



October 12, 2017

El Paso County
Development Services Department
2880 International Circle
Colorado Springs, CO 80910

Attn: Kari Parsons
Project Manager / Planner II

Re: *Hannah Ridge at Feathergrass Filing No. 4 Final Plat- SF-17-013 - Review 2*
Project No. 60970-F4

Dear Ms. Parsons:

M.V.E., Inc. has prepared the following response to comments contained in your October 10, 2017 comment letter concerning the above named project. Revised submittal materials are enclosed as needed. Each comment is addressed below in the order contained in your comment letter.

EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

*Please see uploaded redlines for each document uploaded by each review agency. **Response: Redlines have been downloaded and addressed.***

Planning

*Please see redlines on each document uploaded in the electronic review system. Staff has contacted applicant's consultant directly regarding the pedestrian connection in lieu of sidewalk as agreed to by the PCD Director. **Response: A note has been added to the Final Plat as requested.***

Engineering Division

General

1. *Resolved*

Final Plat

1. *Regarding vacation of the existing easements:*
 - a. *Resolved*
 - b. *Provide documentation of separate vacation/termination documents when available to show no encumbrances on proposed right-of-way. Provide when available. **Response: Noted.***
2. *Provide lot closure sheets for the individual lots. Unresolved. **Response: Lot closure sheets are submitted.***

3. See CD comments (redlines) requiring a knuckle at the intersection of Hunter Jumper Drive and Pony Club Lane. If a deviation request is not submitted and approved, revisions to the plat and other documents will be required. Unresolved; if the knuckle won't work, a partial "T" intersection can be utilized. **Response: A partial T intersection has been added to the plans.**

4. See final plat electronic redlines for further minor revisions and clarification of these comments. See new redlines. **Response: Redlines have been addressed.**

Transportation / Traffic Impact Memorandum

1. through 4 – Resolved

Final Drainage Report / Drainage Plans

1. through 11 – Resolved

Construction Plans / Geotechnical Issues

1. Provide P.E. signature and stamp on all pages with the final submittal. **Response: Final signed drainage report is provided with this submittal.**

2. through 4 – Resolved

5. Show and label all existing and proposed easements, including:

a. Drainage easements for public facilities (storm drain system). Unresolved **Response: The existing drainage easement is added to the construction plans. There are no new public storm drain easements.**

b. Drainage easements for private facilities (BMPs). Unresolved **Response: The easement for the sand filter was shown on the Sand Filter plan. The easement has been added to the other pertinent sheets.**

c. Existing and proposed utility easements. Unresolved **Response: The issue of the vacation of the existing utility easements was resolved with Filing 3. These existing easements have been added to the plan, marked at to be vacated. There are no proposed utility easements for Filing No. 4, except the standard lot line easements.**

d. Resolved

6. Resolved

7. Resolved

8. Provide maintenance access roads/trails for all offsite drainage facilities/BMPs. Partially resolved; conditions of approval may require access from the interior portion of the tract when the tract develops. **Response: Noted.**

9. Resolved

10. Resolved

11. Provide details and correspondence with the City of Colorado Springs regarding grading and trail tie-ins on its property. Provide when available. **Response: Noted.**

12. See CD electronic redlines for further minor revisions and clarification of these comments. See updated redlines. **Response: Redline comments have been addressed. Curb return and ped ramps have been added at Pony Club Lane and Hunter Jumper, ped ramps have been revised as requested and as discussed by phone, island delineator posts have been added, current resolution of the trail median crossing is to match existing improvements per County Traffic Engineer as discussed by phone, storm drain lateral profiles have been added, there is no sanitary sewer crossing under Shawnee Drive, a barricade has been provided for the partial T intersection and other minor labels and dimensions have been added.**

13. *Previous redlines regarding median island design have not been completely addressed. As proposed, it does not appear that a median island will fit in Constitution Avenue. Reference ECM section 2.5.6. Provide complete design and include all quantities in the FAE.* **Response: The median design sheet has been clarified to show space is adequate for the median and turn lanes. The quantities have been clarified in the FAE.**

14. *Regarding the pedestrian crossing at the Rock Island Trail:*

a. *Provide complete details meeting ADA requirements, spot elevations and dimensions for the concrete island work.* **Response: current resolution of the trail median crossing is to match existing improvements per County Traffic Engineer as discussed by phone**

b. *Provide complete MUTCD-compliant signing and striping design. Reference the trail crossing at Akers Drive.* **Response: current resolution of the trail median crossing is to match existing improvements per County Traffic Engineer as discussed by phone**

If desired, interim submittal plans or sketches (for the access control and pedestrian crossing islands and interior partial "T" intersection) may be submitted for County Engineer review to expedite final approvals. **Response: Please see revised plan for designs.**

Grading and Erosion Control Plan / SWMP

1. *Resolved*

2. *Resolved*

3. *Include all areas to be graded or disturbed with this filing, including storm drainage and utilities to be constructed with Filing 4. Clearly label offsite construction areas. Partially resolved; label the Constitution Ave. median area.* **Response: GEC has been updated.**

4. *Ensure that all GEC Plan checklist items (attached) are provided. Items highlighted in blue and yellow appear to be missing or lacking. Unresolved; see remaining items.* **Response: GEC has been updated.**

5. *A SWMP was not received with this filing. If the same SWMP is to be used for Filing 3 and Filing 4, revise the one submitted with Filing 3 as appropriate. Resolved; Note: some checklist items (including items 5, 6, 10, 11, 12, and 16) are deferred to the contractor. Provision of the information in the SWMP is required at the time construction begins.* **Response: The SWMP is updated and resubmitted.**

6. *Resolved*

7. *See GEC and SWMP electronic redlines for further minor revisions and clarification of these comments. See updated redlines.* **Response: Redlines are addressed with this submittal.**

Forms/FAE/SIA

1. *Resolved*

2. *Financial Assurance Estimate:* **Response: The FAE form has been updated.**

a. *Resolved*

b. *provide offsite sidewalk gravel trails line* **Response: Trail cost has been added to the FAE.**

c. *Resolved*

d. *Resolved*

3. *Resolved*

4. *Resolved*

Attachments/Electronic Files

1. *Final Plat redlines* **Response: Revised plat is submitted.**

2. *FAE redlines* **Response: Revised FAE is submitted.**

October 12, 2017

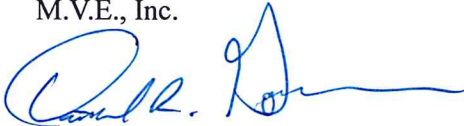
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3. **CD redlines Response: Revised Construction Plans is submitted.**
 4. **GEC redlines Response: Revised GEC is submitted**
 5. **Engineering Final Submittal Checklist Response: Checklist received.**
 6. **GEC Checklist Response: Checklist received.**
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Please review the attached revised submittal materials and contact us if there are any questions.

Very truly yours,

M.V.E., Inc.



David R. Gorman, P.E.

DRG:cwg

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Enc.