

Sterling Ranch Comment Response Letter

July 30, 2018

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

RE: Sterling Ranch Comments - SF-17-025 - Homestead at Sterling Ranch Filing No. 1.

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; SF-17-025 – Homestead at Sterling Ranch Filing No. 1, Second Submittal

Engineering Division

The 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 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. The response to the comments in Bold are shown below in "red".

Note: The following conditions of approval from Sterling Ranch Filing No. 1 must be met.

12. In accordance with the conditions of approval of the Sterling Ranch rezoning (Resolution No. 15-146), a Master Development Drainage Plan (MDDP) *for the complete Sterling Ranch development* shall be submitted and approved prior to replatting any of the tracts within this final plat. **(The MDDP has been submitted and is under review.)**

We look forward to receiving comments on the MDDP, setting up a meeting and resolving the issues as soon as possible.

16. In accordance with the Subdivision Improvements Agreement, no tract shall be replatted into buildable lots until construction of the road improvements associated with this final plat necessary to serve such tract are complete and preliminarily accepted by the County, or collateral acceptable to the County Attorney's Office has been provided.

Noted.

19. An escrow agreement, including a financial assurance estimate for the offsite improvements to Vollmer Road, as approved by the Planning and Community Development Department Director and the County Attorney's Office, *shall be completed at the time of any subsequent final plat or replat* within the Sterling Ranch development. A fair share contribution based on proportional calculated traffic generation shall be deposited for each plat or replat within the Sterling Ranch development. **Provide draft escrow agreement and contribution calculations for this subdivision when available.**

PJ Anderson to discuss with EPC Staff and submit as required.

Final Plat

1. **Resolved**
2. See Final Plat redlines for cursory comments. **Partially resolved; see updated redlines.**
Noted.
3. **Resolved**

Transportation / Traffic Impact Memorandum

1. Note: All applicable conditions of approval regarding transportation improvements for Sterling Ranch Filing 1, particularly those listed above, as well as Subdivision Improvements Agreement requirements for Vollmer Road need to be addressed. **Noted.**
2. **Resolved**
3. See TIS electronic redlines for further revisions and clarification of these comments. **Partially resolved; see updated redlines.** **Noted.** **The redlines on the construction plans have been addressed.**

Final Drainage Report / Drainage Plans

1. Note: All applicable conditions of approval regarding drainage improvements for Sterling Ranch Filing 1 need to be addressed in the report. **Unresolved.**
Noted.
2. Address ECM Section I.7.2.A - Four Step Process and how these steps have been provided for on this site. **Unresolved.**
A paragraph outlining the four step process has been included into the report.
3. A deviation request from ECM Section I.7.1.B will be required addressing all areas not provided with WQCV, including portions of lots 18-25. Verify that minor grading adjustments cannot be made to accommodate drainage of these areas toward the S.R. Filing No. 1 FSD detention basin(s). If a deviation is requested, address roof drains draining to the front yards.
Unresolved.
The areas within this subdivision that are not directed to the existing WQCV facilities, will be captured by future facilities as a part of Sterling Ranch Filing No. 2 (Pond W-5). A deviation request is not necessary. The SR#2 plans have been submitted to EPC, and the construction of SR#2 will be completed as soon as possible. It is the developers goal to complete SR#2 this year (2018).
4. Revise/delete the amended portions of Sterling Ranch Filing No. 1 drainage unless something is being revised again. **Resolved.**
5. See FDR redlines for additional cursory comments, further revisions and clarification of these comments. Additional comments may result from revisions. **Partially resolved; see updated redlines.**
All redline comments have been addressed.
6. Note: Rough grading of the necessary Sterling Ranch Filing No. 1 FSD detention basin(s) must be completed and inspected by the El Paso County Planning and Community Development Department prior to commencing road construction, within one year of recording the Sterling Ranch Filing No. 1 final plat in accordance with the maintenance agreements and easements for S.R. Filing No. 1. **Noted.**

Construction Plans / Geotechnical Issues

1. Note: Offsite drainage, road, and utility improvements by Sterling Ranch Filing No. 1 need to be completed or collateralized prior to recording the Branding Iron and Homestead at Sterling Ranch final plats. Reference the Sterling Ranch Filing No. 1 SIA.
Noted.

