

COMMUNITY SERVICES DEPARTMENT

PARK OPERATIONS ~ ENVIRONMENTAL SERVICES ~ RECREATION/CULTURAL SERVICES

April 27, 2022

Ryan Howser
Project Manager
El Paso County Development Services Department
2880 International Circle
Colorado Springs, CO 80910

Subject: Rolling Hills Ranch North Early Grading and Erosion Control Plan Review (EGP-22-002)

Hello Ryan,

The Park Operations Division of the Community Services Department has reviewed the Rolling Hills Ranch North Early Grading and Erosion Control Plans and has the following comments of behalf of El Paso County Parks. The following comments and recommendations are being provided administratively and do not require endorsement by the Park Advisory Board.

Rolling Hills Ranch is zoned PUD and is located within the Meridian Ranch development, northeast of the town of Falcon, north of Londonderry Drive, at the current terminus of Rex Road. The property is within the Falcon-Peyton Small Area Master Plan boundary and is located immediately adjacent and west of Falcon Regional Park. The Median Ranch Secondary Regional Trail, as well as Falcon Regional Park and a few of its westernmost internal trails, are impacted by this project. While the alignments of the western internal park trails have not been finalized and can be directed away from existing grading efforts, trail easements will be requested as necessary through forthcoming reviews of the separate Rolling Hills Ranch filings.

The Open Space Master Plan of the Parks Master Plan shows the Judge Orr Road Candidate Open Space encompassing the entire project site. Natural resource values include tallgrass and bluestem prairie communities intermixed with permanent and intermittent wetland areas, serving as habitats for various aquatic species. The grading and subsequent residential development projects would not be in conflict with the plan, as long as their development does not adversely affect the surrounding existing environment.

The Rolling Hills Ranch Early Grading and Erosion Control Plan covers the rough grading specifications and erosion control measures for the 207-acre project site. The applicant's submittal included the 40' Erosion and Grading Easement Agreement granted to GTL, Inc., by the El Paso County Board of County Commissioners in August 2014. Staff acknowledges that this easement allows the applicant or their contractors to grade, install, construct, inspect, operate, and maintain pipelines and other drainage facilities.



As shown on Sheet 3 of the Early Grading and Erosion Control Plans, the applicant plans to install a large stormwater detention facility, referred to as Pond 3 at a location immediately adjacent and west of the southern portion of Falcon Regional Park. Staff appreciates the location and magnitude of this facility, as excessive stormwater runoff from the planned residential community could have a negative impact on the sensitive natural drainage environment downstream of the pond. This facility should have negligible impacts on the recreational components of Falcon Regional Park.

However, Sheets, 11, 13, and 14 of the Early Grading and Erosion Control Plans shows 25'-40' wide drainage channel being constructed along the northern boundary of the proposed residential lots of Rolling Hills Ranch North, within the bounds of 54-acre Hydrologic Element HG-13. This drainage facility channels overland runoff eastward then southward into an existing natural drainage channel in Falcon Regional Park. The plans do not show any stormwater detention facilities along the channel's path, and therefore it can be assumed that stormwater runoff will have a direct path into the natural drainage channel in Falcon Regional Park. This natural channel proceeds southeastward through the park's passive-use open space areas and will be routed under the proposed Rex Road extension, before exiting the park under Eastonville Road, east of the main parking area. Staff is concerned that this unimpeded drainage channel will allow for a higher discharge velocity and could greatly impact the natural drainage in the park, creating a higher risk for flooding and erosion in what has proven to be a sensitive environment that does not respond well to extreme stormwater runoff events. Staff requests the applicant demonstrate that flows from this drainage channel will not negatively impact the natural or recreational values of the park.

Furthermore, while the 40' Drainage and Grading Easement allows for the construction of drainage facilities within its bounds, the aforementioned drainage channel does extend beyond the easement boundary and into Falcon Regional Park by an estimated 50 feet. The proposed drainage channel should be removed from County Property and located on the applicant's property as there is no documented easement providing for infrastructure within the park outside of the already provided drainage and grading easement.

