



May 3, 2018

Kari Parsons  
El Paso County - Planning and Community Development  
2880 International Circle, Suite 110  
Colorado Springs, CO 80910

Re: **Planning and Community Development Review of VR-17-01 – Academy Village, Filing No. 3, Third Submittal – Comment Response**

Dear Ms. Parsons:

This letter is in response to submittal comments dated April 19, 2018. Responses by JR Engineering are represented by **JR Response**.

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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 comments include unresolved previous comments and new comments resulting from the re-submittal in **bold italic**. All previous comments that have been resolved have been noted or deleted. A written response to all comments is required for review of the re-submittal.

Final Plat - Resolved

Transportation / Traffic Impact Memorandum- Resolved

Drainage Letter Report / Drainage Plans

1. Resolved
2. Ensure that all checklist items highlighted in blue have been provided. Since the water quality pond/BMP is being provided, additional detail is needed in the drainage letter report. Partially resolved; provide complete details for the WQCV BMP in the drainage report and plans. ~~Please re-evaluate the proposed type of BMP being used -- per DCM2~~

Figure ND-7, porous pavement or porous landscape detention is recommended and would avoid the need for an outlet structure.

**JR Response: Addressed. Details related to the WQ pond are included in the drainage letter. The WQ pond and outlet structure details have been provided.**

3. Provide complete WQCV pond design including emergency overflow path. Unresolved (see comment #2). **Unresolved**

**JR Response: Addressed. The WQ pond, outlet structure, and spillway are shown in the plans.**

4. **Resolved**
5. **Resolved**

#### Construction Plans / Geotechnical Issues

1. Note: the Site Development Plans were used for reference, but not reviewed as construction plans for this plat since there are no public improvements.
2. Provide a separate set of utility construction plans for the utilities crossing Struthers Road, including profiles, details, etc., and the utility district's signatures. Note: approval of these plans will allow for issuance of a work-in-the-right-of-way permit (with separate fee) from EPC Department of Public Works. Partially resolved; see redlines. **Partially resolved; per previous redlines, delete the County signature block from the utility service plan sheet.**

**JR Response: Addressed. County signature block has been removed. You will note that the County signature block, and the owner signature block have been "X'd" out, and not removed from the Utility Service Plan set since Donala Water and the Fire Department have already reviewed and approved (signed) these plans. The signature blocks on those signed plans have been "X'd" out.**

#### Grading and Erosion Control Plan / SWMP / O&M

1. GEC:
  - a. **Resolved**
  - b. Provide complete water quality pond/BMP design and details. Unresolved. **Unresolved; provide in the drainage report appendix and GEC Plan.**  
**JR Response: Addressed. The WQ pond design and details are in the GEC plan. The spillway information is in the report appendix.**
  - c. **Remove the County signature block from sheet 2 (GESC Plan).**  
**JR Response: Addressed. The signature block has been removed.**
2. **Resolved**
3. Resolved (SWMP and ESQCP are not required based on disturbed area being less than 1 acre.)
4. Provide an O&M Manual for the water quality pond/BMP. Resolved.
  - a. Note: Annual reporting requirements listed in the O&M manual are not required by the County.
  - b. If the pond design is revised, revise the O&M manual accordingly.
  - c. The agreement in pages 10-14 should be replaced by the County agreement.

#### Forms/SIA/Financial Assurance Estimate (FAE) Form

1. SIA: **Resolved; Ensure that the collateral dollar amount matches the FAE.**  
**JR Response: Addressed. The collateral amount was revised to include public improvements and storm water facilities. The collateral amount in the SIA was also updated.**

- a. Current owner is the Subdivider. Assignment of responsibilities can be addressed in the SIA or transferred after plat recording; coordinate with County Attorney's Office.
  - b. Unless the plat is not recorded until all necessary services and improvements to serve the new lot (including the water quality facility) are installed, collateral is required. Identify the type of collateral in the SIA.
2. PDB/BMP Maintenance Agreement and Easement: **Resolved pending OCA review.**
3. FAE Form (an Excel spreadsheet can be forwarded upon request): **Resolved**

Attachments

Engineering Final Submittal Checklist

**JR Response: Signed documents will be provided upon approval of the submittal.**

If you have any questions regarding the above comments, please do not hesitate to contact me at (303) 267-6241.

Sincerely,

**JR Engineering, LLC**  
Glenn Ellis, P.E.