

July 9, 2018

Kari Parsons, Planner
El Paso County Planning and Community Development Department
Via email: Kariparsons@elpasoco.com

RE: Silverado Ranch PUD Final Plat Phase 1 (SF1811)

Dear Ms. Parsons:

This letter contains the Applicant's (Silverado Ranch, LLC) responses to comments received from various El Paso County (EPC) departments as well as comments received from utility companies and other agencies regarding the proposed Silverado Ranch PUD Final Plat Phase 1. Note that agencies with "no comments" have not been included in this letter. The Applicant's responses can be found in italics below each comment received.

EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

Planning Department

Planning comments are in green on the associated red line drawings for the letter of intent and the plat.

Response: Planning Department comments on the Final Plat plans as well as the Letter of Intent have been addressed on the revised Final Plat plans and revised Letter of Intent submitted with this letter.

Engineering Department

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.

Final Plat

1. Update plat note #17.
2. See Final Plat redlines for additional minor corrections and clarification of these comments.

Response: Engineering Department comments on the Final Plat have been addressed on the revised Final Plat plans submitted with this letter.

Transportation / Traffic Impact Study (TIS)

1. Provide a memorandum similar to the one dated March 8, 2017 addressing changes to the site phasing and changes assumed (or known) in background traffic since the 2008 study.
2. Include the Sight Distance Memorandum dated March 30, 2010.
3. Note: An updated TIS may be required with the submittal for Filing 2.
4. Provide a deviation request for phasing of paving.

Responses:

1. *A memorandum addressing changes to the site phasing and changes assumed (or known) in background traffic since the 2008 study has been submitted with this letter.*
2. *The Sight Distance Memorandum dated March 30, 2010 has been submitted with this letter.*
3. *Comment acknowledged.*
4. *A deviation request for phasing of paving has been approved.*

Final Drainage Report (FDR) / Drainage Plans

1. See minor redlines.
2. Provide a drainage easement for the retention pond spillway area. The easement form can be the same as that of the cul-de-sac, with purposes specified.

Responses:

1. *Redline comments have been addressed in the submitted revised FDR.*
2. *A drainage easement for the retention pond spillway area has been added to the Final Plat.*

Construction Drawings / Grading and Erosion Control Plan / SWMP

1. Provide PE stamp and signature on all sheets with the final submittal.
2. The ESQCP application submitted is not the approved version (Section 1.3). Provide the correct version.
3. Reference ECM 2.3.8.C.2. The entire cul-de-sac shall be dedicated as a non-revocable public improvement easement. An easement template can be provided upon request.
4. See redlines for clarification of these comments and additional minor comments.
5. See attached final submittal checklist for reference.
6. Note: The SWMP appears to be essentially the same as the previous project submittal which was reviewed at that time.

Responses:

1. *PE stamp and signature will be provided on all sheets with the final submittal.*
2. *The correct version of the ESQCP application has been submitted with this letter.*
3. *The entire cul-de-sac will be dedicated as a non-revocable public improvement easement.*
4. *Engineering Department comments on the Construction Drawings have been addressed on the revised Construction Drawings submitted with this letter.*
5. *See Responses to the Final Submittal Checklist below:*

<i>Response</i>	Engineering Final Submittal Checklist for Electronic Submittals
	Item: Report/Form
<i>Submitted</i>	Drainage Report (signed)
<i>To be submitted with Phase 2 if required.</i>	Traffic Impact Study (signed)
<i>Submitted</i>	Grading & Erosion Control Plan (signed)
<i>Submitted</i>	Street Construction Plans (signed)
<i>Submitted and Approved</i>	Deviation Request (signed)
<i>Submitted</i>	ESQCP (signed) DPW POC: John Chavez
<i>Submitted</i>	* Financial Assurance Estimate, SIA (signed)
<i>Submitted</i>	* Pond/BMP Maint. Agreement and Easement (signed)
<i>Submitted</i>	* Operation & Maintenance Manual
<i>Not applicable</i>	Other: Offsite Easements, Other Permits (FEMA LOMR, USACE, Floodplain...), Conditions of Approval, etc.

SIA/Financial Assurance Estimate

- Note: Asphalt cost may be required if the deviation for gravel roads is not approved.

Response: Deviation has been approved.

COLORADO STATE FOREST SERVICE

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

Response: Comment acknowledged.

EL PASO COUNTY ATTORNEY'S OFFICE

Please submit the SIA in Word for editing.

Response: The SIA in Word has been submitted.

EL PASO COUNTY PARKS DEPARTMENT

Recommend to the Planning Commission and the Board of County Commissioners that the approval of Silverado Ranch Filing No. 1 Final Plat include the following conditions: require fees in lieu of land dedication for regional park purposes in the amount of \$4,300.

Response: The Applicant agrees to pay the \$4,300 fee in lieu of land dedication prior to recording the Final Plat.

MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC

This area is within MVEA certificated service area. MVEA will serve this area according to our extension policy. Connection requirements may include provisions for necessary line extensions and or other system improvements, and payment of all fees under MVEA line extension policy. Information concerning these requirements can be obtained by contacting the Engineering Department of MVEA.

MVEA requests a ten (10) foot front, side and rear lot line utility easement along with a twenty (20) foot exterior easement on plat. MVEA also requests platting of existing MVEA facilities with easement on the plat. If open space, drainage and landscape tracts are designed in this subdivision MVEA requests these areas be listed to include utilities. Additional easements may be required once a review of civil drawings with grading and erosion plan is provided to MVEA in order to serve this development.

