



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

May 17, 2019

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

**RE: Branding Iron at Sterling Ranch Filing No.2 - Early Grading & Utility Plan Submittal  
Drainage Memo**

Dear Mr. Rice;

Please accept this memorandum for the request to permit early grading operations and wet utilities installation at Branding Iron at Sterling Ranch Filing No. 2. The site consists of 75 single family detached units as a part of the PUD and Preliminary Plan for Sterling Ranch. The purpose of this letter and submittal to El Paso County is for early grading and the installation of wet utilities only. This request is to grade and install water and wastewater utilities, no storm sewer facilities, within this subdivision, will be installed at this time.

Branding Iron at Sterling Ranch Filing No. 2 is located in the SE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 33, and the NE  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of Section 33, Township 12 South, Range 65 West of the 6<sup>th</sup> Principal Meridian within unincorporated El Paso County, Colorado. The site is bound on the north and south by existing detention ponds and to the east by Sand Creek. Existing Dines Boulevard runs along the western site boundary and residential developments (Branding Iron Filing No. 1, Homestead at Sterling Ranch Filing No. 1) bound the site to the west and northwest. Sterling Ranch lies within the Sand Creek Drainage Basin. Flows from this site are tributary to Sand Creek.

Branding Iron at Sterling Ranch Filing No. 2 consists of 18.881 acres and is presently undeveloped. Improvements proposed for the site include paved streets, trails, and utilities as normally constructed for a residential development.

Respectfully submitted,

*Virgil A. Sanchez*

Virgil A. Sanchez, P.E.  
M&S Civil Consultants, Inc.



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**RE: Homestead at Sterling Ranch Filing No.2 - Early Grading & Utility Plan Submittal  
Drainage Memo**

Dear Mr. Rice;

Please accept this memorandum for the request to permit early grading operations and wet utilities installation at Homestead at Sterling Ranch Filing No. 2. The site consists of 104 single family detached units as a part of the PUD and Preliminary Plan for Sterling Ranch. The purpose of this letter and submittal to El Paso County is for early grading and the installation of wet utilities only. This request is to grade and install water and wastewater utilities, no storm sewer facilities, within this subdivision, will be installed at this time.

Homestead at Sterling Ranch Filing No. 2 is located in the SE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$ , the SW  $\frac{1}{4}$  of the NE  $\frac{1}{4}$ , and the NW  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of Section 33, Township 12 South, Range 65 West of the 6<sup>th</sup> Principal Meridian, and the NE  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of Section 33, Township 12 South, Range 65 West of the 6<sup>th</sup> Principal Meridian within unincorporated El Paso County, Colorado. The site is bound on the south by an existing detention pond, to the north by Briargate Parkway and to the east by Sand Creek. Existing Dines Boulevard runs along the western site boundary. An existing residential development, Homestead at Sterling Ranch Filing No. 1, bounds the site to the west and a future commercial parcel bounds the site to the northwest. Sterling Ranch lies within the Sand Creek Drainage Basin. Flows from this site are tributary to Sand Creek.

Homestead at Sterling Ranch Filing No. 2 consists of 29.658 acres and is presently undeveloped. Improvements proposed for the site include paved streets, trails, and utilities as normally constructed for a residential development.

Respectfully submitted,

*Virgil A. Sanchez*

Virgil A. Sanchez, P.E.  
M&S Civil Consultants, Inc.