

Ms. Kari Parsons
Project Manager/Planner II
Planning and Community Development Department
El Paso County
2880 International Circle Suite 110
Colorado Springs, CO 80910

Subject: Retail Ranch Filing No. 1 – 2nd Review

Dear Ms. Parsons:

The purpose of this letter is to respond to review agency responses to the above named development application. Responses to comments are shown in **RED** below the agency comment.

Final Plat

1. Provide documentation of separate termination (or subordination, if applicable) documents removing encumbrances on proposed lots and ROW, when available. **Provide when available. Noted. Awaiting response from Title Co.**
2. Add a note regarding water rights and individual lot purchaser or HOA responsibilities in regard to continued maintenance of stock pond(s) proposed to remain (not the ones being converted to permanent BMPs). **Provide for Lot 3. This example was e-mailed to NES previously:**
Additional note added

22. NOTICE: FUTURE PROPERTY OWNERS ARE ADVISED THAT EL PASO COUNTY'S APPROVAL OF THIS PLAT DOES NOT INCLUDE CERTIFICATION OF WATER RIGHTS OR THE STRUCTURAL STABILITY OF THE EXISTING STOCK POND LOCATED ON THE SUBJECT PROPERTY. THE STATE OF COLORADO HAS JURISDICTION REGARDING MODIFICATION OR ELIMINATION OF THE POND.

23. NOTICE: THE BUYER/OWNER OF LOT 3 IS ADVISED THAT THE PROPERTY MAY BE ADVERSELY IMPACTED BY STORMWATER IMPOUNDED BY THE EXISTING STOCK POND AND DAM EMBANKMENT AND MAY BE RESPONSIBLE FOR OBTAINING WATER RIGHTS ASSOCIATED WITH SUCH WATER RETENTION/STORAGE STRUCTURE. THE DEVELOPER, HOA AND/OR PROPERTY OWNER, BUT NOT EL PASO COUNTY, IS RESPONSIBLE FOR THE HAZARDS AND RESPONSIBILITIES RELATED TO POTENTIAL WATER STORAGE, SEEPAGE AND OVER-TOPPING. THE BUYER SHOULD REFER ANY QUESTIONS ABOUT MAINTENANCE OR WATER STORAGE RIGHTS RELATED TO THIS POND AND DAM EMBANKMENT TO THE STATE ENGINEER. NO IMPROVEMENTS SHALL BE PLACED WITHIN THE HIGH WATER LINE OF THE STOCK POND RESERVOIR OR IN THE SPILLWAY OR DOWNSTREAM SPILLWAY CHANNEL. IF DEVELOPMENT ACTIVITIES ASSOCIATED WITH THIS SUBDIVISION RESULT IN REQUIRED MODIFICATIONS, REPAIRS, ENLARGEMENTS TO, OR REPLACEMENT OF, ANY DAM, SPILLWAY, SPILLWAY CHANNEL, OR OTHER WATER DETENTION OR RETENTION FACILITY LOCATED WITHIN, OR ASSOCIATED WITH THIS DEVELOPMENT, DEVELOPER, THE HOMEOWNERS' ASSOCIATION, AND/OR THE DAM OWNER (OWNER OF LOT 3) SHALL BE RESPONSIBLE OR LIABLE FOR SUCH MODIFICATIONS, REPAIRS, ENLARGEMENTS, OR REPLACEMENT AND THE COSTS THEREOF. EL PASO COUNTY SHALL NOT BE RESPONSIBLE OR LIABLE FOR SUCH MODIFICATIONS, REPAIRS, ENLARGEMENTS, OR REPLACEMENT AND THE COSTS THEREOF BY VIRTUE OF THIS SUBDIVISION APPROVAL.

