

MEMORANDUM

DATE: June 3, 2021

TO: Kari Parsons, PCD-Project Manager

FROM: Jeff Rice, PCD-Engineering
719-520-7877

SUBJECT: PUDSP-21-006 – Ridge at Lorson Ranch (with EGP)
First Submittal

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/Letter of Intent

1. Note: Deviation requests (3?) are required as noted below. It is recommended that the deviations be submitted for approval prior to the other project documents.
2. Note: Acceptance of improvements in the Hills at Lorson Ranch will be required for ultimate acceptance of the proposed public improvements in this project; conditions of approval will be provided with the final plat(s) for Ridge at Lorson Ranch.

PUD/Preliminary Plan

1. See PUD/SP redlines.
2. The second sentence of general note #12 needs to be revised unless a PUD modification from LDC Section 5.4.3(E)(1) (last bullet point) is requested and approved. Drainage analyses need to be provided in the PDR and FDR or with engineered site development plans that will be required on any lots where window wells are proposed in drainage easements. Discuss with staff.
3. Provide a separate draft informational profile and grading for future Meridian Road adjacent to the site to verify whether grading and drainage for Meridian Road will affect the PUDSP tracts or lots. The profile should extend offsite as appropriate for assumed tie-ins.

Transportation / Traffic Impact Study

1. Address future Meridian Road in general (no LOS analyses required).
LSC Response: Additional information provided as requested.
2. Provide updated analyses of Fontaine Blvd. and Lorson Blvd. to Marksheffel Road, including the respective intersections.

Clarification Provided by Staff via email

The comment is intended to request the addition of the full movement intersections along those roads – Carriage Meadows, Old Glory, Stingray, Marksheffel, and Kearsarge and Wando on Lorson Blvd. If I remember correctly, the Edisto/Fontaine intersection is one that was discussed in a previous report as potentially being changed in the future if you can just reiterate that statement from the previous report (Lorson East?). If LOS service issues were not anticipated in reports within the last few years for the intersections listed you can copy the previous Synchro and LOS sheets into the appendix of this report. The additional report submitted for Fontaine/Stingray and Old Glory can be referenced for those two. If any of the other intersections anticipated potential signalization (Carriage Meadows) or conversion to 4-way stop, please address those specifically stating that additional analysis addressing the timing of any changes will be provided with the final plats for the Ridge. I just want to make sure we don't miss anything that needs to be done offsite with the Ridge plats.

LSC Response: Additional analysis provided as requested.

3. Provide deviation requests as applicable. If deviations are not approved, design revisions will be necessary.
LSC Response: Deviation requests will be submitted.
4. Note: The collector and arterial road improvements required by The Hills at Lorson Ranch (SF-21-010) need to be collateralized or completed prior to recording of a plat within the Ridge at Lorson Ranch PUDSP area.
LSC Response: Noted
5. See TIS redlines for additional comments.
LSC Response: See responses in redline document.

Preliminary Drainage Report / Drainage Plans

1. See PDR redlines.
2. The proposed drainage basin diversion from Upper Williams Creek requires an approved deviation request. Input from the State Engineer will be required.
3. Address conveyance of flows from offsite basins to the east between lots to an adequate storm drain system. (see plan redlines)
4. Address the conveyance and treatment of future Meridian Road developed drainage. (This ties in with the previous comment.)
5. See PUDSP comment #2, above.

Grading and Erosion Control Plan / Predevelopment Site Grading / SWMP

1. See Stormwater redlines.
2. (No comments on the Soils and Geology Report)

Forms / Permits / Other

1. See attached Final Engineering Checklist for required EGP approval documents.

2. Note: Provide the signed Pre-Development Site Grading Acknowledgement form when available letter of credit information has been input.
3. FAE: (Not reviewed with this submittal; see cursory redlines.)

Attachments/Electronic Redlines

1. PUDSP redlines
2. TIS redlines
3. PDR redlines
4. GEC redlines
5. ESQCP redlines
6. FAE redlines (cursory)
7. Stormwater redlines (separate, in EDARP)
8. Engineering Final Submittal Checklist

Engineering Final Submittal Checklist for Electronic Submittals	
Check Box	Item: Report/Form
<input type="checkbox"/>	Drainage Report (signed)
<input type="checkbox"/>	PBMP Applicability Form
<input type="checkbox"/>	Traffic Impact Study (signed)
<input type="checkbox"/>	Grading & Erosion Control Plan and checklist (signed)
<input type="checkbox"/>	Utility Construction Plans (signed)
<input type="checkbox"/>	Deviation Request (signed)
<input type="checkbox"/>	MS4 Post Construction Form and SDI worksheet
<input checked="" type="checkbox"/>	Proof of embankment/pond submittal to State Engineer
<input type="checkbox"/>	ESQCP (signed)
<input type="checkbox"/>	* Financial Assurance Estimate, SIA (signed)
<input type="checkbox"/>	* Pond/BMP Maint. Agreement and Easement (signed)
<input type="checkbox"/>	* Operation & Maintenance Manual
<input type="checkbox"/>	AutoCAD base drawing (submitted to DPW)
<input type="checkbox"/>	Pre-Development Site Grading Acknowledgement and Right of Access Form (signed)
<input type="checkbox"/>	Other: Offsite Easements, Other Permits (FEMA LOMR, USACE, Floodplain...), Conditions of Approval, Street light license agreement, etc. _
Pre-Construction Checklist:	
<input type="checkbox"/>	Driveway/Access Permit (Temporary access permits to be obtained from EPC DPW)
<input type="checkbox"/>	Work Within the ROW Permit (DPW or CDOT)
<input type="checkbox"/>	* Stormwater Management Plan (SWMP) and checklist Submit to PCD-Inspections 2 weeks prior to precon.
<input type="checkbox"/>	* Colorado Discharge Permit (COR: _____)
<input type="checkbox"/>	* County Construction Activity Permit
<input type="checkbox"/>	* CDPHE APEN – (if over 25 ac. or 6 mos.)
<input type="checkbox"/>	* Financial Surety (Letter of Credit/Bond/Collateral/Check)
<input type="checkbox"/>	Construction Permit Fee: <i>Early Grading or Standalone Grading</i> 15% (Verify fees with Inspections Supervisor at time of scheduling)
<input type="checkbox"/>	Other: _____

* - required items to obtain an ESQCP

Permit Fee and Collateral must be separate checks

Post Construction Submittal Checklist: (ECM 5.10.6)	
<input type="checkbox"/>	As-Built Drawings
<input type="checkbox"/>	Pond Certification Letter
<input type="checkbox"/>	Acceptance Letter for wet utilities

- = Need final / signed version

- = complete, in file

- = PCD Staff to provide

- = Undetermined at this time

- = Need later