

MEMORANDUM

DATE: March 23, 2022

TO: Kari Parsons, PCD-Project Manager

FROM: Jeff Rice, PCD-Engineering
719-520-7877

SUBJECT: SF-21-032– Sterling Ranch Filing No. 3
Second 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.

These 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 return of any 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.

Note: see associated comments and approvals on SP-20-003:

<https://epcdevplanreview.com/Public/ProjectComments/162868>

This project: <https://epcdevplanreview.com/Public/ProjectComments/174777>

Sand Creek Channel CDR-20-004:

<https://epcdevplanreview.com/Public/ProjectComments/152502>

Marksheffel, Vollmer, and Sterling Ranch Roads:

<https://epcdevplanreview.com/Public/ProjectComments/152663>

General / Letter of Intent

1. **Resolved.**
2. Note: a channel maintenance agreement will be needed for Tract B. Staff will provide a draft agreement **when available**.
3. Note: This final plat is dependent on approval and construction of Sterling Ranch Filing No. 2 and CDR-20-005. Conditions of approval will be written accordingly, such as this draft condition: "Access to Sterling Ranch Filing No. 3 requires construction of Sterling Ranch Road and the other roads within and associated with Sterling Ranch Filing No. 2, which construction shall be complete or collateral provided for the incomplete portions prior to recording the Sterling Ranch Filing No. 3 final plat."

Final Plat

1. See final plat redlines. **Partially resolved; see updated/remaining redlines.**
JR Response: Addressed
2. **Resolved.**

Transportation / Traffic Impact Study

1. Address Table 4, items 7 and 9 from the Sterling Ranch Filing No. 2 and Sterling Ranch Phase 2 TIS. **Unresolved.**
2. Add the following or equivalent statement to the Recommended Improvements section: "An eastbound right-turn deceleration lane will not be required on Sterling Ranch Road approaching Dines Boulevard per TIS dated June 23, 2021 (SF-20-015 and SP-19-001)." **Unresolved.**

Final Drainage Report / Drainage Plans

1. See FDR redlines. **Partially resolved; see updated/remaining redlines.**
JR Response: Addressed
2. Grading is proposed in the floodplain at the northeast corner of the site (and would be required to protect lots east of Dines Blvd. Provide bank stabilization in this area and along the proposed access road next to Sand Creek. An alternative would be not to plat lots or grade next to Sand Creek east of Dines Blvd. until bridge and channel construction has begun. **The channel O&M agreement will address interim maintenance. Per the Filing 1 SIA:**
Other drainage improvements in Tract D and future tracts containing the Sand Creek Channel, such as drop structures, check structures and similar stabilization or protection improvements, will be designed and constructed by the District with the final construction drawings to be approved by the County no later than the final platting of the 700th single family lot within the boundaries of the approved Sterling Ranch Sketch Plan and the completion of all said improvements no later than the 800th single family lot with the boundaries of the approved Sterling Ranch Sketch Plan.
Language will be included in the agreement addressing the channel construction timeframe, knowing that the channel design is underway.
JR Response: Noted
3. **Through 7 – Resolved.**

Construction Plans / Geotechnical Issues / Grading and Erosion Control Plan / SWMP

1. **Through 3 – Resolved.**
4. Geotechnical issues:
 - a. **Resolved.**
 - b. **Resolved.**
 - c. Note: a pavement design will be required once roads have been rough graded.
5. **Resolved.**
6. **Resolved.**
7. Provide cross-sections for the trails/maintenance access roads along Sand Creek.
8. **Resolved.**
See CD and GEC Plan redlines. **Partially resolved; see updated/remaining CD redlines. JR Response: Addressed**

9. Note: Per the Marksheffel Road IGA: The District shall construct the Marksheffel Road Segment M2 between Sterling Ranch Road and the City boundary within three (3) years of recording of the final plat for Sterling Ranch Filing No. 2 or within twelve (12) months of recording of a final plat for the property adjacent to that portion of the Marksheffel Road Segment, whichever occurs sooner. It is recommended that construction plans for that segment of Marksheffel Road be submitted for review to allow time for the review process prior to the required construction date.
10. **Resolved.**
11. **Address where the underdrain outfall will be.**
JR Response: The underdrain will tie into the existing sanitary sewer underdrain which outfalls at the pond outlet structure to the south. Underdrain added to sanitary plan and profiles.

Forms / SIA / Surety Estimate Form

1. Note: FAE quantities and costs will be reviewed in detail with the next submittal. Cursory comments: **Partially resolved; see redlines.**
JR Response: Addressed
2. See attached Engineering Final Submittal Checklist for reference.

Attachments/Electronic Files

1. Final Plat redlines
2. Final Drainage Report redlines
3. CD redlines
4. FAE redlines
5. Prelim. Plan TIS Table 4 (SP-20-003)
6. Engineering Final Submittal Checklist

Engineering Final Submittal Checklist	
Check Box	Item: Report/Form
<input type="checkbox"/>	Drainage Report (signed)
<input checked="" type="checkbox"/>	PBMP Applicability Form
<input type="checkbox"/>	Traffic Impact Study (signed)
<input checked="" type="checkbox"/>	Grading & Erosion Control Plan and checklist (signed)
<input type="checkbox"/>	Street Construction Plans (signed)
<input checked="" type="checkbox"/>	Deviation Request (signed)
<input checked="" type="checkbox"/>	MS4 Post Construction Form and SDI worksheet
<input checked="" 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. Agreements and Easement (signed)
<input checked="" 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