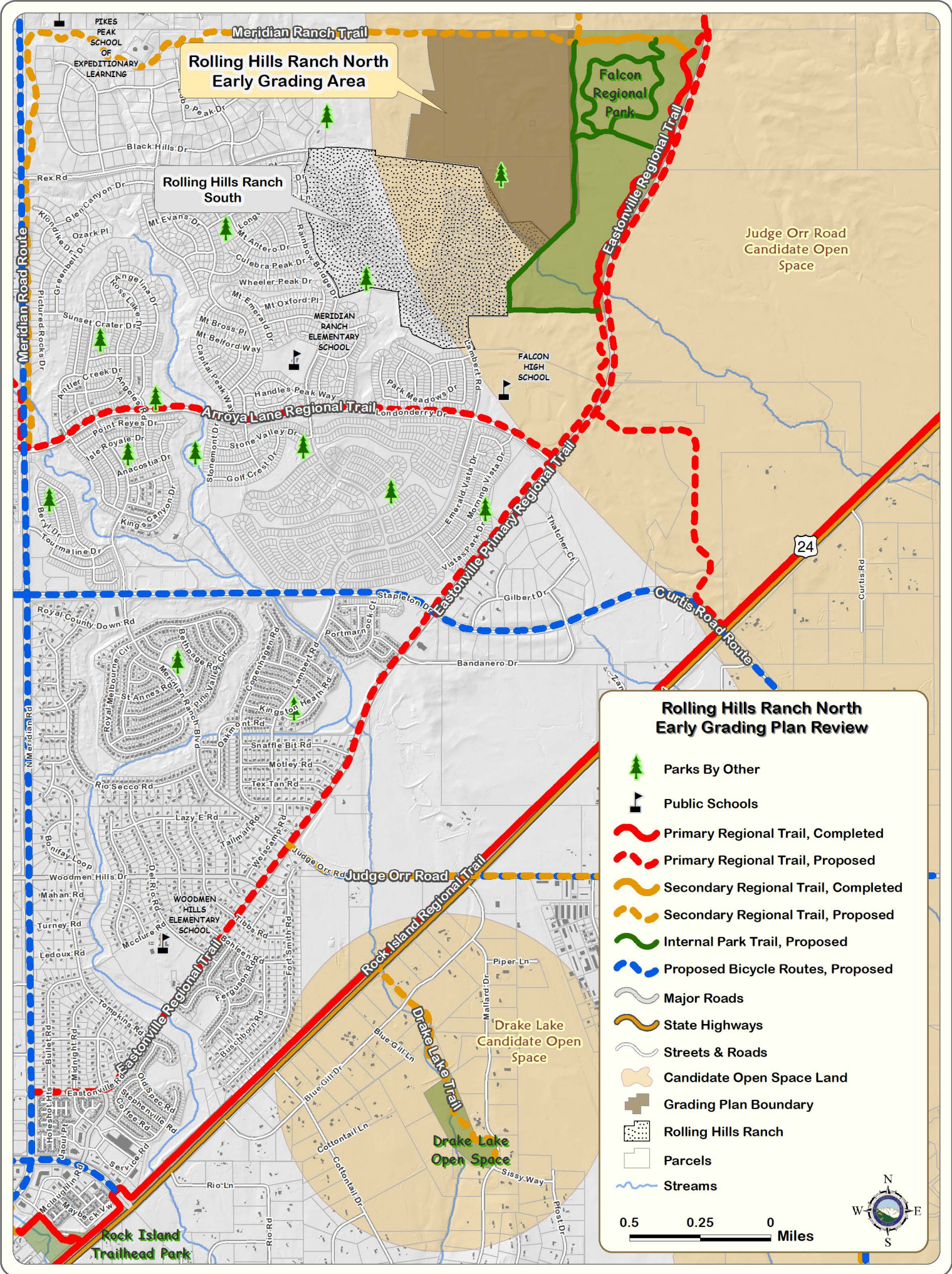
Staff strongly recommends that the applicant work closely with El Paso County Parks to address these issues and find amicable solutions for the design and functionality of the HG-13 drainage channel.

Please feel free to contact me with any questions or concerns.

Sincerely,



Ross A. Williams
Park Planner
Park Operations
El Paso County Community Services
rosswilliams@elpasoco.com



