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Planning and Community Development  
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**RE: Homestead at Sterling Ranch Filing No.2  
Response to Comment Letter.**

General / Letter of Intent / Deviations

1. **(See FDR comments below.)**
2. Provide the complete **updated** wetland mitigation plan. 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. **Provide when available.**  
**Noted.**
3. Include a Geologic Hazard & Soils report for review. **Verify that geologic hazard and soils report recommendations have been addressed appropriately for this specific subdivision filing (see Planning comments).**  
**Entech Engineering prepared the Geologic Hazard and soils reports. They are also performing all of the field soil testing. Entech Engineering is aware of the soil conditions at the east end of Sprague Way, and will ensure proper construction.**
4. See LOI redlines. **Partially resolved; see updated/remaining LOI redlines.**  
**Noted.**
5. **Per previous conditions of approval (Resolution Nos. 15-146 and 15-226), an updated Transportation Impact Study (TIS) shall be submitted with each subsequent subdivision application. All studies shall evaluate the same study area as defined in the Sketch Plan TIS. Provide a request to waive this condition in the Letter of Intent (Staff has no objection to this request with this plat).**  
**Per meetings with EPC staff, a request to waive this condition is not necessary.**
6. **Address any proposed street lighting in the Letter of Intent. A license agreement will be required if streetlights are proposed within County rights-of-way.**  
**A license agreement has been provided with this submittal for street lighting.**
7. See deviation request redlines.  
**Noted.**

Final Plat

1. See Final Plat redlines.

**Noted.**

2. **If there will be underdrains add a plat note stating the entity responsible for maintenance.**

**A plat note has been added for the ownership and maintenance of the underdrains by Sterling Ranch Metropolitan District No. 1.**

Final Drainage Report

**Note: These comments are cursory due to the number of revisions and additions required. Additional, more detailed comments will be provided on the complete submittal.**

1. Provide the Sand Creek Channel Design Report and call out the channel improvements required adjacent to this Filing. **Partially resolved; submit the additional information requested by the Branding Iron Filing 2 comments and discussions.**
  - a. 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.
  - b. Provide discussion of maintenance access and aspects of the preliminary design. Show access roads for ponds and channels on the drainage plans. Reference ECM 3.3.3.K.
  - c. 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. **(See Branding Iron Filing No. 2 FDR comment #4.)**
  - d. A wetlands mitigation map will be required showing the proposed/required locations of mitigation (replacement areas) as overlapped with the necessary channel improvements.  
**Per meeting with EPC staff, a wetland mitigation plans will be provided with the construction drawings for the Sand Creek Channel Improvements at a later time. Temporary bank stabilization plans are provided with this resubmittal. Full construction drawings and analysis for the channel will be submitted at a later time. This is consistent with the SIA for Sterling Ranch Filing No. 1.**
2. **Resolved.**
3. **Resolved.**
4. Provide an existing conditions drainage map per DCM Volume 1 criteria. **Unresolved. Done. See revised plan. Historic and existing conditions map provided.**
5. **Resolved.**
6. Label channel improvements adjacent to the proposed lots. **Unresolved; show and label all improvements on the drainage plan.**  
**The proposed channel improvements are shown on the drainage map. However, the final locations are subject to the final design. The proposed improvements are being shown for reference only.**
7. Provide more information about the Subdivision Improvement Agreement. Provide the number of lots this filing represents in the SIA. Provide the amount of adjacent proposed improvements that need to be assured for with this project.  
**The SIA has been updated and provided herewith.**
8. **See updated FDR and drainage plan redlines.**  
**Noted. Page 5 Drainage criteria addressed. Page 8 Detailed Drainage Discussion comments addressed. Page 9 Channel Improvements comment addressed. Page**

**12 Summary comment addressed. Page 13 References comment addressed. EDB and SFB details provided in appendix. Historic and existing maps provided. Drainage map comments; proposed trail labeled. Maintenance road into pond shown and called out. Outlet structure stabilization and design per UDFCD Fig. 9-37 low tailwater riprap basin. Trail will be utilized to access and maintain SFB's.**

9. **Additional discussion is necessary regarding the multiple SFBs proposed in the rear yards along the creek. O&M manual and maintenance agreement details need to be complete.**  
**Additional discussion has been added to the FDR and details added to the O&M manual.**

#### MDDP cost analysis

1. See MDDP Cost analysis redlines. **Partially resolved; see updated/remaining redlines.**  
**Noted.**
2. **Note:** The County Engineer/ECM administrator cannot sign off on this. The proposal to have SWQ/Full Spectrum ponds reimbursed & closing a portion of the Sand Creek Basin, etc. require a Drainage Basin Planning Study amendment accepted by the Drainage Board and BOCC.  
**Noted. We should collectively discuss a timeline to address this at the Drainage Board.**

#### Traffic Impact Study TIS

1. See TIS redline comments. **Partially resolved; see updated/remaining redlines.**  
**I've been told that the TIS has been revised and is now approved.**
2. **The method for collecting "fair share" funds (separate from the countywide impact fee) for Sterling Ranch offsite improvements/signals not constructed with the Filing 1 or future Filing 2 plats (and not covered by Countywide Road Fee reimbursements) needs to be addressed. If this will be anything other than a per-lot contribution to an escrow account with each replat subdivision, the method of funding should be added to the SIA. Reference ECM Section B.6.1. As discussed recently, a credit agreement for reimbursable facilities would help clarify the improvements that will and will not be creditable.**  
**Per meeting with EPC Staff, an separate traffic escrow account is not necessary for Sterling Ranch**

