

December 2, 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 October 19, 2021

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

General / Letter of Intent

1. See LOI redlines (sent by Planner). **Partially resolved; see updated/remaining redlines.**
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.

The Windermere subdivision will now be included in the Sand Metropolitan District #4 that was created previously. Inclusion documents will be submitted separately.

Final Plat

1. See plat redlines (sent by Planner). **Partially resolved; see updated/remaining redlines. *Redlines addressed***
2. **Resolved.**
3. **Plat notes referencing a future metro district may need to be revised. *See District Note above – plat notes have been revised accordingly.***

Transportation / Traffic Impact Study (TIS) - Resolved.

Final Drainage Report / Drainage Plans

Note: these comments remain cursory pending additional information, revisions and details.

1. See FDR redlines. **Partially resolved; see updated/remaining redlines.**

2. Address the capacity and condition of the culvert under Marksheffel Road. Does the culvert have capacity for the proposed detention pond release rates? **Unresolved.** *The culvert capacity has now been addressed and Existing/Proposed/MDDP flow rates compared in the FDR.*
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. **Unresolved.** *Further description added to the report and a map of tributary areas added to the appendix.*
4. Provide drainage fee calculations. **Unresolved.** *Drainage fees added.*
5. Note: The MS4 Post-Construction Documentation Form and SDI Worksheet for the south FSD pond will be reviewed with the next submittal. **(Pending resolution of treated areas.)**

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

1. See cursory CD redlines; design revisions and additional details are needed. *SST (sheet 5) – additional notes added for the sidewalk along Antelope Ridge. RD07 (sheet 12) – too much grade to wrap sidewalk around Lot 33 and out to Antelope Ridge. Detail of sidewalk connection to existing added to sheet SST. RD18 (sheet 23) – sidewalk linetype revised. Further notation added to inlet. INT4 (sheet 28) – mailbox is on Ryedale Way side of Tract C and is shown on RD10.*
2. **Resolved.**
3. Provide notes specifying watertight pressure pipe (ECM 3.3.1.D - exceeding short runs with a pressure head) where applicable. **Unresolved.** *Notes are on profiles and specify which runs of pipe require watertight joints.*
4. **Resolved.**
5. If there will be USPS mail kiosk/cluster(s) in this subdivision provide location(s) and details. **Unresolved – see redlines.** *Shown on RD10 (Wyedale Way side of Tract C)*
6. **Resolved**
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 **Partially resolved; verify that all pedestrian accessible routes (PAR) at stop-condition crossings meet ADA requirements.** *See intersection detail sheets INT1-3.*
8. See GEC Plan and Stormwater redlines. **Partially resolved; see updated/remaining redlines.** *Drainage report revised with regards to offsite untreated flow. Other redlines addressed. Screen wall detail and maintenance access added to plans.*

Forms / SIA / Surety Estimate Form

1. See cursory FAE redlines. FAE quantities and costs will be reviewed in detail with the next submittal. **Partially resolved; see updated/remaining redlines. *Redlines addressed and updated to the latest version.***
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 written in a cursive style with a large, stylized initial "T".

Tim D. McConnell, P.E.