

# Agency Review Comments

## Project

### Project Name

Homestead at Sterling Ranch 2A and Sterling Ranch Fling 1A VR

### Applicant

JR Engineering

### File Number

VR234

### Project Manager

Kari Parsons ( kariparsons@elpasoco.com )

(719) 520-6306

### Status

Active

### Created

12/14/2022 9:53:41 AM

## Review Comments (28)

Agency	Comment	Date
PCD Project Manager	thicken the linework (as depicted in the closure sheets) as replatted area tract and as replatted lot lines so its clear that they are being redefined with this plat. Lot 24a and lot 1 are very hard to differentiate from the existing platted lots not included, as are the new tracts. <b>ADDRESSED</b>	7/18/2023 2:52:50 PM
PCD Project Manager	Please label what is to be vacated for trail and maintenance easements in tract and what is to remain or be dedicated as trail easements or maintenance tracts. <b>THE 25' SAND CREEK TRAIL EASEMENT IS LABELED AS "TO BE VACATED BY SEPARATE INSTRUMENT" AND "BY SEPARATE INSTRUMENT" HAS BEEN ADDED TO THE REGIONAL TRAIL EASEMENT LABEL.</b>	7/18/2023 2:48:10 PM
PCD Engineering Division	EPC Engineering has no further comments.  Reviewed by: Charlene Durham charlenedurham@elpasoco.com	7/18/2023 2:27:27 PM
EPC Stormwater Review	EPC DPW Stormwater has no further comments.	7/10/2023 5:22:34 PM

PCD Project Manager	<p>Please upload the revised plat addressing the redlines.</p> <div>ADDRESSED</div>	<p>5/22/2023 6:52:12 AM</p>
PCD Engineering Division	<p>There are no further comments at this time. Any approved documents will be uploaded by the project manager.</p> <p>Review 2: Comments have been resolved on the following documents:</p> <ul style="list-style-type: none"> <li>- Storm Sewer CDs</li> <li>- Revisions to GEC Plan</li> <li>- Letter of Intent</li> <li>- Final Plat Drawings</li> <li>- Drainage Letter</li> </ul> <p>Reviewed by: Carlos Hernandez Review Engineer I</p>	<p>5/18/2023 7:51:58 AM</p>
EPC Stormwater Review	<p>Review 2: EPC DPW Stormwater comments have been resolved on the following documents:</p> <ul style="list-style-type: none"> <li>- Detention Maintenance Agreement</li> <li>- Drainage Letter</li> <li>- PBMP Applicability Form</li> </ul> <p>Review 2 update regarding the Detention Maintenance Agreement: Per the email that I sent Mike on 4/6/23, the recommendation from the County Attorney is to do another Amendment to the Detention Maintenance Agreement for this project. The version that you uploaded with this submittal addresses all of my comments. Thanks.</p> <p>EPC DPW Stormwater has no further comments. Planner: no re-review necessary.</p> <p>Reviewed by: Glenn Reese, P.E. Stormwater Engineer III GlennReese@elpasoco.com</p>	<p>5/2/2023 8:00:29 AM</p>
EPC Health Department		<p>4/28/2023 1:05:17 PM</p>
County Attorney - Development Review	<p>Please provide a proposed amendment to the existing, recorded Detention Maintenance Agreement that updates the legal description of the parcels/easements in which the detention facilities will lie. A previous example is attached.</p>	<p>4/6/2023 3:44:02 PM</p>

PCD Administrative Notice	PCD mailed 10 neighbor notifications to property owners adjacent to the proposed VR-changes. Mail was sent on 4/5/2023. MB	4/5/2023 10:55:15 AM
PCD Project Manager	Subdivision Summary Form	4/5/2023 7:15:13 AM
PCD Project Manager	Letter of Intent comments	4/5/2023 7:14:48 AM
PCD Project Manager	Final Plat- Vacation Replat -Comments <div>ADDRESSED</div>	4/5/2023 7:14:26 AM
PCD Engineering Division	V1_Revisions to GEC Plan Redlines	4/4/2023 4:36:12 PM
PCD Engineering Division	V1_Storm Water CDs Redlines	4/4/2023 4:35:32 PM
PCD Engineering Division	<p>Review 1: See engineering comments on the following documents:</p> <ul style="list-style-type: none"> <li>- Storm Sewer CDs (uploaded by engineering)</li> <li>- Revisions to GEC Plan (uploaded by engineering)</li> <li>- Letter of Intent (to be uploaded by project manager)</li> <li>- Final Plat Drawings (to be uploaded by project manager)</li> <li>- Drainage Letter (to be uploaded by stormwater engineer)</li> </ul> <p>Reviewed by: Carlos Hernandez Review Engineer I carloshernandez@elpasoco.com</p>	4/4/2023 4:34:58 PM
EPC Stormwater Review	PBMP Applicability Form	4/4/2023 4:29:20 PM
EPC Stormwater Review	Drainage Letter	4/4/2023 4:14:34 PM

