

Planning and Community Development

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Board of County Commissioners
 Holly Williams, District 1
 Carrie Geitner, District 2
 Bill Wysong, District 3
 Cory Applegate, District 4
 Cami Bremer, District 5

TO: El Paso County Planning Commission
Thomas Bailey, Chair

FROM: Kari Parsons, Principal Planner
Charlene Durham, PE, Principal Engineer

RE: Project File Number: PUDSP226
Project Name: Villages at Sterling Ranch East
Parcel Numbers: 5200000553 & 5200000573

OWNER:	REPRESENTATIVE:
Classic SRJ Land, LLC 2138 Flying Horse Club Drive Colorado Springs, CO, 80921	N.E.S. Inc. 619 North Cascade Avenue Colorado Springs, CO, 80903

Commissioner District: 2

Planning Commission Hearing Date:	2/20/2025
Board of County Commissioners Hearing Date:	3/13/2025

EXECUTIVE SUMMARY

A request by Classic SRJ Land, LLC, for approval of a Map Amendment (Rezoning) of 39.06 acres from RR-5 (Residential Rural) to PUD (Planned Unit Development) with approval of a Preliminary Plan depicting 54 attached and 173 detached single-family lots, 18 tracts,



including 8.40 acres of open space, utilities and drainage provisions, and 3.45 acres of land dedicated for private roads. The property is located at the southeast corner of the intersection of Briargate Parkway and Sterling Ranch Road.

The requested Planned Unit Development Plan proposes a density of 5.81 dwelling units per acre. The density depicted on the approved Sterling Ranch Sketch Plan is 5-8 dwelling units per acre.

A finding of water sufficiency for water quality, quantity and dependability is also requested at this time. Additionally, the applicants are requesting approval to perform pre-subdivision site grading to include installation of wet utilities.

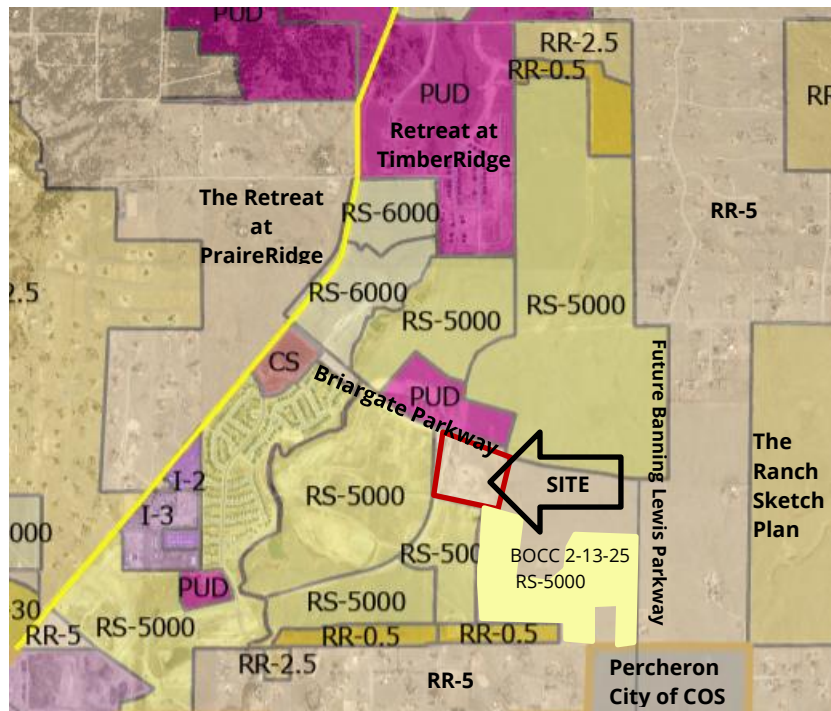


Figure C1: Zoning Map



A. AUTHORIZATION TO SIGN

PUD Development Plan and Preliminary Plan, with a finding of sufficiency for water quality, quantity, and dependability, authorizes the Planning and Community Development Department Director to administratively approve all subsequent Final Plat(s) consistent with the Preliminary Plan as well as any other documents necessary to carry out the intent of the Board of County Commissioners.

B. APPROVAL CRITERIA

In approving a PUD Development Plan and zoning district, the BoCC shall find that the request meets the criteria for approval outlined in Section 4.2.6 of the El Paso County Land Development Code (as amended):

- *The proposed PUD district zoning advances the stated purposes set forth in this section.*
- *The application is in general conformity with the Master Plan;*
- *The proposed development is in compliance with the requirements of this Code and all applicable statutory provisions and will not otherwise be detrimental to the health, safety, or welfare of the present or future inhabitants of El Paso County;*
- *The subject property is suitable for the intended uses and the use is compatible with both the existing and allowed land uses on the neighboring properties, will be in harmony and responsive with the character of the surrounding area and natural environment, and will not have a negative impact upon the existing and future development of the surrounding area;*
- *The proposed development provides adequate consideration for any potentially detrimental use to use relationships (e.g. commercial use adjacent to single family use) and provides an appropriate transition or buffering between uses of differing intensities both on-site and off-site which may include innovative treatments of use to use relationships;*
- *The allowed uses, bulk requirements and landscaping and buffering are appropriate to and compatible with the type of development, the surrounding neighborhood or area and the community;*
- *Areas with unique or significant historical, cultural, recreational, aesthetic or natural features are preserved and incorporated into the design of the project;*
- *Open spaces and trails are integrated into the development plan to serve as amenities to residents and provide reasonable walking and biking opportunities;*
- *The proposed development will not overburden the capacities of existing or planned roads, utilities and other public facilities (e.g. fire protection, police protection,*



- emergency services, and water and sanitation), and the required public services and facilities will be provided to support the development when needed;*
- *The proposed development would be a benefit through the provision of interconnected open space, conservation of environmental features, aesthetic features and harmonious design, and energy efficient site design;*
 - *The proposed land use does not permit the use of any area containing a commercial mineral deposit in a manner which would unreasonably interfere with the present or future extraction of such deposit unless acknowledged by the mineral rights owner;*
 - *Any proposed exception or deviation from the requirements of the zoning resolution or the subdivision regulation is warranted by virtue of the design and amenities incorporated in the development plan and development guide; and*
 - *The owner has authorized the application.*

The applicant has requested the proposed PUD also be reviewed and considered as a Preliminary Plan. In approving a Preliminary Plan, the BoCC shall find that the request meets the criteria for approval outlined in Section 7.2.1.D.2 of the El Paso County Land Development Code (as amended):

- *The proposed subdivision is in general conformance with the goals, objectives, and policies of the Master Plan;*
- *The subdivision is consistent with the purposes of this Code;*
- *The subdivision is in conformance with the subdivision design standards and any approved sketch plan;*
- *A sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of subdivision proposed, as determined in accordance with the standards set forth in the water supply standards [C.R.S. §30-28-133(6)(a)] and the requirements of Chapter 8 of this Code;*
- *A public sewage disposal system has been established and, if other methods of sewage disposal are proposed, the system complies with state and local laws and regulations, [C.R.S. §30-28-133(6) (b)] and the requirements of Chapter 8 of this Code;*
- *All areas of the proposed subdivision, which may involve soil or topographical conditions presenting hazards or requiring special precautions, have been identified and the proposed subdivision is compatible with such conditions. [C.R.S. §30-28-133(6)(c)];*
- *Adequate drainage improvements complying with State law [C.R.S. §30-28- 133(3)(c)(VIII)] and the requirements of this Code and the ECM are provided by the design;*



- *The location and design of the public improvements proposed in connection with the subdivision are adequate to serve the needs and mitigate the effects of the development;*
- *Legal and physical access is or will be provided to all parcels by public rights-of-way or recorded easement, acceptable to the County in compliance with this Code and the ECM;*
- *The proposed subdivision has established an adequate level of compatibility by (1) incorporating natural physical features into the design and providing sufficient open spaces considering the type and intensity of the subdivision; (2) incorporating site planning techniques to foster the implementation of the County's plans, and encourage a land use pattern to support a balanced transportation system, including auto, bike and pedestrian traffic, public or mass transit if appropriate, and the cost effective delivery of other services consistent with adopted plans, policies and regulations of the County; (3) incorporating physical design features in the subdivision to provide a transition between the subdivision and adjacent land uses; (4) incorporating identified environmentally sensitive areas, including but not limited to, wetlands and wildlife corridors, into the design; and (5) incorporating public facilities or infrastructure, or provisions therefore, reasonably related to the proposed subdivision so the proposed subdivision will not negatively impact the levels of service of County services and facilities;*
- *Necessary services, including police and protection, recreation, utilities, open space and transportation system, are or will be available to serve the proposed subdivision;*
- *The subdivision provides evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code; and*
- *The proposed subdivision meets other applicable sections of Chapter 6 and 8 of this Code.*

C. LOCATION

North:	PUD (Planned Unit Development)	Vacant (Proposed Single-family)
South:	RS-5000 (Residential Suburban)	Vacant (Proposed Single-family)
East:	RR-5 (Residential Rural)	Vacant
West:	RS-5000 (Residential Suburban)	Vacant (Proposed Single-family)

D. BACKGROUND

The Sterling Ranch Sketch Plan, consisting of 1,443.70 acres, was heard and approved by the Board of County Commissioners on November 18, 2008. The original Sketch Plan had a density cap of 5,225 dwelling units and depicted a density of 8-12 dwelling units per acre in the requested Planned Unit Development (PUD) Plan and Preliminary Plan area.



Minor Sketch Plan amendments have been approved which have relocated the school sites, parkland, utility sites, relocated density ranges, and lowered the maximum number of residential units to 4,800. More specifically, a reduction of the density of 5-8 dwelling units per acre in the requested Planned Unit Development (PUD) Plan and Preliminary Plan area of the Plan was approved on December 19, 2022.

A major Sketch Plan amendment to allow for more urban development for the portion north of Briargate Boulevard, adjacent to the Retreat at TimberRidge development was approved by the Board of County Commissioners on March 14, 2024. The aforementioned area lies north of the requested PUD and Preliminary Plan Area. The density cap of 4,800 residential units remains.

The requested PUD Rezone and Preliminary Plan are in conformance with the Sketch Plan.

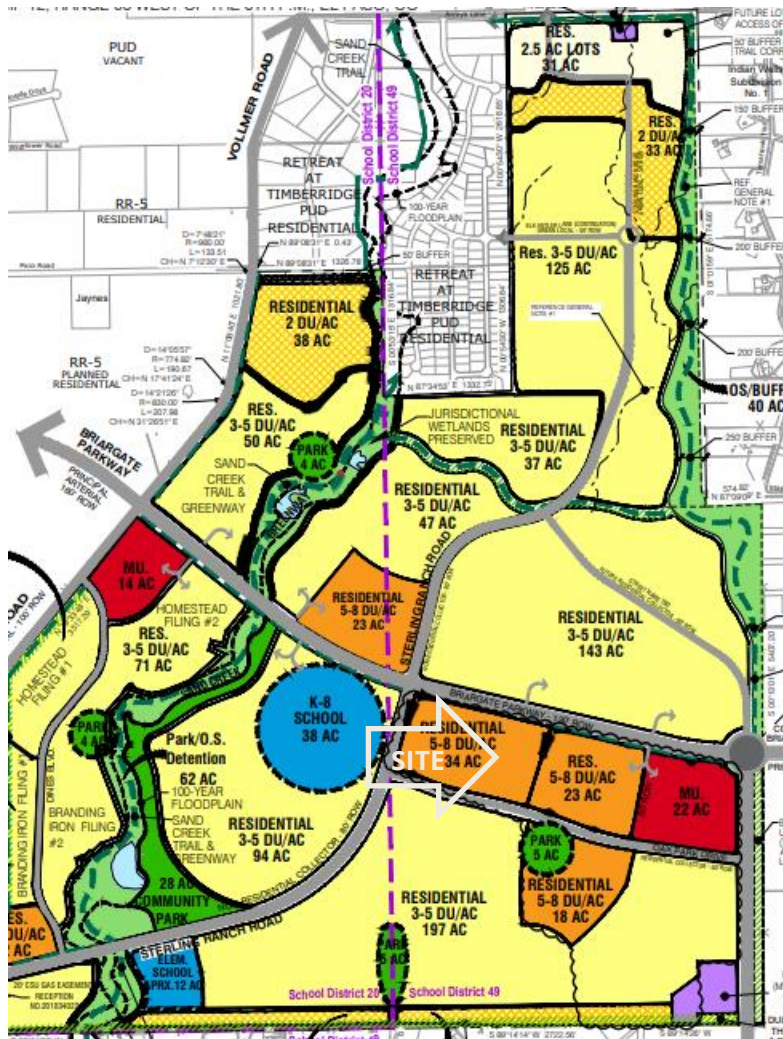


Figure 2: Approved Sterling Ranch Sketch Plan

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E. LAND DEVELOPMENT CODE AND ZONING ANALYSIS

The PUD application meets the purpose of zoning and criteria of approval, in Chapter 4, and of the Land Development Code. The Preliminary Plan application meets the Preliminary Plan submittal requirements, the standards for Divisions of Land in Chapter 7, and the standards for Subdivision in Chapter 8 of the Code. The applicant will be required to comply with the standards for Subdivision in Chapter 8 of the Code with subsequent Final Plat applications.

The PUD Development Plan identifies allowed and permitted uses; use, density, and dimensional standards such as setbacks, maximum lot coverage, and maximum building height; and overall landscaping requirements. The PUD Development Plan is consistent with the proposed PUD development guidelines and with the submittal and processing requirements of the Land Development Code.

The proposed PUD Development Plan and Preliminary Plan consists of a 227-unit development with 54 attached and 173 detached single-family lots, public right-of-way, and 18 tracts for the purpose of parks, open space, trails, utilities, landscaping, private roadway and stormwater detention. The proposed density is 5.81 dwelling -units per acre. The proposed lot sizes range from 2,800 square feet to 4,500 square feet. Lots 55 through 92 allow for an additional dwelling unit which may be rented with a maximum size of 700 square feet which is anticipated to provide a mix of housing types.

Section 4.2.6.F.8, Planned Unit Development District of the Land Development Code requires a minimum of 10% of the overall residential PUD be set aside as open space. The Plan incorporates 8.4 acres of open space and parklands, which comprises 21.6% of the proposed development area.

The anticipated development to the north, south and east is also urban single-family residential. A District No. 20 school site is proposed west of the requested development area.

