

MEMORANDUM

DATE: August 26, 2022

TO: Ryan Howser, PCD-Project Manager

FROM: Jeff Rice, PCD-Engineering
719-520-7877
Charlene Durham, PCD-Engineering
719-520-7951

SUBJECT: SF-21-033 – Saddlehorn Ranch Filing No. 2
Third Submittal

Engineering Division

Planning and Community Development (PCD)-Engineering reviews plans and reports to ensure general conformance with El Paso County standards and criteria. The project engineer is responsible for compliance with all applicable criteria, including other governmental regulations. Notwithstanding anything depicted in the plans in words or graphic representation, all design and construction related to roads, storm drainage and erosion control shall conform to the standards and requirements of the most recent version of the relevant adopted El Paso County standards, including the Land Development Code (LDC), the Engineering Criteria Manual (ECM), the Drainage Criteria Manual (DCM), and the Drainage Criteria Manual Volume 2 (DCM2). Any deviations from regulations and standards must be requested, and approved by the ECM Administrator, in writing. Any modifications necessary to meet overlooked criteria after-the-fact will be entirely the developer's responsibility to rectify.

A written response to all comments and redlines is required for review of the re-submittal. Please arrange a meeting between the developer's team and County staff to review and discuss these comments and prepared revisions/responses prior to the next submittal.

General / Letter of Intent

1. Briefly address in the LOI the Curtis Road construction proposed with this filing. ***Guman response: The LOI has been updated to include a roadway improvement narrative regarding construction plans for Curtis Road with Filing 2.***
2. Briefly address in the LOI whether the applicant agrees with the CDOT-required access permit submittals for Judge Orr and Stapleton Road intersections with State Highway 24, and the requested escrow participation in the State Highway 24 / Stapleton Road signal. ***Guman response: Language has been copied from the Traffic Information Study into the letter of intent regarding the above.***
3. *Resolved*

Final Plat

1. *Resolved*

Transportation / Traffic Impact Study (TIS) / Noise Study

1. Provide a Traffic Impact Analysis/Study for this filing in accordance with Preliminary Plan Condition of Approval No. 6: “Developer shall participate in a fair and equitable manner in offsite transportation improvements, including but not limited to the items listed in Table 10 of the Saddlehorn Ranch Traffic Impact Analysis, to be verified and approved with an updated traffic impact analysis or memorandum provided with each final plat in the Saddlehorn Ranch development.” Include the following: **(Unresolved – no TIS was received with the third submittal) LSC Response: The updated November 2022 traffic memo addresses the comments a, b and c below. Table 10 has been revised accordingly.**
 - a. Reference CDOT comments dated November 4, 2021, including access permit requirements and escrow donation required towards traffic signal improvements at SH24 and Stapleton Rd. **Unresolved**
LSC Response: The updated November 2022 traffic memo includes additional narrative to address this comment.
 - b. Address whether the applicant agrees with the CDOT-required access permit submittals for Judge Orr and Stapleton Road intersections with State Highway 24, and the requested escrow participation in the State Highway 24 / Stapleton Road signal. **Unresolved**
LSC Response: The updated November 2022 traffic memo includes additional narrative to address this comment.
 - c. Address the Curtis Road construction proposed with this filing. **Unresolved**
LSC Response: The updated November 2022 traffic memo includes a new section to address this comment.

Final Drainage Report (FDR)

1. See FDR redlines. **See updated/remaining redlines.**
2. Channel improvements for the Haegler Ranch MS-06 drainageway adjacent to proposed lots in this plat need to be addressed. Are drop structures or other grade stabilization per the DBPS proposed? Provide detailed discussion and analysis addressing channel stability as compared to DBPS recommendations or confirm DBPS recommendations. Provide complete hydraulic analysis. **Unresolved JR Engineering Response: Channel analysis was created using Civil GeoHECRAS. The results show that the channel is stable with velocities below 7 ft/s. Drop structures and other grade stabilization is not needed with this filing. Model results can be found in Appendix C of the drainage report. Further channel improvements will be included with the Filing 3 submittal.**
3. Show all maintenance and access easements to channels, ponds, and the ends of the major culverts. **Unresolved JR Engineering Response: A 15’ maintenance trail has been added along the channel.**
4. Deleted
5. **Note: If FSD Pond F is in an area of high groundwater, design will need to address separation of groundwater from surface water. JR Engineering Response: Noted.**

