



102 E. Pikes Peak, Suite 500
Colorado Springs, CO 80903
(719) 955-5485

June 26, 2019

Jeff Rice
El Paso County
Planning and Community Development
2880 International Circle, Suite 110
Colorado Springs, CO 80910

**RE: Homestead at Sterling Ranch Filing No.2 and Branding Iron at Sterling Ranch Filing No. 2 - Early Grading & Utility Plan Submittal
Response to Comment Letter.**

Grading and Erosion Control Plan / SWMP

1. Revise notes to the current version, see attachment. **The construction notes have been updated on both cover sheets.**
2. Revise the plan to not show any work near the Sand Creek channel. (The channel improvements and wetland mitigation plan work has not been submitted and approved through previous applications). **The "proposed" grading has been pulled back approximately 50' feet from the top of the Sand Creek Channel. The plans show a bold line for the "Limits of Disturbance".**
3. Show the limits of disturbance line on the plan and call out a safety fence or silt fence for this line that is 50 foot back from the top of bank of the Sand Creek channel. **Same as above.**
4. Ensure that all GEC Plan and SWMP checklist items (attached) are provided. These items will be verified with the complete submittal. **The GEC and SWMP checklist have been used to verify completeness of these "Utility Grading Plans".**
5. See redline comments. **Noted.**

Early Grading and Utility Plan, Drainage Memo

1. See redline comments. **Noted.**

Floodplain Development Memo

1. The intent of this memo is not clear. **The intent of the memo is to update staff on the process to obtain a Floodplain Development Permit. Per meeting on 6/20/19, this permit is not required at this time. This submittal has been revised to be called "Utility Grading / Erosion Control Plans". The grading plans were already approved January 30, 2018. This submittal is redundant and only for approval to install utilities.**
2. See redline comments. **Noted.**

Financial Assurance Estimate

1. Provide an earthwork quantity **Per meeting on 6/20/19, the reduced financial assurance forms are submitted herewith.**
2. The letter of intent indicated there would only be earthwork and construction BMPs with this application, However the FAE had numerous other items included. Please revise the FAE to only have section 1 quantities. **Same as above.**
3. See redline comments. **Noted.**