The applicant requests a modification from Section 8.4.4.C of the Code to allow private roads to be constructed in lieu of public roads. Pursuant to Section 8.4.3.B.2.e, lots shall have a minimum of 30 feet of frontage on and have access from a public road, except where private roads are approved by the BoCC pursuant to a Waiver (or PUD modification) granted under Section 8.4.4.E. Generally, private roads shall be constructed and maintained to ECM standards except as may be otherwise determined

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in the Waiver or modification. Private Road Waivers (or modifications) may only include design standards for the following:

- *Right-of-way width where suitable alternative provisions are made for pedestrian walkways and utilities;*
- *Design speed where it is unlikely the road will be needed for use by the general public;*
- *Standard section thickness minimums and pavement type where suitable and perpetual maintenance provisions are made;*
- *Maximum and minimum block lengths; and*
- *Maximum grade.*

In approving a PUD Modification, Section 4.2.6.F.h, from a general development standard in the Code or of the Engineering Criteria Manual, the BoCC shall find that the proposal provides for the general health, safety, and welfare of the citizens and at least one (1) of the following benefits:

- *Preservation of natural features;*
- *Provision of a more livable environment, such as the installment of street furniture, decorative street lighting or decorative paving materials;*
- *Provision of a more efficient pedestrian system;*
- *Provision of additional open space;*
- *Provision of other public amenities not otherwise required by the Code; or*
- *The proposed modification is granted in exchange for the open space and/or amenity designs provided in the PUD development plan and/or development guide.*

The applicant has exceeded the open space requirements and provided a more efficient pedestrian system. Connections have been included to the overall development trail system and Sand Creek Regional Trail Corridor, as well as a neighborhood park amenity.

F. MASTER PLAN COMPLIANCE

1. Your El Paso County Master Plan

a. Placetype Character: Suburban Residential

Suburban Residential is characterized by predominantly residential areas with mostly single-family detached housing. This placetype can also include limited single-family attached and multifamily housing, provided such development is not the

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dominant development type and is supportive of and compatible with the overall single-family character of the area. The Suburban Residential placetype generally supports accessory dwelling units. This placetype often deviates from the traditional grid pattern of streets and contains a more curvilinear pattern.

Although primarily a residential area, this placetype includes limited retail and service uses, typically located at major intersections or along perimeter streets. Utilities, such as water and wastewater services are consolidated and shared by clusters of developments, dependent on the subdivision or area of the County.

Some County suburban areas may be difficult to distinguish from suburban development within city limits. Examples of the Suburban Residential placetype in El Paso County are Security, Widefield, Woodmen Hills, and similar areas in Falcon.

Recommended Land Uses:

Primary

- *Single-Family Detached Residential with lots sizes smaller than 2.5 acres per lot, up to 5 units per acre*

Supporting

- *Single-family Attached*
- *Multifamily Residential*
- *Parks/Open Space*
- *Commercial Retail*
- *Commercial Service*
- *Institutional*

The property is located within the Suburban Residential placetype. The Suburban Residential placetype comprises the County's traditional residential neighborhoods with supporting commercial uses at key intersections. Relevant goals and objectives are as follows:

- **Goal 2.1** – *Promote development of a mix of housing types in identified areas.*
- **Goal LU1 Specific Strategy** – *Ensure appropriate density and use transitions for new development that occurs between differing placetypes.*
- **Goal LU3** – *Encourage a range of development types to support a variety of land uses.*

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- **Objective LU3-1** – Development should be consistent with the allowable land uses set forth in the placetypes first and second to their built form guidelines.
- **Goal HC1** – Promote development of a mix of housing types in identified areas.
- **Objective HC1-4** – In Suburban Residential areas, clustered development should be encouraged to increase density while also preserving open space and such development should consist of a mix of single-family detached, single-family attached, and multifamily units.
- **Goal HC3 Specific Strategy – Priority:** Consider increasing densities in key areas to reduce the land cost per unit for development. The primary focus should be in Urban Residential and Suburban Residential placetypes, which are appropriate for accommodating significant density that still conforms to the community's desired character. Single-family attached and multifamily units should be located directly adjacent to commercial focal points to accommodate density in the County.

The Map Amendment (Rezoning) and Preliminary Plan align with the Suburban Residential Placetype. The applicant proposes to develop the subject property with attached and detached single-family residential homes which is in-kind with the existing and proposed land uses in the area and the placetype. The applicant is anticipated to provide pedestrian connectivity throughout the development with sidewalks which will connect to the Sand Creek Channel open space within the Sterling Ranch development and other urban parklands within the Sterling Ranch development.

b. Area of Change Designation: New Development

The subject parcel is within an area of New Development: These areas will be significantly transformed as new development takes place on lands currently largely designated as undeveloped or agricultural areas. Undeveloped portions of the County that are adjacent to a built-out area will be developed to match the character of that adjacent development or to a different supporting or otherwise complementary one such as an employment hub or business park adjacent to an urban neighborhood.

Analysis: The proposed Map Amendment (Rezoning) and Preliminary Plan are located in an area that is expected to significantly change the character.



c. Key Area Influences: Potential Areas for Annexation

The subject property is located within the Potential Areas for Annexation. The key area map demonstrates the anticipated urban growth areas in unincorporated El Paso County. The property is not contiguous to the City of Colorado Springs. The applicants do not wish to annex into the City.

d. Other Implications (Priority Development, Housing, etc.): The subject property is located within a Priority Development Area, Falcon Area.

The Falcon community has developed its own unique character and functions like a small municipality. New Suburban Residential development would not only match the existing development pattern in Colorado Springs and Falcon to the east and west but also act as a density buffer between more urban development to the south and large lot to the north.

The proposed rezone is also consistent with the High Priority Areas, and the guidelines below:

- *Residential development near the municipal boundaries adjacent to this area may include single-family attached and multi-family units.*
- *The County should emphasize Stapleton Road, Woodmen Road and Vollmer Road as connectivity corridors that would provide important access to necessary goods and services in surrounding communities, generally supporting suburban residential development.*
- *The County should support the completion of Stapleton Road to improve connectivity between Falcon and Colorado Springs.*
- *Neighborhood-level commercial uses and public services should also be considered in these areas at key intersections.*

The subject area is anticipated to continue to have significant growth due to the establishment of central water and sanitation services. As residential development occurs, commercial areas are anticipated to develop in these areas along the Briargate Parkway/Stapleton, Vollmer Road, and Banning Lewis Parkway Corridors to provide local services to the residents in the area.



2. Water Master Plan Analysis

The El Paso County Water Master Plan (2018) has three main purposes; better understand present conditions of water supply and demand; identify efficiencies that can be achieved; and encourage best practices for water demand management through the comprehensive planning and development review processes. Relevant policies are as follows:

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

Policy 1.1.1 – *Adequate water is a critical factor in facilitating future growth and it is incumbent upon the County to coordinate land use planning with water demand, efficiency and conservation.*

Goal 1.2 – *Integrate water and land use planning.*

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

Policy 6.4.1.3 – *Support efforts by water providers to obtain renewable water supplies through collaborative efforts and regionalization.*

Policy 6.4.1.4 – *Promote long-term planning by water providers for sustainable water supplies serving new development.*

The Water Master Plan includes demand and supply projections for central water providers in multiple regions throughout the County. The property is located within Planning Region 3 of the Plan, which is an area anticipated to experience significant growth by 2040. Specially, the Plan states:

“Region 3 contains four growth areas west of Falcon projected to be completed by 2040. Other areas of 2040 growth are projected for the north-central part of the region west of Highway 24 extending from Falcon to 4-Way Ranch. North of Falcon along Highway 24, growth is projected by 2060 on both sides of the highway. Just west of Falcon, another small development is projected by 2060 on the north and south sides of Woodmen Road.”

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The Water Master Plan identifies a current water demand of 4,494-acre feet (AF) and a current supply of 7,164 AF for this Region, resulting in a surplus of water (decreed water rights) of 2,670 AF. The area included within the rezoning request is projected in the Water Master Plan as likely to reach build out by year 2040. For year 2040, the Plan projects a water demand of 6,403 AF for Region 3 versus a projected supply of 7,921 AF, resulting in a reduced surplus of 1,518 AF. When considering additional development in Region 3, it is important to note that the Plan ultimately projects a water supply deficit for the Region of 1,143 AF by 2060.

See the water section below for a summary of the water findings and recommendations.

3. Other Master Plan Elements

The El Paso County Wildlife Habitat Descriptors (1996) identifies the parcels as having a low wildlife impact potential. The El Paso County Community Services Department, Environmental Services Division, and El Paso County Conservation District were each sent a referral and have no outstanding comments.

The Master Plan for Mineral Extraction (1996) identifies upland deposits in the area of the subject parcels. A mineral rights certification was prepared by the applicant indicating that, upon researching the records of El Paso County, no severed mineral rights exist.

The Community Services Department Parks Division has provided the response below which includes an analysis regarding conformance with The El Paso County Parks Master Plan (2022):

“The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving The Villages at Sterling Ranch East PUD Development Plan and Preliminary Plan: (1) recommend the applicant explore a wide variety of active-use park and open space amenities to strengthen recreational opportunities for residents of all ages and abilities; (2) regional park fees will not be required pursuant to the existing Regional Park Lands Agreement for construction of the Sand Creek Regional Trail; (3) fees in lieu of land dedication for urban park purposes in the amount of \$65,830 will be

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required at time of the recording of the forthcoming Final Plat(s). An Urban Park Lands Agreement may be an acceptable alternative to urban park fees provided the agreement is approved by the County and executed prior to recording the forthcoming Final Plat(s)."

G. PHYSICAL SITE CHARACTERISTICS

1. Hazards

No hazards were identified that would preclude the development of the site. The developer has depicted a note on the face of the Planned Unit Development Plan and Preliminary Plan limiting basements where the potential for high groundwater may be present.

2. Floodplain

FEMA Flood Insurance Rate Map (FIRM) panel numbers 08041C0533G and 08041C0535G, which have an effective date of December 7, 2018, indicates the subject property is located within Zone X, area of minimal flood hazard outside of the 500-year floodplain.

3. Drainage and Erosion

The subdivision is located within the Sand Creek drainage basin. The Sand Creek drainage basin has associated drainage basin and bridge fees that will be due at the time of plat recordation.

The site generally drains to the south. Stormwater runoff will be conveyed by a proposed private storm sewer system and discharged into a proposed off-site private full spectrum detention pond (Pond 14-B) which will mitigate developed runoff and provide the necessary permanent stormwater quality for this development, as well as Sterling Ranch East Filing No. 5. The proposed pond is located within the Sterling Ranch East Filing No. 5 development and will be located along the south property line of the overall Sterling Ranch project boundary. The preliminary drainage report concludes that "development of the proposed site does not significantly impact any downstream facility or property to an extent greater than that which currently exists in the pre-development conditions."

The applicants have requested approval to perform pre-subdivision site grading. An erosion and stormwater quality control permit (ESQCP), a grading and erosion control



plan, the associated financial assurance estimate (FAE), and stormwater management plan (SWMP)s were submitted and reviewed with the Preliminary Plan for the pre-subdivision grading request. Collateral is required for the pre-subdivision site grading at the time of the pre-construction meeting between the applicants and the PCD Inspections staff.

4. Transportation

The development is located at the southeast corner of the intersection of Briargate Parkway and Sterling Ranch Road. These roadways are county owned and maintained roadways. A $\frac{3}{4}$ movement access is provided at Oak Park Drive and Sterling Ranch Road. Two full access intersections will be provided going into the proposed development from Oak Park Drive. Five of the proposed roads will be public paved roads dedicated to the County for ownership and maintenance. Eight of the proposed roadways within the subdivision are proposed to be private roads, owned and maintained by the district. The ECM Administrator recommends approval of the special standards proposed for this PUD Zoning District pertaining to private roadways.

The submitted Traffic Impact Study (TIS) projects the proposed development will generate approximately 2,020 total vehicle trips on the average weekday. The intersection of Oak Park Drive and Sterling Ranch Road will operate as a stop-sign controlled intersection. The proposed roads and traffic depicted in the TIS and the Preliminary Plan are in conformance with the El Paso County 2024 Major Transportation Corridors Plan Update (MTCP), and the existing roads serving the proposed development will be adequate with the improvements noted in the TIS.

The development will be subject to the El Paso County Road Impact Fee Program (Resolution No. 24-377) as amended.

H. SERVICES

1. Water

Falcon Area Water and Wastewater Authority (FAWWA) provides water service to this area and is anticipated to serve the property. A commitment letter has been provided with this application. Water sufficiency has been analyzed with the review of the proposed Preliminary Plan. The applicant has shown a sufficient water supply for the required 300-year period. The State Engineer and the County Attorney's Office have recommended that the proposed subdivision has an adequate water

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supply in terms of quantity and dependability. El Paso County Public Health has recommended that there is an adequate water supply in terms of quality.

2. Sanitation

Wastewater is provided by the Falcon Area Water and Wastewater Authority. A commitment letter has been provided with this application.

3. Emergency Services

The property is within the Black Forest Fire Protection District. The District was sent a referral and has no outstanding comments at this time.

4. Utilities

Electrical service is provided by Mountain View Electric Association (MVEA). Natural gas service is provided by Colorado Springs Utilities (CSU). Both service providers were sent referrals and no have outstanding comments.

5. Metropolitan Districts

The property is located within the boundaries of Sterling Ranch Metropolitan District. The Districts are responsible to own and maintain the open-space, private roadways, parkland, and drainages.

6. Parks/Trails

Land dedication and fees in lieu of park land dedication are not required for a PUD Development Plan and Preliminary Plan application. Fees in lieu of park land dedication will be due at the time of recording the Final Plat.

7. Schools

Land dedication and fees in lieu of school land dedication are not required for a PUD Development Plan and Preliminary Plan application. School land dedication agreement has been executed for the benefit of Academy School District No. 20; no fees are due at the time of subsequent Final Plat(s) recordings.

I. APPLICABLE RESOLUTIONS

See attached resolution.

J. STATUS OF MAJOR ISSUES

There are no major issues.

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K. RECOMMENDED CONDITIONS AND NOTATIONS

Should the Planning Commission and the Board of County Commissioners find that the request meets the criteria for approval outlined in Section 4.2.6, and Section 7.2.1 of the El Paso County Land Development Code (as amended), staff recommends the following conditions and notations:

CONDITIONS

1. Development of the property shall be in accordance with this PUD Development Plan. Minor changes within the PUD Development Plan, including a reduction in residential density, and lot and tract line adjustments, may be approved administratively by the Director of the Planning and Community Development Department consistent with the Land Development Code. Any substantial change will require the submittal of a formal PUD Development Plan amendment application.
2. Approved land uses are those defined in the PUD Development Plan.
3. All owners of record must sign the PUD Development Plan.
4. The PUD Development Plan shall be recorded in the office of the El Paso County Clerk & Recorder prior to scheduling any Final Plats for hearing by the Planning Commission. The development guide shall be recorded in conjunction with the PUD Development Plan.
5. Applicable drainage, bridge, school, and park fees shall be paid with each Final Plat.
6. Developer shall participate in a fair and equitable manner in offsite transportation improvements, including but not limited to the items listed in Table 7 and 8 of the Villages at Sterling Ranch Preliminary Plan Traffic Impact Study, as amended and pending approval, to be verified with an updated traffic impact analysis or memorandum as appropriate with the associated Final Plat.
7. Applicant shall comply with all requirements contained in the Water Supply Review and Recommendations, January 17, 2025, as provided by the County Attorney's Office.

