

MEMORANDUM

DATE: December 31, 2018

TO: Kari Parsons, PCD-Project Manager

FROM: Jeff Rice, PCD-Engineering

SUBJECT: SP-18-004 – Redtail Ranch
Second Submittal
Responses

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. **A response to the first review comments was not received.** 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.

Preliminary Plan

1. See Letter of Intent redlines. **Partially resolved; see remaining redlines.** – Addressed, see response to LOI redlines.
2. **Resolved**
3. Ensure that all preliminary plan checklist items are provided (reference Planning comments and redlines). **Partially resolved;**
 - a. **Label all existing and proposed culverts.** – Culverts now labeled.
 - b. **Label approximate road grades.**
4. Note: easements to other entities that overlap with future public road rights-of-way will need to be terminated or subordinated to the ROW at the time of platting. Documentation will need to be provided showing no encumbrances on proposed ROW prior to County acceptance of the public improvements. – Access easements in regards to Ward Lane have been terminated by Virtue of Merger and have been removed from the Preliminary Plan and Plat.
5. Provide a note stating that individual lot owners will be responsible for any necessary individual permanent sediment control BMPs at the time of home construction. **Unresolved.** – Note # 10 on Preliminary Plan addresses maintenance.
6. See Preliminary Plan redlines. **Partially resolved; see remaining redlines.** Addressed, See Preliminary Plan redline responses.

Preliminary Drainage Report (PDR) / Drainage Plans

1. Address the current site conditions in regard to any necessary stabilization and revegetation due to post-fire tree clearing work throughout the site. **Unresolved/not found in PDR/FDR. Addressed. See additional language in revised report**
2. Address water rights and individual lot purchaser or HOA responsibilities in regard to continued maintenance of stock ponds proposed to remain (not the ones converted to permanent BMPs). **Provide documentation for pond at DP D2 in proposed Lot 3 when available. Added additional language to the FDR, similar to the note added to the Final Plat re: responsibilities.**
3. Address sediment control prior to runoff entering the Vollmer Road right-of-way and the proposed sand filter FSD basins. **Unresolved. Addressed. See additional design on the revised plans**
4. Provide discussion of maintenance access, easements, and O&M requirements, and mention the required private maintenance agreement to be provided with the final plat. Show access roads and easements for permanent BMPs on the drainage plan. **Partially resolved; revise easements as necessary for pre-sediment capture areas. Addressed. See expanded/additional drainage easements on plat and drainage map**
5. Provide DCM Update Table 6-6 listing Rational C values. **Unresolved/not found in PDR/FDR. Now included in revised FDR**
6. Provide roadside ditch calculations for all locations showing allowable flow velocities and depths. Provide a summary table for all segments of the roadside ditches. **Unresolved/not found in PDR/FDR. Now included in revised FDR**
7. Add the offsite basins for Vollmer Road flowing along its west side, and culvert analyses for the existing and proposed culverts intercepting these flows. **Unresolved (redline added). Now included in revised FDR and map**
8. Provide FSD sand filter construction details from the CDs in the appendix. **Unresolved/not found in PDR/FDR. Now included in revised FDR**
9. See PDR and plan redlines for additional comments. **Partially resolved; see remaining/updated redlines. See separate responses to redlines.**

Transportation / Traffic Impact Study

1. Address recommended revisions to the existing Vollmer Road signing and striping with the development. Vollmer Road appears to be only 23 feet wide on the plans, without defined shoulders. Provide recommendations for pavement widening and shoulder improvements, both north and south of Sanctuary Pine Drive, to bring Vollmer Road up to ECM standards for the speed limit around the access for safety. **Unresolved (comment moved to redlines). Pavement and shoulder recommendations now included in the revised traffic letter.**
2. **Resolved.**
3. See TIS redlines for additional comments. **Partially resolved; see remaining/updated redlines. All redline comments addressed in the revised traffic letter.**

Attachments

1. LOI redlines
2. Preliminary Plan redlines
3. Geology and Soils Report redlines
4. PDR/FDR and drainage plan redlines
5. TIS redlines