3. See preliminary plan comments (SP-18-004); revise the plat where applicable. **See updated preliminary plan comments. See revised Plat.**
4. **(Comment deleted.)**
5. See final plat redlines for additional comments. **See updated redlines. See separate responses to Plat redlines and revised Plat.**
6. **Provide electronic version of the title work with links or copies of all schedule B-2 exceptions and other documents referenced in the legal description. No link provided to us, thus, unable to forward on. However, B-2 exceptions now provided with resubmittal.**

Transportation / Traffic Impact Study

1. See SP-18-004 comments and redlines. **Response by Traffic Consultant**

Final Drainage Report / Drainage Plans

1. See SP-18-004 comments and redlines. **See submitted responses to redlines**

Construction Plans / Geotechnical Issues

1. **Resolved.**
2. **Resolved.**
3. Address TIS revisions in regard to Vollmer Road improvements. **Address remaining comments when TIS recommendations are provided. Response by Traffic Consultant**
4. Provide a signing and striping plan. ~~Address the following areas:~~ **Resolved; see redlines. Addressed. See revised plans**
5. Ensure that the following issues are adequately addressed in regard to roadside ditches and FSD BMP outfalls:
 - a. Downstream emergency overflow paths. **Partially resolved; see redlines. Addressed. See revised plans**
 - b. Ditch line capacities. **Unresolved. See additional info. in revised report**
 - c. Ditch line velocities and erosion control. **Unresolved. See additional info. in revised report and on revised plans**
6. Geotechnical issues:
 - a. Provide the necessary additional geotechnical study for final design as recommended in the report, if applicable. **Partially resolved; see next comment.**
 - b. Address stability of existing stock pond embankment(s) proposed to remain. **Unresolved; the statement remains in the soils-geology report, "Development plans were not reviewed, and the ground surface elevation of the embankments in the proposed detention ponds (POND-1 and POND-2) is unknown." Ensure that the geotechnical engineer has reviewed the plans and provided all necessary recommendations. Response by Geotech.**
7. **Resolved.**
8. See CD redlines for additional comments and clarification of these comments. **Partially resolved; see remaining/updated redlines. See separate submitted responses to redlines**

Grading and Erosion Control Plan / SWMP

1. Provide sediment basins (temporary and permanent) at all necessary locations. **Partially resolved; permanent sediment control is required for the proposed road area (Sanctuary Pine Drive) draining to Vollmer Road without going through Pond 2. Provide BMPs upstream of the proposed Vollmer Road ROW. See additional design on revised plans**
2. See drainage report comment regarding re-stabilization of the site from logging/clearing activities and driveways to be closed and revegetated. Address as appropriate. **Unresolved. See additional text in revised report**
3. Ensure that all GEC Plan and SWMP checklist items (attached) are provided. GEC and SWMP checklists will be reviewed in detail with the next submittal. **Unresolved; some items not found or needing revision/clarification have been highlighted. Now addressed. See revised reports and plans**
4. See redlines for additional comments and clarification of these comments. **Partially resolved;**
 - a. **See remaining/updated redlines. See revised plan**
 - b. **Note: the GEC Plan does not need to be submitted separately if it is included in the CDs. Noted**
 - c. **Some SWMP checklist items may be deferred to the contractor. If certain items are deferred, provide a note on the GEC Plan specifying items that will be required on the contractor's SWMP at the time construction begins. Noted**

SIA/Financial Assurances Estimate Form / BMP/Pond Maintenance Agreement

1. See preliminary plan Letter of Intent redlines. Address the Countywide Road Fee in the final plat LOI. **Partially resolved; see updated redlines. NES to address**
2. Provide an O&M manual and PDB/BMP Maintenance Agreement and Easement for HOA maintenance of PBMPs. The latest template for the Agreement can be e-mailed upon request. **Unresolved. Docs. now included**
3. **Resolved.**
4. FAE: **Unresolved/resubmittal not found. See revised FAE**
 - a. Verify that asphalt quantities are not too high. **Noted**
 - b. Add **permanent** sediment basins/traps per plan revisions. **Added**
 - c. Include utility relocation and MVEA electric costs in the FAE. **Added**
5. Note: FAE minimum costs may be revised in the near future requiring update of this FAE. FAE quantities and costs will be reviewed in detail with the next submittal. **See FAE version 1 redlines (version 2 not received). Costs will be reviewed in detail with the next submittal.**
Noted

Sincerely,



Marc A. Whorton, P.E.
Project Manager
Classic Consulting