2. Verify that ADA requirements are met at pedestrian crossings (see redlines). **(Comment remains)**
The pedestrian ramps have been reviewed, and one ped ramp was moved to a property line to address the redlines for no conflicts with the adjacent lot driveway.
3. Revise vertical curves that do not meet criteria or provide deviation request(s). **Unresolved.**
4. If underdrain cleanouts are proposed please provide locations and details. **Unresolved.**
This subdivision's underdrain system outfalls into SR#1, as designed and approved with the SR#1 construction drawings.
5. See CD electronic redlines for further revisions and clarification of these comments. Provide revisions as appropriate with any FDR revisions. **Partially resolved; see remaining/updated redlines.**
All redlines have been addressed on the final plat, construction drawings and drainage report.

Grading and Erosion Control Plan / SWMP

1. Provide a GEC plan specific to this site assuming overlot grading has been completed and provide BMPs as appropriate. Ensure that all GEC Plan and SWMP checklist items (attached) are provided. Note: GEC and SWMP checklists will be reviewed with the next submittal. **Unresolved.**
A grading plan, SWMP, O&M Plan, etc... was already approved and recorded with SR#1. These documents were completed for the construction of this subdivision. The permit for SR#1 will remain open for this subdivision and for additional grading areas in Sterling Ranch. The permit will be held by the current applicant, and has been updated with the State of Colorado. These documents will continue to be valid for additional filings in Sterling Ranch that are within the Sterling Ranch Phase I Preliminary Plan.
2. Include all applicable GEC items, including seeding and mulching for the entire site and temporary sediment basins, assuming that the surrounding Sterling Ranch Filing No. 1 work is completed and that ESQCP is closed. **Unresolved.**
The SR#1 ESQCP, Grading Plan, SWMP, will remain open for this subdivision per the response paragraph above.
3. Provide an ESQCP application for this subdivision unless it will remain the responsibility of the existing Sterling Ranch ESQCP until stabilization. Note: The SWMP provided was for the overlot site grading of the overall site, which is fine if this site remains under the developer's control until stabilization, and the SWMP is updated accordingly. **(Comment remains)**
Per the above, the responsibility will remain unchanged for the current documents for grading and erosion control within Sterling Ranch Phase 1 Preliminary Plan.

Forms/FAE/SIA

1. Include all applicable GEC items in the FAE (see GEC/SWMP comment #2). **Unresolved.**
As discussed, and per the above, The "Grading" section of the FAE will remain blank since the FAE for SR#1 covers the same areas for this subdivision. No "double dipping" for FAE's is being addressed.
2. **Resolved.**
3. Provide sidewalk thickness and estimated base course and pavement thicknesses on the FAE. **Partially resolved; provide base course and pavement thicknesses.**
The thickness of the asphalt and subgrade have been added
4. Note: updated Financial Assurance Estimate will be reviewed in detail with the next submittal. **(Comment remains)**
Noted.

Engineering Final Submittal Checklist for Electronic Submittals

Check Box	Item: Report/Form, Full-Size Plan (F), 11"x17" Plan (H)
<input checked="" type="checkbox"/>	Drainage Report (signed) Included
<input checked="" type="checkbox"/>	Traffic Impact Study (signed) Included
<input checked="" type="checkbox"/>	Grading & Erosion Control Plan (signed) Using SR#1 approved plan
<input checked="" type="checkbox"/>	Street Construction Plans (signed) Included
<input checked="" type="checkbox"/>	Deviation Request (signed) Not applicable for WQ, but included for "K" values
<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 checked="" type="checkbox"/>	* Financial Assurance Estimate, SIA (signed) Included
<input checked="" type="checkbox"/>	* Pond/BMP Maint. Agreement and Easement (signed) Not applicable, Using SR#1 Docs
<input checked="" type="checkbox"/>	* Operation & Maintenance Manual Not applicable, Using SR#1 Docs
<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, etc.

Pre-Construction Checklist:

<input type="checkbox"/>	Work Within the ROW Permit (DPW or CDOT)
<input checked="" type="checkbox"/>	* Stormwater Management Plan (SWMP) Submit to DSD-Inspection 2 weeks prior to precon Not applicable, Using SR#1 docs
<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.) with Early Grading Credit</i> <u>\$ 3,437.00</u> (Verify fees with Inspections Supervisor at time of scheduling)
<input type="checkbox"/>	Other: _____

* - required items to obtain an ESQCP

** - after recordation

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

= Need later