EPC Stormwater Review	<p>Review 1: EPC DPW Stormwater comments have been provided (in orange text boxes) on the following uploaded documents:</p> <ul style="list-style-type: none"> <li>- Drainage Letter</li> <li>- PBMP Applicability Form</li> </ul> <p>Mike - we are discussing internally whether or not you need to submit an updated Detention Maintenance Agreement (DMA) to reflect the change of the names of lots/tracts that two of the ponds were located in (like the amended DMA that was done with CDR2012). Previously FSD Sand Filter 1 was in Tract D and now it will be in Tract C. And previously FSD Pond 1 was located in Lots 24-27 and now it will be in Tract A. I'll email you an update once we hear back from the County Attorney.</p> <p>Reviewed by: Glenn Reese, P.E. Stormwater Engineer III GlennReese@elpasoco.com</p>	4/4/2023 4:30:11 PM
Colorado Division of Water Resources		4/3/2023 3:32:59 PM
EPC Parks Department	El Paso County Parks and Community Services Final Comments - Please See Attached Documents (No PAB Endorsement Necessary for Final Plats <4 Lots)	4/3/2023 2:55:45 PM
Mountain View Electric Association, Inc.	See attached comments	4/3/2023 1:05:44 PM
911 Authority - El Paso/Teller County	No action for E911 on this submittal. Thank you. Justin	3/29/2023 11:46:02 AM

Pikes Peak Regional Building Department	<p>1. Note: Tract D, portion changing to add lot 2 &amp; tract B. Lots 24-27 being eliminated to add tract A, add small lot 1.</p> <p>Lot 2 address will be addressed as 9413 Cut Bank Drive, Tract B addressed as 9411 Cut Bank Drive.</p> <p>Tract A, please show where you need an address if any at all, by placing an addressing marker (xxx), where it is going to be utilized, lot 1 address will be 9321 Cut Bank Drive.</p> <p>2. Platting fees will be for all tracts and lots with addresses that were not assigned on a prior plat, which would be lot 2, tract A-(if one needed), &amp; tract B.</p> <p>3. Standard Final plat comments apply. <a href="#">Contact me if you need these.</a></p> <div>ADDRESSES HAVE BEEN ADDED TO FINAL PLAT</div> <p>Amy Vanderbeek Enumerations Plans Examiner Pikes Peak Regional Building Department O: 719-327-2930 E: Amy@pprbd.org</p>	3/29/2023 11:40:25 AM
EPC Environmental Services		3/27/2023 10:25:16 AM
Black Forest Fire Protection District	This does not appear to need any input from fire department.	3/24/2023 4:26:01 PM
Colorado Parks and Wildlife	<p>Colorado Parks and Wildlife (CPW) has reviewed the plans for the Vacation and Replat of Lots 24, 25, 26, 27, Tract B of Homestead at Sterling Ranch Filing No. 2 and Tract D of Sterling Ranch Filing No.1 in El Paso County. CPW has commented on the entirety of the Sterling Ranch project area and would direct attention to previous land use comments. As far as the new replat's of these lots, CPW feels these changes would have a negligible impact on wildlife.</p> <p>We appreciate being given the opportunity to comment. Please feel free to contact District Wildlife Manager, Aaron Berscheid, should you have any questions or require additional information at 719-439-9601 or via email at <a href="mailto:aaron.berscheid@state.co.us">aaron.berscheid@state.co.us</a></p>	3/19/2023 2:44:32 PM

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Academy SD 20 Building Fund	Academy District 20 is in receipt of File# VR234 for approval of the Vacation and Replat of Lots 24, 25, 26, 27, Tract B of Homestead at Sterling Ranch Filing No. 2 and Tract D of Sterling Ranch Filing No. 1.	3/13/2023 9:44:05 AM
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Academy District 20 is requesting land dedication in lieu of fees per the existing El Paso County Code for all residential development within the Sterling Ranch Sketch Plan located within District boundaries as previously requested for all residential development within Sterling Ranch. The District is requesting that fees NOT BE collected as per previous responses regarding Sterling Ranch. The District is aware that Classic Homes is assuming the development of Sterling Ranch and that 2 school sites will be reserved within the Revised Sketch Plan. The District has been in discussions with Classic Homes regarding this filing; however, an agreement regarding the school sites between Classic Homes, El Paso County, and District 20 has not been finalized for the District 20 Board of Education to consider. Any agreement that District 20 would enter into must first be approved by the Board of Education. The District intends to utilize the land credits for ALL of Sterling Ranch in the future to pay for the sites being proposed by Classic Homes.

If you need additional information or clarification, please contact me.

Don Smith  
Planning Consultant