

## MEMORANDUM

DATE: **May 13, 2020**

TO: Kari Parsons, PCD-Project Manager

FROM: Virgil A. Sanchez, M&S Civil Consultants, Inc.

SUBJECT: SF-19-004 – Homestead Filing No. 2 Sterling Ranch

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The comments include unresolved previous comments and new comments resulting from the re-submittal in **red bold or highlighted purple (if deferred)**. All previous comments that have been resolved have been noted or deleted. A written response to all comments and redlines is required for review of the re-submittal. **A complete response to comments was not received with this submittal.** Please arrange a meeting between the developer's team and County staff to review and discuss these comments and prepared revisions/responses prior to the next submittal. Additional comments may be generated on items added or revised after the original comments.

**Elizabeth, I submitted a response to comment letter 4/14/2020. I can see the upload on my end. I'm not sure EPC is seeing the entire submittal package. Let's discuss.**

**See current response to comments in "blue".**

### General / Letter of Intent / Deviations

1. *Resolved.*
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. The Developer or Developer's Engineer will provide this when available.**
3. *through 6 – Resolved.*

### Final Plat

1. *Resolved.*
2. *Resolved.*
3. *The proposed permanent BMPs in many of the lots appear to require a wider easement to allow for maintenance and inspection access. See FDR comment #9. Unresolved.* Per conference call on March 24th, any easements and access roads necessary for access to the permanent BMPs but not provided with the plans and construction for this subdivision will be required with the Sand Creek channel plans and construction. Condition of approval #17 will be added to the staff report: The maintenance access trail required on the west side of Sand Creek shall be designed and constructed to meet County criteria with the Sand Creek channel improvements required in accordance with the Sterling Ranch Filing No. 1 Subdivision Improvements Agreement. Conditions provided.

4. **Additional plat notes are required:** These following 3 notes have been added to the final plat.
- a. ***This property is subject to the private detention basin/BMP maintenance agreement and easement recorded under reception number \_\_\_\_\_ in the records of El Paso County, Colorado.***
  - b. ***Lots 24 through 27 shall not be sold, nor shall building permits be applied for or issued until the detention basin has been relocated offsite and the lots restored to the appropriate grade for residential dwelling use. The Sterling Ranch Metropolitan District shall be responsible for maintenance of these lots until the detention basin has been relocated.***
  - c. ***Until such time that a maintenance access trail is constructed behind Lots 13 through 41, the owners of these lots shall permit reasonable access for maintenance and inspections by County staff and Sterling Ranch Metropolitan District staff through these lots. No fencing shall be constructed within the 20-foot rear drainage easement nor along the rear lot lines of these lots.***  
***If any revision to these draft notes is proposed, please e-mail it for review prior to the next submittal.***

#### Final Drainage Report

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. Provide when available; conditions of approval will be recommended by Staff.
  - 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. *Unresolved. Unresolved. See Final Plat comment #3.*  
**Conditions to be provided.**
  - 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. **Conditions to be provided.**
2. *through 5 – Resolved.*
6. Label channel improvements adjacent to the proposed lots. *Unresolved; show and label all improvements on the drainage plan. Resolved by comment response and additional SR Filing 1 sheet.*
7. *Resolved.*
8. See updated FDR and drainage plan redlines. *Partially resolved;*
  - a. *Resolved.*
  - b. *The response that the trail will be utilized to access and maintain SFB’s requires the access road/trail to be constructed so that it can access the drainage facilities on the plans. Clearly show and label the complete access road/trail on the plans.*  
*Unresolved. See Final Plat comment #3.* **Conditions to be provided.**

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. *Unresolved. Update the agreement and GEC Plans in the O&M manual for the final submittal. Unresolved. Partially resolved; Unresolved – resubmittal not found; Partially resolved; the agreement still needs to be updated. See PBMP Agreement redlines. I did not receive PBMP redlines 5/7/2020. However, the Pond maintenance agreement and O&M have been updated per EPC redlines. I also thought the PBMP Agreement was already approved and accepted. Let's discuss.*
  - a. **Provide details, maintenance requirements and checklists for the SFBs.** Specifically address how access to the sand filter basins is to be obtained and provide a plan showing the access route. *Partially resolved; see plat note provided above; Provide details, maintenance requirements and checklists for the SFBs. The plat notes have been added. The details, maintenance requirements and checklists are provided in the O&M Report. We discussed this language in the prior review of the O&M. Is there more to add, other than what was received on 5/7/2020?*
  - b. See O&M redlines. *See remaining redlines. Noted.*
10. Resolved.

