

March 28, 2022

Kari Parsons
El Paso County Development Services Department
2880 International Circle
Colorado Springs, CO 80910

RE: Response to Second Submittal Comments – Falcon Meadows at Bent Grass Drainage Channel

File No.: CDR-21-14

Dear Ms. Parsons,

Below is the 2nd round comments from reviewing agencies on the above referenced project along with our responses in ***bold and italics***:

General / Letter of Intent

1. See LOI redlines. **Partially resolved; see updated redlines.**
Response: See LOI responses
2. Provide legal descriptions of the channel area (should match the permanent easements including maintenance access) and all needed construction easements. **Unresolved.**
Response: Legal description text is provided in the SWMP report. Once confirmed with client and El Paso County on how to proceed, Legal and exhibits will be scheduled to be complete at a later date for the drainage channel easements.
3. Provide a paragraph in the LOI addressing all permitting needed (FEMA, PPRBD, USACE wetlands, State 401?, ESQCP and CDPHE). **Partially resolved; address other permits in addition to FEMA and PPRBD.**
Response: Added a section in LOI at the end of letter addressing the anticipated permits required.
- ~~4. Note: The onsite channel FAE will be incorporated into the Filing 1 subdivision improvements agreement. **Resolved; the FAE will need to be updated if costs change based on the design.**~~
5. Provide a wetland assessment/USACE determination for the entire project. **Unresolved.**
Response: A wetland assessment, previously completed for Bent Grass, was submitted with the last (2nd) submittal. Please let us know if off-site parcels need additional assessment.

Channel Design Report

1. Provide a Channel Design Report for Staff's concurrence prior to completing the channel design. Address compliance with the DBPS conceptual design and provide a channel design criteria matrix as proposed. **Partially resolved;**
 - a. **See report redlines.**
 - b. **Provide a design criteria matrix/table including low-flow channel design.**
 - c. **Ensure that all HEC-RAS cross-sections match the contours and flows outside of the channel drain to the channel or another adequate outfall*****Response: Report redlines have been addressed and responses are on the report. A design table was included and a response to the low-flow channel has been***



incorporated to the report. HEC-RAS sections have been updated and grading has been revised to remove berms.

2. Note: The following comments were previously provided on SF-21-020:
Response: Noted.

Final Drainage Report

Note: the following PUDSP conditions of approval apply:

8. The developers, property owners adjacent to the Falcon West Tributary Channel, (for approximately 1,900 linear feet) north of Woodmen Road, and Bent Grass Metropolitan District shall be responsible for maintenance of their respective portions of the Falcon West Tributary channel within and downstream of the Falcon Meadows at Bent Grass development to the existing channel improvements north of Woodmen Road until construction of the necessary channel improvements by the developers is complete and the channel improvements have been accepted by El Paso County. The developers' design and construction requirements are as follows:

a. Final design and construction drawings for the channel through and downstream of the PUDSP area shall be provided for review with the Falcon Meadows at Bent Grass Filing No. 1 final plat submittal and shall be approved by PCD prior to scheduling the second final plat in the PUDSP area for administrative approval.

b. Construction of onsite channel improvements south of Bent Grass Meadows Drive (approximately 930 linear feet) shall be completed within two years of recordation of the first plat that includes any property located south of Bent Grass Meadows Drive.

c. Construction of onsite channel improvements north of Bent Grass Meadows Drive (approximately 650 linear feet) shall be completed within two years of recordation of the first plat that includes any property located north of Bent Grass Meadows Drive.

d. If Conditional Letter of Map Revision (CLOMR) approval by FEMA is required it shall be obtained in a timely manner; however, no more than or equal to 192 lots may be platted, if such approval is necessary. The PCD Director may modify the condition administratively up to 221 lots, if a good faith effort has been made regarding approval of the CLOMR.

e. Construction of offsite channel improvements from the southern boundary of the Meadows at Bent Grass PUDSP to the existing downstream improvements located north of Woodmen Road (approximately 1,440 linear feet) shall be completed prior to final plat recordation for any future final plat that would bring the total number of platted lots in the Meadows at Bent Grass PUDSP area to more than or equal to 192 lots. The PCD Director may modify the condition administratively up to 221 lots, if a good faith effort has been made regarding design and construction of the channel. These improvements may be completed by the developers, other owners of the downstream channel, or the Bent Grass Metropolitan District. If a downstream owner takes responsibility for interim channel maintenance and construction and begins such construction prior to construction of the applicable channel segment by the Bent Grass Meadows PUDSP area developers, then this condition may be revised administratively and as appropriate by the PCD Executive Director via separate instrument in order to remove or otherwise modify the construction responsibilities of the Meadows at Bent Grass developers.

f. If Letter of Map Revision (LOMR) approval by FEMA is required, it shall be obtained in a timely manner; however, the warranty financial assurances for channel construction shall not be released until the LOMR has been approved, if such approval is necessary.

Note that the design report, channel CDs, FAE, and drainage fee offsets need to be approved prior to Filing 2 plat recording to document drainage fee offsets, unless otherwise agreed to in the SIA... provide with PCD project CDR-21-014.

Channel modeling and design for at least the portion of onsite channel within this filing (from Bent Grass Meadows Drive to the south property line) needs to be provided for review. Provide when available... provide with PCD project CDR-21-014.

Response: Noted. Please see the Letter of Intent for anticipated schedule of development and channel improvements.

Construction Drawings

1. See Onsite CD redlines. Note: The CDs cannot be reviewed in detail without the channel design report and concurrence on the proposed design. **Partially resolved; see updated CD redlines.**

Response: See CD responses.

~~2. Label construction phasing on the plans.~~

~~3. Provide Offsite CDs when available.~~

4. **Berms/dikes need to be removed and if fill is added to contain the floodplain it needs to be graded out to an even surface from the edge of the channel.**

Response: Grading has been revised accordingly.

Grading and Erosion Control Plan / SWMP / Geotechnical Issues

1. See GEC redlines. **Partially resolved; see updated GEC redlines.**

Response: See GEC responses

2. **Provide existing contours for actual grades at the downstream end of the channel.**

Response: Downstream contours have been revised with additional topography.

Financial Assurance Estimate (FAE) Form / Other

1. See cursory FAE redlines. The FAE will be reviewed in detail with the next submittal. Split the FAE into three separate FAEs (onsite south of BGMD, north of BGMD, and offsite). **Provide costs in the FAE based on the construction and GEC plans.**

Response: FAE's are provided in 5 separate properties. This is because the fee offsets are closely tied to future offsets and reimbursements. Updated (based on design plan changes) FAE's are included with this submittal.

2. Provide the required items listed in the Engineering Final Submittal Checklist, attached.

Response: Channel Design report, PBMP Applicability Form, GEC Plan and Checklist, ESQCP, FAE, SWMP and SWMP Checklist is provided with submittal.

Maintenance agreements and easements are included with this submittal.

Respectfully Submitted,

Grant Dennis, P.E.
GrantDennis@GallowayUS.com