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

1. See CD redlines. **See updated/remaining redlines.**
2. Provide channel improvements CDs. **Unresolved JR Engineering Response: A Civil GeoHECRAS model was created to confirm channel stability. Results can be found in Appendix C of the drainage report. Channel improvements will be included with the Filing 3 construction drawing submittal.**

3. If there will be USPS mail kiosk/cluster in this subdivision provide location and details.
Unresolved JR Engineering Response: See sheet 10, 19, and 33 in the Construction Drawings for the location of the mail kiosk. Sheet 40 contains a detail of the mail kiosk. There's 3 kiosks spaced at 5' O.C. with capacity for 42 mailboxes.
4. **Resolved.**
5. *Resolved*
6. *Note: It is recommended that any easement documents for waterlines within future County rights-of-way allow for extinguishing of the easement(s) by plat recording and/or County acceptance of the ROW.*

Forms / SIA / FAE

1. Note: An O&M manual and PDB/BMP Maintenance Agreement and Easement for District maintenance of PBMPs and the channel will be required. The latest template for the agreement can be e-mailed upon request. **The Private Stormwater Facility agreement form completed with Filing No. 1 needs to be updated and used with the O&M Plan dated 6/4/21 to include both the pond, swales, and the channel. Update page 11 of the O&M as applicable to this filing. JR Engineering Response: Page 11 of the O&M has been updated.**
2. *Resolved*
3. See attached Engineering Final Submittal Checklist for reference.

Attachments/Electronic Redlines

1. LOI redlines
2. Final Plat redlines
3. FDR redlines
4. GEC redlines
5. CD redlines
6. FAE redlines
7. Engineering Final Submittal Checklist

Engineering Final Submittal Checklist	
Check Box	Item: Report/Form
<input type="checkbox"/>	Drainage Report (signed)
<input checked="" type="checkbox"/>	PBMP Applicability Form
<input type="checkbox"/>	Traffic Impact Study (signed)
<input type="checkbox"/>	Grading & Erosion Control Plan and checklist (signed)
<input type="checkbox"/>	Street and Channel Construction Plans (signed)
<input type="checkbox"/>	Deviation Request (signed)
<input checked="" type="checkbox"/>	MS4 Post Construction Form and SDI worksheet
<input type="checkbox"/>	Proof of embankment/pond submittal to State Engineer
<input checked="" type="checkbox"/>	ESQCP (signed)
<input type="checkbox"/>	* Financial Assurance Estimate, SIA (signed)
<input type="checkbox"/>	* Channel , Pond/BMP Maint. Agreement and Easement (signed)
<input type="checkbox"/>	* Operation & Maintenance Manual
<input type="checkbox"/>	AutoCAD base drawing (submitted to DPW)
<input type="checkbox"/>	Pre-Development Site Grading Acknowledgement and Right of Access Form (signed)
<input type="checkbox"/>	Other: <u>Offsite Easements, Other Permits (FEMA LOMR, USACE, Floodplain...), Conditions of Approval, Street light license agreement, etc.</u>
Pre-Construction Checklist:	
<input type="checkbox"/>	Driveway/Access Permit (Temporary access permits to be obtained from EPC DPW)
<input type="checkbox"/>	Work Within the ROW Permit (DPW or CDOT)
<input type="checkbox"/>	* Stormwater Management Plan (SWMP) and checklist Submit to PCD-Inspections 2 weeks prior to precon.
<input type="checkbox"/>	* Colorado Discharge Permit (COR: _____)
<input type="checkbox"/>	* County Construction Activity Permit
<input type="checkbox"/>	* CDPHE APEN – (if over 25 ac. or 6 mos.)
<input type="checkbox"/>	* Financial Surety (Letter of Credit/Bond/Collateral/Check)
<input type="checkbox"/>	Construction Permit Fee: <i>Major Final Plat (CO and/or PBMPs and/or offsite impvts.)</i> \$ _____ (Verify fees with Inspections Supervisor at time of scheduling)
<input type="checkbox"/>	Other: <u>Dewatering Permit, _____</u>

* - required items to obtain an ESQCP

Permit Fee and Collateral must be separate checks

Post Construction Submittal Checklist: (ECM 5.10.6)	
<input type="checkbox"/>	As-Built Drawings
<input type="checkbox"/>	Pond Certification Letter
<input type="checkbox"/>	Acceptance Letter for wet utilities

- = Need final / signed version

- = complete, in file

- = PCD Staff to provide

- = Undetermined at this time

- = Need later