

MEMORANDUM

DATE: March 8, 2022
TO: Kari Parsons, PCD-Project Manager
FROM: Charlene Durham, PCD-Engineering
719-520-7951
SUBJECT: SF-21-021– Retreat at Timber Ridge Filing 1
Third Submittal

CCES 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.

These 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 and return of any 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.

General

1. Provide a complete wetland mitigation plan including this filing. Documentation regarding adherence to the mitigation plan shall be provided to the Planning and Community Development Department by December 31 of each year beginning at the time of initial ground disturbing activities continuing for three years or until the USACE permit is closed. **Partially resolved; provide when complete and approved; coordination will be required with the channel engineering design.** **Noted, we will provide approved documentation upon approval from the Corp.**

Final Plat

1. Resolved. Add Lots 13-16 to note #18, with respective no-build areas added on sheet 5 of the plat. **Partially resolved. No-build areas need to be added to sheet 5 of the plat and some no-build areas previously shown were removed. See FDR and plat redlines. Another possibility not discussed yet may be to reference the Water Quality Plan (once complete) as an attachment to the covenants or PDB agreement and addressed in the O&M manual that will be attached to and recorded with the PDB-BMP agreement.** **Based on our recent conversation, the**

revised calculations for the water quality runoff reduction and revised note on the plat, no build areas no longer required. See revised note 18 on plat. We have also now included the adjusted water quality treatment map in the O&M plan.

2. If there will be two stormwater facility agreements (to be addressed in other comments) provide notes referencing the reception numbers of both. Partially resolved; see redlines. the no-build areas in Plat Note #18 will need to be addressed in the BMP agreement and O&M instructions provided. **Unresolved. Revised BMP agreement and O&M instructions need to be provided addressing the no-build areas mentioned in Plat Note #18 and shown on the Water Quality Plan. See response above.**
3. See final plat redlines for additional comments. **Partially resolved; see updated/remaining redlines. Redlines addressed**

Transportation / Traffic Impact Study

1. Resolved.
2. Resolved.
3. Note: Regarding the Poco Road improvements (widening) south of the site identified as Item V6 in Table 3 of the Homestead North TIS, "Improve Vollmer Road between Sam Bass Drive and Poco Road to a 4-lane Urban Minor Arterial but with necessary lane transitions, redirect tapers, etc. south of Poco to adequately transition between the 4-Lane Urban Minor Arterial Cross Section and the 2-Lane Rural Arterial Cross Section north of Poco Road." If this plat is approved and recorded prior to the first Homestead North plat, an additional agreement, condition of approval and/or SIA clause will be required to address construction from Poco to Briargate.

Final Drainage Report / Drainage Plans

1. See FDR redlines. **Partially resolved; see updated/remaining redlines. Redlines addressed**
2. Water quality requirements based on current criteria and MS4 permit requirements need to be addressed. Provide a Water Quality treatment plan (map) highlighting the areas contributing to each water quality facility. Partially resolved; for the onsite developed areas draining to the two TSBs (if now permanent) and other areas proposed not to be treated, the acreage needs to be labeled on the plan. ~~These two TSBs need to be converted to a permanent outlet structure (see other redlines) and included in the PDB-BMP agreement and have O&M instructions. The offsite TSBs also need to be included in an agreement and provided with O&M manual.~~ Discuss with Staff. **Unresolved; see Water Quality Plan redlines. Water quality treatment map adjusted per comments and discussed in recent conversation.**
3. Regarding the Sand Creek channel:
 - a. Provide a to-scale channel centerline profile. **Unresolved. Now provided in CDs**
 - b. **Resolved.**
 - c. Note: A wetlands mitigation map will be required showing the proposed/required locations of mitigation (replacement areas) as overlapped with the necessary channel improvements. **Provide when available. Noted**
 - d. An O&M manual for permanent stormwater measures in Sand Creek will need to be provided prior to County acceptance of the channel; the template for this document will be provided to you when available. (The provided PDB/BMP Maintenance Agreement and Easement does not include the channel and wetlands, as was done with Filing 1. Either an additional agreement will be needed or the agreement done for Filing 1 can be modified to include all improvements requiring maintenance in Filing 2.) **Staff will provide the draft agreements. Please provide updated O&M manual to include the limited-**

