

EA File No. EA-21-201 - Norris Ranch Property 14050 Bradley Road

PCD-Engineering Meeting Notes

EA Meeting Date/Time:	11/8/2021	2:00 PM
Parcel Number:	4400000326	
Address./Plat No./Acre:	NWC Curtis Road and Bradley Road	
Project Manager/Phone:	KP	
EA Engineer/Phone:	JR	
Application/Land Use Type:	Sketch Plan, PUDSP (Or annexation into Colorado Springs)	

IMPORTANT NOTE:

These Engineering meeting notes are based on the information provided by the Applicant and reasonable preliminary research. The County requirements and policies in effect at the time of the meeting may change prior to the project submittal date, and the requirements and policies in effect at the date of submittal shall apply. Based on the applicant-provided information and preliminary research, these notes are the best estimate of the requirements expected to be met by the Applicant. The actual requirements may change based on project revisions, new information, or constraints that were unavailable or overlooked at the time of the Early Assistance meeting. It is solely the Applicant's responsibility to research and be familiar with state and federal laws and permitting requirements; the County's regulations, codes and criteria; the requirements of other applicable local, state or federal agencies; and any governing documents that apply to the project, including previous drainage and transportation studies and previous land use approvals and conditions. Reference links are provided at the end of this document.

REQUEST

Salt Development Holdings, LLC is the contract purchaser for 14050 Bradley Road. Site is comprised of eight individual parcels for a total of 1,783.10-acres. Parcels are presently zoned RR-5. William Guman & Associates, Ltd. proposes to entitle the entire site as mixed-use PUD to include up to 4,000 residential dwelling units, commercial, light industrial, and open space. A Metropolitan District for development of a water treatment facility (site has 8 existing producing wells) and annexation into one of several wastewater treatment districts within the vicinity is being evaluated. EA meeting is requested to ascertain which EDARP submission documents will be required for a PUD Sketch Plan for the entire 1,783-acre site. A Parcel Map, .

Drainage Impacts

Requirements

- ✓ Preliminary/Final Drainage Report/Letter
- ✓ Master Development Drainage Plan
- ✓ **Drainage Basin Planning Study**
 - Grading & Erosion Control Plan/Stormwater Management Plan
 - Erosion and Stormwater Quality Control Permit (ESQCP)
 - Builder's Erosion and Stormwater Quality Control Permit (BESQCP)
 - Pre-Subdivision Site Grading Form
 - Financial Assurance Estimate
- ✓ Full Spectrum Detention
- ✓ Permanent Water Quality
- ✓ Downstream Conveyance Analysis (to include possible offsite improvements)
- ✓ Floodplain Impacts
- ✓ Special Districts/Water Quality Authority Areas
Deviation Request
- ✓ Public / Common Development Improvements
- ✓ PBMP Applicability Form

Basin Name/Studied	2021 Basin Fee [*]	2021 Bridge Fee [*]
Basin Name / Basin Studied	Basin Fee	Bridge Fee
Jimmy Camp Creek	\$ 19,752	\$ 924
Upper Williams Creek	#N/A	#N/A
Upper East Chico	\$ 10,097	\$ 293
Upper Chico Creek	#N/A	#N/A
Middle East Chico	#N/A	#N/A
Upper Williams Tributary	#N/A	#N/A

<-- DBPS required

* Per impervious acre, collected prior to recordation of Final Plat.

- A 25% fee reduction applies for Low Density Lots (2.5 acres and greater lot sizes).