NOTATIONS

1. Subsequent Final Plat Filings may be approved administratively by the Planning and Community Development Director.

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2. If a zone or rezone petition has been disapproved by the Board of County Commissioners, resubmittal of the previously denied petition will not be accepted for a period of one (1) year if it pertains to the same parcel of land and is a petition for a change to the same zone that was previously denied. However, if evidence is presented showing that there has been a substantial change in physical conditions or circumstances, the Planning Commission may reconsider said petition. The time limitation of one (1) year shall be computed from the date of final determination by the Board of County Commissioners or, in the event of court litigation, from the date of the entry of final judgment of any court of record.
3. Rezoning requests not forwarded to the Board of County Commissioners for consideration within 180 days of Planning Commission action will be deemed withdrawn and will have to be resubmitted in their entirety.
4. Preliminary Plans not forwarded to the Board of County Commissioners within 12 months of Planning Commission action shall be deemed withdrawn and shall have to be resubmitted in their entirety.
5. Approval of the Preliminary Plan will expire after two (2) years unless a Final Plat has been approved and recorded or a time extension has been granted.

L. PUBLIC COMMENT AND NOTICE

The Planning and Community Development Department notified 19 adjoining property owners on February 4, 2025, for the Planning Commission and Board of County Commissioner meetings. Responses will be provided at the hearing.

M. ATTACHMENTS

Letter of Intent
PUD Development Plan / Preliminary Plan
State Engineer's Letter
County Attorney's Letter
Draft Resolution

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THE VILLAGES AT STERLING RANCH PUD DEVELOPMENT PLAN / PRELIMINARY PLAN

LETTER OF INTENT

JUNE 2022 | REVISED NOVEMBER 2024

OWNER:

CLASSIC SRJ LAND, LLC
2138 FLYING HORSE CLUB DR.
COLORADO SPRINGS, CO 80921

APPLICANT:

CLASSIC SRJ LAND, LLC
2138 FLYING HORSE CLUB DR.
COLORADO SPRINGS, CO 80921

CONSULTANT:

N.E.S. INC.
ANDREA BARLOW
619 N. CASCADE AVE. SUITE 200
COLORADO SPRINGS, CO 80903
719.471.0073
ABARLOW@NESCOLORADO.COM

SITE DETAILS:

TSN: 5200000553 & 5200000573

Location: SE corner of the intersection of Sterling Ranch Road & Briargate Parkway

ACREAGE: 39.058 AC

CURRENT ZONING: RR-5

CURRENT USE: VACANT

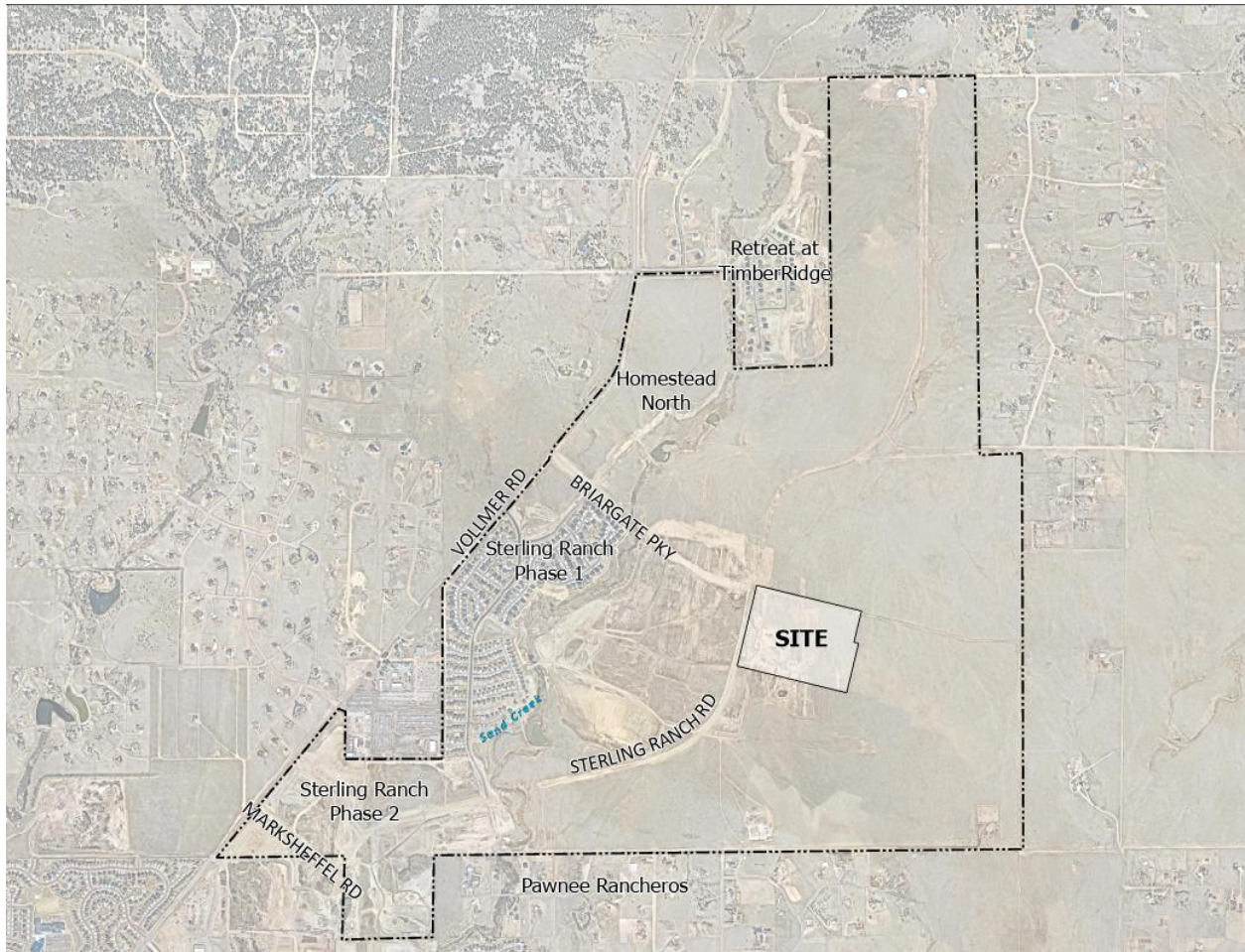
REQUEST

N.E.S. Inc. on behalf of Classic SRJ Land LLC requests approval of the following applications:

1. The Villages at Sterling Ranch PUD Development Plan/Preliminary Plan, a 227-unit development with 54 attached and 173 detached single-family homes and tracts for parks, open space, trails, utilities, landscaping, and stormwater detention.
2. A rezone from RR-5 (Residential Rural) to PUD (Planned Unit Development).
3. Finding of water sufficiency and administrative approval of Final Plat.
4. PUD Modifications to allow for: private roads to service portions of the community; road width of 22' with an 11' lane width; permanent hammerhead turnarounds on Ames Heights and Fort Wayne Heights; lots utilizing private shared driveways to not have direct frontage on or across from a public road; private roadway intersections that will provide ramps for 3-way intersections; and a tangent length of 106'.
5. Overlot grading and early installation of utilities

LOCATION

The Villages at Sterling Ranch PUD Preliminary Plan includes 39.058 acres and is part of the overall Sterling Ranch master planned community, located east of Vollmer Road and east of the Sand Creek channel. The property lies just south of the proposed extension of Briargate Parkway and east of the proposed extension of Sterling Ranch Road. Between Vollmer Road and Sand Creek to the west is the existing and recently approved residential development within Sterling Ranch Phases 1 and 2. The Sterling Ranch East Preliminary Plan area surrounds this site to the north, west, and south. The Retreat at TimberRidge development lies immediately to the north of the Preliminary Plan area. The remainder of the Sterling Ranch property is situated to the east. The Pawnee Rancheros 5-acre rural residential subdivision is also located to the south of Sterling Ranch.



PROJECT DESCRIPTION AND CONTEXT

The project proposes 227 small-lot detached and attached single-family lots on 39.058 acres, with a proposed gross density of 5.81 dwelling units per acre, which is within the 5-8 DU/AC range designated in the Sterling Ranch Sketch Plan Amendment approved March 14, 2024. The average lot size is 3,113 square feet. All units are rear loaded lots and provide an interior walkway with a common open space between units where possible. In total, this PUD Preliminary Plan proposes 54 attached and 173 detached single-family homes. The types of units are further defined by four product types: duplexes (54 lots), which include two attached single-family units; Preamble units (135 lots), which are less than 800 square-foot single-family detached units; and single-family Lots with the option for ADUs (38 lots). The Accessory Dwelling Units will not be allowed to be sold via a condo plat, but they may be rented out by the owner. ADUs do not affect the overall unit count and density will remain the same even if all 38 lots include the optional ADU. The duplex lots will be approximately 2,800sf in size. The Preamble single-family detached lots will range from 2,865sf to 3,342sf. The single-family lots with the option for an ADU will range from 4,000sf to 4,500sf.

Setbacks for each unit vary by product type. Typical minimum lot setbacks for the entire development are front 5' minimum, side 0-5', and rear varies. Typical detached single-family units (ADUs and Preambles) have a minimum side setback of 5', resulting in a 10' separation between buildings. Typical attached single-family units (duplexes) have a side setback of 0' where they are attached and a side setback of 5' where they are not attached, resulting in a 10' separation between buildings. Standard side yard setbacks apply to all corner lots adjacent to a tract. All the corner lots within the development are adjacent to a tract and will adhere to internal lot setbacks as described above. Sight distance lines will not encumber individual lots due to proposed tract locations.

Parking will be provided on each individual lot. The Preamble, single-family detached lots (Lots 93-227) will include 2 off-street parking stalls. These off-street stalls will be rear loaded and either provided on private driveways or within 2-car garages. The first option will accommodate parking within a 2-car garage with an 11.5' driveway that will not allow parking. The second option is a 2-car detached garage with a 20' driveway that will allow 2 parking spaces, or the third option is for two uncovered parking stalls that are 19.5' in length with wheel stops. The preamble units are not allowed an optional ADU so these parking options will be retained. The single-family lots with the option for an ADU (Lots 55-92) will include a rear loaded 2-car garage and an 18.5' driveway. When the optional, integrated ADU is selected, the driveway will be widened to 27' to accommodate a third off-street parking space. The duplex lots (lots 1 – 54) will include a front loaded, 1 or 2-car garage and a 22.5' driveway that will accommodate 1 or 2 parking stalls on the driveway. The guest parking requirement for the development is 14 spaces and an additional 193 guest parking stalls, including 7 ADA stalls, are proposed to be dispersed throughout the development. These guest parking stalls are located within Tracts. Tracts A, B, J, I, H, and M will include parking stalls. On-street parking is not allowed in the development.

Proposed roadways are a mix of public and private. All public roadways are designated as public local with 50' ROW and 5' easements. The site does not connect to Briargate Parkway, and no lots have direct driveway access to Sterling Ranch Road, Oak Park Drive, or Indianapolis Drive. Units that do not front a public roadway and are serviced by 30' private residential access roads. Permanent cul-se-sacs are

proposed where it is not feasible for public roadways to connect. PUD Modification requests for the use of private roads, roadway widths and terminations, private road cross section dimensions, lot frontage on and access from a public road, and private roadway intersections with ramps for 3-way crossings have been included with this submittal. Private driveways will be maintained by the homeowner.

A 6' concrete panel noise wall is proposed along the rear of the lots facing Briargate Parkway for noise mitigation and privacy. A detail of the 6' concrete panel wall is provided in the PUDSP plan set. A 25-foot landscape setback is provided along Briargate Parkway.

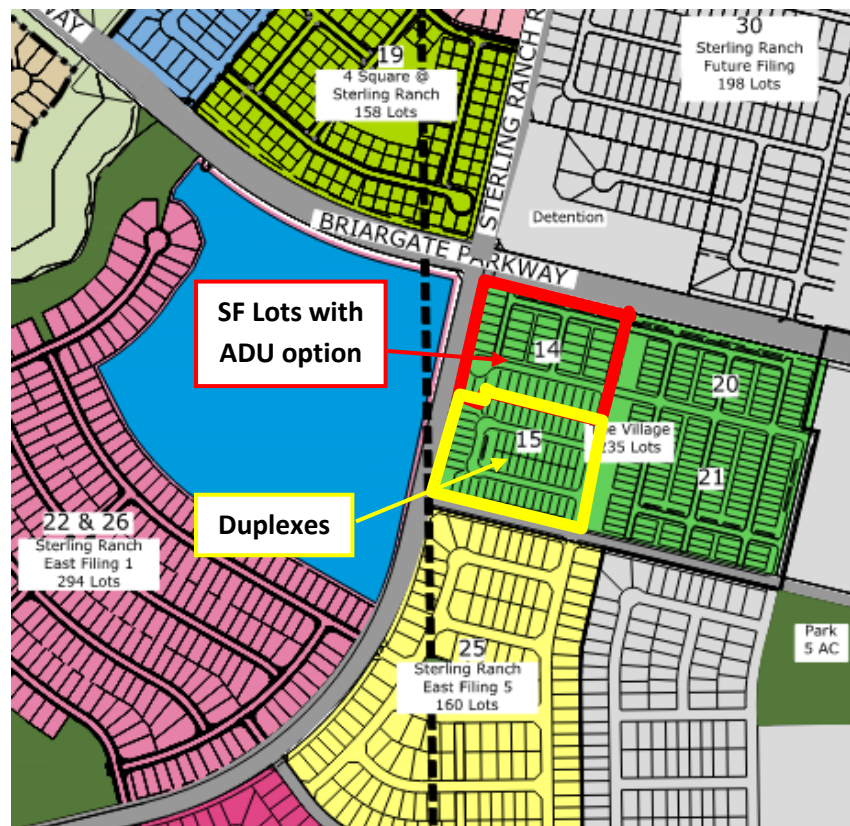
The Villages at Sterling Ranch includes the Briargate Parkway extension from its intersection with Sterling Ranch Road to the eastern limit of the property line, which will be built with future adjacent development to the north and east. Sterling Ranch Road will be the primary access into The Villages community.

SKETCH PLAN CONSISTENCY:

The Sterling Ranch Sketch Plan Amendment for 4,800 dwelling units on 1,444 acres was approved March 14, 2024. The Sketch Plan identifies the area included within this proposed preliminary plan as residential with a density of 5-8 DU/AC. The proposed gross density of this development is 5.81 DU/AC and is consistent with the densities on the approved Sterling Ranch Sketch Plan Amendment.

COMPATIBILITY/TRANSITIONS:

Sterling Ranch has been intentionally designed to concentrate the higher density residential and more intense uses along the major arterials and intersections. In this part of Sterling Ranch East, the primary intersection is Sterling Ranch Road and Briargate Parkway, where the ADUs are located in Lots 55-92. Just south along Sterling Ranch Road, the attached single-family duplexes are located in Lots 1-54. These portions of the property provide a buffer and transition from the lower density detached single family lots proposed in the Sterling Ranch East Preliminary Plan to the west and future single family residential to the north, east, and south. The higher density of the Villages will be compatible with the higher intensity uses of the 35-acre K-8 school site to the immediate



west of Sterling Ranch Road and of similar densities to FourSquare, located in the northwest corner of Sterling Ranch Road and Briargate Parkway. The proposed mix of attached and detached single-family housing will transition the major arterial & collector traffic volumes of Sterling Ranch Road and Briargate Parkway to the future detached single family lots to the north, east, and south of The Villages.

ACCESS: The Villages is located southeast of the intersection of Briargate Parkway and Sterling Ranch Road. A $\frac{3}{4}$ movement is provided at Oak Park Drive and Sterling Ranch Road which will grant access into the development. Two full movement accesses are proposed within the development to Oak Park Drive.

