

Sterling Ranch Comment Response Letter

August 27, 2018

El Paso County Development Services Department
Pikes Peak Regional Development Center
2880 International Circle
Colorado Springs, CO 80910

RE: Sterling Ranch Comments -PPR-19-030 Sterling Ranch Wastewater - CSU Line

Dear Mrs Kari Parsons, PCD-Project Manager.

Enclosed are the response to comments provided by El Paso County Development Services Department on the Sterling Ranch Project; PPR-19-030 Sterling Ranch Wastewater - CSU Line, Second Submittal

General

1. See LOI redlines (address all offsite property owners). - **The LOI has been updated for Gravity Main system. The sanitary system completely by passes the Sterling Ranch Lift Station.**

Site Development Plan

1. See Planning Site Development Plan redlines; Engineering has no additional comments on the Site Development Plan but will review revisions provided on the next submittal. **The Site Development Plan is not required since the 18" sanitary main is by-passing the lift station.**

Construction Plans / Geotechnical Issues

1. See CD redlines. - **Noted**

Grading and Erosion Control Plan / SWMP / ESQCP

Note: The ECM was updated by the Board of County Commissioners on July 2nd in order to maintain County compliance with its MS4 permit. <https://www.agendasuite.org/iip/el Paso/file/getfile/10009>. A separate e-mail was sent on July 23rd containing updated forms and checklists. Please complete and submit the SWMP and GEC checklists and PBMP Applicability Form; this is now a requirement.

1. It appears that this project will disturb greater than one acre, and even if this sewer line construction does not in itself, it would be determined to be part of a larger common plan of development under the County's updated MS4 and ECM provisions. Provide a GEC Plan; this can be included in the CD set. **A GEC has been submitted.**
2. Ensure that all GEC Plan and SWMP checklist items are provided. GEC and SWMP checklists will be reviewed in detail with the next submittal. For any unknown/undetermined items, add a note to the GEC Plan stating how they will be addressed. **A SWMP has been submitted.**
3. Provide the updated ESQCP permit. **The ESQCP has been submitted.**

Agreements / Forms / Financial Assurances Estimate / Other

1. Provide the signed offsite easement when available. **The easements have been submitted.**
2. FAE: **See next page.**

- a. Provide a minimum earthwork quantity. **Included 500 cy as a minimum quantity.**
 - b. Provide mulching or ECB to match the seeding quantity. **Included 1.0 Ac. for mulching**
 - c. The sanitary sewer improvements are not required to be included unless this FAE is tied to a specific final plat. **The sanitary sewer quantities have been removed**
3. See attached Engineering Final Submittal Checklist; the items highlighted in blue will be required prior to the preconstruction meeting. **The checklist was used.**

Engineering Final Submittal Checklist for Electronic Submittals	
Check Box	Item: Report/Form
<input checked="" type="checkbox"/>	Drainage Report (signed)
<input type="checkbox"/>	PBMP Applicability Form
<input type="checkbox"/>	Traffic Impact Study (signed)
<input type="checkbox"/>	Grading & Erosion Control Plan and checklist (signed)
<input type="checkbox"/>	Street-Construction Plans (signed)
<input type="checkbox"/>	Deviation Request (signed)
<input type="checkbox"/>	MS4 Post Construction Form and SDI worksheet DPW POC: John Chavez
<input type="checkbox"/>	Proof of embankment/pond submittal to State Engineer
<input type="checkbox"/>	ESQCP (signed) DPW POC: John Chavez
<input type="checkbox"/>	* Financial Assurance Estimate, SIA (signed)
<input type="checkbox"/>	* Pond/BMP Maint. Agreement and Easement (signed)
<input type="checkbox"/>	* Operation & Maintenance Manual
<input type="checkbox"/>	Pre-Development Site Grading Acknowledgement and Right of Access Form (signed)
<input type="checkbox"/>	Other: <u>Offsite Easements, Other Permits (FEMA LOMR, USACE, Floodplain...), Conditions of Approval, etc.</u>
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 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>Site Development Plan Minor</i> \$ 1,037.00 (Verify fees with Inspections Supervisor at time of scheduling)
<input type="checkbox"/>	Other: _____

* - 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