#### Drainage Improvement Plans

**Note: These comments are cursory due to the number of revisions and additions required. Additional, more detailed comments will be provided on the complete submittal.**

1. Revise to include adjacent Sand Creek Channel Improvements. (see Drainage report comments). **(See Branding Iron Filing No. 2 CD comment #1.)**  
**Noted.**
2. See storm sewer plans redlines.
  - a. **See updated redlines. See also deviation request redlines regarding flow velocities at the Sand Creek outfall.**  
**Noted. A new data sheet showing the channel flow velocities and froude numbers is submitted herewith the proposed Bank Stabilization Plans.**
  - b. **Label all storm drain segments as public or private/district.**  
**A note has been added on sheet 2 to reflect the public and private storm sewer lines.**

### Street Improvement Plans

1. Reference the street improvements needed to provide two points of access for this filing.
  - A. Sterling Ranch Vollmer Rd. (North) 30 Jan 2018 construction plans.
  - B. Wheatland Drive construction to Briargate Parkway
  - C. Briargate Parkway Wheatland to Vollmer Construction.Provide an overall exhibit that shows the construction of these adjacent and offsite streets that are needed for adequate access for the residents of this Filing. **Unresolved.**  
**A note has been added to the plans to reference the aforementioned street construction drawings. The vicinity map on the cover sheet clearly shows the relationship between the roadways.**
2. **Resolved.**
3. See street improvement plan redlines. **Partially resolved; see updated/remaining redlines.**  
**Noted.**
4. Label the design and posted speed under each road cross-section.  
**The posted speed is shown under the typical cross section on sheet 2**
5. Provide detailed intersection grading where accessible pedestrian routes meeting ADA requirements (cross slopes specifically) are required (at stop conditions). Ensure that all pedestrian access routes comply with the requirements compiled in CDOT Design Guide Chapter 12:  
[https://www.codot.gov/business/designsupport/bulletins\\_manuals/design-bulletins/db-2018-4/view](https://www.codot.gov/business/designsupport/bulletins_manuals/design-bulletins/db-2018-4/view)  
**The street profiles have been revised to show 2.0% slope transverse to the pedestrian routes. See street profiles.**
6. If there will be USPS mail kiosk/cluster(s) in this subdivision provide location(s) and details.  
**The location of the mail box kiosk areas are shown on the final plat and on the street improvement plans.**

### Grading and Erosion Control and SWMP plans

**Note: These comments are cursory due to the number of revisions and additions required to the PDR. Additional, more detailed comments will be provided on the complete submittal.**

1. **Resolved.**
2. Include more sediment traps and address the scheduling of the two permanent FSD ponds to clarify how sediment will be controlled during construction. **Resolved by added note.**  
**Additional sediment traps have been added. The permanent FSD ponds have already been constructed with the approval of the previous 2 or 3 grading plans.**
3. See redlines (no redlines provided on second review without the completed checklist)  
**Noted.**
4. Provide the new PBMP Applicability Form, which can be found at:  
<https://planningdevelopment.elpasoco.com/wp-content/uploads/Engineering/EngineeringDocuments/PBMP-Applicability-Form.docx>.  
**See attached.**
5. As noted at the beginning of these comments, updated GEC and SWMP checklists are required to be provided by the design engineer. Provide with the next submittal. Instructions are provided below the list of attachments. Checklists can be found at: <https://planningdevelopment.elpasoco.com/wp->

[content/uploads/Engineering/EngineeringDocuments/Copy-of-GEC-SWMP\\_Checklists.xlsx](https://planningdevelopment.elpasoco.com/wp-content/uploads/Engineering/EngineeringDocuments/Copy-of-GEC-SWMP_Checklists.xlsx).

**The checklists have been provided in this resubmittal.**

6. If a separate ESQCP will be obtained for this subdivision, an updated ESQCP form is required as part of ECM updates; provide with the next submittal. The form can be found at <https://planningdevelopment.elpasoco.com/wp-content/uploads/Engineering/EngineeringDocuments/Erosion-and-Stormwater-Quality-Control-Permitrev.2019.docx>.

**An ESQCP is not being requested at this time. One has already been submitted with previous applications. Construction has already commenced on this subdivision.**

7. Include all necessary improvements including channel stabilization in the GEC Plan and SWMP. Address short-term and long-term stability of the channel beside this subdivision.

**The GEC, SWMP and bank stabilization plans reflect the channel stabilization in the short term. Final channel construction plans will be submitted at a later time showing the ultimate stabilization.**

8. Clearly show and label all maintenance access roads and the trail on the plans.

**The trails and maintenance road locations will be determined with the final design of the sand creek channel improvements at a later time.**

9. Add the SFBs to the legend.

**SFB's have been added to the legend.**

#### Financial Assurance Estimate / Forms / SIA / Agreements

1. Revise to include the needed Street and Channel Improvement construction See sections above. **Note: Review of the Financial Assurance Estimate was cursory at this time. FAE quantities and costs will be reviewed in detail with the next submittal.**

**Noted.**

2. **Note: the FAE will be reviewed with the next submittal.**

**Noted.**

3. See County Attorney's comments on the SIA additional comments may be added on the next review.

**Noted. The SIA has been revised and submitted herewith.**

4. **Note: any utility system improvements not completed prior to recording the plat will need to be collateralized and addressed in the SIA.**

**Noted.**

5. If there will be any street lights placed in the County ROW, plans and coordination between MVEA and County staff is required, as well as a license agreement. (This applies to any subdivision).

**A license agreement for the street lights is submitted herewith**