TRAFFIC: A Traffic Generation Analysis was prepared by LSC in April of 2024 and updated in August of 2024. This analysis assessed traffic generation for the Villages at Sterling Ranch compared to the land use assumptions for the Sketch Plan Amendment area, Rezone areas, Preliminary Plan, and Briargate Stapleton Corridor study to considered the potential impacts to the adjacent roadways. The proposed traffic generated is not expected to create negative impacts to the roadways.

The Traffic Study concludes the following:

- The site is subject to the El Paso County Road Impact Fee Program (Resolution 19-471), as amended. An option for payment will be selected in conjunction with Final Plat applications.
- The Villages at Sterling Ranch is projected to generate about 2,020 new external vehicle trips on the average weekday, with about half entering and half exiting the site during a 24-hour period. This is about 26 more vehicle trips per day than were assumed for the same area in the Sterling Ranch Master Traffic Impact Study.
- The stop-sign-controlled intersection of Vollmer/Burgess is currently operating at LOS E for the eastbound approach during the afternoon peak hour. This intersection currently meets the criteria for all-way, stop-sign control. Based on the short-term total traffic volumes and the existing lane geometry, all approaches at this intersection are projected to operate at LOS C or better during the peak hours. This intersection currently has one-lane approaches in all directions. Based on existing traffic volumes, multiple auxiliary turn lanes would be required to meet the ECM standard. LSC recommends this intersection be reconstructed as a modern one-lane roundabout, which is projected to operate at LOS C or better for all approaches during the peak hours, based on the projected short-term and 2044 total traffic volumes. This project may be required to contribute to future improvements at this intersection.
- The intersections of Vollmer/Briargate and Briargate/Sterling Ranch are projected to operate at a satisfactory level of service as stop-sign-controlled intersections in the short-term future. By 2044, these intersections will likely need to be converted to traffic-signal control. As signalized intersections, all movements are projected to operate at LOS D or better during the peak hours, based on the projected short-term and 2044 total traffic volumes.
- Some of the movements at the intersections of Marksheffel Road/Vollmer Road and Marksheffel Road/Sterling Ranch Road are projected to operate at LOS E or LOS F during the peak hours, if they remain stop-sign controlled in the short-term future. Once signalized, all movements at these intersections are projected to operate at LOS D or better, based on the projected short-term and 2044 total traffic volumes.

- The intersection of Oak Park/Sterling Ranch is projected to operate at LOS B or better for all movements during the peak hours as a stop-sign-controlled intersection, based on the projected short-term total traffic volumes.
- The following auxiliary turn lanes are projected to be required:
 - A northbound right-turn deceleration lane on Sterling Ranch Road approaching Oak Park Drive. This lane should be 155 feet long plus a 160-foot taper.
 - A southbound left-turn lane on Sterling Ranch Road approaching Oak Park Place. A center painted median is part of the standard Non-Residential Collector cross section and a left-turn lane is planned with Sterling Ranch East Filing 1.
 - Eastbound left-turn lanes on Park Place approaching the site-access points. A center painted median is part of the standard Non-Residential Collector cross section. The center median should be striped to provide a 255-foot-long turn lane plus a 160-foot taper approaching St. Louis Road and a 205-foot-long turn lane plus a 160-foot taper approaching Indianapolis Road.

AIR QUALITY: The proposed residential use will not negatively impact air quality. The proposed development is located within a developing area with convenient access to Vollmer Rd, E Woodmen Rd, and Highway 24, providing shorter travel time to employment and commercial facilities.

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 Leq. A noise study to determine the area of potential impact is required where a subdivision includes or borders an expressway, principal arterial, or railroad.

No site-specific noise study was undertaken for The Villages at Sterling Ranch as a Noise Impact Study was undertaken for Homestead North, which is similarly located immediately adjacent to Briargate Parkway. Because of the close proximity of The Villages at Sterling Ranch to Homestead North, the same noise study and findings were applied with this PUD Preliminary Plan. The Homestead North Noise Impact Study recommended a minimum 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-foot concrete panel noise wall is proposed along the rear of the lots backing to Briargate Parkway. A detail of the 6-foot concrete panel wall is provided in the PUD Preliminary plan set. Sterling Ranch Road does not require noise mitigation as it is classified as a collector.

WATER: Water, wastewater, and storm water will be provided by Falcon Area Water and Wastewater Authority (FAWWA). All Sterling Ranch Metro District assets will be allocated to FAWWA. Villages at Sterling Ranch PUD and Preliminary Plan includes 227 lots which fall into high density development ratios for small lots, and roughly 4.835 annual acre-feet of water set aside for irrigated landscaping. The resulting demand is 67.64 acre-feet. FAWWA has sufficient supply and infrastructure in the area to serve this development. The total Sterling commitments stand at 1,034.34 acre-feet including all subdivisions committed through August 30, 2024. The total 300-year water supply for FAWWA is 1,963.54 annual acre-feet. This leaves a net excess of currently available water of 929.2 AF for 300 years and therefore is

more than sufficient water supply to meet the needs of Villages at Sterling Ranch PUD and Preliminary Plan on the 300-year basis.

The FAWWA water system has only been in operation for three years, so little-to-no usable historic Information would be reliable for unique, long-term planning. However, substantial nearby data from the Falcon area is available for use. As of the end of 2022, the system had approximately only 350 active users. Therefore, initial projections have been based on area-wide water user characteristics and a linear buildout rate. This rate is considered to be an average annual rate that might be reasonably maintainable over a 10-year period. The average growth rate is projected as 180 units added per year.

- 2040 Scenario: Based on the above factors, the FAWWA system might conservatively anticipate serving 3,710 SFEs in the year 2040. This number is a service area projection and includes the Retreat and The Ranch, as well as the main Sterling Ranch residents. This would require no additional water.
- 2060 Scenario: Based on the same factors, the Sterling system might be expected to serve 7,310 SFEs within its expanded service area, which includes the Retreat and The Ranch. This would be substantially greater than the actual Sterling Ranch. The annual acre-foot requirement might be 679 annual AF, but supply would include water from The Ranch which has not yet been added to inventory.
- It is noted that 38 of the lots have the option to add an accessory dwelling unit or additional home square footage that is roughly 670 SF in size. All lots have a single service which would not require upsizing for this purpose. Since the water allocation is based on lot size and all the 38 lots fall in a slightly higher density category than most of the remainder of the lots and therefore any slight house additions are covered in the calculations. If the DWR Guideline 2016-1 were applied to these units, the Villages units would still fall into the single-family use category.

FAWWA currently has no system interconnections. However, in the Water Resources Report completed by RESPEC in April 2024, FAWWA's main supply source is centralized at a point that both Cherokee Metropolitan District and Woodmen Hills Metropolitan District have adjacent major storage and delivery facilities. It is possible that future agreements could be made.

WASTEWATER: The wastewater commitment is for 39,044 gal/day on an average daily- maximum monthly basis. Sufficient supply is available as demonstrated by the water and sewer service commitment letter. The loading projected from this preliminary plan represents roughly 3.881% of the contractual capacity available to FAWWA. FAWWA therefore has more than adequate wastewater treatment capacity to provide service to this preliminary plan area. Public sewage disposal is further addressed in the Wastewater Report prepared by RESPEC in April 2024 and revised in August 2024. Including all commitments to date (August 30, 2024), the current committed capacity is for 2,982 SFE which is 50.983% of FAWWA contractual treatment capacity.

OTHER UTILITIES: The site is within the service area of Mountain View Electric Association, Inc. for electricity supply, and is within the service area of Colorado Springs Utilities for natural gas supply. Will serve letters are included with the submittal.

DRAINAGE: The drainage conditions and improvements associated with the Villages at Sterling Ranch were fully studied in the approved Sterling Ranch East Filing No. 5 Preliminary Drainage Report, which has been included as a reference attachment to the Preliminary Drainage Report filed with this submittal. A full spectrum regional detention pond is provided off-site to the south, along the southern boundary of the overall Sterling Ranch property within Sterling Ranch East Filing 5. This pond was previously located at the intersection of Sterling Ranch Road and Lake Tahoe Drive and is designed to handle the lots within Villages at Sterling Ranch as well as future adjacent residential development. See Preliminary Drainage Plan for details.

The development of the proposed site does not significantly impact any downstream facility or property to an extent greater than that which currently exists in the pre-development conditions. All drainage facilities within this report were sized according to the Drainage Criteria Manuals and the full-spectrum storm water quality requirements.

FLOODPLAIN: This site is not within a designated F.E.M.A. Floodplain as determined by the flood insurance rate map, community panel number 08041CO533G, effective December 7, 2018.

WILDLIFE: In general, the site provides moderate to poor quality habitat for wildlife. No State-listed or State sensitive species were observed on the site. The site is not suitable habitat for any Federally-listed threatened and endangered species. The site provides moderate quality habitat for some grassland and woodland wildlife, including birds, mammals, reptiles, and possibly amphibians. The expected impact from site development to grassland species is classified as relatively low and to woodland species as moderately low.

WILDFIRE: The primary wildland fuel type is dry climate grassland. The Colorado State Forest Service has determined a moderate wildfire hazard potential for the site. The fire intensity scale is moderate. Development of the site will reduce available wildfire fuels in this area.

GEOLOGIC HAZARDS: The Soils, Geology, and Geologic Hazard Study prepared by Entech Engineering Inc included in this submittal found that the site is generally suitable for development. Some areas of the proposed subdivision have been found to be impacted by geologic conditions, which will impose some constraints to development. Hazards observed include artificial fill, collapsible soils, expansive soils, areas of erosion, groundwater, potential unstable slopes, and radon. Suggestions for mitigation are included in the Soils, Geology, and Geologic Hazard Study. Per this report, no basements are permitted in the Villages at Sterling Ranch East subdivision and perimeter drains are recommended in areas where high subsurface moisture conditions are anticipated periodically.

In areas of high groundwater, foundations must have a minimum 30-inch depth for frost protection. Subsurface perimeter drains are recommended to help prevent the intrusion of water into the areas below grade, where high subsurface moisture conditions are anticipated periodically. Any grading in these areas should be done to direct surface flow around construction to avoid areas of ponded water. A minimum separation of 1 foot between foundation components and groundwater is recommended.

SCHOOLS: The Villages at Sterling Ranch is within School District 49 and School District 20. Land for both school districts is to be dedicated with the various phases of the Sterling Ranch development to meet the needs of this growing part of the community. This includes a School District 20 K-8 school directly

west of the Villages development and a School District 20 elementary school to the southwest. A formerly anticipated School District 49 elementary school to the southeast has been removed at the request of School District 49. Fees will be paid to School District 49 if dedication has not occurred or the school land agreement is not in place prior to plat recording.

TRAILS AND OPEN SPACE:

The Villages at Sterling Ranch provides 8.46 acres of open space which is 21.6% of the total development area. 3.4 AC can be considered useable open space which is 40% of the total open space. The open space is connected by pedestrian sidewalks that weave throughout the development. A series of smaller tracts are located between blocks of units and provide common open spaces between the residential roadways and the proposed lots. All roadways include pedestrian sidewalks and connections to the Sterling Ranch parks and trails system. Parks and trails will be owned and maintained by the Sterling Ranch Metro District.

Per Section 4.2.6.F.8 of the LDC, a minimum of 10% of the gross PUD development area shall be set aside as open space, 25% of which must be contiguous and useable. Based on these requirements, the 39.058-acre site requires 3.9 acres of open space, .975 acres of which must be contiguous, usable open-space. The project satisfies these requirements.

DISTRICTS/ENTITIES SERVING THE PROPERTY:

The following districts will serve the property:

- Academy School District 20
- Falcon School District 49
- Mountain View Electric Association
- City of Colorado Springs Utilities Department – Gas
- Sterling Ranch Metro District
- Black Forest Fire Protection District

PUD MODIFICATIONS:

Chapter 4.2.6.F.2.g of the Land Development Code (LDC) allows for a PUD modification of a general development standard in the LDC or criteria of the Engineering Criteria Manual (ECM). The modification supports the identified benefits in Chapter 4.2.6.F.2.h by allowing a more efficient layout that promotes the construction of an attainable housing product and the creation of a more compact and livable environment with community open spaces that benefit the overall community.

LDC / ECM Section	Category	Standard	Modification	Justification
LDC Chapter 8.4.4.E.2	Private Roads Require Waiver	Use of Private Roads shall be limited	Private Roads proposed to serve only portions of this community	Private Roads provide more flexibility for the development to accommodate the unique community homes proposed on the site. The private roads will be owned

LDC Chapter 8.4.4.E.3	Private Roads to Meet County Standards	Private Roads shall be constructed and maintained to ECM standards	Road width and roadway terminations (see below)	and maintained by the metropolitan district.
ECM Section 2.2.4.B.7 Figure 2-17 and ECM Table 2-7	Typical Urban Local (Low Volume) Cross Section	24' paved width, 12' lane width	22' paved width, 11' lane width	A smaller private road cross section, compact road design, and the use of a hammerhead turnaround will achieve the goal of providing both residents and emergency responders access. ECM standard does not take into account reduction in speed due to the T-intersections associated with these very small turn around areas.
ECM Section 2.3.8	Roadway Terminations	Urban cul-de-sac permanent turnarounds not permitted	Permanent hammerhead turnaround proposed on Ames Heights and Fort Wayne Heights	
8.4.4.C Public Roads Req. LDC Chapter	Lot Area and Dimensions	Lots to have frontage on and access from a public road	Lots utilizing private shared driveways will not have direct frontage on or across from a public road	The proposed unique lot configuration and community design reflect the need for private roadways that directly connect to public streets.
ECM Section 2.5.2.C.2	Accessible Curb Ramps	4-way intersections require pedestrian ramps at all corners	Private roadway intersections will provide ramps for 3-way crossings	The proximity of private roadway intersections provides adequate crossing opportunities for pedestrians.
ECM Section 2.3.3.F.3	Broken Back Curves	200' minimum tangent length required	A tangent length of 106' is provided	Short tangent lengths are a common urban development geometry layout and helps to create/maintain open space tracts as amenities for residents.

The proposed unique lot configuration and community design reflect the need for shared private driveways that directly connect to public streets. The Preliminary Plan proposes 30' shared private drives to connect attached and detached single-family lots to public roadways. All private drives will be owned and maintained by the Sterling Ranch Metro District. Because of the limited depth, dead end design, and private use, no design speed will be posted on private roads.

RELATIONSHIP TO THE ADOPTED COUNTY MASTER PLANS

YOUR EL PASO MASTER PLAN

The new County Master Plan denotes the site as a suburban residential placetype, which consists of predominantly single-family homes up to a density of 5 du/ac, with supporting uses including attached single-family, multi-family, neighborhood commercial, and parks. The Villages at Sterling Ranch proposes a mix of higher density single-family detached and attached residential units, which are similar in size and function to attached-single family residential and is therefore consistent with the intent of this placetype.

This area is located within a priority development area and is denoted as a “new development area” on the Areas of Change map. New development areas take place on largely undeveloped land adjacent to

built-out areas. These higher density Villages product is designed to integrate with and compliment adjacent development.

