



DATE: October 2, 2019

TO: Kari Parsons, PCD-Project Manager

FROM: Kyle R. Campbell, P.E. – Division Manager

SUBJECT: Response to “**PUDSP-19-004 – Midtown Collection at Hannah Ridge Second Submittal**”, dated September 9, 2019

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Dear Kari,

Please find below the responses to the aforementioned comment letter. Responses to review comments are shown in **RED BOLD** below the comment.

#### **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**. 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.

#### **General**

1. **Resolved.**
2. **Resolved.**
3. PUD modifications need to be addressed per Planning comments. The proposed private roads require a waiver in accordance with LDC Section 8.4.4.E. Certain design standards may be relaxed for private roads, subject to approval by the County. Standards subject to deviation under the waiver request may only include the following:
  - a. **through e – Resolved.**

The maintenance entity and funding mechanism needs to be addressed in the private road request. Any deviations from criteria not allowed under the waiver require a PUD modification

to be submitted and approved enabling the deviations to be approved. Deviation requests need to be processed following Board of County Commissioners approval of the PUD/Preliminary Plan. **Partially resolved; describe the funding mechanism in the request. The following deviations need to be described in the PUD modification request, and pending BOCC approval of PUD modifications, deviations will need to be submitted with the Final Plats, for:**

- **Parking restrictions that do not meet criteria for an Urban Local street.**  
**RESPONSE: PUD Modification added to the PUD with Deviation Request prepared for final plat.**
- **Intersection spacing distance shorter than allowed by the criteria.**  
**RESPONSE: PUD Modification added to the PUD with Deviation Request prepared for final plat.**
- **Street turnarounds that do not meet criteria.**  
**RESPONSE: PUD Modification added to the PUD with Deviation Request prepared for final plat.**
- **Cul-de-sacs used as neighborhood parking rather than turnarounds. (verify with Planning comments)**  
**RESPONSE: Comment waived by EPC per Midtown comment coordination meeting on September 17 with Steve Kuehster, Elizabeth Nijkamp and Kari Parsons.**

#### PUD/Preliminary Plan

1. **through 3 – Resolved.**
4. See PUD-SP electronic redlines for additional comments. **Partially resolved; see updated/remaining redlines.**

**RESPONSE: Sheet 2 - “setback” added to Typical Lot Detail for clarity. The Garage is not within the 20’ setback, allowing for a 20’ driveway. The optional second story balcony is the item the comment was pointing. Sheet 4 – Drainage Easements and labels were added as requested. Access roads added to maintain ponds and existing rip-rap / headwall structure.**

#### Responses to PUD Landscape Plan

**Sheet L-TS: Added buffer info to Site calcs, & added PCS trees to legend.**

**Sheet L-1: Added 26 PCS trees to Hannah Ridge Drive for Landscape Buffer requirement. Moved trees out of right of way along Constitution Avenue.**

**Sheet L-2: Moved trees out of right of way along Constitution Avenue (where Utilities allows this).**

**Sheet L-3: Moved trees out of right of way along Constitution Avenue. Note that there are no evergreen trees along Constitution Avenue, thus there are none shown (all deciduous trees).**

**Sheet L-4: Added 26 PCS evergreen trees along Hannah Ridge Dr. for the required 15’ Landscape Buffer.**

**Sheet L-5: no changes**

**Sheet L-6: no changes**

**Sheet L-7: Noted that the sign detail should read at Hannah Ridge (not Foothills Farm) sign will look the same but with different text. Sign is located and called out on sheet L-4 on the corner of Constitution Avenue and Hannah Ridge Drive.**

#### Transportation / Traffic Impact Study / Noise Study

Note: additional comments may be generated with the next submittal due to the required extent of additions to the TIS.

