



November 17, 2017

**El Paso County  
Development Services Department  
2880 International Circle  
Colorado Springs, CO 80910**

Attn: Kari Parsons  
Project Manager / Planner II

**Re: Jackson Ranch Filing No. 3 (SF-17-017) - Review 1  
Project No. 61044**

Dear Ms. Parsons:

M.V.E., Inc. has prepared the following response to comments contained in your June 26, 2017 comment letter concerning the above named project. Revised submittal materials are enclosed as needed. Each comment is addressed below in the order contained in your comment letter.

#### *EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT*

##### *Planning*

*Please revise the letter of intent to include the additional setbacks along the western (75 feet) and eastern (100 feet) rear lot lines per the approved preliminary plan. Response: Letter of Intent is revised and information added to page 5 under the "Relationship to Adjacent Properties and Land Uses" heading. The lots of Jackson Ranch Filing No. 3 are not affected by the 100 foot rear setback for lots adjacent to Canterbury West and Canterbury East shown on the Preliminary Plan.*

*Please email the SIA, and the Detention Pond Maintenance Agreements (and the exhibits) in Word to Loriseago@elpasoco.com for her review. Response: The documents have been sent to Lori Seago as requested.*

##### *Engineering*

*Comment 1: Attachment: Comment\_SF17017\_1.pdf Attached is the SWMP Checklist identifying items that needs to be addressed. Include the checklist with the resubmittal noting the page number where the missing items are addressed. Response: The SWMP redlines and checklist comments have been addressed. The annotated checklist is submitted at the beginning of the revised SWMP.*

*Engineers • Surveyors  
1903 Lelaray Street, Suite 200 • Colorado Springs, CO 80909 • Phone 719-635-5736  
Fax 719-635-5450 • e-mail mve@mvecivil.com*

*Comment 2: Engineering redline comments on the following pdf documents will be uploaded by the project managers: Construction Drawings, Final Drainage Report, Final Plat, Financial Assurance Estimates, Grading and Erosion Control, and Traffic Impact Study. Response: Engineering redline comments have been addressed for all the referenced documents.*

**Construction Drawings: SHEET 1 – added PCD project number, added PCD to list of agencies; SHEET 2 – added base course & EPC std detail reference to typical road section, added EPC std detail reference to typical cul-de-sac detail; SHEET 3 – calculations now included in the drainage report indicate no permanent ditch protection is required and did not add erosion control blanket to the plan, the centerline grades at the intersection are less than 4% (about 2% for each intersecting road) and there is no need to adjust the profiles but the edge of road contours were revised, signage is added to the plan and signage for Filing No. 2 was addressed by the owner and Paul Wiggs during construction of Filing No. 2 so there is no need to address Filing 2 signage on this plan, a ditch-out is added to the north end of Jackson Ranch Ct., the rock check detail included on the detail sheet call for a rip-rap spreading pad (Ditch-Out) on the downstream side which provides the requested suitable erosion control protection; SHEET 4 – vertical curve at Mahaffie Ct is revised, the rock check detail included on the detail sheet calls for a rip-rap spreading pad (Ditch-Out) on the downstream side which provides the requested suitable erosion control protection; cul-de-sac bulb stationing and station equations are added, calculations now included in the drainage report indicate no permanent ditch protection is required and did not add erosion control blanket to the plan, a station equation is added for the road intersection; SHEET 5 – the proposed contours do not show the ditch because the roadway is embanked higher than the required ditch depth and ties into existing grades therefore no need for a ditch section in these locations as discussed in the meeting.**

**Final Drainage Report: The Final Drainage Report has been revised according to comments. Hydrologic analysis has been added to address comments regarding the developed site outflows. Ditch velocity calculations have also been added. Flows in ditches remain minimal as they are released to the existing natural drainage paths where appropriate.**

**Final Plat: The north arrow and bar scale have been added, the use of Tract A has been labeled, the drainage easements and utility easements have been labeled, the street paving material has been left off the plat as the construction drawings contain that information, a temporary cul-de-sac should not be required on this project as we agreed at Early Assistance meeting because construction documents include a barricade forcing left turn down the Mahaffie Drive cul-de-sac until Jackson Ranch Court is constructed in a similar fashion as we have been constructing Hannah Ridge at Feathergrass, all department references have been revised to Planning and Community Development, other notes and labels have been added or revised as requested.**

**Financial Assurance Estimates: Estimated have been updated and revised per comments.**

**Grading and Erosion Control: Grading and Erosion Control comments are addressed with the Construction Drawing resubmittal.**

