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July 28, 2022

El Paso County Planning and Community Development Department
Attn: Ryan Howser, Project Manager
2880 International Circle
Colorado Springs, CO 80910

**SUBJECT: Monument Academy Subdivision
Response to County Review Comments
MS-21-010**

Dear Ryan:

In conjunction with the re-submittal for this Subdivision, this letter provides responses to the review comments detailed in the Memorandum from PCD-Engineering dated June 1, 2022. These review comments are specifically addressed as follows **(Applicant responses are annotated in bold / red / parenthesis following each County comment):**

General / Letter of Intent

1. **through 3 – Resolved. (Noted)**
4. Note: the remaining terms of the Development Agreement (DA) **(specifically paragraphs 4, 8, and 11 regarding road fee credits)**, may be incorporated into the SIA; Staff will verify with County Attorney's Office. **Note: the recorded development agreement (Reception No. 220076541) is not found in the Title exceptions. (Noted)**

Final Plat

1. See plat redlines (sent by Planner). **Partially resolved; see updated/remaining redlines. (Remaining redlines have been addressed)**
2. Ensure any and all existing utility easements under the proposed ROW are vacated. (DA paragraph #3).

Transportation / Traffic Impact Study (TIS)

Previous comment from Construction Drawings Submittal (CDR-20-001):

11. *Verify coordination with law enforcement (CSP, EPSO) and school officials on the school routing plan. Provide when available. (Reference the 2014 School Zone Traffic Safety Evaluation document from CDOT).*

This report has not been provided, please include with next submittal. Include analysis of current queuing into Pinehurst Circle due to school traffic. **Resolved;**

- a. **The report indicates that school traffic is queueing out into the proposed public rights-of-way with the current traffic, and provides potential solutions. Provide documentation from the school on what solutions will be attempted and how that will scale to the additional traffic with the addition of the higher grade levels. (While Monument Academy is currently not in session during the summer term, MA is committed to minimizing traffic impacts on Pinehurst Circle. In the upcoming school year, MA will continue to monitor and adjust internal traffic flow procedures, possibly adding an additional internal loop to the queue within the parking lot to minimize back-ups onto the public street. MA will also be evaluating the traffic impact reduction of shuttle bus operations as well as the anticipated traffic reduction in the parking queue due to the increased number of student drivers. Student driver trips would likely reduce the ratio of parent trips to total students. It is anticipated that many student drivers would carpool with younger siblings. Student driver trips generally equate to half the trips by parents dropping off and then picking up at the end of the school day. Student drivers would not use the car line, which is the primary source of the vehicle queuing, as they would not enter during the afternoon peak. Student driver trips would only exit during the afternoon school peak. With the addition of higher grade levels, MA will further evaluate staggered start and stop times in the school schedule. The future southwest parking lot expansion may also potentially be utilized to provide additional internal queue length.)**

Previous comment from Site Development Submittal (PPR-19-009):

4. *When Jane Lundeen Drive and Pinehurst Circle are completed and accepted by the County the access permits for each access onto those roads will need to be issued. Access Permits will need to be obtained for each access point to Jane Lundeen Drive and Pinehurst Circle upon approval of the plat. Please provide copies of these permits when available immediately following plat recording.*

Final Drainage Report / Drainage Plans

Previous comment from Construction Drawings Submittal (CDR-20-001):

1. *b. Note: The undersized culvert under Walker Road (page 15) will be addressed with the subdivision application. Unresolved; please provide a general description of the culvert and what will need to be done when Tract A develops. (Added to FDR Addendum)*
9. *b. If any ditch flow and stabilization calculations are needed (ditches west of HWY 83), an addendum to the FDR can be provided for approval with the CDs. Unresolved; please address this issue specifically. (Added ditch calculation to FDR Addendum as requested)*

Please note that both of these items will need to be **fully** addressed with any development in Tract A. **(Noted)**

Construction Plans / Geotechnical Issues

1. Provide a sketch of the new access road to the AT&T facility and any correspondence showing that AT&T finds the proposed easement to be acceptable. **Unresolved. (AT&T access easement has been recorded and graphically depicted on the revised plat, including reception number.)**

2. **Resolved.**

The FAE needs to be updated with quantities complete prior to preliminary acceptance of the roads, coordinating with PCD Inspections staff. Address items which are constructed vs. not constructed per approved roadway CD's (County Project # CDR-20-001). **Partially resolved;**

- a. **Provide the FAE on the 2022 form. (Updated 2022 FAE form provided)**
- b. **The costs in Sections A and B cannot be reduced below 20% remaining for warranty purposes; revise as appropriate. (Revised)**
- c. **Verify lighting costs – \$8,000 seems low. (Revised / updated based on pricing from Ross Electric)**

Previous comment from Construction Drawings Submittal (CDR-20-001):

2. *See updated signing and striping redlines sent by email from Jeff Rice and Elizabeth Nijkamp. Provide signed and stamped landscaping plan sheet. Provide lighting plans for both roundabouts when available.*

Lighting plans for roundabouts has not been submitted. Please provide with the next submittal. **Partially resolved; the proposed pole locations are generally fine; however, they should be located a distance away from the curb and gutter where WB-50 or WB-67 design vehicle (as appropriate) tracking could encroach on certain locations (per roundabout report). (We have reviewed the LSC roundabout templates and no vehicle tracking is shown beyond the roundabout curbs. Updated Roundabout Plans from Ross Electric note that the poles will be installed 3' off back of curb.)**

3. **Provide as-constructed plans and certifications for the roads and drainage facilities when available, in accordance with ECM Section 5.10.6. (JPS will provide)**

Please contact me if you have any questions or need any additional information.

Sincerely,
JPS Engineering, Inc.

John P. Schwab, P.E.