

MEMORANDUM

DATE: October 27, 2023 , [Response November 13, 2023](#)

TO: Kari Parsons, PCD-Project Manager

FROM: Charlene Durham, PCD-Engineering
719-520-7951
Jeff Rice, PCD-Engineering
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SUBJECT: SF-22-035 – Sterling Ranch East Filing No. 1
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.

The comments include unresolved previous comments and new comments resulting from the re-submittal in **bold**. All previous comments that have been resolved have been noted or deleted. A written response to all comments and redlines is required for review of the re-submittal. **No comment response was received with this 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>

General/Letter of Intent

1. See LOI redlines. **Resolved**
2. **Resolved.**
3. If there will be a Road Fee Credit Agreement for the construction of Briargate Parkway provide the form. **Unresolved. To be resolved at time of construction.**
4. 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." **Unresolved. See added plat note.**
5. Note: Carry through any revisions from the preliminary plan onto the final plat documents.

Final Plat

1. See Final Plat redlines. **Partially resolved; see updated/remaining Plat redlines. See revised.**
2. Note that the ultimate design of the Sterling Ranch Road/Briargate Parkway intersection may require additional right-of-way at the northeast corner of Tract J that is now included in this plat. If it would simplify revisions, the ROW can be called out as a tract for future ROW. **Resolved**

Transportation / Traffic Impact Study

1. See TIS redlines. **Resolved**
2. See comments and redlines on SP-22-004 and SKP-22-004 and update this TIS memo per any revisions to those documents. **Resolved**
3. Note: conditions of approval will be provided requiring updated traffic signal analyses upon buildout of Sterling Ranch East Filing No. 1, and any resulting design and construction requirements. **Acknowledged**

Final Drainage Report / Drainage Plans

1. See FDR redlines. **Partially resolved; see updated/remaining FDR redlines. See revised and Responses**
2. **Resolved.**
3. **Resolved.**

CDs / Grading and Erosion Control Plan / SWMP

1. See CD/GEC redlines. **Resolved**
2. Provide the County CD signature block on the separate utility plans. Show the underdrain stub locations on the utility service locations details on sheet 17 and note and/or show the underdrain system outfall(s) on Sheet 2. **Unresolved. Signature block added,**
3. Pocatello Trail profile was adjusted on the CD's. Utility plans do not appear to have been updated with revised profile. Please update. **See revised detail**
4. **Resolved.**
5. 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.**"
 - c. **Address CGS comment #1. Unresolved** Lot's are reflected correctly per Geotech
 - d. **Address specifically in comment response CGS recommendation to monitor test holes through spring and summer and CGS comment #3. (See previous preliminary plan comments.) Unresolved** See added note on CD's Sheet 8 recommendations
 - e. **If groundwater at the north end of Pocatello Trail (TB#22) is only 3.5 feet deep and bedrock is 4 feet deep and cut is approximately 6 feet, address how groundwater will be addressed. Verify that other areas of cut do not have a similar condition. Unresolved** See revised profile/grading.
6. Note: a pavement design report is required to be approved prior to base course installation. **Acknowledged**

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. **Resolved**
3. See SIA cursory redlines. **Resolved.**
4. Provide the FAE for Sterling Ranch Road and Briargate for this file once it is approved. **Unresolved.** **Acknowledged**
5. A channel maintenance agreement will be needed; the latest version for Homestead North can be used as a template. **Unresolved** Jeff Rice is preparing first draft for review
6. **The drainage report states that the proposed pond embankment is jurisdictional; verify that the correct permitting is being obtained from the State and provide a copy of correspondence or the permit. Partially Resolved – Provide documentation from State when received.** **Acknowledged**

Attachments/Electronic Redlines

1. Engineering Final Submittal Checklist
2. Final Plat redlines
3. Final Drainage Report 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 checked="" type="checkbox"/>	Grading & Erosion Control Plan and checklist (signed)
<input checked="" type="checkbox"/>	Street and utility 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 type="checkbox"/>	ESQCP (signed)
<input type="checkbox"/>	* Financial Assurance Estimate, SIA (signed)
<input checked="" 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 checked="" 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