

LETTER OF INTENT

Sterling Ranch East

Filing No. 2

Owner: **Classic SRJ Land, LLC**
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Colorado Springs, CO 80921
(719) 592-9333

***Applicant/
Consultant:*** **Classic Consulting, LLC**
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Tax Schedule No. 52000-00-552

Request:

This Final Plat encompasses 16.841 acres and 42 single family lots, 3 tracts and 2.68 acres of ROW are proposed. The 42 lots are proposed to exceed the 5000 SF minimum lot size per the existing RS-5000 zoning. This remains consistent with the proposed Preliminary Plan. Water sufficiency will be determined with the preliminary plan. No deviations or waivers are proposed.

SITE DESCRIPTION:

This letter is prepared to provide sufficient information in support of the Final Plat for Sterling Ranch East Filing No. 2. This proposed Final Plat consists of 42 single family homes and three tracts for open space, landscape, park, signage, drainage, utilities and trails. The total acreage for this Final Plat equals 16.841 acres.

The site is located in a portion of sections 28 and 33, township 12 south, range 65 west of the sixth principal meridian, El Paso County, Colorado. More specifically, located due west and north of the proposed Sterling Ranch Road extension and Foursquare at Sterling Ranch East Filing No. 1, north of the proposed easterly extension of Briargate Parkway and east of Sand Creek. The entire property is zoned RS-5000 with proposed residential land uses consistent with the approved zoning. The zoning of the property was approved under P-22-012 (approved May 16, 2023).

DISTRICTS/ENTITIES SERVING THE PROPERTY:

The following districts will serve the property:

- Academy School District 20
- Sterling Ranch Metro District
- Black Forest Fire Protection District
- Mountain View Electric Association
- Black Hills Energy
- Falcon area Water and Wastewater Authority

PROJECT DESCRIPTION:

SOILS & GEOLOGY HAZARDS/CONSTRAINTS

The site was found to be suitable for development. No areas of the proposed subdivision have been found to be impacted by hazardous geologic conditions. A map of hazard areas and proposed mitigation measures for the surrounding areas can be found in the Soils, Geology, and Geologic Hazard Study prepared by Entech Engineering Inc. included in this submittal.

TRAFFIC

Sterling Ranch East Filing No. 2 will be accessed by the extensions of Idaho Fall Drive westerly along the north boundary and the northerly extension of Boulder City Place from Briargate Parkway. Both streets will be constructed within the scope of this project. The Traffic Technical Memorandum prepared by LSC Transportation Consultants Inc. also describes this condition.

El Paso County Road Impact Fee Program: Pursuant to Board of County Commissioner Resolution No. 16-454, the applicant elects to include this Filing No. 3 in the five mill Public Improvement District No. 3 as noted on the final plat. The 2022 five mill PID building permit fee equals \$2,527 per lot.

NOISE

Chapter 8.4.2(B)(2)(b)(ii) of the Land Development Code states that noise mitigation shall be required for single-family and duplex residential subdivisions, which contain lots that will be individually owned, and are located adjacent to expressways, principal arterials or railroads. Mitigation shall reduce the existing or projected exterior noise levels to 67 dBA Leg. A noise study to determine the area of potential impact is required where a subdivision includes or borders an expressways, principal arterial or railroad.

No site-specific noise study was undertaken for Sterling Ranch East Filing No. 2 as a Noise Impact Study was prepared by the developer in association with Homestead North, which is similarly located immediately adjacent to Briargate Parkway. The Homestead North Noise Impact Study recommended a minimum of 6-foot-high noise barrier along Briargate Parkway arterial road to reduce noise levels in the adjacent proposed development below 67 decibels. Based on this previous recommendation, a 6' concrete panel noise wall is proposed along the rear of the lots backing to Briargate Parkway to be installed by the developer and maintained by the Sterling Ranch Metropolitan District No. 3. A detail of the 6' concrete panel wall is

provided in the PUDSP plan set.

TRAILS & CONNECTIVITY

The Sterling Ranch East Phase 1 Preliminary Plan includes a future community park, neighborhood parks, and open spaces, which are served by an interconnected system of trails to create a recreation-oriented community. This 147.7-acre system of parks, open spaces and trails is intended to provide a comprehensive off-street pedestrian circulation system to supplement the standard sidewalks along streets. Parks have been located so that residents have a ten-minute walk or less to these facilities. These parks and trails will be owned and maintained by the Sterling Ranch Metropolitan District.