The PUD Preliminary Plan is consistent with Core Principle 1, Land Use and Development, which seeks to “manage growth to ensure a variety of compatible land uses that preserve all character areas of the county,” in addition to goal 1.1, “ensure compatibility with established character and infrastructure capacity.”

It is also consistent with Core Principle 2, Housing & Communities, which seeks to “preserve and develop neighborhoods with a mix of housing types”, as well as Goal 2.1 to “Promote development of a mix of housing types in identified areas.”

WATER MASTER PLAN

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.

Water, wastewater, storm water will be provided by Falcon Area Water and Wastewater Authority (FAWWA). All Sterling Ranch Metro District assets will be allocated to FAWWA. Villages at Sterling Ranch PUD and Preliminary Plan includes 227 lots which fall into high density development ratios for small lots, and roughly 4.835 annual acre-feet of water set aside for irrigated landscaping. The resulting demand is 67.64 acre-feet. FAWWA has sufficient supply and infrastructure in the area to serve this development. The total Sterling commitments stand at 1,034.34 acre-feet including all subdivisions committed through August 30, 2024. The current available water supply for FAWWA is 1963.54 acre feet for 300 years. This leaves a net excess of currently available water of 929.2 AF for 300 years and therefore is more than sufficient water supply to meet the needs of Villages at Sterling Ranch PUD and Preliminary Plan on the 300-year basis.

The project is located within Region 3, Falcon Area, containing 4 growth areas projected to be completed by 2040, three areas to be completed by 2060, and two other growth areas located on the north and south sides of Falcon Highway directly east of Falcon. Specifically, the Water Master Plan states:

“Region 3 contains four growth areas west of Falcon projected to be completed by 2040. Other areas of 2040 growth are projected for the north-central part of the region west of Highway 24 extending from Falcon to 4-Way Ranch. North of Falcon along Highway 24, growth is projected by 2060 on both sides of the highway. Just west of Falcon, another small development is projected by 2060 on the north and south sides of Woodmen Road. On the east side of Highway 24, three separate areas of growth are projected for development by 2060, with the largest of the three spanning from south of Judge Orr Road to east of Peyton Highway into Region 4c. This development

will likely consist of 35-acre lots that will require individual wells to use Denver Basin groundwater. The other two growth areas will be located on the north and south sides of Falcon Highway directly east of Falcon.”

Region 3 has a current water supply of 7,164-acre feet per year and a current demand of 4,494-acre feet per year. The 2040 water supply is projected to be 7,921-acre feet per year and the project demand is 6,403-acre feet. The 2060 water supply is projected to be 8,284-acre feet per year and the projected demand is 8,307-acre feet.

The FAWWA water system has only been in operation for three years, so little-to-no usable historic information would be reliable for unique, long-term planning. However, substantial nearby data from the Falcon area is available for use. As of the end of 2022, the system had approximately only 350 active users. Therefore, initial projections have been based on area-wide water user characteristics and a linear buildout rate. This rate is considered to be an average annual rate that might be reasonably maintainable over a 10-year period. The average growth rate is projected as 180 units added per year.

- 2040 Scenario: Based on the above factors, the FAWWA system might conservatively anticipate serving 3,710 SFEs in the year 2040. This number is a service area projection and includes the Retreat and The Ranch, as well as the main Sterling Ranch residents. This would require no additional water.
- 2060 Scenario: Based on the same factors, the Sterling system might be expected to serve 7,310 SFEs within its expanded service area, which includes the Retreat and The Ranch. This would be substantially greater than the actual Sterling Ranch. The annual acre-foot requirement might be 679 annual AF, but supply would include water from The Ranch which has not yet been added to inventory.

FAWWA currently has no system interconnections. However, in the Water Resources Report completed by RESPEC in April 2024 and updated in August 2024, FAWWA’s main supply source is centralized at a point that both Cherokee Metropolitan District and Woodmen Hills Metropolitan District have adjacent major storage and delivery facilities. It is possible that future agreements could be made.

2040 MAJOR TRANSPORTATION CORRIDOR PLAN

The 2040 Functional Classification map shows the extension of Briargate Parkway/Stapleton Drive as a new 4-lane principal arterial roadway connection through Sterling Ranch. Plans for the construction of Briargate Parkway are being reviewed separately by the County (CDR-22-001). Briargate Parkway, up to the intersection of Sterling ranch Road, was approved with the Homestead North at Sterling Ranch filing No 1 and will be constructed prior to development of Villages at Sterling Ranch East.

EL PASO COUNTY PARKS MASTER PLAN

The Parks Master Plan does not identify any proposed parks or candidate open space on this site or in the vicinity. A 29.3-acre community park is included as part of Sterling Ranch East Phase 1. The Trails Master Plan map identifies a proposed Regional Trail adjacent to Sand Creek through Sterling Ranch. This has been accommodated in the Sterling Ranch filings already approved or in progress on the west side of the creek. There are no proposed regional trails in this portion of Sterling Ranch.

The Villages at Sterling Ranch provides 8.49 acres of usable open space, including a 3.4 acres of usable open space located within Tract A that is connected by pedestrian sidewalks that weave throughout the development. A series of smaller tracts are located between blocks of units to provide small open spaces between the residential roadways and the proposed lots. All pedestrian walks provide connectivity to the Sterling Ranch Parks and Trails including the proposed regional trails and community park adjacent to Sand Creek.

PROJECT JUSTIFICATION

Chapter 4.2.6.E of the LDC allows the combination of a preliminary plan with a PUD development plan, provided all review and approval standards for both the PUD development plan and preliminary plan are met.

PUD Zoning Criteria

Villages at Sterling Ranch is consistent with the PUD zoning approval criteria set forth in Chapter 4.2.6.D of the LDC as follows:

1. THE PROPOSED PUD DISTRICT ZONING ADVANCES THE STATE PURPOSES SET FORTH IN THIS SECTION.

Villages at Sterling Ranch will advance the following purposes of the PUD District designation:

- *To permit adjustment to changing public and private needs and to foster the ability to provide development patterns which are more compatible with and effective in meeting such needs;*
- *To improve the design, character and quality of new development with flexibility by varying lot size, building heights, setback controls and other site development requirements;*
- *To encourage innovations in residential, commercial, and industrial development and renewal so that the growing demands of the population may be met by greater variety in type, design, and layout of buildings including mixed use and traditional neighborhood design and by the conservation and more efficient use of open space ancillary to said buildings;*
- *To provide housing of all types and designs to be located in proximity to employment and activity centers such as shopping, recreational, and community centers, healthcare facilities, and public transit;*
- *To achieve development economies to minimize impacts on existing infrastructure and to encourage the most efficient use of public infrastructure while limiting the costs of providing services and to reduce the burden on existing streets and utilities by more efficient development;*
- *To ensure that provision is made for beneficial open space, to provide for active, usable open spaces, and to preserve open areas;*

A PUD zone allows more flexible development standards than afforded by straight zoning districts. This greater design flexibility enables the Villages at Sterling Ranch to provide a unique smaller lot residential development that meets a growing need and demand for higher density detached single-family housing with increased open space and access to maintained amenities such as trails and open space. The variety of housing types proposed within the Villages expands the housing

options and price points within the Sterling Ranch Community, which satisfies a need for existing and future El Paso County home buyers looking for more attainable housing.

The compact lot layout of the Villages allows for additional open space and multiple sidewalks and trails promoting pedestrian connectivity throughout the community and to the Sterling Ranch Parks and Trail system. The unique layout of the smaller single-family attached and detached residential lots provides a more livable environment so that each lot has adequate access to common open space and sidewalks. The compact design, density, and proximity to Sterling Ranch Road and Briargate Parkway ensure efficient use of public infrastructure and utilities as homes will be served off fewer streets with fewer main line utility extensions.

The activity centers proposed within Sterling Ranch are focused along Briargate Parkway; the location of the higher density of the Villages development at the intersection of Briargate Parkway and Sterling Ranch Road is convenient for access to these future services. The proposed community park is located south on Sterling Ranch Road and will be accessible to the Villages community via the Sterling Ranch trail network.

2. THE APPLICATION IS IN GENERAL CONFORMITY WITH THE MASTER PLAN;

The relevant County master plan documents for the Villages PUD Preliminary Plan are Your El Paso County Master Plan, the El Paso County Water Master Plan, the El Paso County Major Transportation Corridor Plan, and the El Paso County Parks Master Plan. As addressed above, the Villages PUD Preliminary is in general conformity with these plans

3. THE PROPOSED DEVELOPMENT IS IN COMPLIANCE WITH THE REQUIREMENTS OF THIS CODE AND ALL APPLICABLE STATUTORY PROVISIONS AND WILL NOT OTHERWISE BE DETRIMENTAL TO THE HEALTH, SAFETY, OR WELFARE OF THE PRESENT OR FUTURE INHABITANTS OF EL PASO COUNTY;

The stated purpose of the Code is to preserve and improve the public health, safety and general welfare of the residents of El Paso County. The higher density Villages development is appropriately located the intersection of Briargate Parkway and Sterling Ranch Road. It provides a transition between the lower density single-family lots to west and northwest and higher intensity uses of the school site to the immediate west. Villages PUD Preliminary Plan is designed with smaller lots to provide more housing options and greater housing attainability to benefit of El Paso County residents.

PUD modifications and waivers to the LDC are requested for the use of private roads, alterations to the dimensional requirements for typical urban local cross sections, permanent hammerhead turnarounds, and lots that do not front on public roads. These modifications and waivers are described above.

4. THE SUBJECT PROPERTY IS SUITABLE FOR THE INTENDED USES AND THE USE IS COMPATIBLE WITH BOTH THE EXISTING AND ALLOWED LAND USES ON THE NEIGHBORING PROPERTIES, WILL BE IN HARMONY AND RESPONSIVE WITH THE CHARACTER OF THE SURROUNDING AREA AND NATURAL ENVIRONMENT; AND WILL NOT HAVE A NEGATIVE IMPACT UPON THE EXISTING AND FUTURE DEVELOPMENT OF THE SURROUNDING AREA;

Sterling Ranch has been intentionally designed to concentrate the higher density residential and more intense uses along the major arterials and intersections. In this part of Sterling Ranch East the primary intersection is Briargate Parkway and Sterling Ranch Road. The location of the higher density Villages at the southeast quadrant of this intersection provides a buffer and transition from the lower density detached single-family use proposed in Sterling Ranch East Preliminary Plan to the west and north to the major arterial street of Briargate Parkway. The higher density Villages development will be compatible with the proposed 35-acre K-8 school site immediately west of Sterling Ranch Road. The proposed Villages at Sterling Ranch is a similar density and character to the Foursquare product located to the northwest. To the south is Sterling Ranch East filing 5 which has a residential density of 3.4 du/ac. And to the east is planned for a residential density of 5-8 du/acre.

5. THE PROPOSED DEVELOPMENT PROVIDES ADEQUATE CONSIDERATION FOR ANY POTENTIALLY DETRIMENTAL USE TO USE RELATIONSHIPS (E.G. COMMERCIAL USE ADJACENT TO SINGLE FAMILY USE) AND PROVIDES AN APPROPRIATE TRANSITION OR BUFFERING BETWEEN USES OF DIFFERING INTENSITIES BOTH ON-SITE AND OFF-SITE WHICH MAY INCLUDE INNOVATIVE TREATMENTS OF USE TO USE RELATIONSHIPS;

Villages provides a buffer and transition from the lower density detached single family proposed in Sterling Ranch East Preliminary Plan to the west to the major arterial street of Briargate Parkway. The higher density Villages product will be compatible with the proposed 35-acre K-8 school site immediately west of Sterling Ranch Road. Being located in the southeast corner of Sterling Ranch Road and Briargate Parkway, this development will transition the higher intensity uses along these roadways (such as FourSquare and the K-8 school) to the future detached single family residential to the north, east and south of the site.

While the density is slightly higher, Villages is a characteristically similar use to the proposed traditional single family lots to the north, east, and south. The units are limited to 35-foot building height, which is compatible with the surrounding single-family proposed development under the RS-5000 zoning, where building heights are limited to 30-feet. A 6-foot concrete panel wall is proposed along Briargate and Sterling Ranch Road to buffer traffic noise and provide privacy.

6. THE ALLOWED USES, BULK REQUIREMENTS AND REQUIRED LANDSCAPING AND BUFFERING ARE APPROPRIATE TO AND COMPATIBLE WITH THE TYPE OF DEVELOPMENT, THE SURROUNDING NEIGHBORHOOD OR AREA AND THE COMMUNITY;

The units are limited to 35-foot building height, which is compatible with the adjacent proposed developments within Sterling Ranch under the RS-5000 zoning, where building heights are limited to 30-feet. As a high density attached and detached single-family development, the Villages provides a transition from the Sterling Ranch detached single-family and K-8 school site to the west to higher density residential to the southeast and commercial along Briargate Parkway, which is a principal

arterial. A 25' building and landscape setback is included along Briargate Parkway to provide an appropriate setback from the street and to create an attractive streetscape and entrance to the residential development. The setback is included in Tract A, which borders Sterling Ranch Road and Briargate Parkway and provides open space separation between units and the roadways. Tract A then continues into a community open space for the development. Within this tract is proposed streetscape landscaping, retaining walls of varying heights with a maximum height of 8 feet, and a 6' sound wall along Briargate Parkway. A proposed 6-foot meandering sidewalk is included within Tract A to connect to the Sterling Ranch Park & Trails. The proposed 6-foot concrete panel sound wall dually functions as a screen wall for all units along Briargate Parkway.

7. AREAS WITH UNIQUE OR SIGNIFICANT HISTORICAL, CULTURAL, RECREATIONAL, AESTHETIC OR NATURAL FEATURES ARE PRESERVED AND INCORPORATED INTO THE DESIGN OF THE PROJECT;

The Natural Features report completed by Bristlecone Ecology in April of 2022 found no unique or significant historical, cultural, aesthetic, or natural features to be preserved. The report found no existing wetland habitat or expected impact to any jurisdictional aquatic species. There is no suitable habitat for endangered species and the site is within the Colorado Springs Block Clearance Zone for Preble's Meadow Jumping Mouse.

8. OPEN SPACES AND TRAILS ARE INTEGRATED INTO THE DEVELOPMENT PLAN TO SERVE AS AMENITIES TO RESIDENTS AND PROVIDE A REASONABLE WALKING AND BIKING OPPORTUNITIES;

The Villages PUD Development Plan/Site Plan includes 8.46 acres of open space within multiple tracts. Together these tracts represent 22% of the overall PUD area, which exceeds the minimum 10% open space requirements for a PUD per Code. Code also requires that 25% of the available open space is usable and contiguous. Tract A is approximately 3.4 acres which is 40% of the provided open space. Tract A surrounds the Villages on two sides while extending into the heart of the site. Continuous pedestrian trails and sidewalks connect to nearly every tract, providing a comprehensive connection to all open spaces and the Sterling Ranch Parks and Trails system. This subdivision is covered by the Sterling Ranch UPLA so additional park land is not required.

