

MEMORANDUM

DATE: March 26, 2024

TO: Kari Parsons, PCD-Project Manager

FROM: Charlene Durham, Engineering **CCES Responses**
719-520-7951
Jeff Rice, Engineering
719-520-7877

SUBJECT: SF-22-041 – Retreat at TimberRidge Filing No. 3
Fifth 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 *purple bold italic*. 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 previous comment letter 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. Additional comments may be generated on items added or revised after the original comments.

For reference, the preliminary plan for Retreat at TimberRidge is on EDARP at <https://epcdevplanreview.com/Public/ProjectDetails/103340>
The PUD Plan is at <https://epcdevplanreview.com/Public/ProjectDetails/100045>
and Filing 2 is at <https://epcdevplanreview.com/Public/ProjectDetails/111187>

General/Letter of Intent

1. Resolved.
2. Provide draft easement documents for the cul-de-sac at the end of Arroya Lane.
Provide when available. Noted
3. Provide a complete wetland mitigation plan. Documentation regarding adherence to the mitigation plan shall be provided to the Planning and Community Development Department by December 31 of each year beginning at the time of initial ground disturbing activities continuing for three years or until the USACE permit is closed.
Partially resolved. Provide approved permit and mitigation plan when available.
Noted

Final Plat

1. *Resolved.*
2. Show and label the existing access easement from Arroya Lane recorded at Book 5054 Page 1178. If this has been extinguished, provide documentation; if not, address how this will be addressed to allow the County to take ownership of the ROW. All existing access and utility easements within the proposed Arroya Lane right-of-way shall be terminated or subordinated as appropriate so as not to encumber the proposed right-of-way prior to County acceptance of the Arroya Lane improvements. This also applies to the easement recorded at 220174515 within proposed Hawks Hill Court. **Partially resolved. The portion of the above comment regarding access easement recorded at Book 5054 Page 1178 still needs to be addressed (as discussed). Classic attorney working with County attorney to resolve.**

Transportation / Traffic Impact Study

1. *Resolved.*
2. Note: the June 2018 traffic memo was not finally accepted, pending the developer's signature. The April 2018 version (accepted) was essentially the same except for additional details added for deviations that were approved and denied.
3. *Resolved.*

Final Drainage Report / Drainage Plans

1. See FDR redlines. **Partially resolved; See updated report redlines. See revised report**
2. Regarding the Sand Creek channel:
 - a. Note: If the developer desires reimbursement for the construction costs and for the County to maintain the improvements, the process in the DCM needs to be followed (reference DCM Sections 1.7 and 3.3). See comments in Retreat at TimberRidge Filing 2 comment memo regarding drainage fee offsets and DBPS amendment. **Note that since the Arroya culvert was not included in the DBPS reimbursable costs, Drainage Board approval for fee offset and reimbursement/credits will be required. Noted and added additional language to report**
 - b. A channel maintenance agreement and O&M manual for permanent stormwater measures in Sand Creek will need to be provided prior to County acceptance of the channel; the previous agreement for Filing No. 2 may be used as the template for this document. Partially resolved; see redlines (including Stormwater, and Engineering). **Partially resolved; Add the highlighted text in the following excerpt to paragraph 4 of the agreement.: Added**
"Metro District agrees for itself and its successors and assigns, that it will maintain and properly manage the grasses, wetlands and other vegetation **and reinforcing fabrics** in the Stormwater Facility Areas"
Show and label the channel improvements area on Exhibit B. Added
3. **Ensure No-Rise Certification to Floodplain Administrator has been updated to reflect new bridge/culvert design. Noted**

CDs / Grading and Erosion Control Plan / SWMP

1. **See updated CD/GEC redlines. See revised GEC sheet**
2. Provide the County CD signature block on the separate utility plans. Show the underdrain stub locations on the utility service locations details and note and/or show the underdrain system outfall(s) on the CDs. (Revise plat notes and provide a sump pump

outlet plan for lots on urban roads if not proposed.) ***Partially resolved; if the underdrain outfall is offsite, coordinate with Staff on a note to be added.***

Unresolved. The proposed underdrain in Hawks Hill cul-de-sac ties into the existing underdrain already constructed south down Antelope Ravine Dr. This sewer line and underdrain were constructed with Filing No. 1. This facility is now labeled on the service plans.

3. Note: a pavement design report is required to be approved prior to base course installation.
4. Note: Bridge material design life certifications will be required prior to acceptance.

Forms / Permits / Other

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

Attachments/Electronic Redlines

1. Engineering Final Submittal Checklist
2. FDR Redlines
3. CDs Redlines
4. Maintenance Agreement Redlines