Tract B and C, Filing 2 as shown on the Preliminary Plan and Final Plat are proposed for park and trail use, consistent with the approved Sterling Ranch Sketch Plan. Tract B will be owned and maintained by El Paso County with aesthetic maintenance by Sterling Ranch Metro District No. 3 as reflected on the Final Plat cover sheet.

UTILITY SERVICES

Goal 1.1 – Ensure an adequate water supply in terms of quantity, dependability and quality for existing and future development.

Goal 6.0 – Require adequate water availability for proposed development.

Policy 6.0.8 – Encourage development patterns and higher density, mixed use developments in appropriate locations that propose to incorporate meaningful water conservation measures.

Policy 6.0.11 – Continue to limit urban level development to those areas served by centralized utilities.

Sterling Ranch East Filing No. 2 Final Plat is to be provided central and sewer services through the Falcon Area Water and Wastewater Authority (FAWWA).

As referenced in the Water Supply Information Summary, prepared by JDS Hydro Consultants, Inc., the projected water demands for these lots are 0.353 AF/unit for a total annual demand of 16.85 Acre-feet for Filing No. 2 (including landscape irrigation). The projected average daily wastewater loads are 172 GPD/unit for a total average daily flow of 7,224 GPD for Filing No. 2.

The Sterling Ranch Water Resources Report as provided with the Preliminary Plan has been included in this submittal.

Off-site (adjacent) utility and roadway infrastructure to be designed and constructed with westerly Homestead filings.

DRAINAGE & PONDS

Along with the Foursquare at Sterling Ranch Filing No. 1 development, an Extended Detention Basin (EDB) is proposed to provide detention and water quality treatment for the Sterling Ranch East Filing No. 2 development, as well. The proposed public EDB will

be owned and maintain by the Sterling Ranch Metropolitan District No. 3

The adjacent Sand Creek corridor along the westerly boundary of Filing No. 2 is being designed and constructed in association with the westerly filings of Sterling Ranch.

JUSTIFICATION:

Criteria for Approval

Conformance with the El Paso County Master Plan

The Sterling Ranch East Filing No. 2 is in conformance with the goals, objectives and Policies of the El Paso County Master Plan in the following manner:

- This residential land use falls within the primary land use Suburban Residential “Placetype” as identified in the Master Plan excerpt below.
- There is existing or proposed infrastructure to which the proposed development can connect to. This subdivision is the first Sterling Ranch community to be constructed east of Sand Creek.
- This land use is located within the Suburban Residential Housing Priority Development Area as identified on the Master Plan.

Conformance with the approved Preliminary Plan

The Sterling Ranch East Filing No. 2 is in conformance with the Sterling Ranch East Preliminary Plan (SP-22-004).

Other Criteria for Approval

This subdivision is consistent with the subdivision design standards and regulations and meets all planning, engineering and surveying requirements of the County. No deviations are being requested.

A sufficient water supply finding for quantity, quality and dependability will be made on the Preliminary Plan by BoCC prior to Sterling Ranch East Filing No. 2 Final Plat approval.

A public sewage disposal system has been established for the proposed 42 lots into the FAWWA public sewer system.

Adequate drainage improvements are proposed that comply with State Statute and the requirements of the LDC and the ECM and are presented in the Sterling Ranch East Filing No. 2 Final Drainage Report (combined with the Foursquare at Sterling Ranch East Filing No. 1 Final Drainage Report).

Legal and physical access is provided to all parcels by public rights-of-way or recorded easement, acceptable to the County for compliance with the LDC and ECM.

Necessary services including police and fire protection, recreation, utilities and transportation systems are or will be made available to serve the proposed subdivision. The final plans provide evidence to show that the proposed methods of fire protection comply with Chapter 6, LDC. Also, the Black Forest Fire Protection District will review and approve the utility plans for this development.

This subdivision has also elected to be included in the PID No. 3 under the County Road Impact Fee Program. All on and off-site drainage has been evaluated and presented in the Sterling Ranch East Filing No. 2 Final Drainage Report (combined with Foursquare at Sterling Ranch East Filing No. 1). Off-site grading and drainage easements have now been documented and will be recorded prior to construction.

All public facilities/infrastructure is documented in the FAE and financial guarantee will be provided to the County based on the SIA prior to Plat recordation.

This subdivision meets all other applicable sections of the LDC, Chapters 6 and 8.

The extraction of any known commercial mining deposit will not be impeded by this subdivision.