

November 2, 2017

Raimere Fitzpatrick,  
Project Manager/Planner II  
El Paso County Development Services Department,  
2880 International Circle, Suite 110,  
Colorado Springs, CO 80910

Dear Mr. Fitzpatrick:

**RE: Meridian Ranch Sketch Plan Amendment 2017\_ (SKP-17-001) – Response to 2<sup>nd</sup> Review**

This letter responds to comments received on the second review. Responses to review comments are shown in **RED** below.

**EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT**

**Current Planning**

Label sheets 2 and 3 of the sketch plan as existing and as amended. **Amended.**

**Engineering Division**

One of the comment discusses the requirement for the 100-year release rate to be 90% of historic rate for the Full Spectrum Detention. The City's DCM Chapter 1 Section 5.0 states: "References may be modified and/or updated from time to time. It is the responsibility of the Applicant to apply the most current versions of referenced documents. The most current version of the UDFCD Manual are available from UDFCD's website ([www.udfcd.org](http://www.udfcd.org))." This section applies to the entire DCM including Section 3.2.1 of Chapter 12 (FSD) adopted by the County. UDFCD DCM Chapter 12 Section 4.1.2 states "the maximum allowable 100-year release rate for a full spectrum detention facility is equal to 90 percent of the predevelopment discharge for the upstream watershed." This change will only apply if the applicant's request for consideration of the BoCC's condition to release at 80% of historic is approved.

**We contacted City Engineering Development Review department and the engineer (Anna Berkamp) stated the City does not require nor have they heard of the 90% release rate requirement.**

**The County formally adopted Chapter 6 and Section 3.2.1 of Chapter 13 of the City DCM by resolution and no portion of the UDFCD manual. The City's DCM Chapter 1 Section 5.0 (attached & highlighted - yellow) states the City's DCM shall take precedence over the reference material not the other way around.**

## **SCHOOL DISTRICT 49 (late comments on first submittal)**

In the Meridian Ranch Development, we are receiving many walk-in students to Meridian Ranch Elementary. We are seeing a lot of these students crossover Londonderry. Drivers are moving quite fast through this stretch. There is no signage alerting drivers that there is a school in the near vicinity, there is not a crosswalk and it is difficult to see kids crossing with the median, making this a large intersection. We would like to see the development provide safe walking opportunities for the students, to include signage along Londonderry, near Rainbow Bridge alerting drivers there is a school in the vicinity, add a cross walk and perhaps adjust the speed in that area. Additionally, we need a crosswalk at the intersection of Londonderry and Eastonville for the Falcon High School students.

We have submitted and are working with the County to add cross walk improvements at these intersections. We are awaiting comments on those projects.

With regard to the need for a crosswalk at Londonderry and Eastonville, this is not an issue for this Developer and is a matter the school should address.

The requested resubmittal documents have been uploaded to EDARP. If you have any questions please contact me at 719.471.0073 or [abarlow@nescolorado.com](mailto:abarlow@nescolorado.com).

Sincerely,

A handwritten signature in black ink, appearing to read "Andrea Barlow", with a stylized, cursive script.

**Andrea Barlow, AICP**  
Associate  
N.E.S. Inc.

## 1.0 Introduction

The criteria and design standards presented in this document, together with all future amendments and referenced documents, comprise the *City of Colorado Springs Drainage Criteria Manual* (hereafter called the “Manual”). The Manual includes two volumes, Volumes 1 and 2, which address drainage and water quality criteria, respectively. The two volumes are to be applied as complementary documents, and the requirements of each shall be jointly applied to create fully integrated drainage systems. All drainage reports, plans, drainage system analyses, and drainage system designs, submitted as a requirement of the *City of Colorado Springs Engineering Criteria Manual*, zoning or subdivision codes, ordinances, resolutions or guidelines adopted by the City of Colorado Springs (hereafter called “Regulations”), shall comply with the requirements of this Manual. In addition, it is the responsibility of the owner, owner’s representative, developer, planner, and designer (hereafter called “Applicant”) to ensure that the proposed improvements are consistent with other applicable documents such as the *City of Colorado Springs Comprehensive Plan*, Drainage Basin Planning Studies, land use master plans, transportation plans, utility plans, etc. and that all applicable permits are in place and have been complied with.

