

MEMORANDUM

DATE: April 28, 2023
Response: October 4, 2024

TO: Ryan Howser, PCD-Project Manager

FROM: Charlene Durham, Engineering - 719-520-7951
Ed Schoenheit, Engineering - 719-520-6813

SUBJECT: SF-23-007 – Waterbury Filing No. 1
First 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.

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.

Due to the volume and complexity of comments and redlines and the additional information and details required, additional comments may be provided on the next submittal. Additional comments may be generated on items added or revised after the original comments.

For reference, the PUD/preliminary plan for Waterbury is on EDARP at:

<https://epcdevplanreview.com/Public/ProjectDetails/165359>

Comments and submittals remain outstanding on that project; please resubmit the necessary items.

General/Letter of Intent Terra Nova

1. See Letter of Intent redlines. Done
2. Access for the lots around the roundabout is a critical issue and will need to be resolved prior to resubmittal. We showed locations on roundabout design where we believe they will work.

Final Plat Edward James

1. See final plat redlines. Done
2. Provide temporary cul-de-sac easements with easement agreement(s) (NEPE) or rights-of-way on the plat, which can be vacated with the next adjoining plat. Doing with plat

Transportation / Traffic Impact Study LSC

1. See cursory TIS redlines on the PUD/preliminary plan TIS. Done
2. Provide a preliminary roundabout design for Saybrook/Sunken Meadow in the TIS or as a separate report. Roundabout designs shall conform with NCHRP Report 672 – Roundabouts: An Informational Guide, Second Edition (2010), and the Wisconsin DOT Facilities Development Manual (FDM) (as amended), found at <http://wisconsindot.gov/Pages/doing-bus/eng-consultants/cnslt-rsrcs/design.aspx>. Any other criteria proposed for use shall be confirmed by the ECM Administrator prior to design. The design process shall be iterative with submittals generally conforming with the Wisconsin DOT design procedures as directed by the EPC review engineer. The Wisconsin DOT details, signing and striping recommendations, and lines of sight, should be utilized to the extent practicable. Roundabout lighting shall conform with the 2019 CDOT Lighting Design Guidelines, as amended. Done
3. Note: Conditions of approval will address offsite design and construction responsibilities. The Stapleton/Eastonville intersection shall be monitored and near-term improvements considered accordingly. Noted

Final Drainage Report / Drainage Plans Terra Nova

1. See FDR redlines. Done
2. Provide detailed channel stability analyses for each channel and swale:
 - a. Supercritical flows have been identified in a few areas. Only have on west channel and we are adding channel bank armoring plans at end of CD set. Address how the channels will be stabilized or modified to meet criteria. Detailed analysis is required with the FDR and channel plans.
 - b. Provide channel plan and profiles adjacent to the subject property to highlight the areas of concern that may need stabilization protection measures. Added channel bank armoring plans at end of CD set.
 - c. Show the channel maintenance access roads in detail on all plans. done
 - d. Provide final details including discussion of maintenance and maintenance easements needed for temporary swales. With no EGP we will not need the temporary swales and TSB I believe. I have left them on for now and after next review if needed (not doing EGP) I will keep and add discussion in FDR. Also, I don't believe I will need easements on owner's own property for owner to maintain because we will have platted ROW
3. See RBD Floodplain comments. Verify whether a CLOMR will be provided or a no-rise certification and LOMR. If a CLOMR is not done, a standalone construction drawing review for the subject area is recommended to be able to complete the necessary work and minimize delays in recording the plat. A CLOMR will be needed as the minimum rise or fall is not met
4. Note: Wetlands permitting will need to be verified for any work in the jurisdictional areas. Already have approved with PUD Wetlands letter from Army Corp

CDs / Grading and Erosion Control Plan / SWMP Terra Nova

1. See CD and GEC Plan redlines. Clarify if the EGP plan set will still be separate. No EGP added GEC sheets to CD set
2. Provide injector pit details in the CDs and costs in Section 3 of the FAE. Did not add Detail as more coordination is needed with Geo-tech but added LS cost in FAE

3. Label the minimum finished floor elevation on all lots adjacent to the drainage channels or provide a table with lot number and required elevation and survey Datum. **Done added table**
4. Previous comment from PUDSP: The Soils and Geology Report is acceptable for preliminary purposes; road and pavement design will be addressed with the final plats. Note: Additional groundwater testing will be needed at the final plat stage for verification of depths in the south area of the site (TBs 300-304). Provide all analysis needed for road, drainage, and embankment design. **Noted**

Forms / Permits / Other Terra Nova

1. See attached Final Engineering Checklist for required approval documents. noted
2. See preliminary FAE redlines; FAE will be reviewed in detail with next submittal. **Done**
3. Note: An updated Channel/PDB/BMP Agreement in Word document format will be provided by Staff with the next review. **Added but we don't have signatures as owner and Metro Dist have lawyers reviewing**

Attachments/Electronic Redlines

1. LOI redlines **Done**
2. Final Plat redlines **Done**
3. TIS redlines **Done**
4. FDR redlines and summary **Done**
5. CD redlines **Done**
6. GEC redlines (sheet) **Done**
7. FAE redlines **Done**
8. PBD/BMP Agreement redlines (revised Word document will be provided with next review) **Done**
9. Separate Stormwater document redlines
10. Engineering Final Submittal Checklist **Done**

Engineering Final Submittal Checklist	
Check Box	Item: Report/Form
<input type="checkbox"/>	Drainage Report (signed) Will sign next time
<input checked="" type="checkbox"/>	PBMP Applicability Form
<input type="checkbox"/>	Traffic Impact Study (signed) Will sign next time
<input type="checkbox"/>	Grading & Erosion Control Plan and checklist (signed) Will sign next time
<input type="checkbox"/>	Construction Plans (signed) Will sign next time
<input checked="" type="checkbox"/>	Deviation Request (signed)
<input checked="" type="checkbox"/>	MS4 Post Construction Form and SDI worksheets
<input type="checkbox"/>	Proof of embankment/pond submittal to State Engineer
<input type="checkbox"/>	ESQCP (signed) Will sign next time
<input type="checkbox"/>	* Financial Assurance Estimate, SIA (signed) Will sign next time
<input type="checkbox"/>	* Channel and Pond/BMP Maint. Agreement and Easement (signed) Will sign next time
<input checked="" type="checkbox"/>	* Operation & Maintenance Manual
<input type="checkbox"/>	AutoCAD base drawing (submitted to DPW)
<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, Street light license agreement, etc.
Pre-Construction Checklist:	
<input type="checkbox"/>	Driveway/Access Permit (Temporary access permits to be obtained from EPC DPW)
<input type="checkbox"/>	Work Within the ROW Permit (DPW or CDOT)
<input checked="" type="checkbox"/>	* Stormwater Management Plan (SWMP) and checklist Submit to PCD-Inspections 2 weeks prior to precon.
<input type="checkbox"/>	* Colorado Discharge Permit (COR: _____)
<input type="checkbox"/>	Dewatering Permit
<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>Major Final Plat (CO and/or PBMPs and/or offsite impvts.)</i> 16\$ (Verify fees with Inspections Supervisor at time of scheduling)
<input type="checkbox"/>	Other: _____

* - required items to obtain an ESQCP

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
- = Staff to provide
- = Undetermined at this time
- = Need later