**Traffic Impact Study: The approved Transportation Memorandum of May 9, 2016 is included in the resubmittal items.**

## PARKS

*The Planning Division of the Community Services Department has reviewed the development application for Jackson Ranch Filing No. 3 Final Plat and has the following comments of behalf of El Paso County Parks. This application will be presented to the Park Advisory Board on July 12, 2017.*

*Jackson Ranch Filing No. 3 Final Plat consists of 9 single-family residential lots on 26.21 acres, with an average lot size of 2.61 acres. The property is zoned RR-2.5 and is located northeast of the intersection of Roller Coaster Road and Higby Road.*

*Minimal open space dedication of 0.50 acres is proposed within Jackson Ranch Filing No. 3 Final Plat. However, as part of the Jackson Ranch Amended Preliminary Plan, which was approved by the Board of County Commissioners in 2016, two tracts totaling 14.7 acres will be utilized as open space and drainage facilities to be owned and maintained by the property owners association.*

*The 2013 El Paso County Parks Master Plan shows no regional trails running through or directly adjacent to the proposed subdivision. Fox Run Regional Park is located .6-mile south of the property, as are the proposed Baptist Road Bicycle Route and the proposed Fox Run Regional Trail. The proposed Hodgen Road and Roller Coaster Road Bicycle Routes are located approximately .65-mile southeast of the property. The proposed Cherry Creek Regional Trail and Highway 105 Bicycle Route are located approximately 1.25 miles northwest of the property, while the proposed Highway 83 Bicycle Route is 1 mile east. The property is not located within any candidate open space land, although the Fox Run Grasslands Candidate Open Space is located .50 mile south of the property.*

*Parks staff recommends fees in lieu of land dedication for regional park purposes in the amount of \$3,663.*

*Recommended Motion: (Final Plat)*

*Recommend to the Planning Commission and Board of County Commissioners that approval of the Jackson Ranch Filing No. 3 Final Plat include the following condition: Require fees in lieu of land dedication for regional park purposes in the amount of \$3,663.*

*Please let me know if you have any questions or concerns.*

*Sincerely,*

*Ross A. Williams Park Planner Planning Division*

*Community Services Department rosswilliams@elpasoco.com*

*Cc: dsdcomments@elpasoco.com Elaine Kleckner Response: Noted.*

EL PASO COUNTY COMMUNITY SERVICES DEPARTMENT

*Environmental*

*The El Paso County Environmental Division has completed its review of the Jackson Ranch Filing No. 3 SF17017. Our review consisted of the following items: wetlands, federal and state listed threatened or endangered species, general wildlife resources and noxious weeds.*

*1. Information regarding wildlife protection measures shall be provided including fencing requirements, garbage containment, and riparian/wetland protection/buffer zones, as appropriate. Information can be obtained from Colorado Parks and Wildlife.*

*It is strongly recommended that the applicant obtain the necessary approvals from all federal, state and county agencies as a part of their planning process.*

*We appreciate the opportunity to comment on this project. If you have any questions or concerns, please contact me at (719) 520-7845. **Response: Noted.***

*EL PASO COUNTY /TELLER 911*

*No action for 911 All street names previously approved Justin **Response: Noted.***

*PIKES PEAK BUILDING DEPARTMENT*

*Enumerations*

*1. Enumerations/Floodplain will review the mylar prior to plat for address placement, street naming, title block and floodplain statement.*

*2. \$10.00 per lot and tract fee will be due at the time of the review of the mylar. If an address is not needed on a tract then no fee applies. Check should be made out to Regional Building Department. Paid directly to the Enumerations department.*

*3. A copy of the final recorded plat is required prior to plan submittal. **Response: Noted.***

*MOUNTAIN VIEW ELECTRIC*

*Mountain View Electric Association, Inc. (MVEA) has these comments about the following:*

*Project Name: Jackson Ranch, Filing #3 and #4*

*Project Number: SF17017 and SF1716*

*Description: Four Gates Land Development, LLC is requesting approval for 2 filings of Jackson Ranch Subdivision. These filings are designed with 9 residential lots in Filing #3 and 8 residential lots in Filing #4 on approximately 57 acres. This proposed subdivision is located east of Roller Coaster Road and north of Higby Road in Section 21, Township 11south, Range 66 West.*

*This area is within MVEA certificated service area. MVEA will serve this area according to our extension policy. Information concerning connection requirements, fees and upgrades under MVEA line extension policy can be obtained by contacting the Engineering Department of MVEA.*

