



DATE: December 11, 2019

TO: Kari Parsons, PCD-Project Manager

FROM: Keith Cerjan – Project Designer

SUBJECT: Response to “**SF-19-007– Midtown Collection at Hannah Ridge Filing 1 Second Submittal**”, dated September 9, 2019

Dear Kari,

Please find below the responses to the aforementioned second comment letter. Responses to review comments are shown in **BOLD** below the comment.

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. 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.

Note: The ECM was updated July 2, 2019 requiring updated plan requirements, checklists and forms in order for the County to maintain compliance with its MS4 permit. These comments reflect the updates.

General

1. See comments on the Midtown Collection at Hannah Ridge PUD/Preliminary Plan (PUDSP-19-004). Revise the final plat submittal documents as appropriate based on revisions to the PUD/SP submittal documents, including the TIS and PDR/FDR. The construction-related documents need to be submitted with the final plats. **Unresolved TIS comments are provided in the PUDSP-19-004 comment letter and Preliminary/Final drainage report comments provided on PUDSP-19-004.**
RESPONSE: TIS / TIA edited and submitted with PUD/SP approval.
2. Note: Address comments on Filing 2 documents applicable to Filing 1 and vice versa.
RESPONSE: Edited and submitted with PUD/SP approval.

Final Plat

1. **Resolved.**
2. **Resolved.**
3. See final plat redlines for additional comments. **Partially resolved; see updated/remaining redlines.**
RESPONSE: Edited as requested.

Transportation / Traffic Impact Study

1. See PUDSP-19-004 comments. **Partially resolved; see updated/remaining comments.**
RESPONSE: TIS / TIA edited and submitted with PUD/SP approval.
2. **Resolved.**

Preliminary/Final Drainage Report / Drainage Plans

1. See PUDSP-19-004 comments. **Unresolved.**
RESPONSE: FDR edited and submitted with PUD/SP approval.
2. See additional (separate) PDR/FDR redlines. **Unresolved.**
RESPONSE: FDR edited and submitted with PUD/SP approval.
3. Provide an O&M manual and PDB/BMP Maintenance Agreement and Easement for HOA maintenance of PBMPs. The latest template for the Agreement can be e-mailed upon request. **Unresolved; additional language will be provided regarding storm drain maintenance within the tracts.**
RESPONSE: FDR edited and submitted with PUD/SP approval.
4. Note: The MS4 Post-Construction Documentation Form and SDI worksheet for both FSD ponds will be reviewed with the next submittal. **Unresolved; these items were not submitted in this file. (The SDI needs to be moved from the PUDSP file to the Final Plat files.)**
RESPONSE: Submitted as requested.

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

1. **Resolved.**
2. Provide street and pedestrian signage as appropriate for pedestrians along and crossing Constitution. Please discuss with Staff. **Unresolved.**
RESPONSE: Per meeting with county, crossing of Constitution is only viable further west away from the site until the signal is warranted and installed.
3. **Resolved.**
4. **Resolved.**
5. Show and label permanent BMP maintenance access roads on the plans. **Unresolved, See redlined plans.**

RESPONSE: BMP access roads coordinated with EPC recommendations. Revised as shown.

6. **Resolved.**
7. **Resolved.**
8. See CD redlines for additional comments. **Partially resolved; see updated/remaining redlines.**

RESPONSE: Edited as requested.

Forms / SIA / Surety Estimate Form

1. The SIA needs to be revised to apply to this subdivision. **Unresolved.**
RESPONSE: Edited as requested.
2. See FAE redlines. **Partially resolved; see updated/remaining redlines**
RESPONSE: Edited as requested.
3. See attached Engineering Final Submittal Checklist for reference.
RESPONSE: Acknowledged.

Engineering Criteria Manual July 2019 requirements (Note checklist instructions at the end)

- 1 **Provide the new PBMP Applicability Form**
RESPONSE: Provided as requested.
- 2 **Provide the new GEC checklist**
RESPONSE: Provided as requested.
- 3 **SWMP checklist was submitted; comments provided.**
RESPONSE: Revised as requested.
- 4 **Provide the new ESQCP form.**
RESPONSE: Provided as requested.

Attachments/Electronic Files

1. **TIS redlines (see PUDSP file)**
RESPONSE: TIS / TIA edited and submitted with PUD/SP approval.
2. **Preliminary/Final Drainage Report redlines (see PUDSP file)**
RESPONSE: FDR edited and submitted with PUD/SP approval.
3. **Final Plat redlines**
RESPONSE: Revised as requested.
4. **CD redlines**
RESPONSE: Revised as requested.
5. **FAE redlines**
RESPONSE: Revised as requested.
6. **SWMP checklist redlines**
RESPONSE: Revised as requested.
7. **Engineering Final Submittal Checklist**
RESPONSE: Acknowledged.

Please feel free to contact me at 719-785-0790 with any further questions or comments you may have regarding this project.

Sincerely,



Keith Cerjan

Project Designer

kc/111630/Letters/Response to EPC Engineering Filing 1 2nd Comments