

March 19, 2020

El Paso County Development Services Department
Attn: Jeff Rice / Steve Kuehster, PCD-Engineering
2880 International Circle
Colorado Springs, CO 80910

**SUBJECT: Comment Response Letter (SF-19-014)
Bent Grass Residential Filing No. 2 Fourth Submittal**

Dear Mr. Rice / Mr. Kuehster,

The comments below include unresolved previous comments and new comments resulting from the re-submittal in **bold**. Please see the following responses in ***bold and italics*** for the 3rd review of Bent Grass Residential Filing No. 2.

General

1. ***Resolved.***
2. ***Resolved.***
3. ***Resolved.***
4. ***Resolved.***
5. See Letter of Intent redlines. It needs to be clarified that the offsite FSD/Stormwater Quality pond (Pond WU) (or other WQCV facility) will need to be operational before site construction. Partially resolved; see updated LOI redlines. **Partially resolved; see updated minor LOI redlines.**
Response: Revised Letter of Intent Redlines. See appendix (2) for specific responses.
6. ***Resolved.***
7. **The soils and geology study states that underdrains are not anticipated to be provided due to the need for a pump station. If this is the case, a plan needs to be provided for approval showing allowable locations of sump pump discharges (not toward the public right-of-way) or restricting home designs to those that would not require sump pumps.**
Response: A plan for sump pump discharges will be provided later, before planning commission.

Final Plat

1. If there will be underdrains add a plat note stating the entity responsible for maintenance. Unresolved (not found). **See General Comment #7 above. Provide plat notes as appropriate.**
Response: See appendix (1) Final Plat comment responses.

2. **Resolved.**
3. Resolved.
4. Regarding the necessary (redlined) temporary cul-de-sac easements (if not proposed as ROW), the template of the Non-Exclusive Permanent Easement can be provided electronically upon request. Unresolved. **Unresolved. Delete “temporary” from cul-de-sac labels. Provide NEPE form or show the cul-de-sacs with right-of-way which can be vacated and replatted when the roads are extended.**
Response: Removed “temporary” from labels. We are platting as R.O.W. instead of providing NEPE form. We will vacate and replat the extended roads when future filings begin.
5. **Resolved.**
6. See final plat redlines for additional comments. Partially resolved; see updated plat redlines. **Partially resolved; see updated plat redlines.**
Response: See Comment Response to Plat comments included in the appendix of this response letter.
 - a. **Floodplain elevations need to be shown.**
Response: Floodplain elevations shown.

Transportation / Traffic Impact Study

1. See TIS redlines. Partially resolved; see updated TIS redlines. A response to redlines was not found. **Partially resolved; see updated TIS redlines.**
Response: Please refer to attached LSC responses to TIS redline comments.
2. Provide all information required by ECM Appendix B, sections B.2.3.B and B.2.4.B. including accident analysis, pedestrian and bicycle traffic... Applicable warrant study may be placed in the Appendix. Unresolved. **Partially resolved with the Meridian/Bent Grass study; address pedestrians and bicycle traffic in this study.**
Response: This has been added to the updated report.
3. Note: regarding the “Cost Reimbursement” and “Cost Recovery” letters dated October 31, 2019, reference LDC 8.7.2 (D) – Process for Request and Approval of Fair Share Reimbursement. The request will be processed when all required items have been submitted, which is to be no earlier than the date of final plat approval and no later than one year after the date of completion of the improvement(s). Please add the following information to the cost recovery request:
 - a. Add the file number (SF-19-14) to the sheet.
 - b. List the lengths, dimensions and descriptions of the infrastructure anticipated to be constructed and requested for cost recovery.
 - c. Address the Bent Grass metro district involvement, including LDC Section 8.7.2.B.4 (does this district qualify as the requestor?).
4. **Resolved.**

5. The protected/permissive phasing for eastbound left turns from Woodmen Road to Golden Sage is included in the short-term modeling. If this change is needed in the short term, plans are required and coordination with EPC DPW and possibly the City of Colorado Springs will be necessary for implementation of the added signals and timing.

Response: This has been addressed in the last section of the updated TIS report.

The left turn phasing has been added to Table 6 with the Bent Grass Metro District listed as the “responsible party” as with the other Woodmen/Golden Sage improvements listed. It is our understanding that the specifics of the district participation will need to be included in the SIA/revise development agreement to be completed and finalized prior to the development of lots beyond the initial 49 lots.

6. The pro-rata shares for improvement items G-J in Table 6 need to have costs assigned if the fair shares of those costs are to be escrowed at or prior to plat recording, with the escrow amounts identified in the escrow agreement. If the district will be providing the fair share at platting the district needs to be a party to the SIA, or responsibility for these improvements included in a revised development agreement.

Response: This note has been added to Table 6. It is our understanding that the specifics of the district participation will need to be included in the SIA/revise development agreement to be completed and finalized prior to the development of lots beyond the initial 49 lots.

If for some reason the District is unable or unwilling to participate, or if determination by the district is delayed, the applicant would be responsible. In this case, an escrow agreement between the applicant and the County would be prepared and finalized).

We understand that staff would like for that the applicant to understand the estimated/approximate costs associated with their fair share of future improvements at Golden Sage/Woodmen. LSC will provide preliminary fair share cost estimates utilizing available information from the Falcon Marketplace SIA. This will be provided by March 31st to the applicant and staff.

MDDP

Response: Please refer to the submitted memo for this item.

Final Drainage Report / Drainage Plans

Response: Please refer to the submitted memo for this item.

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

Response: Please refer to the submitted memo for this item.

Forms / SIA / Surety Estimate Form

1. Provide the updated FAE form. Note: FAE quantities and costs will be reviewed in detail with the next submittal. Partially resolved; see updated CD redlines. The Pond WU improvements need to be discussed. **Partially resolved; see updated FAE redlines. The Pond WU improvements still need to be discussed.**
Response: Please refer to the submitted memo for this item.
2. See attached Engineering Final Submittal Checklist for reference.
Response: Noted.
3. The SIA needs to include a statement about the Meridian/Bent Grass traffic signal and escrow for other offsite improvements as applicable (per TIS). If the intersection improvements at Golden Sage and Woodmen Frontage Road are necessary this needs to be addressed as well. **Coordination with the County Attorney's Office will be necessary; see TIS comments above.**
Response: See TIS responses above.
4. **Note: The SIA paragraph regarding drainage fees also needs to be revised; draft revisions will be provided by staff when available.**
Response: See TIS responses above.
5. **Note: A license agreement will be required for landscaping in the Bent Grass Meadows Drive ROW. A template will be provided.**
Response: This will be provided later, before planning commission, alongside the Landscape Plans.

Attachments/Electronic Files

1. Comment Responses – Final Plat
2. Comment Responses – Letter of Intent
3. Comment Responses – TIS
4. Comment Responses – SWMP
5. Comment Responses – SWMP Checklist
6. Comment Responses – PMP Applicability