

MEMORANDUM

DATE: January 20, 2023

TO: Kari Parsons, PCD-Project Manager

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

SUBJECT: SF-22-037 – Sterling Ranch East Filing No. 2
First 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. Additional comments may be generated on items added or revised after the original comments.

For reference, the preliminary plan for Sterling Ranch East Phase 1 is on EDARP at <https://epcdevplanreview.com/Public/ProjectDetails/184079>
The rezone is at: <https://epcdevplanreview.com/Public/ProjectDetails/184081>
The standalone CDs for Briargate Parkway and Sterling Ranch Road (Homestead North 1): <https://epcdevplanreview.com/Public/ProjectDetails/172047>
The Briargate Parkway Bridge over Sand Creek: <https://epcdevplanreview.com/Public/ProjectDetails/172074>
The Sterling Ranch Road Bridge over Sand Creek: <https://epcdevplanreview.com/Public/ProjectDetails/172075>
Sand Creek Channel Improvements: <https://epcdevplanreview.com/Public/ProjectComments/152502>
and the Development Agreement: <https://epcdevplanreview.com/Public/ProjectDetails/180819>
Reference Sterling Ranch East Filing No. 1 comments: <https://epcdevplanreview.com/Public/ProjectComments/186940>

General/Letter of Intent

1. See LOI redlines.

2. Note: per the Development Agreement: “Subdivider and its successors and assigns, including homebuilders, shall not be permitted to plat any lots within two hundred (200) feet of the east side of the existing Sand Creek floodplain between Briargate Parkway and Sterling Ranch Road prior to completion of the Sand Creek Channel Improvements.”
3. Note: Carry through any revisions from the preliminary plan onto the final plat documents.

Final Plat

1. See Final Plat redlines.

Transportation / Traffic Impact Study

1. See TIS redlines.
LSC Response: See responses in redline document.
2. Provide an approved deviation request for the Boulder City Place intersection on Briargate Parkway (process the request with the Preliminary Plan).
LSC Response: The deviation request will be included with this submission.
3. See comments and redlines on SP-22-004, SKP-22-004, and SF-22-035 and update this TIS memo per any revisions to those documents.
LSC Response: The Sterling Ranch Master TIS and Sterling Ranch East Preliminary Plan TIS have been updated based on comments and those revisions have been included in this Filing 1 and 2 memorandum.
4. Note: conditions of approval will be provided requiring updated traffic signal analyses upon buildout of Sterling Ranch East Filing Nos. 1 and 2, and any resulting design and construction requirements.
LSC Response: Noted.

Final Drainage Report / Drainage Plans

1. See cursory FDR redlines.
2. Ensure that any applicable revisions/updates to the PDR/MDDP (SP-22-004) and SF-22-035 FDR are carried through this FDR.

CDs / Grading and Erosion Control Plan / SWMP

1. See CD/GEC redlines.
2. Provide the additional geotech studies referenced in the Soils and Geology report when available:
 - a. “It is anticipated that the shallow water areas will be mitigated with site grading and the installation of sewer underdrains. Specific recommendations should be made after additional investigation and site grading has been completed.”
 - b. “Where basements are proposed, significant interceptor and underslab drains may be necessary. Additional investigation is recommended after grading and the storm sewer is installed to evaluate groundwater conditions.”
3. Add corner and/or midblock pedestrian ramps on Boise Court.
4. Note: a pavement design report is required to be approved prior to base course installation.
5. Note: Utility plans were not received.

Forms / Permits / Other

1. See attached Final Engineering Checklist for required approval documents.
2. See cursory FAE redlines. Quantities will be checked in more detail with following submittals.
3. See SIA cursory redlines.
4. Note: The channel maintenance agreement provided with Homestead North should cover the subject area in Sterling Ranch East Filing No. 2.

Attachments/Electronic Redlines

1. Engineering Final Submittal Checklist
2. Letter of Intent redlines
3. Final Plat redlines
4. TIS redlines
5. Final Drainage Report redlines
6. CD/GEC Plan redlines
7. FAE redlines
8. ESQCP redlines
9. SIA redlines

Engineering Final Submittal Checklist	
Check Box	Item: Report/Form
<input type="checkbox"/>	Drainage Report (signed)
<input 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 utility Construction Plans (signed)
<input type="checkbox"/>	Deviation Request (signed)
<input type="checkbox"/>	MS4 Post Construction Form and SDI worksheet
<input checked="" type="checkbox"/>	Proof of embankment/pond submittal to State Engineer
<input type="checkbox"/>	ESQCP (signed)
<input type="checkbox"/>	* Financial Assurance Estimate, SIA (signed)
<input type="checkbox"/>	* Pond/BMP and Channel 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: Offsite Easements, Other Permits (FEMA LOMR, USACE, Floodplain...), Conditions of Approval, Street light license agreement , etc.
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