## 2.0 Enactment Authority

This Manual has been adopted pursuant to the authority conferred by the Charter of the City of Colorado Springs and the resolution accompanying this chapter (Exhibit A) provides the authorization and effective date of the Manual.

## 3.0 Jurisdiction

This Manual shall apply to all land within the incorporated areas of the City of Colorado Springs, including any public lands, except as may be exempted by state or federal laws. This Manual shall apply to all storm drainage systems and facilities constructed in or on public rights-of-way, easements dedicated for drainage across public or private property, easements or tracts for public use, and to all privately owned and maintained stormwater conveyance, detention, retention, or water quality facilities.

## 4.0 Purpose

This Manual provides the policies and minimum design procedures and technical criteria for the planning, analysis and design of storm drainage systems within the City of Colorado Springs for the purpose of protecting the public health, safety and welfare. All subdivisions, re-subdivisions, planned unit developments, or any other proposed construction submitted for acceptance under the provisions of the Regulations shall include adequate and appropriate storm drainage system planning, analysis, design and improvements. Such planning, analysis, and design shall conform with or exceed the requirements set forth herein.

## 5.0 Reference Documents

This Manual depends on and references other documents. **To the extent that there are conflicts or differences between this Manual and referenced documents this Manual shall apply.** To the extent that needed guidance is not found in this Manual referenced documents are intended to supplement this Manual. Should this Manual or referenced documents not provide adequate guidance it is the responsibility of the Applicant to seek and obtain guidance from the official(s) responsible for enforcing the provisions of this Manual. Primary documents that supplement this Manual and are included by reference are the following:

- Urban Drainage and Flood Control District. *Urban Storm Drainage Criteria Manual, Volumes 1 and 2*, June 2001. Revised August 2006 (Volume 1) and January 2007 (Volume 2).
- Urban Drainage and Flood Control District. *Urban Storm Drainage Criteria Manual, Volume 3—Best Management Practices*, November 2010.
- City of Colorado Springs. *Engineering Criteria Manual*. July 2010.

References may be modified and/or updated from time to time. **It is the responsibility of the Applicant to apply the most current versions of referenced documents. The most current versions of the UDFCD Manual are available from UDFCD's website ([www.udfcd.org](http://www.udfcd.org)).** The City of Colorado Springs Engineering Criteria Manual is available on the City's website ([springsgov.com](http://springsgov.com)). As these documents are updated in the future, it is anticipated that changes will be reviewed for applicability and inclusion or exclusion from this Manual.

### **Exclusions**

**Referenced documents only apply where specific guidance is not provided within this Manual;** however, for clarity, the following portions of the primary reference documents are excluded:

- UDFCD *Urban Storm Drainage Criteria Manual* Volume 1, Preface, Drainage Policy, Drainage Law, Rainfall and Runoff chapters.
- UDFCD *Urban Storm Drainage Criteria Manual* Volume 2, Revegetation chapter.
- UDFCD *Urban Storm Drainage Criteria Manual* Volume 3: Chapter 1, Stormwater Management and Planning; Chapter 2, BMP Selection and Chapter 3, Calculating the WQCV and Volume Reduction.

## **6.0 Enforcement Responsibility**

It shall be the duty of the City Council acting through its appointed agent(s) to enforce the provisions of the Manual. The responsible official shall provide for the review and acceptance of all submittals required by the Regulations, based on their compliance with the requirements of this Manual. The responsible official(s) shall be as designated below:

<b>Jurisdiction</b>	<b>Submittal</b>	<b>Responsible Official</b>
Colorado Springs	Drainage Reports, Plans, Construction Documents and Variances	City Engineer
Pikes Peak Regional Building Department	Floodplain Permits	Floodplain Administrator