1. Provide all items required by the ECM Appendix B, project-specific to this PUD-SP and updating existing traffic counts, background traffic, etc. Reference recent TIS for Hannah Ridge Filings 3-7. **Unresolved, signal warrant was the only item submitted.**

**RESPONSE: Complete TIS resubmitted as requested.**

2. In the TIS address pedestrian connectivity specifically, including what portions of the area ADA-compliant sidewalk network exist and what portions are needed to connect to commercial, school, park areas, etc. Hannah Ridge at Feather Grass Filing 4 was required to add some offsite sidewalk to the west; is this project proposing to complete any of the necessary offsite links such as to the commercial area southeast of Constitution and Marksheffel or pedestrian and road signage for the trail crossing of Constitution and the intersection at Hannah Ridge Drive?

**Unresolved, an overall pedestrian plan needs to be provided/submitted as part of this project. To include a how pedestrians will access Marksheffel Road.**

**RESPONSE: Note added to PUD Cover Sheet under the development data: "This community will be providing all sidewalk along it's perimeter street frontage, including a pedestrian ramp on the west side of the Constitution and Hannah Ridge intersection that will facilitate a future Constitution crossing once the signal is warranted and installed and additional sidewalk is installed with adjacent development on the south side of Constitution."**

3. **Resolved.**

#### Preliminary/Final Drainage Report / Drainage Plans

1. Clearly show access roads for ponds and channels on the drainage plans. Provide internal access to the ponds and ensure no conflicts with landscaping plan. **Partially resolved, access to the large rip rap conveyance at the northwest corner of Hannah Ridge Drive and Constitution still needs to be provided.**

**RESPONSE: Access provided to existing and proposed drainage facilities as requested.**

2. The untreated areas need to be less than 1 acre in size and less than 20% of the developed area. **Unresolved; Basin outfalls were minimally modified from the first to the second submittal. Please provide a table on the drainage plan that verifies the 1 acre/20% requirement is met.**

**RESPONSE: Table added as requested.**

3. See PDR/FDR electronic redlines for further revisions and clarification of these comments. **Further comments provided.**

**RESPONSE: FDR comments addressed and revised as requested.**

4. Note: Any comments regarding O&M manuals, maintenance agreements, SDI and MS4 submittals will be provided with the associated final plats.

**RESPONSE: Acknowledged.**

#### Attachments/Electronic Redlines

1. Preliminary/Final Drainage Report redlines

**RESPONSE: Comments addressed in re-submitted FDR.**

2. PUD-SP Plan redlines

**RESPONSE: Comments addressed above under PUD/SP.**

#### Planning and Community Development Assembled Comments – Kari Parsons

#### Cimarron Hills Fire Department

Street Improvement Signage Plan (Sheet 6 of 7) that was forwarded to reviewer directly by developer show acceptable fire apparatus movements. Plans are acceptable with this. Ensure that these plans are attached to this development plan for reference.

**RESPONSE: Fire Apparatus Detail added to PUD as requested.**

#### Falcon Fire Department

Falcon Fire has no new comments to this PUD request.

**RESPONSE: Acknowledged.**

#### Colorado Geologic Survey

9/3/2019: The available referral documents include no new or updated geological or geotechnical information. CGS's 4/29/2019 review comments therefore remain valid: The site is not exposed to any geologic hazards that would preclude the proposed residential use and density. CGS agrees with Entech (4/2/2019 and 6/13/2005) that the primary development constraint in the area of Filings 1 and 2 is artificial/uncontrolled fill. Provided Entech's recommendations are adhered to, CGS has no objection to approval of the combined PUD/preliminary plan.

**RESPONSE: Acknowledged.**

#### El Paso County Attorney

County Attorney's Office will draft water review once there is a letter of sufficiency provided by the Colorado Division of Water Resources.

**RESPONSE: Acknowledged.**

#### PPRBD - Addressing

1. There will be unique addressing placement at final inspection with Regional Building, Construction division.

**RESPONSE: Added addressing note to Typical Lot Detail.**

Please feel free to contact me at 719-785-0790 with any further questions or concerns you may have regarding this project.

Sincerely,

A handwritten signature in blue ink that reads "Kyle R. Campbell". The signature is written in a cursive, flowing style.

Kyle R. Campbell, P.E.  
Division Manager

kc/111630/Letters/Response to EPC Engineering PUD 2<sup>nd</sup> Comments