#### MDDP cost analysis **(not resubmitted for this review, no submittal is required at this time)**

1. See MDDP Cost analysis redlines. Partially resolved; see updated/remaining redlines. *Unresolved (resubmittal not found). Unresolved; delete the County Engineer's signature block. Additional discussion is required. Please request a meeting through the project manager when the documents have been updated and ready for discussion. The Developer or Developer's Engineer will request a meeting when the documents have been updated.*
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.

#### Traffic Impact Study TIS

1. **Resolved.**
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. Resolved; Applicant has agreed that whichever subdivision/land use within Sterling Ranch creates the incremental traffic warranting offsite improvements shall be entirely responsible for constructing the improvements regardless of its overall traffic impact among Sterling Ranch subdivisions.
3. **Resolved.**

#### Drainage Improvement Plans

1. Revise to include adjacent Sand Creek Channel Improvements. (see Drainage report comments). (See Branding Iron Filing No. 2 CD comment #1.) *Provide the overall channel improvements plans when available.*
2. through 4 – Resolved.

#### Street Improvement Plans (already signed and accepted)

6. If there will be USPS mail kiosk/cluster(s) in this subdivision provide location(s) and details. *Partially resolved; provide detailed exhibit sheets (8-1/2" x 11") when available.*  
**Conditions to be provided.**
7. **Resolved.**

#### Grading and Erosion Control and SWMP plans

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.
3. Resolved.
4. Resolved.
5. **Resolved.**

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

1. **Resolved.**
2. *(Deleted)*
3. See County Attorney's comments on the SIA additional comments may be added on the next review.
4. Note: any utility system improvements not completed prior to recording the plat will need to be collateralized and addressed in the SIA.
6. 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). **Partially resolved; see County Attorney's comments to be provided regarding the agreement. Provide plans showing the proposed street light locations prior to construction.** **Conditions to be provided.**
7. **Provide the required proof of embankment/pond submittal to State Engineer (signed permit) (checklist item).** *We are awaiting a response from the SEO. A copy of the submittal email is provided herewith.*

**Respectfully Submitted;**

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



Virgil Sanchez <virgils@mscivil.com>

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## Homestead at Sterling Ranch Filing No.2

7 messages

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**Geno Tellez** <geno@mscivil.com>

Mon, Apr 27, 2020 at 4:08 PM

To: John Hunyadi - DNR <john.hunyadi@state.co.us>

Cc: Virgil Sanchez <virgils@mscivil.com>, Darin Moffett <Darin@mscivil.com>

John,

We are requesting the review/approval of the Extended Detention Basin (EDB) for the Homestead at Sterling Ranch Filing No. 2 project, in El Paso County Colorado. See web site and password for the Non-jurisdictional Water Impoundment Structure form, Permanent BMP construction plans, SDI sheet, Vicinity map and FIRM map. Please download as soon as possible, the password expires within 2-3 days. Let me know if you need additional information.

09-007 Homestead at SR Fil 2

Password: Za8WNSbqfgTh

<https://msonegnyte.egnyte.com/fl/DdmARRo8LI>

Thank you

**Eugene Tellez**

Project Manager

**We've Moved!**

MS Civil Consultants, Inc.

102 E. Pikes Peak Ave, Suite 500

Colorado Springs, CO 80903

Cell 719.464.4560

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**Hunyadi - DNR, John** <john.hunyadi@state.co.us>

Tue, Apr 28, 2020 at 10:32 AM

To: Geno Tellez <geno@mscivil.com>, "doug.hollister" <Doug.Hollister@state.co.us>, "Smith, Donna"

<donna.smith@state.co.us>

Cc: Virgil Sanchez <virgils@mscivil.com>, Darin Moffett <Darin@mscivil.com>

Hello Geno,

Unfortunately, none of us on our end can open the link. Do you have another way to cut down and email? Lots of folks use dropbox too and that works ok. thanks

John Hunyadi, PE

Dam Safety Engineer



**COLORADO**  
Division of Water Resources  
Department of Natural Resources

T: 719.227.5294 | C: 719.258.0859

4255 Sinton Road, Colorado Springs, CO 80907

[john.hunyadi@state.co.us](mailto:john.hunyadi@state.co.us)

[Quoted text hidden]

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**Geno Tellez** <geno@mscivil.com>

Tue, Apr 28, 2020 at 11:23 AM

To: "Hunyadi - DNR, John" <john.hunyadi@state.co.us>

Cc: "doug.hollister" <Doug.Hollister@state.co.us>, "Smith, Donna" <donna.smith@state.co.us>, Virgil Sanchez <virgils@mscivil.com>, Darin Moffett <Darin@mscivil.com>

John,