

MEMORANDUM

DATE: August 26, 2021

TO: Kari Parsons, PCD-Project Manager

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

SUBJECT: SP-20-003(SP-19-001) – Sterling Ranch Phase II
Fifth 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.

The comments include unresolved previous comments and new comments resulting from the re-submittal in **maroon bold italic**. 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.

Note: see associated comments on SF-20-015:

<https://epcdevplanreview.com/Public/ProjectComments/162870>

and previous comments on SP-19-001:

<https://epcdevplanreview.com/Public/ProjectComments/102979>

other agency comments on this project:

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

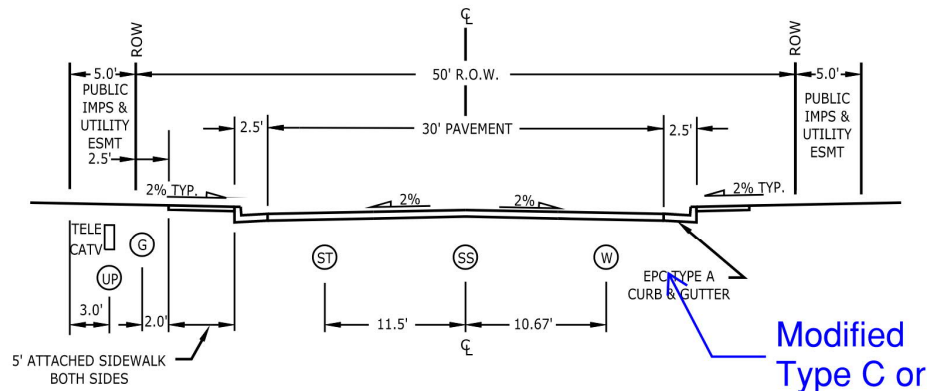
CDR-20-004 comments: <https://epcdevplanreview.com/Public/ProjectComments/152502>

General / Letter of Intent

1. **Resolved.**
2. Resolved.
3. Provide documentation from the adjoining property owner(s) that the necessary offsite easements will be provided. Unresolved. *(provide with Filing 2)*
4. Provide the complete wetland mitigation plan. *Resolved.* Documentation regarding adherence to the mitigation plan shall be provided to the Planning and Community Development Department by December 31 of each year beginning at the time of initial ground disturbing activities (2019) continuing for three years or until the permit is closed.

Preliminary Plan

1. Ensure that all checklist items are provided (reference planning comments and redlines).
Partially resolved;
 - a. Show all proposed drainage easements. *Partially resolved; show the additional easement on the school site per redlines. Verify whether an overflow easement and swale will be provided from the west Barbarick drainage facilities south (see drainage report comments).* **Resolved; note: the easement will need to be a separate document approved prior to grading and referenced on the GEC Plan. Resolution or redesign of the overflow location is required based on school district comments.**
 JR Response: the emergency overflow path was revised to drain towards the west.
 - b. *Resolved.*
2. **through 5 - Resolved.**
3. *Resolved.*
4. *Resolved.*
5. See Preliminary Plan redlines for additional comments. *Partially resolved; see updated/remaining redlines.* **Partially resolved; see updated/remaining Planning redlines and this redline on the cover sheet: Unresolved; see remaining redlines.**
 Response: remaining redlines addressed.



(C) (MODIFIED) URBAN LOCAL CROSS SECTION

SCALE: NTS

6. Ensure that road design and grades will meet the new ECM Chapter 6 criteria (ADA requirements), especially at pedestrian crossings (interim link provided below).
7. **Resolved.**
8. *Note: Lots 1-6 are dependent on Sterling Ranch Road and Sand Creek improvements being completed prior to sale.*
9. **The updated landscaping plan shows several trees between the sidewalks and the curb and gutter; the trees need to be moved behind the sidewalk and outside of the right-of-way if possible. A license agreement will be required for landscaping in the ROW.**
 Response: Addressed.
10. **Note: The sight distance deviation request is still under review and comments or approval will be provided when available.**
 Response: Noted.

Transportation / Traffic Impact Study (TIS)

1. **through 5 – Resolved.**
6. A road fee credit agreement and development agreement or Subdivision Improvements Agreement will be required to address developer's road fee credits for construction of Vollmer Road and Marksheffel Road; state this in the TIS.
7. Note: The TIS is dependent on approval and construction of Sterling Ranch Filing No. 2 and CDR-20-005. Conditions of approval will be written accordingly.

