

LSC Responses Below

MEMORANDUM

DATE: November 1, 2023

TO: Ryan Howser, PCD-Project Manager

FROM: Charlene Durham, PCD-Engineering
719-520-7951

SUBJECT: SF-23-004 – Saddlehorn Ranch Filing No. 3
Third 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**. 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/Final Plat

1. Resolved.
2. See Final Plat redlines. **See updated/remaining redlines.**
3. Legal Description and Closure sheets (from submittal 1, as it was not resubmitted) do not have the same project area. Please update so closure sheet and Legal Description match and update any other documents accordingly. **Unresolved.**

Transportation / Traffic Impact Study (TIS) / Noise Study

1. See TIS redlines. **See updated/remaining TIS redlines.**
LSC Response: Please refer to the PDF with LSC Responses to TIS Redlines
2. Provide draft escrow agreement(s) and road fee credit agreement request(s).
Unresolved.
LSC Response: Please see attached Escrow Calculation Table for this subdivision filing. This table is also attached to the draft escrow agreement(s) and road fee credit agreement (separate submittal item). Note: a prior table was submitted for Filing No. 2. This Filing No. 3 table refers back to that Filing No. 2 table.

Final Drainage Report (FDR)

1. See FDR redlines.
2. Provide detailed discussion and analysis addressing channel stability as compared to DBPS recommendations or confirm DBPS recommendations. Provide complete hydraulic analysis including shear stresses. Add discussion comparing channel information to the Haegler DPBS (velocity, flow depth, shear stress, etc.) for the channel through the site to the south boundary of Saddlehorn Ranch. **Unresolved.**
3. **Resolved.**

Construction Plans / Geotechnical Issues / Grading and Erosion Control Plan / SWMP

1. See CD/GEC Plan redlines. **See updated/remaining redlines.**
2. If channel stabilization is needed provide channel improvements CDs. Supercritical flows are of concern. **Unresolved.**
3. If there will be USPS mail kiosk/cluster in this subdivision provide locations on the CDs. **Resolved.**

Forms / SIA / FAE

1. Note: An O&M manual and PDB/BMP Maintenance Agreement and Easement for District maintenance of the channel will be required. The latest template for the agreement can be e-mailed upon request. **Unresolved – Maintenance agreement submitted is for Filing No. 4 which will only work if both subdivisions will be recorded at the same time or Filing No. 4 first. Note that Maintenance agreement for channel and ponds can be combined into a single document or may be separate. Using the same template as the one used for Filing 1 would be easiest. O&M Manual needs to include channel maintenance, as well as pond maintenance, which has been provided.**
2. Provide separate easements for County acceptance and maintenance of the culverts, wingwalls and riprap on both sides of San Isidro trail. **Unresolved.**
3. See attached Engineering Final Submittal Checklist for reference.

Attachments/Electronic Redlines

1. Final Plat redlines
2. TIS redlines
3. FDR redlines
4. CD redlines
5. PDB/BMP Agreement redlines
6. O & M Manual Redlines
7. PDB/BMP Agreement and Easement redlines (coordinate with OCA redlines)
8. Engineering Final Submittal Checklist

Engineering Final Submittal Checklist	
Check Box	Item: Report/Form
<input type="checkbox"/>	Drainage Report (signed)
<input type="checkbox"/>	PBMP Applicability Form
<input type="checkbox"/>	Traffic Impact Study (signed)
<input type="checkbox"/>	Grading & Erosion Control Plan and checklist (signed)
<input type="checkbox"/>	Street and Channel Construction Plans (signed)
<input type="checkbox"/>	Deviation Request (signed)
<input type="checkbox"/>	MS4 Post Construction Form and SDI worksheet
<input type="checkbox"/>	Proof of embankment/pond submittal to State Engineer
<input checked="" type="checkbox"/>	ESQCP (signed)
<input type="checkbox"/>	* Financial Assurance Estimate, SIA (signed)
<input type="checkbox"/>	* Channel , Pond/BMP Maint. Agreement and Easement (signed)
<input type="checkbox"/>	* Operation & Maintenance Manual
<input type="checkbox"/>	AutoCAD base drawing (submitted to DPW)
<input type="checkbox"/>	Pre-Development Site Grading Acknowledgement and Right of Access Form (signed)
<input type="checkbox"/>	Other: Offsite Easements , Other Permits (FEMA LOMR, USACE, Floodplain...), Conditions of Approval, Street light license agreement, etc. _
Pre-Construction Checklist:	
<input type="checkbox"/>	Driveway/Access Permit (Temporary access permits to be obtained from EPC DPW)
<input type="checkbox"/>	Work Within the ROW Permit (DPW or CDOT)
<input type="checkbox"/>	* Stormwater Management Plan (SWMP) and checklist Submit to PCD-Inspections 2 weeks prior to precon.
<input type="checkbox"/>	* Colorado Discharge Permit (COR: _____)
<input type="checkbox"/>	* County Construction Activity Permit
<input type="checkbox"/>	* CDPHE APEN – (if over 25 ac. or 6 mos.)
<input type="checkbox"/>	* Financial Surety (Letter of Credit/Bond/Collateral/Check)
<input type="checkbox"/>	Construction Permit Fee: <i>Major Final Plat (CO and/or PBMPs and/or offsite impvts.)</i> \$ _____ (Verify fees with Inspections Supervisor at time of scheduling)
<input type="checkbox"/>	Other: <u>Dewatering Permit,</u> _____

* - required items to obtain an ESQCP

Permit Fee and Collateral must be separate checks

Post Construction Submittal Checklist: (ECM 5.10.6)	
<input type="checkbox"/>	As-Built Drawings
<input type="checkbox"/>	Pond Certification Letter
<input type="checkbox"/>	Acceptance Letter for wet utilities

- = Need final / signed version

- = complete, in file

- = PCD Staff to provide

- = Undetermined at this time

- = Need later

