

MEMORANDUM

DATE: January 9, 2023

TO: Kari Parsons, PCD-Project Manager

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

SUBJECT: P-22-012 –Sterling Ranch East RS5000
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 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. Additional comments may be generated on items added or revised after the original comments.

General/Letter of Intent/Deviations

1. See **updated** LOI redlines.

Zoning Map/Legal Description

1. See **updated** Zoning Map and **Legal** redlines.
Legal and zoning map have been updated to match legal description. 301.033 AC is proposed to be rezoned from RR-5 to RS 5000. The southern boundary of the Sterling Ranch SKP plan is proposed as RR 0.5, please reference the rezoning application for this area.

Transportation / Traffic Impact Study

1. See TIS redlines. **Partially resolved; see traffic consultant's comments and redlines and update per any revisions to the SKP Master TIS.**
2. **Resolved.**
3. **Resolved.**

Attachments/Electronic Redlines

1. Letter of Intent redlines

2. Zoning Map and Legal Description redlines
3. TIS redlines