9. THE PROPOSED DEVELOPMENT WILL NOT OVERBURDEN THE CAPACITIES OF EXISTING OR PLANNED ROADS, UTILITIES AND OTHER PUBLIC FACILITIES (E.G. FIRE PROTECTION, POLICE PROTECTION, EMERGENCY SERVICES, AND WATER AND SANITATION), AND THE REQUIRED PUBLIC SERVICES AND FACILITIES WILL BE PROVIDED TO SUPPORT THE DEVELOPMENT WHEN NEEDED;

The proposed land use and access is in compliance with the Sterling Ranch Master TIS and Sterling Ranch East Preliminary Plan TIS. All required utilities are available to the development and the required will serve letters are provided. The proposed project will not negatively impact the levels of service of County services and facilities. The applicant will be required to participate in the Countywide Transportation Improvement Fee Program and will provide numerous intersection and roadway segment improvements as detailed in the Traffic Impact Study prepared by LSC Transportation Consultants dated April 2024 and updated in August 2024.

10. THE PROPOSED DEVELOPMENT WOULD BE A BENEFIT THROUGH THE PROVISION OF INTERCONNECTED OPEN SPACE, CONSERVATION OF ENVIRONMENTAL FEATURES, AESTHETIC FEATURES AND HARMONIOUS DESIGN, AND ENERGY EFFICIENT SITE DESIGN;

The project proposes interconnected sidewalks throughout the community that connect the park and open spaces to the sidewalks along Briargate Parkway. The interconnected sidewalk and trail system within the Villages connects to the overall Sterling Ranch Parks and Trails. The Natural Features & Wetland report created by Bristlecone Ecology in April of 2022 found no unique environmental features on the site.

11. THE PROPOSED LAND USE DOES NOT PERMIT THE USE OF ANY AREA CONTAINING A COMMERCIAL MINERAL DEPOSIT IN A MANNER WHICH WOULD UNREASONABLY INTERFERE WITH THE PRESENT OR FUTURE EXTRACTION OF SUCH DEPOSIT UNLESS ACKNOWLEDGED BY THE MINERAL RIGHTS OWNER;

There are no mineral rights owners on this property.

12. ANY PROPOSED EXCEPTION OR DEVIATION FROM THE REQUIREMENTS OF THE ZONING RESOLUTION OR THE SUBDIVISION REGULATIONS IS WARRANTED BY VIRTUE OF THE DESIGN AND AMENITIES INCORPORATED IN THE DEVELOPMENT PLAN AND DEVELOPMENT GUIDE; AND

PUD modifications are requested of LDC Chapter 8.4.4(E)(2), 8.4.4(E)(3), and 8.4.4(C) as well as ECM Section 2.2.4.B.7 and 2.3.8. The justification for these is set out above and summarized below. The modification supports the identified benefits in Chapter 4.2.6.F.2.h by allowing a more efficient lot layout that allows the construction of a more attainable housing product and the creation of a more compact and livable environment with centralized community open space that benefits the overall community.

PUD Modifications

Per Chapter Section 4.2.6.F.2.h of the LDC, for approval of a modification of a general development standard in the LDC or criteria or standard of the ECM, the BoCC shall find that the proposal provides for the general health, safety, and welfare of the citizens and at least one of the following benefits:

- *Preservation of natural features;*
- *Provision of a more livable environment, such as the installment of street furniture, decorative street lighting or decorative paving materials;*
- *Provision of a more efficient pedestrian system;*
- *Provision of additional open space;*
- *Provision of other public amenities not otherwise required by the Code; or*
- *The proposed modification is granted in exchange for the open space and/or amenity designs provided in the PUD development plan and/or development guide.*

The proposed PUD modifications allow for an efficient lot layout for higher density attached and detached single family uses that will create more open space, allow for a more efficient pedestrian system through open space tracts, and create an overall more livable environment. Sidewalks and trails are proposed throughout the development providing connection to all tracts and Sterling Ranch Parks. Villages PUD provides 8.46 acres of usable open space, including a 3.4-acre park connected by pedestrian sidewalks that weave throughout the development. Per Section 4.2.6.F.8 of the LDC, a minimum of 10% of the gross PUD development area shall be set aside as open space, 25% of which must be contiguous and useable. Based on these requirements, the 39.058-acre site requires 3.9 acres of open space, .975 acres of which must be contiguous. The project provides more than double the required amount of open space, and the usable open space provided is nearly 3.5 times more than required. All roadways include pedestrian sidewalks and connections to the Sterling Ranch parks and trails system, including Sand Creek Regional Trail. Parks and trails will be owned and maintained by the Sterling Ranch Metro District.

13. THE OWNER HAS AUTHORIZED THE APPLICATION.

Yes.

Preliminary Plan Review Criteria

The Villages PUD Preliminary Plan is consistent with the approval criteria in Section 7.2.1.D.2.e of the LDC as follows:

1. THE PROPOSED SUBDIVISION IS IN GENERAL CONFORMANCE WITH THE GOALS, OBJECTIVES, AND POLICIES OF THE MASTER PLAN;

See above analysis.

2. THE SUBDIVISION IS CONSISTENT WITH THE PURPOSES OF THIS CODE;

See above analysis. The proposed development complies with the requirements of the LDC and will not be detrimental to the health, safety, or welfare of the present or future inhabitants of El Paso County. The project offers additional and more attainable housing choice in a growing part of the El Paso Community. The site provides a transition from the proposed school site and intersection of Briargate Parkway and Sterling Ranch Road to the proposed lower density residential to the north, east and south.

3. THE SUBDIVISION IS IN CONFORMANCE WITH THE SUBDIVISION DESIGN STANDARDS AND ANY APPROVED SKETCH PLAN;

The recently approved Sterling Ranch Sketch Plan Amendment identifies this site as having a density of 5-8 DU/AC. The proposed gross density of the Villages development is 5.81 DU/AC. This density range is consistent with the density for this area identified in the most recent Sketch Plan Amendment. The medium density residential at the corner of Briargate Parkway and Sterling Ranch Road is appropriate for a location adjacent to an interchange of principal arterial streets and directly east of the future school site. The high density attached and detached single-family development will provide a transition from the school site to the proposed lower density single-family uses to the

west with Sterling Ranch East Preliminary Plan and future detached single-family residential to the north, east, and south. Higher density residential is complementary to the higher intensity proposed uses along Sterling Ranch Road and Briargate Parkway.

4. A SUFFICIENT WATER SUPPLY HAS BEEN ACQUIRED IN TERMS OF QUANTITY, QUALITY, AND DEPENDABILITY FOR THE TYPE OF SUBDIVISION PROPOSED, AS DETERMINED IN ACCORDANCE WITH THE STANDARDS SET FORTH IN THE WATER SUPPLY STANDARDS [C.R.S. §30-28-133(6)(A)] AND THE REQUIREMENTS OF CHAPTER 8 OF THIS CODE;

A sufficient water supply is available as demonstrated by the water supply commitment letter provided by the FAWWA and the Water resources report provided by RESPEC and JDS Hydro. A finding of water sufficiency is requested with this PUDSP and administrative approval of the final plat.

5. A PUBLIC SEWAGE DISPOSAL SYSTEM HAS BEEN ESTABLISHED AND, IF OTHER METHODS OF SEWAGE DISPOSAL ARE PROPOSED, THE SYSTEM COMPLIES WITH STATE AND LOCAL LAWS AND REGULATIONS, [C.R.S. §30-28-133(6) (B)] AND THE REQUIREMENTS OF CHAPTER 8 OF THIS CODE.

The wastewater commitment is for 39,044 gal/day on an average daily-maximum monthly basis. Sufficient supply is available as demonstrated by the water and sewer service commitment letter. Public sewage disposal is further addressed in the Wastewater Report prepared by RESPEC and JDS Hydro. All water and wastewater services will be provided by FAWWA.

6. ALL AREAS OF THE PROPOSED SUBDIVISION, WHICH MAY INVOLVE SOIL OR TOPOGRAPHICAL CONDITIONS PRESENTING HAZARDS OR REQUIRING SPECIAL PRECAUTIONS, HAVE BEEN IDENTIFIED AND THE PROPOSED SUBDIVISION IS COMPATIBLE WITH SUCH CONDITIONS. [C.R.S. §30-28-133(6)(c)];

The Soils, Geology, and Geologic Hazard Study prepared by Entech Engineering Inc. included in this submittal found that the site is generally suitable for development. Some areas of the proposed subdivision have been found to be impacted by geologic conditions, which will impose some constraints to development. Hazards observed include artificial fill, collapsible soils, expansive soils, areas of erosion, groundwater, potential unstable slopes, and radon. Suggestions for mitigation are included in the Soils, Geology, and Geologic Hazard Study.

In areas of high groundwater, foundations must have a minimum 30-inch depth for frost protection. Subsurface perimeter drains are recommended to help prevent the intrusion of water into the areas below grade, where high subsurface moisture conditions are anticipated periodically. Any grading in these areas should be done to direct surface flow around construction to avoid areas of ponded water. A minimum separation of 1 foot between foundation components and groundwater is recommended.

7. ADEQUATE DRAINAGE IMPROVEMENTS COMPLYING WITH STATE LAW [C.R.S. §30-28- 133(3)(c)(VIII)] AND THE REQUIREMENTS OF THIS CODE AND THE ECM ARE PROVIDED BY THE DESIGN;

These matters are addressed in the Drainage Report prepared by Classic Consulting. The drainage conditions and improvements associated with the Villages at Sterling Ranch were fully studied in the approved Sterling Ranch East Filing No. 5 Preliminary Drainage Report, which has been included as a reference attachment to the Preliminary Drainage Report filed with this submittal. A full spectrum

regional detention pond is provided off-site to the south, along the southern boundary of the overall Sterling Ranch property within Sterling Ranch East Filing 5. This pond was previously located at the intersection of Sterling Ranch Road and Lake Tahoe Drive and is designed to handle the lots within Villages at Sterling Ranch as well as future adjacent residential development. All drainage facilities within this report were sized according to the Drainage Criteria Manual and the full-spectrum storm water quality requirements.

8. THE LOCATION AND DESIGN OF THE PUBLIC IMPROVEMENTS PROPOSED IN CONNECTION WITH THE SUBDIVISION ARE ADEQUATE TO SERVE THE NEEDS AND MITIGATE THE EFFECTS OF THE DEVELOPMENT;

The public improvements proposed with this subdivision are all adequate to serve the needs of the proposed development. Public streets are proposed that will provide access to the lots within the Villages at Sterling Ranch either directly or via private shared driveways. The required water and wastewater infrastructure and other utilities will be extended to serve the development by the Sterling Ranch master developers. The design of all public improvements meets the County's or relevant service providers' design standards.

The traffic report completed by LSC demonstrates a need to construct two auxiliary turn lanes on Sterling Ranch Road. Per the study, one 155-foot long northbound right-turn deceleration lane plus a 160-foot taper and a 220-foot long southbound left turn lane plus a 160-foot taper along Sterling Ranch Road will be required.

9. LEGAL AND PHYSICAL ACCESS IS OR WILL BE PROVIDED TO ALL PARCELS BY PUBLIC RIGHTS-OF-WAY OR RECORDED EASEMENT, ACCEPTABLE TO THE COUNTY IN COMPLIANCE WITH THIS CODE AND THE ECM;

All units will be rear loaded either onto a public street or private street. All private streets will provide a direct connection to a public street. Private streets with dead ends are utilized where public streets are not feasible with the lot layout. The PUD modification and justification for lots not having access to a public street is included above.

10. THE PROPOSED SUBDIVISION HAS ESTABLISHED AN ADEQUATE LEVEL OF COMPATIBILITY BY

a. INCORPORATING NATURAL PHYSICAL FEATURES INTO THE DESIGN AND PROVIDING SUFFICIENT OPEN SPACES CONSIDERING THE TYPE AND INTENSITY OF THE SUBDIVISION;

The Natural Features report completed by Bristlecone Ecology in April of 2022 found no unique or significant historical, cultural, aesthetic or natural features to be preserved. The report found no existing wetland habitat or expected impact to any jurisdictional aquatic species. There is no suitable habitat for endangered species and the site is within the Colorado Springs Block Clearance Zone for Preble's Meadow Jumping Mouse.

The Villages PUD provides 8.46 acres of usable open space, including a 3.4-acre park (Tract A) connected by pedestrian sidewalks that weave throughout the development. A series of smaller tracts and open spaces are located throughout the development and at the ends of blocks to provide small open spaces between the residential roadways and the proposed lots. All roadways include 5' pedestrian sidewalks and connections to the Sterling Ranch parks and trails

system, including Sand Creek Regional Trail. Parks and trails will be owned and maintained by the Sterling Ranch Metro District.

b. INCORPORATING SITE PLANNING TECHNIQUES TO FOSTER THE IMPLEMENTATION OF THE COUNTY’S PLANS, AND ENCOURAGE A LAND USE PATTERN TO SUPPORT A BALANCED TRANSPORTATION SYSTEM, INCLUDING AUTO, BIKE AND PEDESTRIAN TRAFFIC, PUBLIC OR MASS TRANSIT IF APPROPRIATE, AND THE COST-EFFECTIVE DELIVERY OF OTHER SERVICES CONSISTENT WITH ADOPTED PLANS, POLICIES AND REGULATIONS OF THE COUNTY;

5-foot sidewalks are included throughout the project and connect to the proposed Sterling Ranch community trails and the Sand Creek Regional Trail, which provide opportunities for pedestrian and bicycle transportation. The compact layout of The Villages allows for additional open space including a 3.4-acre park, and ease of connectivity to Sterling Ranch Parks and Trail. This development is an integral part of the overall Sterling Ranch development and provides a needed higher-density single-family housing in the area to provide a variety of housing options and price points in the community to meet the needs of present and future El Paso County residents.

c. INCORPORATING PHYSICAL DESIGN FEATURES IN THE SUBDIVISION TO PROVIDE A TRANSITION BETWEEN THE SUBDIVISION AND ADJACENT LAND USES;

Sterling Ranch has been intentionally designed to concentrate the higher density residential and more intense uses along the major arterials and intersections. In this part of Sterling Ranch East, the primary intersection is Briargate Parkway and Sterling Ranch Road. The location of the higher density Villages at the southeast quadrant of this intersection provides a buffer and transition from the lower density detached single family proposed in Sterling Ranch East Preliminary Plan to the west and to the major arterial street of Briargate Parkway north. The higher density Villages product will be compatible with the proposed 35-acre K-8 school site immediately west of Briargate Parkway. North of the Villages is an offsite full spectrum detention basin, which will transition to future lower density single-family residential proposed within Sterling Ranch to the east. The proposed Villages at Sterling Ranch is a similar density to the Foursquare project in the northwest quadrant of the intersection of Briargate Parkway and Sterling Ranch Road. A 25’ building and landscape setback is included along Briargate Parkway to provide an appropriate setback from the street and to create an attractive streetscape and entrance to the residential development.

d. INCORPORATING IDENTIFIED ENVIRONMENTALLY SENSITIVE AREAS, INCLUDING BUT NOT LIMITED TO, WETLANDS AND WILDLIFE CORRIDORS, INTO THE DESIGN; AND

There are no unique or significant historical, cultural, recreational, aesthetic or natural features to be preserved. No significant wetlands or endangered species habitat was found at this site. Connections to the Sand Creek Channel and Sterling Ranch Parks and Trails systems are provided by internal trails and sidewalk connections.

e. INCORPORATING PUBLIC FACILITIES OR INFRASTRUCTURE, OR PROVISIONS THEREFORE, REASONABLY RELATED TO THE PROPOSED SUBDIVISION SO THE PROPOSED SUBDIVISION WILL NOT NEGATIVELY IMPACT THE LEVELS OF SERVICE OF COUNTY SERVICES AND FACILITIES;

The traffic report completed by LSC demonstrates a need to construct an auxiliary turn lane along Sterling Ranch Road approaching Oak Park Drive. Required improvements include a 155-foot-long northbound right-turn lane deceleration lane. Additionally improvements are recommended though not required. The reports relating to water supply, wastewater treatment, and drainage demonstrate that there will be no negative impact on the levels of service of County services and facilities.