MVEA has existing facilities within this parcel of land. If there is any removal or relocation of facilities it will be at the expense of the applicant. Mountain View will require that the owner or developer of this project coordinate with it and the El Paso County concerning the location of any roads or other public improvements that it constructs, including any offsite modifications to existing roads or other public improvements, in order that arrangements can be made, in advance of entering into any construction contracts affecting such facilities, to complete any necessary relocation of Mountain View facilities prior to construction of said improvements, all in accordance with Colorado law and Mountain View's published policies and Bylaws. Mountain View will not proceed to relocate any facilities until after such coordination is complete and Mountain View has been paid those relocation costs that are properly owned it under its published policies and Bylaws and Colorado law.

Response: Utility easements requested have been provided on the plat. Open space, drainage and landscape tracts include utilities. The Applicant will coordinate with MVEA and El Paso County concerning the location of any roads or other public improvements that it constructs.

EL PASO COUNTY ENVIRONMENTAL SERVICES

The El Paso County Environmental Division has completed its review of the above referenced review. Our review consisted of the following items: wetlands, federal and state listed threatened or endangered species, general wildlife resources and noxious weeds.

We have reviewed the submittal and have no comments at this time.

The applicant is hereby on notice that the U.S. Army Corps of Engineers and the U.S. Fish and Wildlife Service have regulatory jurisdiction over wetland and threatened and endangered species issues, respectively. It is the applicant's responsibility, and not El Paso County's, to ensure compliance with all applicable county, state, and federal laws and regulations, including, but not limited to, the Clean Water Act, Endangered Species Act, Migratory Bird Treaty Act, Colorado Noxious Weed Act and El Paso County Weed Management Plan.

Response: The Applicant understands that it is their responsibility to ensure compliance with all applicable county, state, and federal laws and regulations.

PARKS ADVISORY BOARD

Recommend to the Planning Commission and the Board of County Commissioners that the approval of Silverado Ranch Filing No. 1 Final Plat include the following conditions: require fees in lieu of land dedication for regional park purposes in the amount of \$4,300.

Response: This is the same comment as the El Paso County Parks Department – see above response.

COLORADO PARKS AND WILDLIFE

Thank you for the opportunity to comment on the final plat for Silverado Ranch Filing No1. District Wildlife Manager Adam Gerstenberger reviewed your materials and is familiar with the site. Colorado Parks and Wildlife (CPW) has the following comments and suggestions regarding the proposed development.

The following is a list of general recommendations the CPW would like to be taken into consideration with the residential side of this development in order to avoid nuisance conflicts with wildlife. Many times these conditions can be enforced through the local Homeowner's Association or through covenants.

1. Pets should not be allowed to roam free and fences should be installed to decrease or eliminate this problem. Dogs and cats chase or prey on various wildlife species. One benefit to keeping animals under control is that they are less likely to bother other people, be in roadways or become prey for mountain lions, coyotes, foxes or owls.
2. Trash should be kept indoors until the morning of trash pickup. The CPW recommends using bear resistant trash containers. Bears, skunks, raccoons, and neighborhood dogs are attracted to garbage and do become habituated.
3. Feeding of all wildlife should be prohibited, with the exception of songbirds. The use of bird feeders, suet feeders, and hummingbird feeders are discouraged. However, if feeders are used, they should be placed so they are inaccessible to bears, raccoons or skunks and other wildlife species that might cause damage or threaten human safety. It is illegal to feed big game including deer, elk, antelope, moose, bear and lion.
4. Pets should be fed inside or if pets are fed outside, feeding should occur only for a specified period of time and food bowls returned afterwards to a secure site for storage. Pet food left outside attracts various wildlife species which in turn attracts predators.
5. When landscaping lots, it is strongly recommended that native vegetation be used that wildlife is less likely to be attracted to. Planting of trees and shrubs that are attractive to native ungulates should incorporate the use of materials that will prevent access and damage (fencing, tree guards, trunk guards, etc.).
6. Fences, other than those around the immediate domicile and serving to protect landscaped trees and shrubs, should be designed so as not to impair wildlife movements. Ornamental fences with sharp vertical points or projections extending beyond the top horizontal rail should be strongly discouraged in areas where deer and black bear are known to occur. This type of fencing typically ensnares deer by the hips when trying to squeeze through and impales animals attempting to go over the top. Wildlife friendly design recommendations can be provided upon request.
7. It is strongly encouraged that dog kennels have a top enclosure, regardless of the height of the kennel.

8. Barbecue grills should be placed in a secure area when not in use.

Response: The Applicant is considering these general recommendations for inclusion in the project covenants. Some of the recommendations are already incorporated into the draft covenants.

PIKES PEAK REGIONAL BUILDING DEPARTMENT

Regarding a request for approval of a final plat for Silverado Ranch Filing No. 1, Enumerations has the following comments: 1. Provide a large format copy of the entire development for addressing since the proposed layout has changed since the last time a copy was provided to us. Indicate with (XXXX) the locations of all lots and tracts which will require addresses. 2. All street names have been previously approved. Please show all street names on the copy of the development provided for addressing. 3. Prior to recording, Enumerations will review the mylar for addressing, title block, street names and floodplain statement. A \$10 per lot/tract addressing fee will be due at the time of mylar review. 4. Provide a copy of the final recorded plat for our records. Enumerations will not approve any building plans submitted for review/permit without a copy of the final recorded plat in our records. Floodplain has no comment of objection to this submittal.

Response: The Applicant agrees to provide the requested information, pay the appropriate fee and understands the process as stated above by Enumerations.

If you have any questions or comments regarding these response, please contact me at ppatten@pattenassociates.com or 970-846-9111.

Sincerely,



A. Peter Patten, Jr., Owner/President
Patten Associates, Inc.