

Agency Review Comments

Project

Project Name

Retreat at TimberRidge Filing No. 2

Applicant

Classic Consulting Engineers & Surveyors, LLC

EA Number

EA1895

File Number

SF2121

Project Manager

Kari Parsons (kariparsons@elpasoco.com)

(719) 520-6306

Status

Active

Created

12/19/2018 3:15:08 PM

CCES RESPONSES TO COMMENTS ARE IN RED

Review Comments (41)

Agency	Comment	Date
EPC County Attorney's Office	Applicant: 1. Please upload the augmentation plan (18CW3002) to EDARP. (17CW3002 - the decree - is included but not the augmentation plan) 18CW3002 Augmentation Plan no uploaded 2. Please upload the referenced Ex. A to the District's commitment letter. Now uploaded 3. Please update documentation for the water demand for the rural lots so all documents are consistent (ie. clarify if the demand is .29 AF/lot or .32 AF/lot and clarify the overall water demand for the subdivision) and ensure documentation is consistent with the augmentation plan. Thank you. 0.32 AF/rural lot is correct. Water Summary Sheet now updated	9/2/2021 11:52:13 AM
PCD Engineering Division	(ESQCP redlines) Updated per comments	7/7/2021 10:13:16 AM
PCD Engineering Division	(CD/GEC redlines summary) Updated plans per comments	7/7/2021 10:12:50 AM

PCD Engineering Division	(CD/GEC redlines) Updated plans per comments	7/7/2021 10:12:29 AM
PCD Engineering Division	(FAE redlines) Updated per comments	7/7/2021 10:11:52 AM
PCD Engineering Division	(FDR redlines summary) Updated per comments	7/7/2021 10:11:26 AM
PCD Engineering Division	(FDR redlines) Updated report per comments	7/7/2021 10:10:59 AM
PCD Engineering Division	(Wetlands permit redlines) Wetlands mitigation report now provided	7/6/2021 9:55:02 PM
PCD Engineering Division	(TIS redlines summary) LSC updated TIS report per comments	7/6/2021 9:54:15 PM
PCD Engineering Division	(TIS redlines) LSC updated TIS report per comments	7/6/2021 9:53:45 PM
PCD Engineering Division	(Plat redlines summary) Plat updated per comments	7/6/2021 9:52:04 PM
PCD Engineering Division	(Plat redlines) Plat updated per comments	7/6/2021 9:51:25 PM

PCD Engineering Division	See comment letter and redlines. The following items need to be revised and resubmitted: - Final Plat - FDR - TIS - GEC Plan / CDs - FAE - Items with Stormwater comments -- Jeff Rice - 719-520-7877	7/6/2021 9:49:59 PM
EPC Stormwater Review	O&M_v1 Updated per SW comments	7/6/2021 4:32:03 PM
EPC Stormwater Review	MS4_v1 Updated per SW comments	7/6/2021 4:28:11 PM
EPC Stormwater Review	SWMP_v1 Updated per SW comments	7/6/2021 4:22:26 PM
PCD Project Manager	Letter of Intent Planning comments: Please address Section 7.2.1 approval criteria which does include Master plan and Water Master Plan compliance. LOI updated per comments See redlines for excerpts from each Plan.	6/24/2021 3:53:01 PM
PCD Project Manager	FAE Planning only comments Updated per comments	6/24/2021 3:42:16 PM
PCD Project Manager	Plat Planning only comments Plat updated per comments	6/24/2021 3:41:53 PM
PCD Project Manager	Add and address in LOI 7.2.1 Criteria for Approval. In approving a final plat, the approving authority shall find that: • The subdivision is in conformance with the goals, objectives, and policies of the Master Plan; LOI updated per all comments below • The subdivision is in substantial conformance with the approved preliminary plan;	6/24/2021 3:38:06 PM

