

MEMORANDUM

DATE: July 21, 2021

TO: Kari Parsons, PCD-Project Manager

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

SUBJECT: PUDSP-20-005 – Falcon Meadows at Bent Grass (with EGP)
Sixth 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.

The comments include unresolved previous comments and new comments resulting from the re-submittal in ***bold italic red***. 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. **Additional comments may be generated on items added or revised after the original comments.**

General/Letter of Intent – Resolved.

PUD/Preliminary Plan – Resolved.

Transportation / Traffic Impact Study – Resolved.

MDDP – See separate comments on MDP-21-001.

Preliminary Drainage Report / Drainage Plans

*Note: this review is **remains** cursory due to the need for additional information in the PDR.*

1. ~~Provide the MDDP for completion with this project.~~ Discuss the MDDP analysis and recommendations in the PDR, specifically in regard to impacts to the onsite and downstream channel, its capacity, DBPS-recommended improvements and necessary improvements. Unresolved. *Unresolved (See MDDP comments #6 and 7 above).*
Update the PDR to include revised MDDP information when the MDDP is complete.
2. See PDR/FDR redlines. ***Partially resolved; see remaining/updated redlines.***
Response: See Responses to PDR redlines
3. through 7 – Resolved.

8. Address spillway design and FSD pond freeboard. Show the 100-year water surface elevations in the ponds and the channel. Partially resolved;
 - a. *Resolved.*
 - b. The channel WSEs need to be shown. Provide a preliminary channel profile with the MDDP hydraulic modeling. *Unresolved.* See MDDP redlines; update the PDR accordingly. **Resolved; a separate complete channel design report will be required per conditions of approval.**
9. Resolved.
10. Resolved.
11. Provide channel and swale cross-sections and drop/check structure design on the plan. Provide a channel plan and profile. **Resolved; a separate complete channel design report will be required per conditions of approval.**

Grading and Erosion Control Plan / Predevelopment Site Grading / SWMP

1. *through 3 - Resolved.*
4. Since the proposed south FSD pond will be treating already-developed areas (Bent Grass Meadows Drive), the pond outlet structure should also be installed and complete pond construction will be required prior to County acceptance of Bent Grass Meadows Drive; provide design details.
5. Note: if there are no changes from the standalone GEC Plan (CDR-21-004) no further submittals are needed for the PUDSP project.

Utility CDs

1. See redlines. **Partially resolved; see remaining/updated redlines.**

Forms / Permits / Other

1. See attached Final Engineering Checklist for required EGP approval documents.
2. through 6 – Resolved.

Attachments/Electronic Redlines

1. PDR redlines
2. Utility CD redlines
3. Engineering Final Submittal Checklist

