



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

July 30, 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 - EPC Deviation Memo

Dear Mr. Rice;

Since the 1st submittal of the construction drawing for the aforementioned subdivision, no EPC deviations are required for the following;

MS Civil has revised the street plans to conform to the EPC standards for the "K" Values. MS Civil has also provided a design for water quality of the single-family lots adjacent to Sand Creek. See revised construction drawings with this 2nd submittal. However, A deviation has been submitted for storm sewer pipe velocities.

Also, worth mentioning; The grading plans for this subdivision have been revised to remove all grading within the 100-year floodplain. Therefore, a "No Rise" letter is not necessary. Only grading on the channel side slopes is proposed as required in the Sterling Ranch Filing No. 1 SIA.

Respectfully submitted,

Virgil A. Sanchez

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