- The subdivision is consistent with the subdivision design standards and regulations and meets all planning, engineering, and surveying requirements of the County for maps, data, surveys, analyses, studies, reports, plans, designs, documents, and other supporting materials;
- Either a sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of subdivision proposed, as determined in accordance with the standards set forth in the water supply standards [C.R.S. § 30-28-133(6)(a)] and the requirements of Chapter 8 of this Code, or, with respect to applications for administrative final plat approval, such finding was previously made by the BoCC at the time of preliminary plan approval;
- A public sewage disposal system has been established and, if other methods of sewage disposal are proposed, the system complies with State and local laws and regulations, [C.R.S. § 30-28-133(6)(b)] and the requirements of Chapter 8 of this Code;
- All areas of the proposed subdivision which may involve soil or topographical conditions presenting hazards or requiring special precautions have been identified and that the proposed subdivision is compatible with such conditions [C.R.S. § 30-28-133(6)(c)];
- Adequate drainage improvements are proposed that comply with State Statute [C.R.S. § 30-28-133(3)(c)(VIII)] and the requirements of this Code and the ECM;
- Legal and physical access is provided to all parcels by public rights-of-way or recorded easement, acceptable to the County in compliance with this Code and the ECM;
- Necessary services, including police and fire protection, recreation, utilities, and transportation systems, are or will be made available to serve the proposed subdivision;
- The final plans provide evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code;
- Off-site impacts were evaluated and related off-site improvements are roughly proportional and will mitigate the impacts of the subdivision in accordance with applicable requirements of Chapter 8;
- Adequate public facilities or infrastructure, or cash-in-lieu, for impacts reasonably related to the proposed subdivision have been constructed or are financially guaranteed through the SIA so the impacts of the subdivision will be adequately mitigated;
- The subdivision meets other applicable sections of Chapter 6 and 8; and
- The extraction of any known commercial mining deposit shall not be impeded by this subdivision [C.R.S. §§ 34-1-302(1), et seq.]

PCD Project Manager	Gas Commitment Letter is only for 12 lots and it also states within City of Colorado Springs. Please provide an more accurate letter for the entire subdivision. Updated per comments	6/24/2021 10:34:09 AM
PCD Project Manager	Please provide a draft copy with exhibits of the easements for the offsite construction, and drainage. Draft esmt. docs. now provided	6/24/2021 10:26:35 AM
PCD Project Manager	Based on the comments provided by the EPCPHE, engineered septic systems would be required for this area of development. Please provide the notes on the plat stating which lots will require the engineered septic systems. See note 37 added to title page.	6/24/2021 10:25:04 AM
PCD Project Manager	The Subdivision Summary forms states something different the the commitment letter and the application. It states 90 lots are proposed and of that 90, 12 are to be on well and septic....all documentation shall match throughout the application please. Exhibit added to commitment letter to better explain overall water demands and lot phasing	6/24/2021 9:53:42 AM
PCD Project Manager	Please provide a stand alone wastewater disposal report for the on-site wastewater treatment system lots, and a report that addresses the lots to be served by central sewer provider. The report provided does not meet the standards identified in Chapter 8 of the Code, section 8.4.8. The OWTS and Central Provider for Sewer reports (OWTS and Central provider report if combined) should address the criteria in chapter 8.4.8. Reports can not be combined with the geology and soils report as of 9/2019; however the EPCHD has provided a finding that septic systems can be provided with the information provided. It is not stated in the report how many lots will be served by OWRS in this filing. Please provide a report addressing the central services for sewer and update the OWTS w/ a supplement. Per the water/wastewater commitment provided with the application,"164 lots are to be served by Sterling Ranch Metro for wastewater, an 3 lots to be served by OWTS per the commitment letter. ...All lots are proposed to be served by Central water." See overall lot phasing exhibit attached to Sterling commitment letters to better explain This conflicts with other docs in application. Please revise the commitment letter to be clear for what is being provided in this filing and what number of lots are to be served by central services verses on-site service. See overall lot phasing exhibit attached to Sterling commitment letters to better explain The application says only 90 lots are proposed. Are 12 lots to be served by well and septic? Yes. See revised docs.	6/24/2021 10:20:34 AM
PCD Project Manager	Staff understands applicant has submitted a wetland mitigation plan for approval to the Army Corps of Engineers. Please provide a copy of that mitigation plan. Staff acknowledged the plan is under review. Filing 2 Mitigation Plan now provided	6/22/2021 4:01:08 PM