*MVEA requests a ten (10) foot side and rear lot utility easement, fifteen (15) foot front lot line easement along with a thirty (30) 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.*

*MVEA has existing facilities near and within this parcel of land. If there is any removal or relocation of facilities it will be at the expense of the applicant and a review of easements will be required in order to serve.*

*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.*

*If additional information is required, please contact our office at (719) 495-2283.*

*Sincerely,*

*Cathy Hansen-Lee*

*Engineering Administrative Assistant* **Response: Noted.**

#### **UPPER BLACK SQUIRREL GWMD**

*Comment: The Board of Director's of the Upper Black Squirrel Creek GWMD does not have any comments at this time. Please send any future submittals. Response: Noted.*

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Please review the attached revised submittal materials and contact us if there are any questions.

Very truly yours,

M.V.E., Inc.



David R. Gorman, P.E.

DRG:cwg

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November 17, 2017

**El Paso County  
Development Services Department  
2880 International Circle  
Colorado Springs, CO 80910**

Attn: Kari Parsons  
Project Manager / Planner II

**Re: Jackson Ranch Filing No. 4 (SF-17-016) - Review 1  
Project No. 61044**

Dear Ms. Parsons:

M.V.E., Inc. has prepared the following response to comments contained in your June 26, 2017 comment letter concerning the above named project. Revised submittal materials are enclosed as needed. Each comment is addressed below in the order contained in your comment letter.

*EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT*

*Planning*

*Please revise the letter of intent to include the additional setbacks along the northern (100 feet), western (75 feet) and eastern (100 feet) rear lot lines per the approved preliminary plan.*

**Response: Letter of Intent contains the requested information on page 5 under the "Relationship to Adjacent Properties and Land Uses" heading.**

*Please email the SIA, and the Detention Pond Maintenance Agreements (and the exhibits) in Word to Loriseago@elpasoco.com for her review. Response: The documents have been sent to Lori Seago as requested.*

*Engineering*

*Comment 1: Attachment: Comment\_SF1716\_1.pdf Attached is the SWMP Checklist identifying items that needs to be addressed. Include the checklist with the resubmittal noting the page number where the missing items are addressed. Response: Noted.*

*Comment 2: Engineering redline comments on the following pdf documents will be uploaded by the project managers: Construction Drawings, Final Drainage Report, Final Plat, Financial Assurance Estimates, Grading and Erosion Control, and Traffic Impact Study Response: Engineering redline comments have been addressed for all the referenced documents.*

**Construction Drawings:** SHEET 1 – added PCD project number, added PCD to list of agencies; fixed unreadable text. SHEET 2 – added base course & EPC std detail reference to typical road section, added EPC std detail reference to typical cul-de-sac detail; SHEET 3 – calculations now included in the drainage report indicate no permanent ditch protection is required and did not add erosion control blanket to the plan, the rock check detail included on the detail sheet call for a rip-rap spreading pad (Ditch-Out) on the downstream side which provides the requested suitable erosion control protection, the ditches on both sides of the road daylight prior to reaching the end of the bulb, therefore, they can not be carried through to the end of the cul-de-sac which is higher above existing grade than the depth of a ditch.

**Final Drainage Report:** The Final Drainage Report has been revised according to comments. Hydrologic analysis has been added to address comments regarding the developed site outflows. Ditch velocity calculations have also been added. Flows in ditches remain minimal as they are released to the existing natural drainage paths where appropriate.

**Final Plat:** Final Plat comments have been addressed.

**Financial Assurance Estimates:** Regulatory sign removed, there are no signed in Filing 4, no barricade is required in this Filing.

**Grading and Erosion Control:** Grading and Erosion Control comments are addressed with the Construction Drawing resubmittal.

**Traffic Impact Study:** The approved Transportation Memorandum of May 9, 2016 is included in the resubmittal items.

*EL PASO COUNTY COMMUNITY SERVICES DEPARTMENT*

*Environmental*

- 1. Information regarding wildlife protection measures shall be provided including fencing requirements, garbage containment, and riparian/wetland protection/buffer zones, as appropriate. Information can be obtained from Colorado Parks and Wildlife.*
- 2. It is strongly recommended that the applicant obtain the necessary approvals from all federal, state and county agencies as a part of their planning process.*

*We appreciate the opportunity to comment on this project. If you have any questions or concerns, please contact me at (719) 520-7845. Response: Noted.*

*EL PASO COUNTY COMMUNITY SERVICES DEPARTMENT*

*Parks*

*The Planning Division of the Community Services Department has reviewed the development application for Jackson Ranch Filing No. 4 Final Plat and has the following comments of behalf of El Paso County Parks. This application will be presented to the Park Advisory Board on July 12, 2017.*

