

MEMORANDUM

DATE: March 26, 2019
TO: Kari Parsons, PCD-Project Manager
FROM: Jeff Rice, PCD-Engineering
SUBJECT: SP-18-004 – Redtail Ranch
Fourth Submittal

NES and
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.

The comments include unresolved previous comments and new comments resulting from the re-submittal in **blue 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. A response to the first review comments was not received. 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.

Consultant Responses in **red bold**.

Preliminary Plan

1. **Resolved; Revise the LOI in regard to the pond on Lot 3 which is proposed to be filled/removed per the other documents (see redlines). – Preliminary Plan LOI is updated. The Final Plat LOI was updated with the last submittal but the PP LOI was not.**
2. Resolved
3. Ensure that all preliminary plan checklist items are provided (reference Planning comments and redlines). **Partially resolved;**
 - a. Resolved.
 - b. Label approximate road grades. **Unresolved. Unresolved. – Road grades labeled.**
 - c. **Confirm the existing culvert sizes. Correct the Preliminary Plan (labeled as 18") or other documents (labeled as 24") accordingly. – Culvert label updated to 24".**
4. Resolved.
5. Resolved.
6. **Resolved.**

Preliminary Drainage Report (PDR) / Drainage Plans

1. Resolved.

3. *through 6 – Resolved.*
7. Add the offsite basins for Vollmer Road flowing along its west side, and culvert analyses for the existing and proposed culverts intercepting these flows. Unresolved (redline added). **Partially resolved; provide the culvert analysis for D8 with total flow. Unresolved.** *now included*
8. **Resolved.**
9. See PDR and plan redlines for additional comments. Partially resolved; see remaining/updated redlines. *See remaining/updated redlines.* **See remaining/updated redlines.** ✓

(see next page)

Transportation / Traffic Impact Study

1. *through 3 – Resolved*

Attachments

1. Letter of Intent redlines
2. Preliminary Plan redlines
3. Geology and Soils Report redlines
4. PDR/FDR and drainage plan redlines

ENG-SP18004-R4-PDRFDR-redlines.pdf Markup Summary

6 (1)



Subject: Callout
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Discuss further.

Added further discussion.

12 (1)



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Address roadside ditch stabilization and calculations and plan in appendix.

Added ditch stabilization discussion

38 (1)

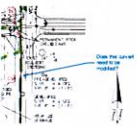
Provide for 56 cfs.

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Provide for 56 cfs.

Included total flow calculation

101 (1)



Subject: Callout
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Does this culvert need to be modified?

No. with proposed upstream SF Basin and full-spectrum design, developed flows are less than pre-dev.