**Rolling Hills Ranch North
Early Grading Area**

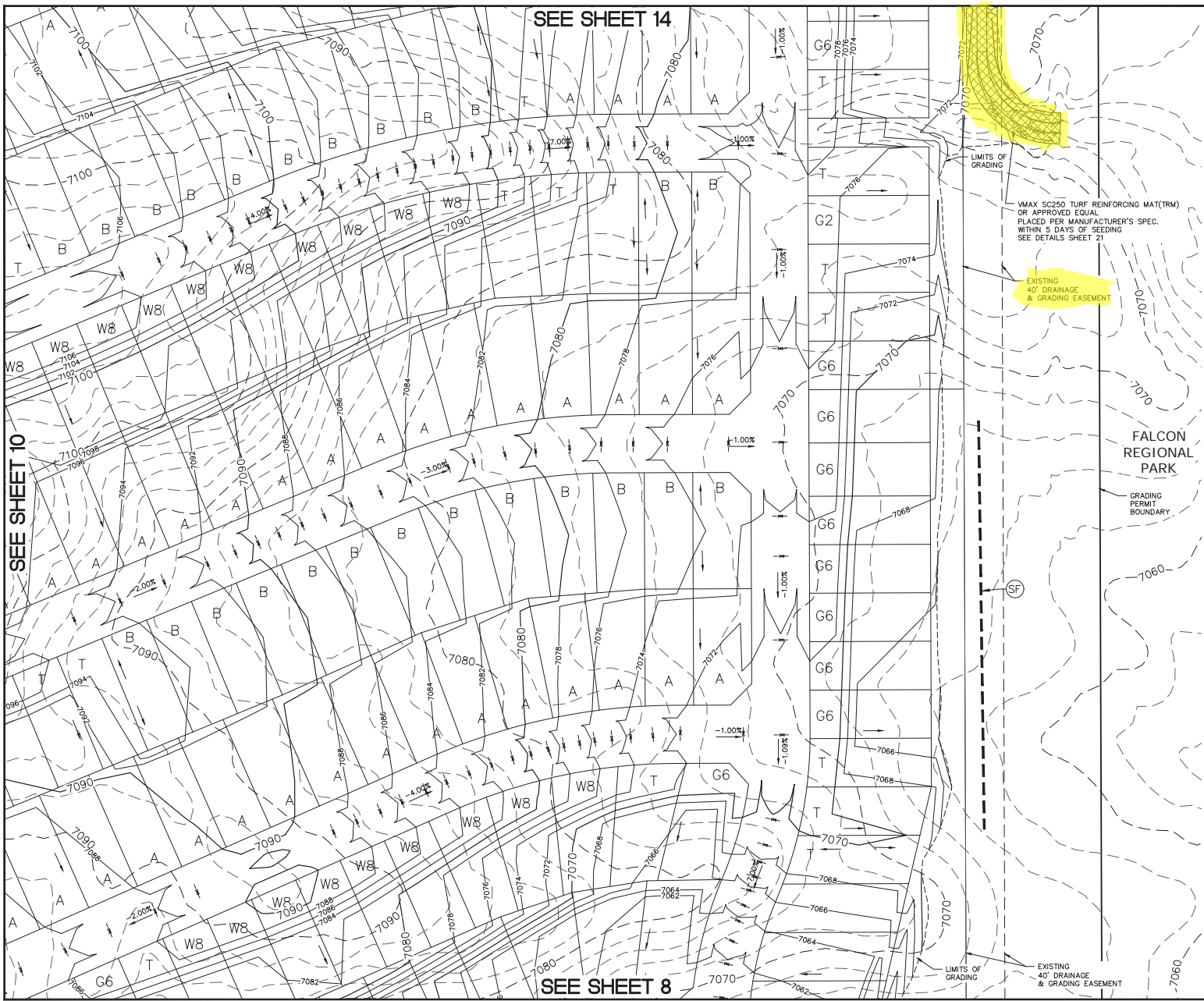
**Rolling Hills Ranch
South**

**Rolling Hills Ranch North
Early Grading Plan Review**

-  Parks By Other
-  Public Schools
-  Primary Regional Trail, Completed
-  Primary Regional Trail, Proposed
-  Secondary Regional Trail, Completed
-  Secondary Regional Trail, Proposed
-  Internal Park Trail, Proposed
-  Proposed Bicycle Routes, Proposed
-  Major Roads
-  State Highways
-  Streets & Roads
-  Candidate Open Space Land
-  Grading Plan Boundary
-  Rolling Hills Ranch
-  Parcels
-  Streams

0.5 0.25 0 Miles

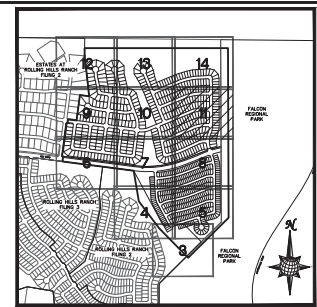




SEE SHEET 14

SEE SHEET 10

SEE SHEET 8



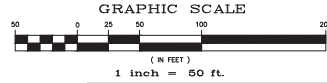
INDEX MAP
N.T.S.