*Jackson Ranch Filing No. 4 Final Plat consists of 8 single-family residential lots on 31.18 acres, with an average lot size of 3.16 acres. The property is zoned RR-2.5 and is located northeast of the intersection of Roller Coaster Road and Higby Road.*

*Open space dedication of 4.55 acres is proposed within Jackson Ranch Filing No. 4 Final Plat, primarily for drainage purposes. However, as part of the Jackson Ranch Amended Preliminary Plan, which was approved by the Board of County Commissioners in 2016, two tracts totaling 14.7 acres will be utilized as open space and drainage facilities to be owned and maintained by the property owners association.*

*The 2013 El Paso County Parks Master Plan shows no regional trails running through or directly adjacent to the proposed subdivision. Fox Run Regional Park is located .8-mile south of the property, as are the proposed Baptist Road Bicycle Route and the proposed Fox Run Regional Trail. The proposed Hodgen Road and Roller Coaster Road Bicycle Routes are located approximately .75-mile southeast of the property. The proposed Cherry Creek Regional Trail and Highway 105 Bicycle Route are located approximately 1.10 miles northwest of the property, while the proposed Highway 83 Bicycle Route is 1 mile east. The property is not located within any candidate open space land, although the Fox Run Grasslands Candidate Open Space is located .70 mile south of the property.*

*Parks staff recommends fees in lieu of land dedication for regional park purposes in the amount of \$3,256.*

*Recommended Motion: (Final Plat)*

*Recommend to the Planning Commission and Board of County Commissioners that approval of the Jackson Ranch Filing No. 4 Final Plat include the following condition: Require fees in lieu of land dedication for regional park purposes in the amount of \$3,256.*

*Please let me know if you have any questions or concerns.*

*Sincerely,*

*Ross A. Williams Park Planner Planning Division*

*Community Services Department [rosswilliams@elpasoco.com](mailto:rosswilliams@elpasoco.com) Response: Noted.*

#### **PIKES PEAK REGIONAL BUILDING DEPARTMENT**

##### **Enumerations**

- 1. Enumerations/Floodplain will review the mylar prior to plat for address placement, street naming, title block and floodplain statement.**
- 2. \$10.00 per lot and tract fee will be due at the time of the review of the mylar. If an address is not needed on a tract then no fee applies. Check should be made out to Regional Building Department. Paid directly to the Enumerations department.**
- 3. A copy of the final recorded plat is required prior to plan submittal. Response: Noted.**

**MOUNTAIN VIEW ELECTRIC**

*Mountain View Electric Association, Inc. (MVEA) has these comments about the following:*

*Project Name: Jackson Ranch, Filing #3 and #4*

*Project Number: SF17017 and SF1716*

*Description: Four Gates Land Development, LLC is requesting approval for 2 filings of Jackson Ranch Subdivision. These filings are designed with 9 residential lots in Filing #3 and 8 residential lots in Filing #4 on approximately 57 acres. This proposed subdivision is located east of Roller Coaster Road and north of Higby Road in Section 21, Township 11 south, Range 66 West.*

*This area is within MVEA certificated service area. MVEA will serve this area according to our extension policy. Information concerning connection requirements, fees and upgrades under MVEA line extension policy can be obtained by contacting the Engineering Department of MVEA.*

*MVEA requests a ten (10) foot side and rear lot utility easement, fifteen (15) foot front lot line easement along with a thirty (30) 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.*

*MVEA has existing facilities near and within this parcel of land. If there is any removal or relocation of facilities it will be at the expense of the applicant and a review of easements will be required in order to serve.*

*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.*

*If additional information is required, please contact our office at (719) 495-2283.*

*Sincerely,*

*Cathy Hansen-Lee*

*Engineering Administrative Assistant **Response: Noted.***

**UPPER BLACK SQUIRREL CREEK GWMD**

*Comment: The Board of Director's of the Upper Black Squirrel Creek GWMD does not have any comments at this time. Please send any future submittals. **Response: Noted.***

Please review the attached revised submittal materials and contact us if there are any questions.

Jackson Ranch Filing No. 4 (SF-17-016) - Review 1  
November 17, 2017  
Page 5

Very truly yours,

M.V.E., Inc.

A handwritten signature in black ink, appearing to read 'David R. Gorman', followed by a long horizontal line extending to the right.

David R. Gorman, P.E.  
DRG:cwg

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Enc.