EPC Stormwater Review	<p>Review 1: EPC Stormwater comments have been provided (in orange text boxes) on the following uploaded documents:</p> <ul style="list-style-type: none"> - CD (to be uploaded by PM with PCD comments) - Drainage Report (to be uploaded by PM with PCD comments) - ESQCP (to be uploaded by PM with PCD comments) - SWMP All docs. revised per SW comments - MS4 Post Construction Form - O&M Manual <p>Please provide the following documents for review with resubmittal:</p> <ul style="list-style-type: none"> - GEC Checklist - SWMP Checklist All docs. now uploaded - PBMP Applicability Form <p>https://publicworks.elpasoco.com/stormwater/</p> <p>Reviewed by: Christina Furchak Stormwater Engineer III christinafurchak@elpasoco.com</p>	7/6/2021 4:18:38 PM
EPC Health Department		6/20/2021 4:38:44 PM
County Attorney - Development Review	<p>Proposed amendments to SIA attached.</p> <p style="color: red;">Revised per County Att. comments</p>	6/18/2021 2:55:16 PM
County Attorney - Development Review	<p>Proposed amendment to Detention Maintenance Agreement attached.</p> <p style="color: red;">Revised per County Att. comments</p>	6/18/2021 2:54:52 PM
EPC Parks Department	<p>El Paso County Community Services / Parks Final Comments - Please See Attached Documents (PAB Endorsed 06/08/2021)</p>	6/17/2021 1:45:54 PM
Parks Advisory Board	<p>El Paso County Community Services / Parks Final Comments - Please See Attached Documents (PAB Endorsed 06/09/2021)</p>	6/17/2021 1:43:47 PM
Woodmen Hills Metro	<p>Woodmen Hills Metropolitan District has no comment.</p>	6/15/2021 9:12:38 AM

Colorado Division of Water Resources		6/9/2021 8:34:35 AM
Pikes Peak Regional Building Department	<p>Regarding a request for approval of a final plat for Retreat at Timberridge Filing No. 2, Enumerations has the following comments:</p> <ol style="list-style-type: none"> 1. Per Regional Building Code, section RBC312.8 addresses must appear on plats. Submit a 100 scale copy of the plat to our office for addressing. Place an (xxxx) on all lots and tracts which will require an address, in the location the address will be needed. Once addressing is completed, the addresses will be returned so that they may be placed on the mylar prior to recording. 2. Prior to recording, Enumerations will review the mylar for addressing, title block, street names and floodplain statement. A fee of \$10 per lot/tract addressed, payable to Pikes Peak Regional Building Department will be due at the time of mylar review. 3. Provide a copy of the final recorded plat to Enumerations. Approval of any plans submitted for this development will be pending receipt in our office of a copy of the final recorded plat. <p style="text-align: center;">Noted</p> <p>Brent Johnson Enumerations Plans Examiner Pikes Peak Regional Building Department O: 719-327-2888 E: brent@pprbd.org W: pprbd.org</p>	6/8/2021 8:45:53 AM
Mountain View Electric Association, Inc.	<p>See attached comments</p> <p style="text-align: center;">Noted</p>	6/7/2021 4:34:38 PM
Upper Black Squirrel Creek GWMD	<p>The Upper Black Squirrel Creek GWMD does not have any comments at this time but reserves the right to comment in the future. Noted</p>	6/2/2021 1:15:59 PM

911 Authority - El Paso/Teller County	<p>All names on this submittal have been previously approved.</p> <p>No action for E911</p> <p>Bison Valley Trl – Previously approved</p> <p>Owl Perch Loop – Previously approved</p> <p>Elk Antler Ln – Previously approved</p> <p>Falcon Nest Ct – Previously approved</p> <p>Aspen Valley Rd – Previously approved</p>	6/2/2021 11:48:25 AM
	Noted	
	Thank you Justin	
El Paso County Conservation Dist		6/1/2021 9:54:15 AM
El Paso County Conservation Dist		6/1/2021 9:53:25 AM
EPC Environmental Services		5/27/2021 3:02:21 PM