11. NECESSARY SERVICES, INCLUDING POLICE AND FIRE PROTECTION, RECREATION, UTILITIES, OPEN SPACE AND TRANSPORTATION SYSTEMS, ARE OR WILL BE AVAILABLE TO SERVE THE PROPOSED SUBDIVISION;

Water and sanitary service is provided by the FAWWA. Natural gas is provided by Colorado Springs Utilities. Adequate police and fire protection are also provided. The required will serve letters are included with this submittal.

12. THE SUBDIVISION PROVIDES EVIDENCE TO SHOW THAT THE PROPOSED METHODS FOR FIRE PROTECTION COMPLY WITH CHAPTER 6 OF THIS CODE; AND

The proposed subdivision meets the applicable sections of these parts of the Code. The site lies within the Black Forest Fire Protection District. A service commitment letter from the District and a Fire Protection Report are included with the submittal.

13. THE PROPOSED SUBDIVISION MEETS OTHER APPLICABLE SECTIONS OF CHAPTER 6 AND 8 OF THIS CODE.

The proposed subdivision meets the applicable sections of these parts of the Code, subject to the requested PUD modification request.

GENERAL PROVISIONS SECTION:

- A. AUTHORITY: THIS PUD IS AUTHORIZED BY CHAPTER 4 OF THE EL PASO COUNTY LAND DEVELOPMENT AMENDED...
B. APPLICABILITY: THE PROVISIONS OF THIS PUD SHALL BE WITH THE LAND, THE LANDOWNER, THEIR SUCCESSORS, HEIRS, OR ASSIGNS SHALL BE BOUND BY THIS DEVELOPMENT PLAN, AS AMENDED AND APPROVED BY THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR OR BOARD OF COUNTY COMMISSIONERS.

PURPOSE AND INTENT:

THE VILLAGES AT STERLING RANCH PUD DEVELOPMENT PLAN AND PRELIMINARY PLAN IS A PROPOSED 227 LOT SINGLE-FAMILY RESIDENTIAL COMMUNITY COMPRISED OF THREE DISTRICT RESIDENTIAL PRODUCTS UTILIZING BOTH PUBLIC AND PRIVATE ROADS TO ACCESS BOTH FRONT AND REAR LOADED HOMES.

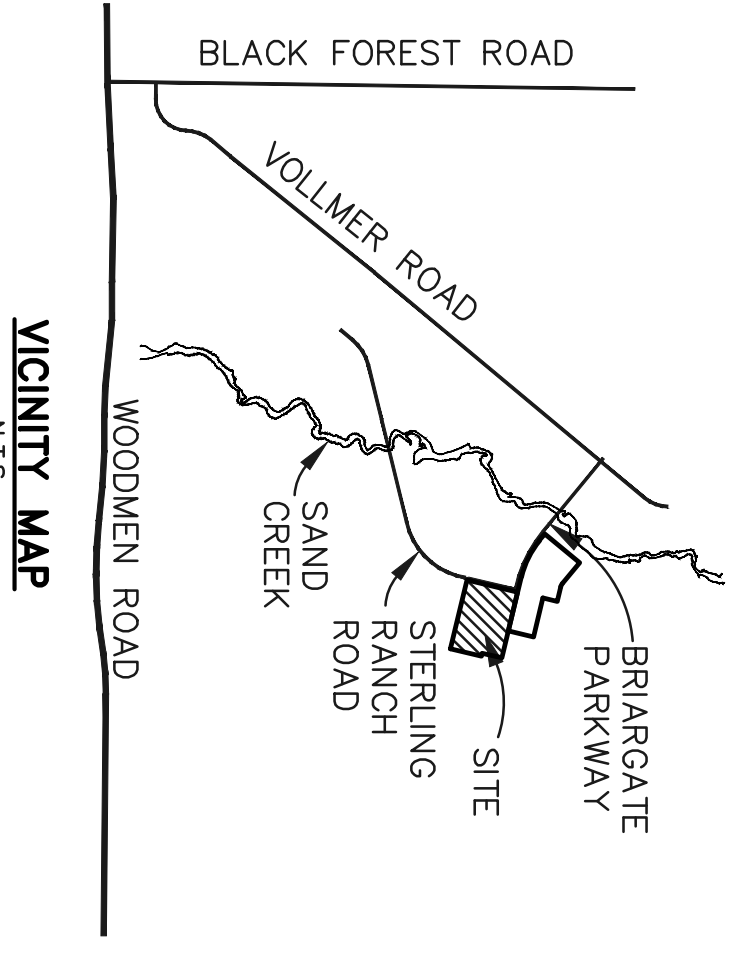
GENERAL NOTES:

- 1. PUBLIC UTILITY/DRAINAGE EXISTENTS SHALL BE PROVIDED ON ALL LOTS AS FOLLOWS:
a. FRONT: FIVE (5) FEET ALONG PUBLIC ROW WITH TEN (10) FEET PUBLIC UTILITY
b. SIDE: FIVE (5) FEET PER TYPICAL LOTS DETAILS (SEE DEV. STANDARD DETAIL SHEET 3) / OR ZERO (0) FEET ON COMMON LOT LINE ONLY (DUPLEX PRODUCT - LOTS 1-54)
c. REAR: FIVE (5) FEET

VILLAGES AT STERLING RANCH DEVELOPMENT GUIDELINES:

Table with columns: USE, PRINCIPAL USES, NOTES. Rows include: DWELLINGS, SINGLE FAMILY ATTACHED (DUPLEX PRODUCT) WITH ATTACHED 1-CAR OR 2-CAR GARAGE, DETACHED GARAGES, ANNUAL KEEPING, ACCESSORY USES, SPECIAL USES, OTHER FACILITY - STEALTH.

VILLAGES AT STERLING RANCH COUNTY OF EL PASO, STATE OF COLORADO SECT. 34, TOWNSHIP 12S, RANGE 05 WEST PUD DEVELOPMENT PLAN & PRELIMINARY PLAN



APPLICANT/DEVELOPER/ PROPERTY OWNER: CLASSIC SUN LAND, LLC, 2138 FLYING HORSE CLUB DRIVE, COLORADO SPRINGS, CO 80921
PROPERTY ADDRESS: 57 CORNER OF BRARGATE PARKWAY & STERLING RANCH ROAD, COLORADO SPRINGS, CO 80922
CLASSIC CONSULTING ENGINEERS & SURVEYORS, LLC, 618 N. JASPER AVENUE, SUITE 200, COLORADO SPRINGS, CO 80905

PARKING REQUIREMENTS:

- 2 STALLS PER SINGLE FAMILY DETACHED UNIT (LOTS 55-227)
1 STALL PER 2-CAR GARAGE AND 1 SINGLE FAMILY ATTACHED UNIT (LOTS 1-54)
171 OFF-STREET SPACES INCL. 6 DISABLED PARKING SPACES REQ.
TOTAL = 474 PARKING SPACES

PUD MODIFICATION TABLE (AS ALLOWED BY LDC SECTION 4.2.6.(F)(2)(G))

Table with columns: LDC/SECTION, CATEGORY, STANDARD, MODIFICATION, JUSTIFICATION. Rows include: 1. LDC CHAPTER 8.4.4.(F)(2) REQUIRE WALKER, 2. LDC CHAPTER 8.4.4.(F)(3) PRIVATE ROADS SHALL BE CONSTRUCTED AND ROAD WIDTH AND ROADWAY REMAINTENANCE SHALL BE MAINTAINED, 3. 8.4.4.C PUBLIC ROADS LOT AREA AND DIMENSIONS.

LEGAL DESCRIPTION

A PORTION OF LAND LOCATED IN THE WEST HALF OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 05 WEST OF THE SIXTH PRINCIPAL MERIDIAN IN EL PASO COUNTY, COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH REFERENCES TO RECORDS AND WITH BEARINGS REFERENCED TO THE EASTERN RIGHT OF WAY LINE OF STERLING RANCH ROAD AS DESCRIBED IN HOMESTEAD NORTH AT STERLING RANCH HILLING NO. 1 RECORDED ON MAY 19, 2023 UNDER RECEPTION NO. 2237515150, BEING ADJACENT/ADJACENT AT BOTH ENDS BY AND S REBAR WITH 1-1/2" ALUMINUM SURVEYORS CAP STAMPED "R ENG 15 38352" ASSUMED TO BEAR N13°28'38"E, A DISTANCE OF 1169.84 FEET.

BEGINNING AT THE NORTHEASTERN CORNER OF SAID STERLING RANCH ROAD ALSO BEING THE NORTHEAST END OF THE ABOVE DESCRIBED BEARING REFERENCE:

- 1. THENCE N88°28'29"E, A DISTANCE OF 49.50 FEET;
2. THENCE S76°31'31"E, A DISTANCE OF 100.00 FEET;
3. THENCE N13°28'38"E, A DISTANCE OF 130.00 FEET;
THENCE S76°31'31"E, A DISTANCE OF 1,424.76 FEET;
THENCE S13°28'29"W, A DISTANCE OF 440.00 FEET;
THENCE S76°31'31"E, A DISTANCE OF 66.21 FEET;
THENCE S13°28'29"W, A DISTANCE OF 690.84 FEET;

THENCE N76°31'31"W, A DISTANCE OF 1,535.98 FEET TO A POINT ON SAID EASTERN RIGHT OF WAY LINE; THENCE N13°28'29"E, ON SAID EASTERN RIGHT OF WAY LINE, A DISTANCE OF 965.54 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIPTION PRODUCES A CALCULATED AREA OF 1,701,333 SQUARE FEET (39,058 ACRES).

DEVELOPMENT DATA:

EXISTING ZONING: RR-5
TAX SCHEDULE NO.: 5290000652
TOTAL AREA: 39,058 ACRES
TOTAL LOT AREA: 227
TOTAL LOT SIZE: 16.22 ACRES (41.5%)
APPROX LOT SIZE: 3,113 SF
MINIMUM LOT SIZE: 2,800 SF
MINIMUM LOT WIDTH: 30.0'
MINIMUM LOT DEPTH: 60.0'
MINIMUM LOT AREA: 1,800 SF
MAXIMUM BUILDING HEIGHT: 35'

OWNER CERTIFICATION:

I / WE, CAPSTONE TITLE A (ONE OF THE FOLLOWING: QUALIFIED TITLE INSURANCE COMPANY, TITLE COMPANY, TITLE ATTORNEY, OR ATTORNEY AT LAW) DULY QUALIFIED, INSURED, OR LICENSED BY THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE LAND IS OWNED BY THE OWNER IN FEE SIMPLE BY _____ AND DESCRIBED AT THE TIME OF THIS APPLICATION.

SIGNATURE: _____
STATE OF COLORADO: ss
COUNTY OF EL PASO: ss
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____, A.D. BY: _____
WITNESS MY HAND AND OFFICIAL SEAL.
NOTARY PUBLIC: _____

COUNTY CERTIFICATION:

THIS REZONING REQUEST TO PUD HAS BEEN REVIEWED AND FOUND TO BE COMPLETE AND IN THE ACCORDANCE WITH THE _____ (BOARD RESOLUTION OR MOTION #) OF _____ (DATE) APPROVING THE PUD AND ALL APPLICABLE EL PASO COUNTY REGULATIONS.

DIRECTOR, PLANNING & COMMUNITY DEVELOPMENT: _____ DATE: _____
BOARD OF COUNTY COMMISSIONERS: _____ DATE: _____

CLERK AND RECORDER CERTIFICATION:

I HEREBY CERTIFY THAT THIS PLAN WAS FILED FOR RECORD IN MY OFFICE AT O'Clock _____ M. THIS _____ DAY OF _____, 20____, A.D. AND IS DULY RECORDED AT RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

