

September 9, 2021

El Paso County Planning and Community Development

Attn: Kari Parsons, Project Manager/Planner II
2880 International Circle
Colorado Springs, CO 80910

Re: Willow Springs Ranch/Forest Lakes Drive Access (CDR-21-005)

Ms. Parsons,

Please accept this response letter to comments received September 8, 2021

Responses to comments are in ***Bold Italics*** and follow each review comment.

General

1. Note: This CD review is for the purposes of roadway intersection construction (three public road accesses) on Forest Lakes Drive within El Paso County right-of-way, associated with the Willow Springs Ranch Filing No. 1 project in the Town of Monument. Additional submittals will be required for the fourth access.
2. Resolved.
3. Resolved.
4. Submittals of access permit requests will be required for the proposed intersections on Forest Lakes Drive. Contact Petra Rangel, 719-520-6317 for instructions on the Access Permit applications.
5. Please add the following (or equivalent) plat note: "Subdivision access to Forest Lakes Drive requires approval of access permits, which will include terms and conditions, by El Paso County." **(The plat submitted does not appear to have the requested note.)** ***Plat note 12 has been added. Recorded plat uploaded to EDARP as optional document.***

Transportation / Traffic Impact Study (TIS)

1. Per General comment #3 above, if the plan is not revised, provide a deviation request addressing intersection spacing between Hay Creek Road and proposed Willow Ranch Road on Forest Lakes Drive. Add this dimension on Figure 2 (Site Plan) and provide with the deviation request. **See deviation request redlines. Request updated and signed.**
2. Note: The westbound deceleration lane at Willow Ranch Road needs to be constructed with the access improvements. A condition **has been** placed on the access permit to require this. ***Acknowledged.***

Final Drainage Report / Drainage Plans

1. Because drainage runoff from the proposed roads enters the County ROW, a final drainage report with a County acceptance block is required. **See drainage letter report redlines. *County signature blocks updated.***
 - a. **through c – Resolved.**
 - d. Address water quality and MS4 permit requirements. Show which areas drain into Forest Lakes Drive and how water quality is provided or allowed to be exempted. Are existing facilities adequate? **Partially resolved; see redlines. *Flows from DP1 are less than existing, and routed to existing pond in Forest Lakes Filing 2B. Flows from DP2 (with the inclusion of the pond in Forest Lakes Filing 2A) are less than original design for Hay Creek pond. Excerpts from drainage reports are included in the appendix.***
 - e. Reference the drainage report that addressed Forest Lakes Drive drainage. **Unresolved (not found) *Forest Lakes Drive was addressed partially in the Final Drainage Report for Baptist Road West (FHU) and the Forest Lakes Filings 2A and 2B (Classic) – both references listed in the appendix.***
2. Provide the PBMP Applicability Form, which can be found at: <https://planningdevelopment.elpasoco.com/wp-content/uploads/Engineering/EngineeringDocuments/PBMP-Applicability-Form.docx>. **Partially resolved; see redlines. *PBMP form updated.***

Construction Plans / Geotechnical Issues

1. See CD redlines. **Partially resolved; the existing grade in Forest Lakes Drive needs to be matched at the cross pan and ADA crossing requirements need to be met (max 2% cross-slope) (sheet 4 of 7). *Profile grade adjusted to meet ADA requirements.***
2. through 6 – Resolved.
7. Note: Maintenance of curb returns, cross pans and pedestrian ramps in the ROW shall be the responsibility of the Town. This will be a condition of the access permit.
8. **The proposed R1-6 signs need to be in the correct locations if used (sheet 5 of 7); verify per MUTCD recommendations/requirements. *R1-6 signs removed (in accordance with MUTCD).***

Financial Assurance Estimate (FAE) Form / Other

1. Note: Stormwater permitting may be provided solely by the Town of Monument if an "MS4 Permit Responsibility Letter" (format/example to be provided) is provided by the Town to EPC. If this is not done, County stormwater permitting will also be required. The Town may hold collateral associated with the FAE if the responsibility letter is provided. For County purposes, the Work-in-the-ROW Permit and Access Permit will address construction requirements. **(A letter from the Town of Monument accepting permitting responsibilities is required). *Letter from Town included with this submittal.***
2. See Engineering Final Submittal checklist, attached, for the items required to approve the CDR file.

3. Note: A link to the new ECM Chapter 6 (ADA requirements) is provided below for reference.

We trust you find our responses to this review of the Willow Springs Ranch/Forest Lakes Drive Access acceptable. We look forward to working with the County in processing the submittal. Please call if you have any questions or require any additional information.

Respectfully,

Drexel, Barrell & Co.

A handwritten signature in black ink, appearing to read "Tim D. McConnell". The signature is fluid and cursive, with a large initial "T" and "M".

Tim D. McConnell, P.E.