

September 10, 2021

El Paso County Planning and Community Development

Attn: Kari Parsons, Project Manager
2880 International Circle
Colorado Springs, CO 80910

Re: Windermere Final Plat (SF-21-026)

Ms. Parsons,

Please accept this response letter to comments received August 10, 2021

Responses to comments are in ***Bold Italics*** and follow each review comment.

General / Letter of Intent

1. See LOI redlines (sent by Planner). ***Redlines addressed.***
2. Note: This review assumes that the proposed Windermere Metropolitan District will be formed, which will need to occur prior to approval of the plat and engineering documents. If a district is not formed all documents referencing the district will need to be revised. ***District has been submitted for review. Developer advises that developer advances will be made in order to take care of any maintenance.***

Final Plat

1. See plat redlines (sent by Planner). ***Plat redlines addressed.***
2. The intersection of Wyedale Way and Mardale Lane needs to be provided with a knuckle design; revise the plat and other documents as appropriate. ***Intersection is a future through connection. The curb line and storm sewer has been revised accordingly.***

Transportation / Traffic Impact Study (TIS)

Previous comment on preliminary plan:

5. *Note: A detailed analysis and narrative addressing pedestrian and school issues (specifically the nearby Rocky Mountain Classical Academy) will be required and can be provided in a separate memo either with this project or the first final plat. Traffic counts during school peak hours may be required.*
1. The above comment was referenced on the TIS approved with the preliminary plan; however only the previous TIS was submitted. Provide the detailed analysis requested. ***Narrative regarding school traffic operations has been added as a memo to the TIS.***

Final Drainage Report / Drainage Plans

1. See FDR redlines. *Redlines addressed.*
2. Address the capacity and condition of the culvert under Marksheffel Road. Does the culvert have capacity for the proposed detention pond release rates? *The release rate from the detention pond matches historic rates at this area. In major storm events the culvert will overtop as it does currently.*
3. Water quality requirements based on current criteria and MS4 permit requirements need to be addressed. Provide a Water Quality treatment plan (map) highlighting the areas of the site contributing to each water quality facility or flowing offsite without treatment. *The portions of the basins draining offsite have been clarified in the FDR and shown on the maps. These areas outside the ROW are less than an acre so are within MS4 criteria.*
4. Provide drainage fee calculations. *Added.*
5. Note: The MS4 Post-Construction Documentation Form and SDI Worksheet for the south FSD pond will be reviewed with the next submittal. *Noted.*

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

1. See cursory CD redlines; design revisions and additional details are needed. (Note: no comments on the utility CDs pending verification of storm drain manholes, profiles and crossings.) *Redlines addressed.*
2. See Final Plat comment #2. *Intersection has been revised.*
3. Provide notes specifying watertight pressure pipe (ECM 3.3.1.D - exceeding short runs with a pressure head) where applicable. *Notes added to plans.*
4. Provide the standard EPC CD notes and signing and striping notes (copied below). *Notes added.*
5. If there will be USPS mail kiosk/cluster(s) in this subdivision provide location(s) and details. *Mailbox will be located at the park – location shown on plans.*
6. Provide intersection warping details with slopes, cross-slopes and spot elevations.
7. It is recommended that individual pedestrian ramp and cross-pan details (with spot elevations, slopes and cross-slopes) be provided for all locations where one of the road grades at an intersection is 2% or higher. Reference the recently adopted ECM revisions applying to ADA design, draft version with resolution here: ECM Chapter 6: ftp://EPCDOT_FilesIn:EPC-PSD-DOTin@elpxfr.elpasoco.com:51171/Temp_PCD/ADA_ECM *Intersection detail sheets added to plan set.*
8. See GEC Plan and Stormwater redlines. *GEC redlines addressed.*

Forms / SIA / Surety Estimate Form

1. See cursory FAE redlines. FAE quantities and costs will be reviewed in detail with the next submittal. *Noted – redlines addressed.*
2. See attached Engineering Final Submittal Checklist for reference.

We trust you find our responses to this review of the Windermere Final Plat 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.