Drainage Notes:

- ✓ Fountain Creek Watershed Flood Control and Greenway District

Traffic Impacts

REQUIREMENTS

- ✓

Traffic Impact Study
- ✓

Road Construction Plans
- ✓

Public Improvements
- ✓

Deviation Request
- ✓

Road Impact Fee
- ✓

Driveway Access Permit
- ✓

Signal Warrant Study
- ✓

Joint Access Easement
- ✓

County/City project coordination required
- ✓

Road Fee credit request required

Adjacent Road Name	Ex. ROW (ft)	Surface	2040 MTCP			2092 MTCP			Required Intersection Spacing (ft)
			Classification	ROW	Dedication	Classification	ROW	Potential Preservation	
Bradley Road		Paved	R Minor Arterial	100		R Minor Arterial 4-Ln	TBD		1/4 Mile
Curtis Road		Paved	R Minor Arterial	100		R Minor Arterial 4-Ln	TBD		1/4 Mile
Other (i.e. multi-jurisdictional):									
Metro District									

Traffic Notes:

- ✓ This proposal impacts Highways 94 and 21
- ✓ A Projected Traffic Signal Warrant Study should be completed for TBD
- ✓ Traffic Signal Contribution required at Bradley intersections
- ✓ Verify access spacing, sight distance

COUNTY CODES AND CRITERIA:

El Paso County Land Development Code (**LDC**) (2016): <https://planningdevelopment.elpasoco.com/land-development-code/>

El Paso County Engineering and Drainage Criteria Manuals (**ECM**) (2017) & (**DCM**) Volumes 1 and 2 and Update:

<https://planningdevelopment.elpasoco.com/planning-community-development/engineering/#1519834440345-f2ddfd20-0d90>

El Paso County 2016 Major Transportation Corridors Plan Update (**MTCP**) (2016): <https://publicworks.elpasoco.com/road-bridge-planning/mtcp/>

El Paso County Development Fees: <https://planningdevelopment.elpasoco.com/#1515613078895-69552b09-44a4>

El Paso County Projects (EDARP): <https://epcdevplanreview.com/Public>

El Paso County Municode Library: https://library.municode.com/co/el_paso_county

Assessor's Information

Assessor's Data: <https://property.spatalest.com/co/elpaso/#/>

Assessor's Map: <http://gis2.asr.elpasoco.com>

Drainage Links:

Mile High Flood District: <http://MHFD.org>

Detention Pond Compliance Website: <https://maperture.digitaldataservices.com/gvh/?viewer=cswdif>

State DWR: <http://water.state.co.us/SURFACEWATER/DAMSAFETY/Pages/DamSafety.aspx>

NOAA Rainfall: https://hdsc.nws.noaa.gov/hdsc/pfds/pfds_map_cont.html?bkmrk=co

Floodplain: <https://www.pprbd.org/Download/Floodplain#floodplainHandouts>

<https://pprbd.maps.arcgis.com/apps/webappviewer/index.html?id=1d9243f3606542159a0a418070b08686>

<https://msc.fema.gov/portal/advanceSearch>

Fountain Creek Watershed: <http://www.fountain-crk.org/>

State Transportation Links

Colorado Department of Transportation (**CDOT**) M&S Standards and Specifications, Access Code and Permit:

- <https://www.codot.gov/business/designsupport/standard-plans>
- <https://www.codot.gov/business/permits/accesspermits>
- <https://www.codot.gov/business/permits/accesspermits/references>

Local Governing Authorities

City of Colorado Springs: <https://coloradosprings.gov/>

City of Fountain: <https://www.fountaincolorado.org/>

Town of Calhan: <http://calhan.co/>

Green Mountain Falls: <https://gmfc.elpasoco.com/>

Town of Monument: <http://www.townofmonument.org/>

Town of Palmer Lake: <http://www.townofpalmerlake.com/>

Contact Information

CDOT Access Manager	(719)562-5537
Work in Right of Way Permit	(719)520-6869
Right of Way Vacation	(719)520-6897
Floodplain Administrator	(719)327-2898
EPC Public Health	(719)578-3199
CDPHE Air Quality Division	(303)692-3100
CDPHE Water Quality Division	(303)692-3500
Cherry Creek Basin Water Quality Authority	(303)239-5400

Traffic Information

Traffic Impact Study (ECM Appendix B)*	
Full TIS	ADT > 1,000 or Pk Hr > 100
Intermediate TIS	ADT < 1,000 or Pk Hr < 100
Traffic Memo	ADT ≤ 500 or Pk Hr ≤ 50
No TIS	ADT < 100 or Pk Hr < 10

*An approved TIS that has been prepared in the last three years may be revised or updated where a proposed access is changed or a change in the proposed action may result in a new trip generation that exceeds the original trip generation estimates. An amendment letter is required.

