



DATE: August 9, 2019

TO: Kari Parsons, PCD-Project Manager

FROM: Kyle R. Campbell, P.E. – Division Manager

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

---

Dear Kari,

Please find below the responses to the aforementioned 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.

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. Additional comments may be generated on items added or revised after the original comments.

#### 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, not the PUDSP, if there is no request for early grading.  
**RESPONSE: Final plats and CD’s submitted concurrently with PUD/SP. Early grading is not being requested.**
2. Note: Address comments on Filing 2 documents applicable to Filing 1 and vice versa.  
**RESPONSE: Revised/addressed as noted.**

#### Final Plat

1. Clarify if the drainage easement along Constitution Ave. is public and the entity responsible for maintenance.  
**RESPONSE: Clarification added as requested.**
2. Provide notes indicating that the private roads are not County maintained and responsibility of the developer/builder to ensure ADA accessibility, since a majority of the sidewalk is to be constructed on private tracts owned and maintained by the Midtown Collection at Hannah Ridge Homeowners association (see redlines).  
**RESPONSE: Additional notes added.**
3. See final plat redlines for additional comments.  
**RESPONSE: Revised as requested.**

#### Transportation / Traffic Impact Study

1. See PUDSP-19-004 comments.  
**RESPONSE: Acknowledged.**
2. Provide a traffic signal warrant analysis for the intersection of Hannah Ridge Drive and Constitution Avenue anticipating at what phase of Hannah Ridge development the signal will be warranted.  
**RESPONSE: Provided with resubmittal.**

#### Preliminary/Final Drainage Report / Drainage Plans

1. See PUDSP-19-004 comments.  
**RESPONSE: Acknowledged.**
2. See additional (separate) PDR/FDR redlines.  
**RESPONSE: Acknowledged.**
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.  
**RESPONSE: Provided as requested.**
4. Note: The MS4 Post-Construction Documentation Form and SDI worksheet for both FSD ponds will be reviewed with the next submittal.  
**RESPONSE: Acknowledged.**

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

1. Assess the need for signage at the entrances and ends of the cul-de-sacs (W14-1/W14-2 and Type 4 object markers?).  
**RESPONSE: See revised plans.**
2. Provide street and pedestrian signage as appropriate for pedestrians along and crossing Constitution. Please discuss with Staff.  
**RESPONSE: Per conversation with Jeff Rice, southerly directed ped ramp be provided only.**
3. If there will be USPS mail kiosk/cluster in this subdivision provide location and details.  
**RESPONSE: Shown on plans.**
4. Ensure that all GEC Plan and SWMP checklist items (attached) are provided. GEC and SWMP checklists will be reviewed further with the next submittal. There generally appears to be an insufficient amount of sediment controls shown on these plans; more controls such as temporary sediment basins, silt fence or wattles, and concrete wash out areas need to be provided.  
**RESPONSE: See revised.**

5. Show and label permanent BMP maintenance access roads on the plans.  
**RESPONSE: See revised.**
6. The standard detail sheet is not legible when printed; divide the details onto two or more sheets.  
**RESPONSE: See revised.**
7. Call out on the three-lot grading template exhibits the location of the sidewalk to ensure each lot has ADA accessibility.  
**RESPONSE: These lots are single-family detached, ADA accessibility not required.**
8. See CD redlines for additional comments.  
**RESPONSE: Acknowledged.**

Forms / SIA / Surety Estimate Form

1. The SIA needs to be revised to apply to this subdivision.  
**RESPONSE: Revised as requested.**
2. See FAE redlines. Note: FAE minimum costs may be revised in the near future requiring update of this FAE. FAE quantities and costs will be reviewed in detail with the next submittal.  
**RESPONSE: Acknowledged.**
3. See attached Engineering Final Submittal Checklist for reference.  
**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,

Kyle R. Campbell, P.E.  
Division Manager