LEGEND

SYMBOL	ACRONYM	DESCRIPTION
		STRAW BALES PER DETAIL SHEET 23
		EROSION CONTROL BLANKET PER DETAIL SHEET 23
		EROSION CONTROL BLANKET PER DETAIL ECB-1 & ECB-2 DCM VOL. 2
	RCP	REINFORCED CONCRETE PIPE
	SF	SILT FENCE PER DETAIL SF-1, SF-2 & SF-3 DCM VOL. 2
	TT	VEHICLE TRACKING CONTROL PER DETAIL VT-2 DCM VOL. 2
	IP	INLET PROTECTION PER DETAIL SHEET 23
LIMITS OF GRADING		
		EXISTING CONTOUR (10')
		PROPOSED CONTOUR (10')
		PROPOSED CONTOUR (2')
		CONSTRUCTION BOUNDARY
		FLOW DIRECTION
		GRADE
	A	LOT GRADE TYPE

NOTE:
ALL CONTOURS SHOWN WITHIN THE PLAN SET ARE TO FINISHED SURFACE. ALL STREET SECTIONS ARE TO BE GRADED TO ROUGH SUB-GRADE AS SHOWN IN THEIR RESPECTIVE TYPICAL STREET SECTION SHOWN ON SHEET 22.

CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES.
EX. UTILITIES SEE CONSTRUCTION DRAWINGS FOR:
1) ESTATES AT ROLLING HILLS RANCH FILING 2
2) ROLLING HILLS RANCH FILING 3
3) ROLLING HILLS RANCH FILING 2
4) ROLLING HILLS RANCH FILING 1
5) ROUGH GRADING FOR ROLLING HILLS RANCH
6) EASTONVILLE RAW WATER PIPELINE
7) MSMO PUMP STATION AND WATER TANK
WATER TRANSMISSION LINES AND ROAD



TWO WORKING DAYS BEFORE YOU DIG CALL 811
OR
UTILITY NOTIFICATION CENTER OF COLORADO
(SEE COVER FOR LIST OF UTILITY CONTACTS)

