

MEMORANDUM

DATE: October 27, 2023

TO: Ryan Howser, PCD-Project Manager

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

SUBJECT: EGP-22-006 – Saddlehorn Ranch Filing No. 5 EGP
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.

These comments include unresolved previous comments and new comments resulting from the re-submittal in **bold**. 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. **No response to the comment memo was found for this review.** 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.

Final Drainage Report (FDR)

1. See FDR redlines. **JR- Drainage Report redlines have been addressed.**
2. Provide detailed discussion and analysis addressing flow diversions and floodplain / drainageway impacts. 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**

JR- No drainageway improvements are proposed with the early grading improvements. This comment will be addressed with the FDR. The text of the Early Grading Report has been updated to make this more clear.

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

1. If channel diversion and stabilization is needed provide channel improvements CDs. **Unresolved**
2. Provide correspondence or permits from the State Engineer for the proposed pond embankments. **Unresolved**

JR- No drainageway improvements or grading within the floodplain are proposed with the early grading improvements. These comments will be addressed with the CD's, along with the LOMR/CLOMR for the drainageway.

Forms / SIA / FAE

1. Provide a completed and signed Pre-Subdivision Site Grading Request (PDSG-AROA) Form **Unresolved (Copy has been uploaded to EDARP)**
2. See attached Engineering Final Submittal Checklist for reference.
A Pre-Subdivision Site Grading Request has been included with this submittal.

Attachments/Electronic Redlines

1. FDR redlines
2. 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 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: (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