**If the original TIS is older than three years, an entirely new TIS shall be prepared.

***Any submitted TIS is subject to third party review based on size and complexity, in which additional fees will be assessed to the applicant.

The applicant is responsible for obtaining any necessary approvals for impacts within other jurisdictions. It is recommended that the applicant approach the jurisdiction early in the development process for any additional requirements. If the proposal is impacted by an El Paso County Department of Public Works project, coordination with DPW is required.

Drainage Report/Plan Information

Drainage Letter Report – With a Re-plat, Minor Sub or Plot Plan (DCM Section 4.5) where a final drainage report has previously been approved.

Drainage Basin Planning Study (DBPS) – May be required with a very large development

Master Development Drainage Plan (MDDP) – Required with phased development greater than 10 acres (may be required with Sketch Plan) (DCM Section 4.2)

Preliminary Drainage Report (PDR) – Required with a Preliminary Plan (DCM Section 4.3)

Final Drainage Report (FDR) – Required with a Final Plat (DCM Section 4.4)

Detention/Water Quality BMP/Downstream Conveyance Information

If regional detention or water quality BMPs are not available then on-site facilities will be required. The County Criteria has been updated to require Full-Spectrum Detention/WGCV Facilities. If on-site facilities are required, the applicant will be required to provide access and drainage easements in accordance with Section 11.2.2 of the Drainage Criteria Manual. Private Detention Pond/BMP maintenance agreement(s) and Operations and Maintenance Manual(s) will be required.

For special water quality BMPs requirements, see the Engineering Criteria Manual Appendix I.

State Engineer's requirements regarding dams and water rights apply. Post Construction MS4 Form, SDI Worksheet, and Jurisdictional/Non-Jurisdictional dam construction forms are typically required for detention facilities.

The project must provide for an acceptable method of storm drainage conveyance and may be required to construct (or contribute an equitable share to the construction of) a storm conveyance or collector system.

If the site conveys storm drainage flows through or across an adjacent private property, then the applicant is responsible for obtaining off-site drainage easements in accordance with the Engineering Criteria Manual Section 3.3.3.K. Any offsite easements necessary for the development shall be recorded prior to County Plan :

Drainage Master Plan/Floodplain Information

If it is undetermined at this time if an adopted Drainage Basin Planning Study or Master Plan exists in this area, the applicant is responsible for researching the appropriate information.

If the subdivision application impacts the FEMA floodplain, a FEMA Letter of Map Revision may be required. If the site is in or near a floodplain, contact the Regional Floodplain Administrator for allowed floodplain uses and procedural requirements. It is the Applicant's responsibility to research the effects and implications of developing in or near a floodplain, including limited uses, floodplain development permits, geotechnical, wetland and wildlife studies, structural

requirements, flood insurance and potential future floodplain mapping updates. FEMA's FIRM maps may be out of date or at a low level of accuracy.

If the site lies within the Cherry Creek Basin Water Quality Authority area and is not rural density, the applicant should discuss any concerns related to the development with the CCBWQA's consultant.

If the site lies within the Fountain Creek watershed, the District has authority over the floodplain impacts and is advisory to the County on uses outside of the floodplain. The applicant should discuss any concerns related to the development with District staff.

Grading, Erosion, and Sediment Control Information

The Grading and Erosion Control Plan must be prepared in accordance with Drainage Criteria Manual Vol. 2 and the County checklist.