No.	Revisions	Date	Init.	Appr.	Date
1					
2					
3					
4					

TECH CONTRACTORS
11886 STAPLETON DRIVE
FALCON, CO 80831
TELEPHONE: 719.485.2448
FAX: 719.485.2457

MERIDIAN RANCH

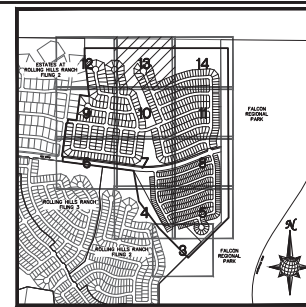
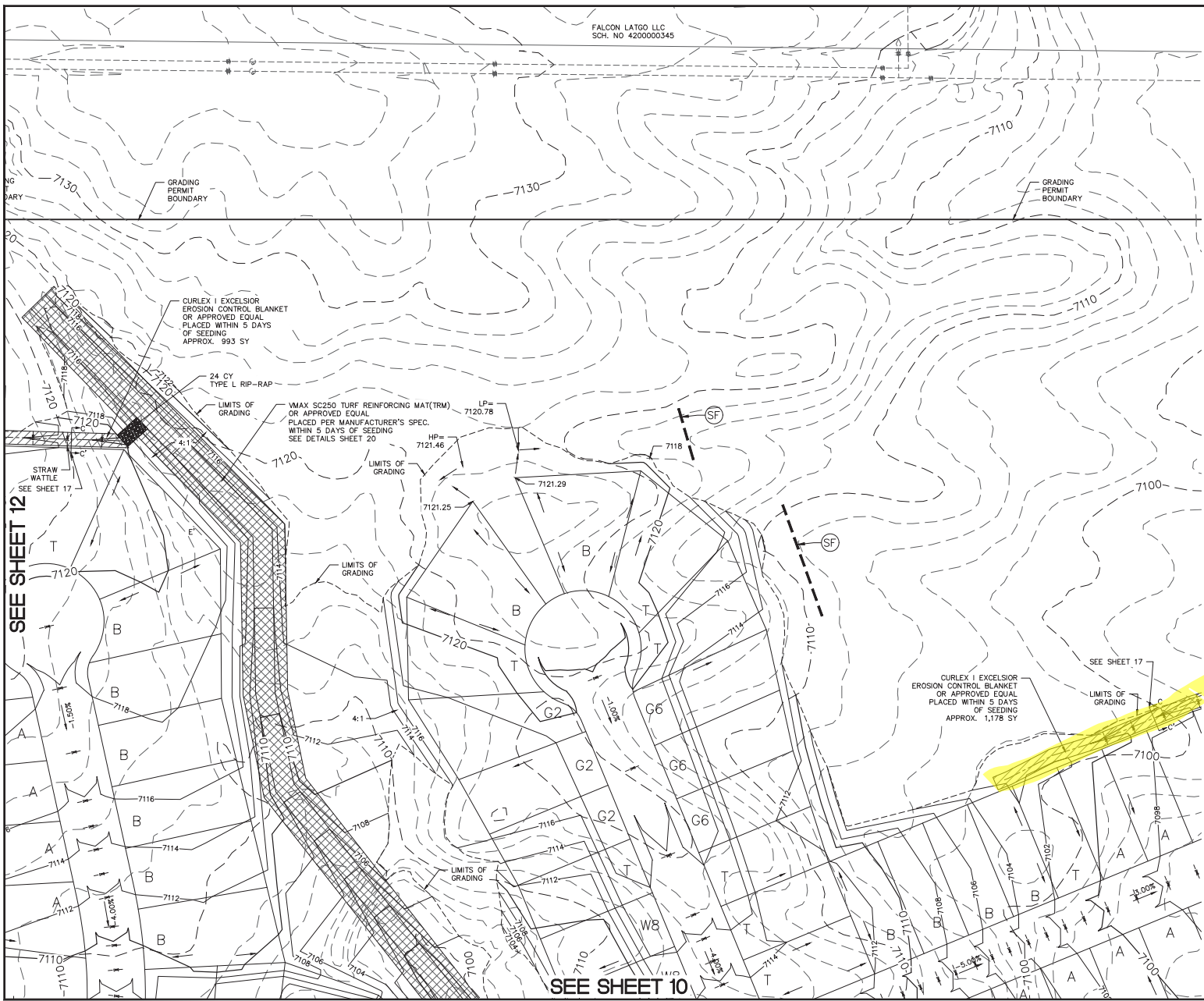
**REDEVELOPMENT GRADING
ROLLING HILLS RANCH NORTH
ROUGH GRADING AND EROSION
CONTROL PLAN
PLAN SHEET**

Drawn by: **LSA**
Checked by: **WV**
Date: **MM/DD/YYYY**

Scale: **AS SHOWN**
11 of 23

PID PROJECT NO. XXX-XX-XXX

FALCON LATGO LLC
SCH. NO 4200000345



INDEX MAP
N.T.S.

LEGEND

SYMBOL	ACRONYM	DESCRIPTION
	OR	STRAW BALES PER DETAIL SHEET 23
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		PROPOSED CONTOUR (2')
		CONSTRUCTION BOUNDARY
		FLOW DIRECTION
	2.00%	GRADE
	A	LOT GRADE TYPE

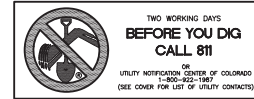
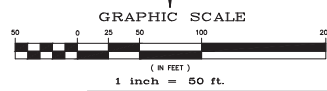
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7) MSMD PUMP STATION AND WATER TANK WATER TRANSMISSION LINES AND ROAD

SEE SHEET 14

SEE SHEET 12

SEE SHEET 10



No.	Date	Int.	Appr.	Date
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Revisions

