



Drexel, Barrell & Co.

November 9, 2020

El Paso County
Engineering Department
Attn: Jeff Rice

Engineers/Surveyors

Boulder
Colorado Springs
Greeley

**RE: Windermere – 2nd Review Comments Response Letter
SP-19-003**

3 South 7th Street
Colorado Springs,
Colorado 80905-1501

Mr. Rice,

Please accept this response letter to your review comments dated August 17, 2020 for the above application.

719 260-0887
719 260-8352 Fax

Our response comments to follow are in ***Bold Italics*** following each original review comment.

General / Letter of Intent

1. **Resolved.**
2. See LOI redlines. **Partially resolved; see updated redline. *Redlines have been addressed***
3. **through 5 – Resolved.**

Preliminary Plan

1. Ensure that all Preliminary Plan checklist items are provided (reference Planning comments and redlines). **Partially resolved;**
 - a. **Label all existing and proposed drainage facilities. *Completed***
 - b. **Label all road centerline distances and bearings. A separate horizontal control plan may be provided if preferred and for legibility *Completed***
 - c. **Label approximate centerline grades. *Completed***
2. **Resolved.**
3. See Preliminary Plan redlines for additional comments. **Partially resolved; see updated redlines. *Redlines have been addressed***

Transportation / Traffic Impact Study (TIS)

1. **Resolved.**
2. See TIS redlines. **Partially resolved; see updated redlines. *Redlines have been addressed***
3. Verify whether deviation requests are necessary for any other roads, including cross-sections, urban local knuckles, centerline radii, etc. (not labeled on the Preliminary Plan). **Unresolved. *Deviation requests are not necessary***
4. **Resolved.**

5. **Note: If not included in the Countywide Fee program intersections, the intersection of Antelope Ridge and North Carefree will require an escrow contribution with each final plat; verify eligibility with the first final plat submittal. *Acknowledged***

Preliminary Drainage Report Amendment (PDR) / Drainage Plans

1. See PDR Amendment redlines. **Partially resolved; see updated redlines. *Redlines have been addressed***
2. Provide discussion of maintenance access and aspects of the preliminary design. Show access roads for ponds and channels on the drainage plans. Reference ECM 3.3.3.K. **Partially resolved; see redlines. *Completed***
3. Describe what drainage improvements are proposed with the early grading, such as detention basin construction, etc. Address interim and final pond outlet construction. Will the existing north pond's embankment remain until final grading? **Unresolved;**
 - a. **Additional design details including complete FSD forebays, outlet structures and spillway design, geotechnical recommendations, access roads, and channel design are required. *Will be submitted with Construction Documents.***
 - b. **Complete design details and grading and erosion control are required for the improvements at the southeast corner. It is unlikely that the existing area inlet will be allowed to be moved out of the existing County easement, or grading (fill) within the easement allowed. *The existing inlet location will not be moved. A variance for grading in the easement will be applied for.***
 - c. **See redlines regarding grading in the County easement near the northeast corner of the property (same issue as 3.b, above). *A variance for grading in the easement will be applied for.***
4. A deviation request from ECM Section I.7.1.B appears to be required addressing all urban lot and road areas not provided with WQCV. Provide if applicable. **Unresolved; with the new criteria a deviation request is not possible unless the design meets the MS4 permit requirements. Provide a plan showing the areas proposed to drain offsite meeting MS4 permit requirements by email prior to the next submittal. Revise FSD pond design to include the contributing areas or provide additional BMPs if applicable. *Site grading has been modified to capture as much of the lot drainage as possible, to include the building footprints.***

Grading and Erosion Control Plan / SWMP / Geotechnical

1. **Resolved.**
2. Ensure that all GEC Plan and SWMP checklist items (attached) are provided. GEC and SWMP checklists will be reviewed in detail with the next submittal. **Partially resolved; see Stormwater redlines. *Redlines have been addressed***

- a. As noted at the beginning of these comments, updated checklists are required to be provided by the design engineer. Provide the checklists with the next submittal. Instructions are provided below the list of attachments. Checklists can be found at:
https://planningdevelopment.elpasoco.com/wp-content/uploads/Engineering/EngineeringDocuments/Copy-of-GEC-SWMP_Checklists.xlsx. *Checklists have been included in submittal*
 - b. Provide the new PBMP Applicability Form, which can be found at:
<https://planningdevelopment.elpasoco.com/wp-content/uploads/Engineering/EngineeringDocuments/PBMP-Applicability-Form.docx>. *Form has been included in submittal*
 - c. An updated ESQCP form is required as part of ECM updates; provide with the next submittal. The form can be found at
<https://planningdevelopment.elpasoco.com/wp-content/uploads/Engineering/EngineeringDocuments/Erosion-and-Stormwater-Quality-Control-Permitrev.2019.docx> *ESQCP has been included in submittal*
3. Show and label maintenance access roads on the plans. **Partially resolved; see redlines on north side of the project. *Completed***
 4. See cursory GEC Plan redlines. **(See PCD and Stormwater redlines.) *Redlines have been addressed***
 5. Address geotechnical requirements for embankment construction if proposed with the early grading. See soils/geotech report redlines. **Unresolved. *This has been addressed in the geotech report***
 6. **Verify compliance with the new ECM Chapter 6; a link is provided below for reference. Detailed pedestrian ramp / curb return and pedestrian crossing elevation plans should be provided with the future construction plans to ensure there will not be compliance issues at the time of construction, particularly at crosswalks at stop conditions. *Acknowledged***

Forms / Financial Assurance Estimate Form

1. Note: FAE quantities and costs will be reviewed in detail with the next submittal. **Ensure that revisions are made to include all pre-development site grading items. *FAE includes all necessary items.***
2. See attached final submittal checklist for reference.

We trust you find our responses to the review of the **Windermere Subdivision** acceptable. We look forward to working with the County in processing the submittal. Please call if you have any questions or require any additional information.

Respectfully,

Drexel, Barrell & Co.

A handwritten signature in black ink, appearing to read "Tim D. McConnell". The signature is fluid and cursive, with a large, stylized initial "T" and "M".

Tim D. McConnell, P.E.
Principal, Regional Manager