

Chapter	Section	Problem Description	El Paso County Recommendation	HBA Comments	Final Recommendation
5.	5.6.2	<p>BESQCP Administration: Historically El Paso County issued multiple BESQCP permits to the same owner of multiple lots (specifically commercial home builders) that are part of a subdivision under active construction that is disturbing greater than one acre of land. Criteria for BESQCP does not require a Stormwater Management Plan or routine inspection of the permitted site(s).</p> <p>Per the definition of “applicable construction activity,” provided in the MS4 new permit, single or multiple single family residential lots that meet the definition of applicable construction activity must have oversight by El Paso County. New MS4 permit requires control measures to be implemented for all applicable construction activities. The control measures required included: Site Plans, which by definition can be a stormwater management plan; Site Inspections; and Enforcement response; and Site operator training</p> <p>To address the specificity included in the new permit the BESQCP will only be issued to single family residential lots that are not part of a larger plan of development or sale, and do</p>	<p>Rewrite paragraph: ESQCP Permit and Notice to Proceed Required</p> <p>An ESQCP is required for construction activities that result in land disturbance of greater than or equal to one acre or that is less than one acre, but is part of a larger common plan of development or sale that would disturb one acre or more, unless the activity meets exclusion criteria in section 5.6.3.</p> <p>For builders of single residential homes that are not part of a common plan of development or sale and that will disturb less than one acre of land, a BESQCP may be obtained following a simplified procedure.</p> <p>No work shall begin under an approved ESQCP or BESQCP until the ECM Administrator has issued a Notice to Proceed under an approved Construction Permit or issuance of a Building Permit.</p>		

		<p>not disturb more than one acre, and lots greater than 2.5 acres in size, with some exceptions based on total site imperviousness.</p> <p>Home builders purchasing multiple lots will now need to obtain an ESQCP for all the lots included in an active development, similar to the CDPHE permitting process.</p> <p>This change will now require home builders to: obtain one ESQCP for all lots that are part of a larger plan of development; develop and maintain a Stormwater Mangement Plan for the area of disturbance; post financial assurance for grading, sediment and erosion control; be routinely inspected by El Paso County.</p>			
5	5.10.6	<p>Engineering Record Drawings: The requirement to submit Engineering Record Drawings (i.e. As-builts) is not new. Historically El Paso County has allowed for the submission of .pdf files of "red line/green line" mark ups on approved plan sheets to meet the as builts submission requirement. This process requires County staff to redraw all structures in to the county GIS System because of the technical inability to electronical integrate</p>	<p>NEW SECTION 5.10.6</p> <p>5.10.6 Engineering Record Drawings</p> <p>A. Record Drawing Required</p> <p>Engineering Record Drawings (also known as "as-built" plans) are required for all projects that include public improvements or common development improvements, including but not limited to roadway improvements, public sidewalks and trails, storm drainage facilities, and utility infrastructure on public property or private property within public easements or rights-of-way. Engineering Record Drawings are necessary for inclusion of public improvements into the El Paso County Asset Management System, as a basis to plan and design future projects in the same area, for ADA compliance, and to document compliance with permitting requirements including the County's MS4 permit. Engineering Record Drawings shall be submitted in an electronic format acceptable to the ECM Administrator as described below in section 5.10.6.D and the El Paso County Digital CAD/GIS Data Submission Technical Guide, Version 1.0- July 2019, included in Appendix M.</p>		

	<p>information from a .pdf file to an GIS based system. Historically primarily only road centerline data has been able to be input into the County GIS based asset management system.</p> <p>The proposed changes direct the submission of Engineering Record Drawings in an electronic format with the ability to integrate with a GIS based asset management system. In addition to file format submission requirements lists of various asset types and associated attributes is recommended for inclusion in the Engineering Record Drawing submissions.</p>	<p>B. Reflect Changes to Construction Plans Engineering Record Drawings are a record of any substantial variations or changes to the original intended physical product of the approved construction plans. The revisions shall be shown on a copy of the original approved construction plans that are filed with the County. Engineering Record Drawings submitted for County review shall reflect the same degree of detail as the original plan drawings. Engineering Record Drawings shall be accompanied by a completion letter from the permit holder which shall state that the site and adjacent properties (as affected by work performed under the County permit) are stable with respect to settlement and subsidence, sloughing of cut and fill slopes, revegetation or other ground cover, and the as-built improvements (public improvements, common development improvements, site grading and paving) meet or exceed the minimum design requirements. For sites including detention and/or water quality facilities, the completion letter shall include a statement that the facilities provide the required storage volume and will meet the required release rates, as documented by an attached UDFCD design form with the as-built stage areas, elevations and outlet dimensions. If the detention/WQCV facility cannot be modeled with UDFCD spreadsheets due to a large contributing area, other verified stage/storage/discharge tables for the applicable design storms shall be provided with the letter.</p> <p>Engineering Record Drawings submitted for review and approval shall include those features and feature details(attributes) as defined in the El Paso County Digital CAD/GIS Data Submittal Technical Guide, Version 1.0- July 2019.</p> <p>c. Record Drawings Approval Process To facilitate the approval process of record drawings, the following procedure shall be followed.</p> <ul style="list-style-type: none"> • The permit holder's engineer of record shall submit the Engineering Record Drawings for ECM Administrator review in the applicable formats specified below. • The ECM Administrator will review the drawings and redline any necessary changes. The construction/project engineer shall update the drawings and resubmit the drawings for approval. • Upon ECM Administrator approval of the final Engineering Record Drawings, the drawings will be uploaded to the El Paso County Planning and Community Development (PCD) EDARP (Electronic Development Application Review Program) system. If there are multiple hardcopy sets the County will retain one set. <p>The Engineering Record Drawings shall clearly indicate the "as-built" state of the project. Each sheet of the record drawings shall be designated as "Engineering Record Drawings", and signed and dated by the engineer of record.</p> <p>Financial assurances for the "as-built" line item in the project Financial</p>		
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