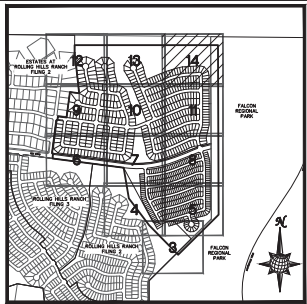
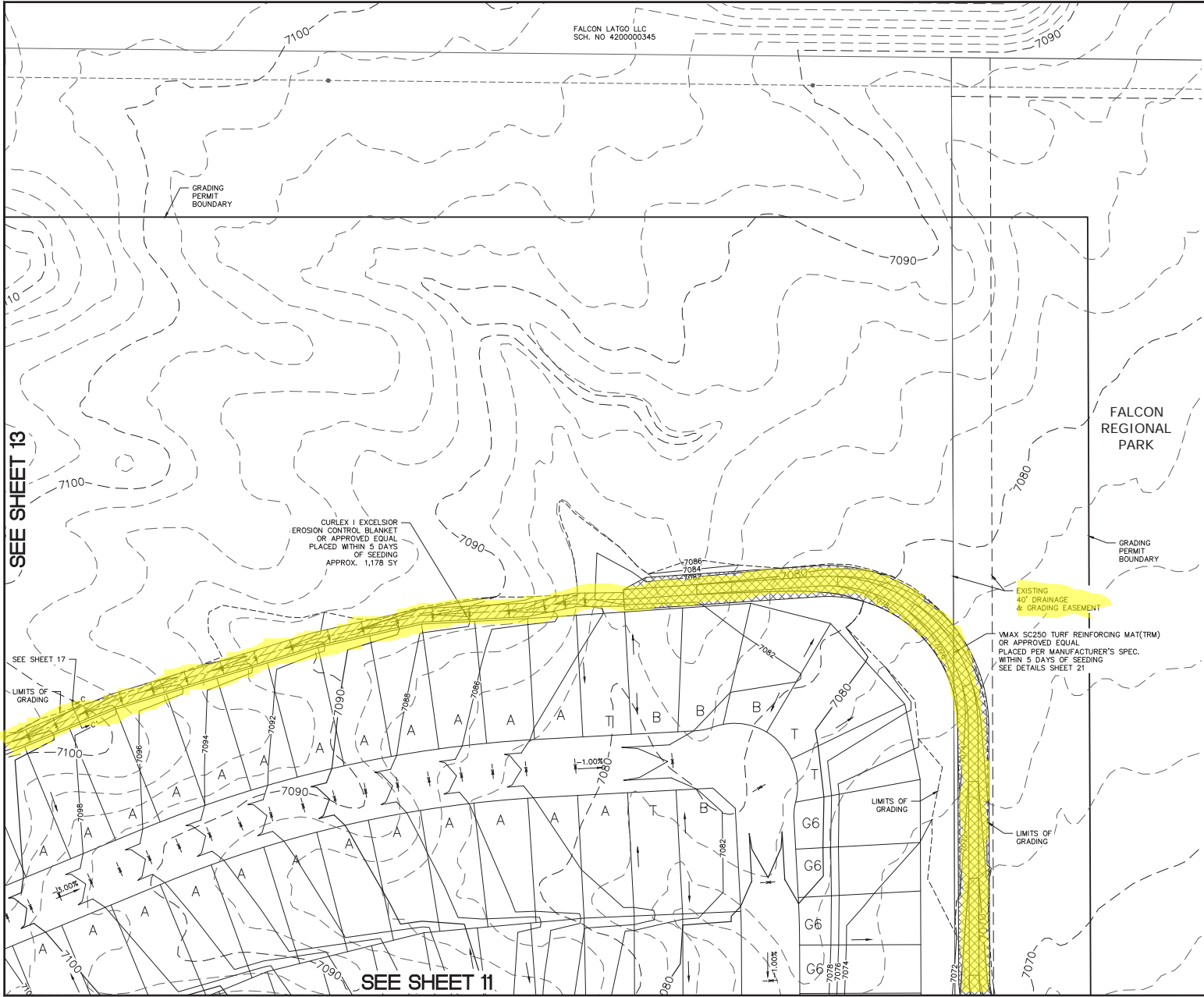
TECH CONTRACTORS	11886 STAPLETON DRIVE	FALCON, CO 80831	TELEPHONE: 719.985.7448	FAK: 719.985.7457
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MERIDIAN RANCH

REDEVELOPMENT GRADING ROLLING HILLS RANCH NORTH ROUGH GRADING AND EROSION CONTROL PLAN PLAN SHEET

Drawn by	EA	Checked by	WK	Date	MM/YY/2022
Scale	AS SHOWN	13	of	23	

PCD PROJECT NO. XXX-XX-XXX



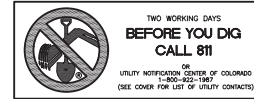
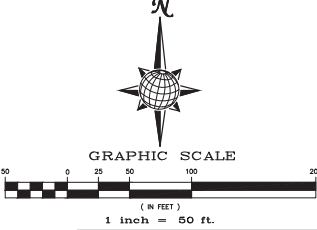
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No.	Date	Intd.	Appr.	Date
1				
2				
3				
4				

Revisions

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MERIDIAN RANCH

REDVELOPMENT GRADING
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Drawn by: *lca*
Checked by: *mk*
Date: *11/23/22*

Scale: **AS SHOWN**
14 of 23

P.C.D. PROJECT NO. XXX-XX-XXX