An Erosion and Stormwater Quality Control Permit (ESQCP) is required for construction activities that result in land disturbance of greater than or equal to one acre. An ESQCP is also required for construction activities that result in less than one acre if the activity is part of a larger common plan of development or sale that would disturb one

- Stormwater Management Plan
- Permit Fee
- Financial Surety
- Statement of Certification
- Operation and Maintenance Plan
- Maintenance Agreement
- Application Information

Please refer to the Engineering Criteria Manual Appendix I (1.4.1A) for further information and criteria on the above mentioned items.

A Builder's Erosion and Sediment Quality Control Permit (BESQCP) is required only for a single family residence or duplex site that has < 1 acre of disturbed areas and the site is currently covered by an ESCQP and site is not in sensitive area. Refer to Table I-2 in the Engineering Criteria Manual for further information on sensitive areas and Section I.4.2 for information on the BESQCP application.

Neither an ESQCP nor BESQCP are required for a single family residence or duplex building site which disturbs < 1 acre and is not part of a larger project or in a sensitive area.

If a County Construction Activity permit is required, contact the El Paso County Department of Health and Environmental for further information regarding the permit. Construction activities that disturb one or more acres are required by the Environmental Protection Agency to obtain a Construction Stormwater Permit. Contact the Colorado Department of Public Health & Environment Water Quality Control Division for further information regarding the permit. All land development activities greater than twenty-five (25) acres or with construction duration longer than six (6) months must obtain an Air Pollution Emission Notice and Emissions Permit. Contact the Colorado Department of Public Health & Environment Air Quality Control Division for more information regarding the permit.

Public Improvements Information

If public improvements are required, the applicant will be required to enter into a Subdivision Improvement Agreement (SIA) or a development agreement (if the project is not a subdivision) with the County. Refer to the El Paso County Land Development Code for information on the SIA and the ECM for the required format of the associated Financial Assurance Estimate. All forms are available online.

Construction drawings for the required public improvements must be reviewed and approved by PCD and the County Engineer. All Construction drawing submittals shall adhere to the criteria set forth in the ECM. A construction plan review fee will be assessed when the plans are submitted for review.

Geotechnical reports for earthwork and pavement designs must be reviewed and approved. All submittals must adhere to the criteria set forth in the ECM.

Any work within the Right of Way will require a permit from El Paso County Department of Public Works.

Any Fire cistern(s) and mailbox kiosks need to be shown on the construction drawings.

Deviations

All engineering designs and studies shall be performed in conformance with adopted codes, standards and criteria. Any deviations are to be formally identified and requested in writing, with justification provided per ECM Section 5.8. All deviation requests must be approved by the ECM Administrator prior to submitting the application for re'

Metro District Fees

<u>Woodmen Road Metro District</u>	<u>Central Marksheffel Metro District</u>	<u>Lorson Ranch Metro District</u>	<u>Constitution Heights Metro District</u>
- Property in district pays no fee - After December 31, 2020 no property in the Amended Service Area shall be permitted to join the WRMD, and shall participate fully in the Fee Program. - As of January 1, 2021 and until either bonds retire or December 31, 2027, El Paso County must pay WRMD a portion of the Road Impact Fee it collects from property in the Amended Service Area that receives final plat approval.	- Property in district pays no fee - District granted \$2.9 million in Fee Program Credit - Fee Program will pay annual credit reimbursements to District, or can sell credits	- Property in district pays full fee - District granted \$4.1 million in credit - Credits used toward future development, can apply for reimbursement, can sell credits	- Property in district pays full fee - District granted \$3.1 million in credit - Used toward future development, can sell credits, NO reimbursement - County will collect building permit fees for reimbursement of PPRTA improvements to Marksheffel Road from property within District and some property outside District – Credit given toward Impact Fee for amount of building permit fee paid.

*Properties within the Meridian Crossing subdivision are not subject to the county wide road impact fee.