Preliminary Drainage Report (PDR) / Drainage Plans

Note: These comments *remain* cursory due to the additions required to the Preliminary Plan documents and PDR. Additional, more detailed comments will be provided on the complete submittal. Complete inlet and storm drain system discussion and calculations still need to be provided. (reference

[https://library.municode.com/co/el_paso_county/codes/drainage_criteria_manual?nodeId=DRCRMAVO1ELPACO_SIDRPOCRFI_CH4REGU_4.3PRDRREPD_4.3.4\)b3](https://library.municode.com/co/el_paso_county/codes/drainage_criteria_manual?nodeId=DRCRMAVO1ELPACO_SIDRPOCRFI_CH4REGU_4.3PRDRREPD_4.3.4)b3). “Presentation of proposed facilities with respect to alignment, material and structure type.”)

1. Resolved.
2. See PDR redlines. Partially resolved; see updated/remaining PDR redlines. **Partially resolved; see updated/remaining PDR redlines.**
JR Response: Addressed
3. Address floodplain/channel hydrology and hydraulics for the existing (FEMA) and anticipated fully developed basin detained conditions, and fully developed “emergency conditions” undetained flow analysis. (To be resolved with CDR-20-004.)
4. Resolved.
5. Address Sand Creek channel velocities, shear stresses, stabilization and the required channel design report outstanding from the MDDP. Specifically address geotechnical hazards including unstable slopes and how the channel improvements will fit in with the wetlands mitigation areas. Partially resolved with CDR-20-004; that project needs to be advanced to confirm the adjacent channel improvements.
6. Note: A wetlands mitigation map will be required showing the proposed/required locations of mitigation (replacement areas) as overlapped with the necessary channel improvements and trail/maintenance access roads.
7. **Resolved.**
8. Any improvements assumed to exist by being constructed prior to this subdivision should be noted. If the plans are not currently approved for those improvements and the design changes, revisions may be needed to the PDR. *Resolved; the report depends on completion of the Filing 2 improvements. A condition of approval will note this.*
9. See Preliminary Plan comment #1a. The easement(s) (construction/grading and permanent drainage) will need to be approved prior to approval of the GEC Plan. The NEPE template can be provided if needed. **Resolution or redesign of the overflow location is required based on school district comments.**

JR Response: the emergency overflow path was revised to drain towards the west.

Grading and Erosion Control Plans / SWMP / ESQCP / Geotechnical Issues

1. Note: In order for pre-development site grading (Early Grading) to be approved, the following items are required:
 - a. Complete plans for Pond W-5. (with Filing 2)

- b. Downstream channel improvements around and downstream of the Pond W-5 outfall. These plans need to be approved by the City prior to County approvals. (Also see comments on CDR-20-004.) *(with Filing 2)*
- c. Preliminary channel design along the east property line to ensure that there will not be impacts to the proposed lots. *(with CDR-20-004)*
- d. Wetlands mitigation plan to ensure no conflicts with grading, trails or channel improvements. *Note: Regarding the wetland mitigation plan, coordination with channel design plans will be required. Conditions related to wetland maintenance will be provided and will need to be addressed in the channel O&M (Staff to provide) as well.*

JR Response: Noted.

- 2. Resolved.
- 3. *Resolved.*
- 4. Note: Regarding the Soil, Geology, and Geologic Hazard Study, additional study will be required for road and drainage construction in accordance with ECM Appendix C, at the final plat stage.
- 5. *Provide the FAE on the 2021 form; review will be provided on the next submittal.*
Unresolved. **Resolved; see FAE redlines.**

JR Response: Addressed.

- 6. **Resolved.**
- 7. **Resolved.**

Attachments

- 1. Preliminary Plan redlines
- 2. Preliminary Drainage Report redlines
- 3. FAE redlines
- 4. Engineering Final Submittal Checklist

Engineering Final Submittal Checklist for Electronic Submittals	
Check Box	Item: Report/Form
<input type="checkbox"/>	Drainage Report (signed)
<input checked="" type="checkbox"/>	PBMP Applicability Form
<input checked="" type="checkbox"/>	Traffic Impact Study (signed) (SF-20-015)
<input checked="" type="checkbox"/>	Grading & Erosion Control Plan and checklist (signed)
<input type="checkbox"/>	Street Construction Plans (signed)
<input type="checkbox"/>	Deviation Request (signed)
<input checked="" type="checkbox"/>	MS4 Post Construction Form and SDI worksheet
<input 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 Maint. Agreement 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: <u>Offsite Easements, City Approvals, Other Permits</u> (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>Early Grading or Standalone Grading</i> \$ 1,637.00 (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