



**To: Kylie Bagley, Planner III, EPC Planning and Community Development**

**From: Peter Patten, Patten Associates, Inc.**

**RE: Silverado Ranch Filing 2/Responses to Significant Staff Comments**

**Date: June 21, 2024**

The purpose of this memorandum is to respond to several significant issues raised by EPC staff or outside agencies regarding the first submittal of the Final Plat for Silverado Ranch Filing 2. Most of these items were discussed at our meeting at EPC offices on April 23<sup>rd</sup>. Our responses and re-submittal are consistent with the direction provided by staff at that meeting.

**1. PUD Note – requires another access for any phase with more than 10 lots.**

This PUD note includes a provision that the Planning Director can modify this requirement “or their representative” if “market demands vary or engineering situations vary from what is known today.” The LOI has been revised to include this request primarily because the current EPC Land Use Code allows for 25 lots on a single access road as shown below:

**8.4.4 D**

**(1) Maximum Number of Lots on Dead-End Road**

The maximum number of lots fronting and taking access from a dead-end road is 25.

**2. Geology Report – CGS groundwater depth concern**

*CGS commented: “Although Front Range Geotechnical’s report is outdated, the conclusions and identification of geologic hazards and constraints are still valid. However, the test holes only extended to depths ranging from 10 to 12 feet. If basements or significant cuts are planned, these depths are not sufficient to properly characterize the subsurface materials.”*

We have submitted an email from Entech, the firm that has done much of the drilling for the residential wells in Silverado Ranch, which states they typically drill test borings to 20-30 feet and sample at 5 foot intervals. Additionally, a letter from Kunau Drilling states that the Silverado wells “have shown not to encounter groundwater above 50’.”

### **3. Water Resources Report/Water Quality**

Lori Seago has “signed off” on the water supply adequacy issue. A revised Water Supply Summary form has been submitted. The only remaining item relative to water is updating the water quality information. We have submitted a recently completed water quality testing report.

### **4. Fire Protection/Cistern**

As discussed at our meeting, we have agreed to allow the Ellicott Fire Department Chief to complete the required report. We have communicated with them about this but are unsure of the current status.

The fire department has agreed to serve the subdivision and has written that letter. Additionally, they requested a 30,000 gallon cistern on site and the applicant has agreed to install the cistern in a location between Filings 1 and 2. The Colorado State Forest stated in a letter:

“The primary wildland fuel type for this proposal is grassland having a low hazard potential. No special fire mitigation plans or other actions are necessary for final approval by the Colorado State Forest Service.”

We are not aware of any other issues regarding fire protection.

### **5. Construction Drawings – possible deviations for ditch slope and shoulder width**

The CD’s have been revised so that these deviations are not required.

### **6. Crushed Asphalt Roads**

Consistent with our discussion at the meeting, we have submitted a Deviation Request for crushed asphalt (RAP) surfacing on the private roads.