- and/or no-build runoff reduction areas.** O&M manual now provided with Runoff Reduction described in it. Please provide agreements when available.
4. Provide ditch protection calculations addressing long-term stability of the proposed rural road ditches. Long runs of channel (over 200 feet) needing permanent long-term protection need a long-term design, such as ditch checks, drop structures or riprap. Unresolved – the ditches along the southwest side of Falcon Nest Court (along Lots 1, 2, 11 and 12) need to be addressed. ECB is not a viable long-term improvement for County maintenance considerations. **Partially Resolved. Provide calculations for sizing of rocks/riprap in permanent check dams.** Rock check dam design based on MHFD std. detail EC-12. This document now included in report appendix.
 5. Provide discussion of maintenance access and aspects of the design. Show access roads for both sides of the channel on the drainage plans. Reference ECM 3.3.3.K. **Unresolved.** We realize that the ECM requires access to channel on both sides. However, several access ramps are being provided along the west side only due to the fact that the approved Preliminary Plan did not plan for maintenance access to the channel along the east side.
 6. The drainage fee offsets narrative needs to be revised. **Partially resolved.**
 - a. The fee offsets used in Filing 1, which appear to have included all of the DBPS improvements for Segment 171, need to be vetted and finalized, with DBPS costs brought up to the date of start of construction. **Unresolved. Noted**
 - b. Any costs above the allowable amount need to be subtracted or approved by the Drainage Board for a fee increase. If the developer desires reimbursement for the construction costs (and credits for Filing 1) and for the County to maintain the improvements, the process in the DCM needs to be followed (reference DCM Sections 1.7 and 3.3). **Noted. See revised text in report.**
 - c. Any costs for additional improvements not included in the DBPS (added check structures and bank linings) need to be approved by the Drainage Board for a fee increase. **Noted and revised report text speaks to this.**
 - d. Provide a plan showing the overlap of DBPS improvements and constructed and proposed improvements for the subject segments in both filings and future filings. One of the DBPS check structures is north of Arroya Lane. **Provide when available. Noted**
 7. Note: The MS4 Post-Construction Documentation Forms and SDI Worksheets for FSD ponds will be reviewed with the next submittal. Provide the forms and worksheets for the four additional TSBs/PSBs. **Resolved; if the sediment basins are not needed as permanent BMPs based on the Water Quality Plan, an agreement is not needed for those. Noted, thank you.**
 8. Note: Any urban lot areas draining directly offsite may require an easement or other documentation from the adjoining owner(s) that the proposed developed condition is acceptable. Provide easement documents when available.

Construction Plans / Geotechnical Issues / Grading and Erosion Control Plan / SWMP

1. Clearly show and label all required offsite easements. Provide permission/easement documentation or reception numbers **when available. Noted and will provide prior to plat recordation.**
2. Revise pipe size/slope or provide a deviation request with adequate justification and specifications for watertight pressure pipe (ECM 3.3.1.D - exceeding short runs with a pressure head) where applicable. Partially resolved; see redlines. **Please provide deviation request for pipe run(s) where velocity is not able to meet 18 fps criteria. Now provided and submitted.**

3. Show and label all maintenance access roads and the trail on the plans. **Partially resolved; show and label maintenance access points on the east side of channel as discussed. See response to 5.**
4. Geotechnical issues: **Provide when available. Noted**
 - a. Provide the necessary additional geotechnical study for final design.
 - b. Address sheet pile and channel improvements and pond embankment.
5. If there will be USPS mail kiosk/cluster(s) in this subdivision provide location(s) and details. **Unresolved. None proposed with this Filing as the two kiosks installed with Filing 1 accommodate Filing 2 per earlier approval from USPS.**
6. Resolved.
7. See CD/GEC Plan redlines for additional comments and clarification of these comments. **Partially resolved; see updated/remaining redlines. Addressed additional redlines**

Forms / SIA / Surety Estimate Form

1. See cursory FAE redlines. FAE quantities and costs will be reviewed in detail with the next submittal. **See updated redlines. Addressed additional redlines**
2. See attached Engineering Final Submittal Checklist for reference.

Attachments/Electronic Files

1. Final Plat redlines
2. Final Drainage Report redlines
3. CD redlines
4. FAE redlines
5. Engineering Final Submittal Checklist