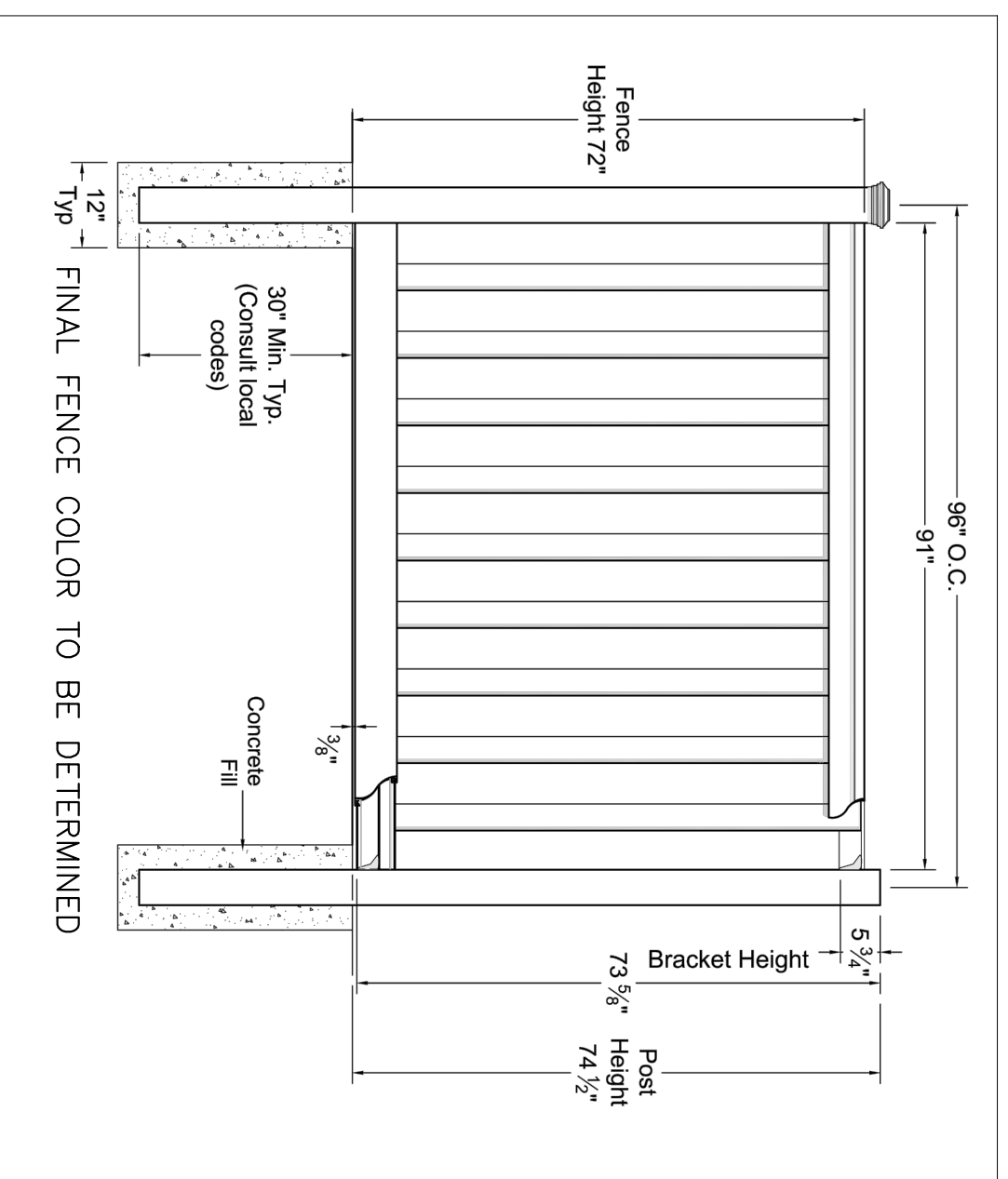
EL PASO COUNTY CLERK AND RECORDER

EL PASO COUNTY FILE NO.: PUD SP-22-006

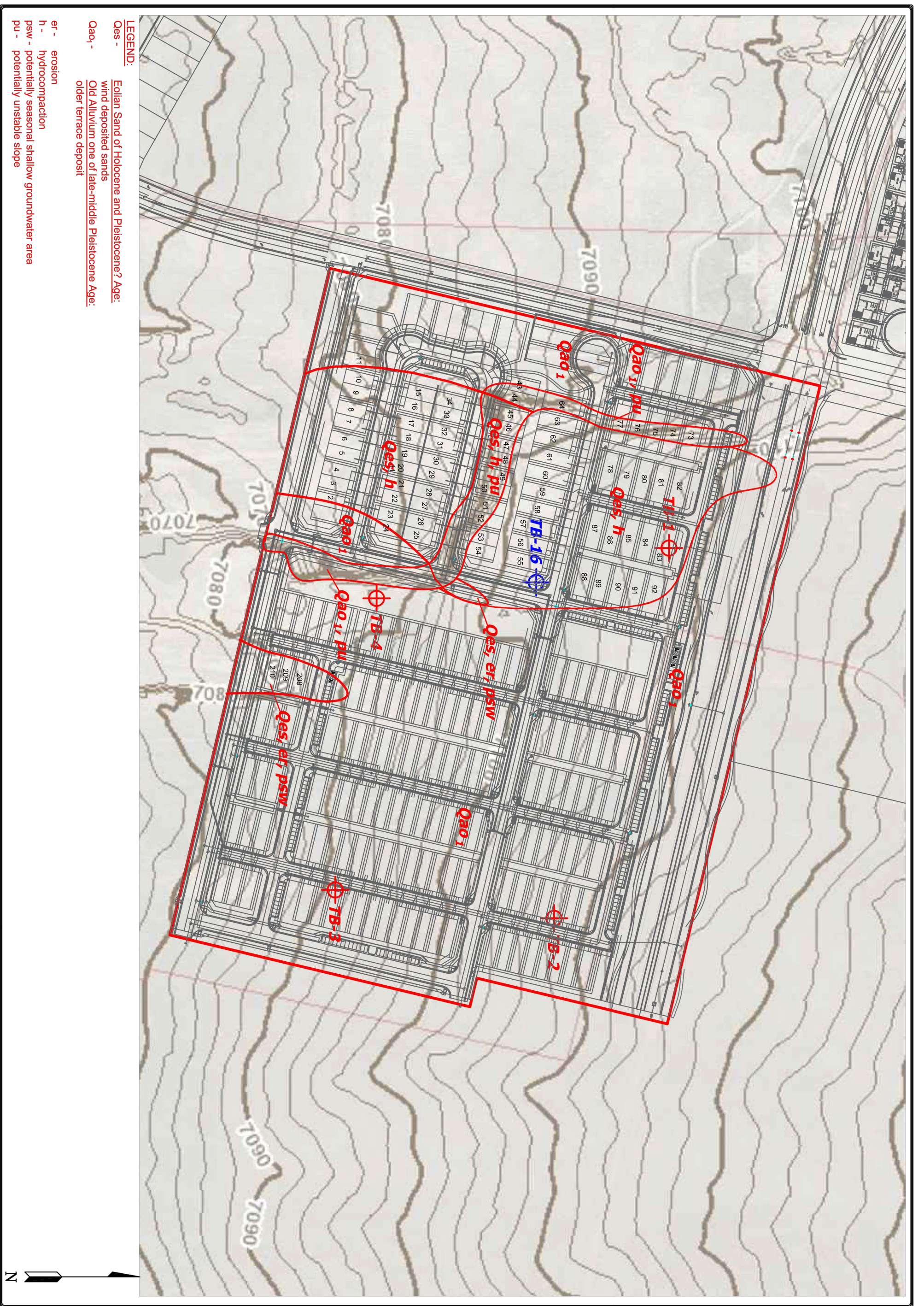
VILLAGES AT STERLING RANCH

CLASSIC CONSULTING logo and contact information: 619 N. Cascade Avenue, Suite 200, Colorado Springs, Colorado 80903, (719)785-0790, (719)785-0793 (fax)

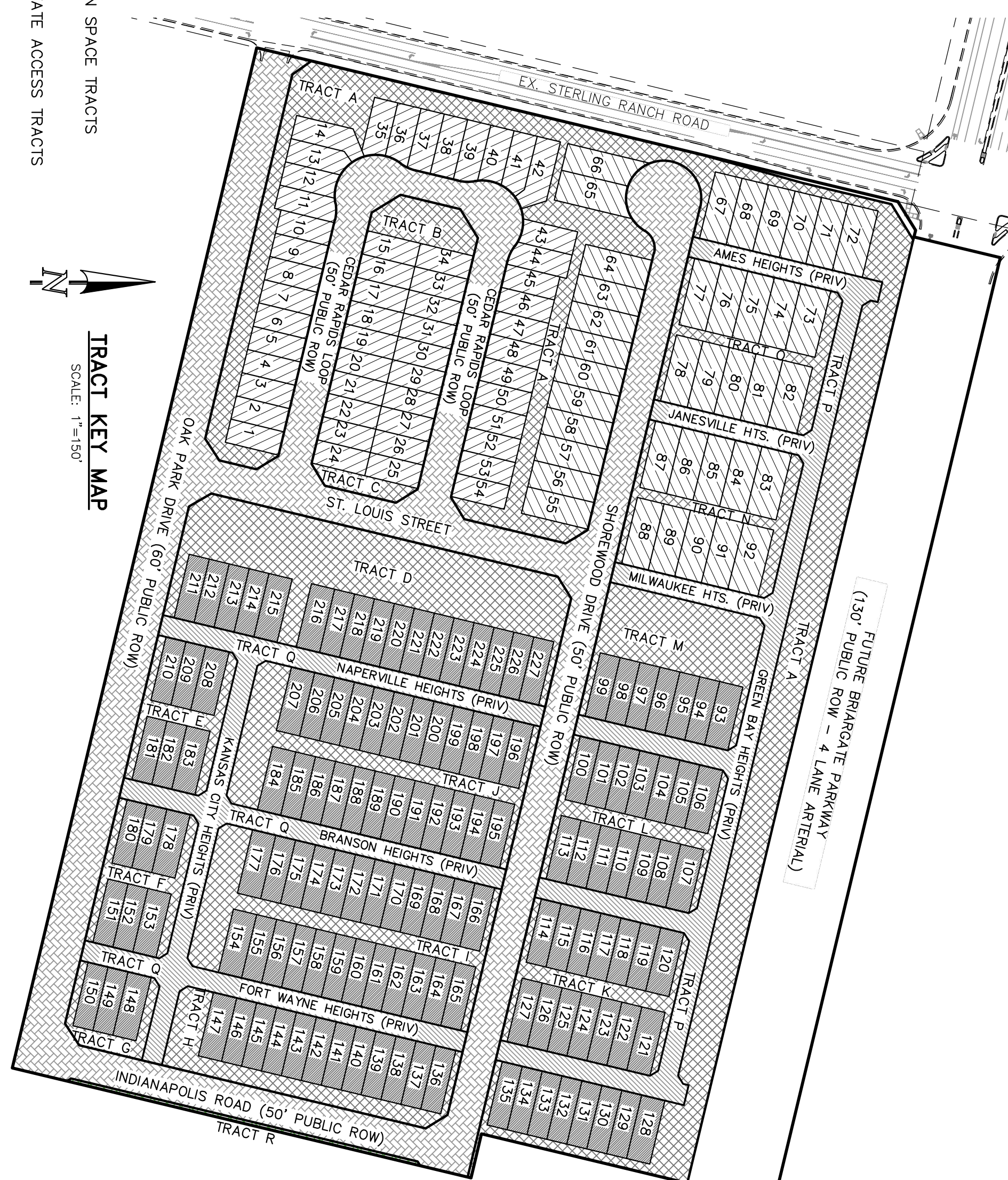
VILLAGES AT STERLING RANCH
 COUNTY OF EL PASO, STATE OF COLORADO SECT. 34, TOWNSHIP 12S, RANGE 65W
 PUD DEVELOPMENT PLAN & PRELIMINARY PLAN



NOTE:
 GEOLOGIC HAZARD NOTE: THE FOLLOWING LOTS HAVE BEEN FOUND TO BE IMPACTED BY GEOLOGIC HAZARDS. MITIGATION MEASURES AND A MAP OF THE HAZARD AREA CAN BE FOUND IN THE REPORT "SOIL, GEOLOGY, AND GEOLOGIC HAZARD STUDY VILLAGES AT STERLING RANCH PRELIMINARY PLAN PARCEL NO. 14, 15, 20, & 21" BY ENTECH CONSULTING. THE FOLLOWING LOTS ARE POTENTIALLY UNSTABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT:
 - POTENTIALLY SEASONAL SHALLOW GROUNDWATER AND EROSION (LOTS 208-210)
 - POTENTIALLY UNSTABLE SLOPE (LOTS 43-54, 64, 73-77)
 - HYDROCOMPACTION (LOTS 2-11, 15-34, 43-64, 73-92)
 NO BASEMENTS ARE PROPOSED WITHIN THIS SUBDIVISION. EITHER SLAB ON GRADE OR GRAWL SPACE WILL BE DESIGNED FOR ALL UNITS.



- 54 LOTS
 SINGLE FAMILY DUPLEX PRODUCT (LOTS 1-54)
- 38 LOTS
 SINGLE FAMILY DETACHED W/ ADU OPTION (LOTS 55-92)
- 135 LOTS
 PREMIERE PRODUCT SINGLE FAMILY DETACHED (LOTS 93-227)



VILLAGES AT STERLING RANCH TRACT SUMMARY TABLE:

TRACTS (OPEN SPACE)	SQUARE FEET	PERCENTAGE	OWNER	MAINTENANCE
TRACTS (OPEN SPACE)	365,988	21.6%	STERLING RANCH METROPOLITAN DISTRICT	STERLING RANCH METROPOLITAN DISTRICT
TRACTS (PRIVATE ACCESS)	150,120	8.8%	STERLING RANCH METROPOLITAN DISTRICT	STERLING RANCH METROPOLITAN DISTRICT
LOTS (227 TOTAL)	706,557	41.5%	INDIVIDUAL LOT OWNERS	INDIVIDUAL LOT OWNERS
PUBLIC R.O.W.	478,688	28.1%	COUNTY	COUNTY
TOTAL	1,701,353	100.0%		

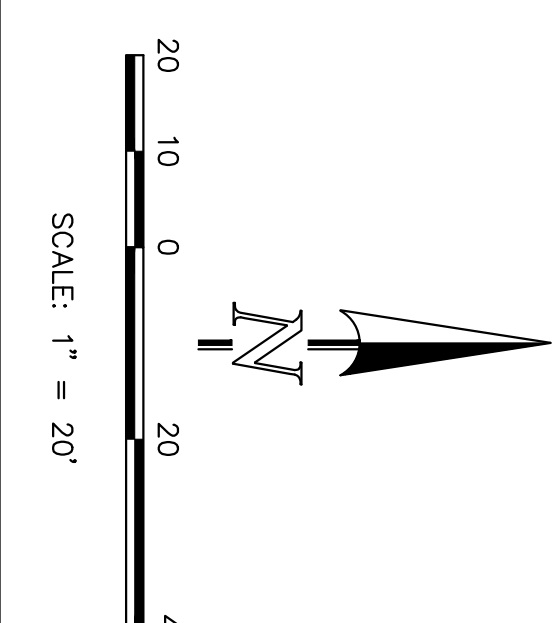
TRACT TABLE

TRACT	SIZE (SF)	SIZE (AC)	LANDSCAPE/PARK/OPEN SPACE/TRAIL	PRIVATE ACCESS	MALIBOXES IMPROVEMENTS	PUBLIC UTILITIES	ELECTRIC FASHEMENTS	FENCE/WALLS	OWNED BY	MAINTAINED BY
TRACT A	148,218	3.403	X	X	X	X	X	X	SRND	SRND
TRACT B	8,745	0.201	X	X	X	X	X	X	SRND	SRND
TRACT C	3,729	0.086	X	X	X	X	X	X	SRND	SRND
TRACT D	58,895	1.350	X	X	X	X	X	X	SRND	SRND
TRACT E	7,966	0.183	X	X	X	X	X	X	SRND	SRND
TRACT F	7,966	0.183	X	X	X	X	X	X	SRND	SRND
TRACT G	5,296	0.122	X	X	X	X	X	X	SRND	SRND
TRACT H	16,128	0.370	X	X	X	X	X	X	SRND	SRND
TRACT I	21,329	0.490	X	X	X	X	X	X	SRND	SRND
TRACT J	21,329	0.490	X	X	X	X	X	X	SRND	SRND
TRACT K	9,360	0.215	X	X	X	X	X	X	SRND	SRND
TRACT L	9,360	0.215	X	X	X	X	X	X	SRND	SRND
TRACT M	26,272	0.603	X	X	X	X	X	X	SRND	SRND
TRACT N	9,425	0.216	X	X	X	X	X	X	SRND	SRND
TRACT O	9,425	0.216	X	X	X	X	X	X	SRND	SRND
TRACT P	81,258	1.865	X	X	X	X	X	X	SRND	SRND
TRACT Q	68,862	1.581	X	X	X	X	X	X	SRND	SRND
TRACT R	2,635	0.060	X	X	X	X	X	X	SRND	SRND
TOTALS	516,108	11.85								

ENTECH ENGINEERING, INC.
 505 ELKTON DRIVE, SUITE 100
 COLORADO SPRINGS, CO 80907
 (719) 531-5299

GEOLOGY/ENGINEERING GEOLOGY MAP
 STERLING RANCH EAST
 PRELIMINARY PLAN NO. 3
 COLORADO SPRINGS, CO.
 FOR: CLASSIC SRJ

NO.	DATE	BY	DESCRIPTION
1	11/27/2023	AS	AS SHOWN
2	11/27/2023	AS	AS SHOWN
3	11/27/2023	AS	AS SHOWN
4	11/27/2023	AS	AS SHOWN
5	11/27/2023	AS	AS SHOWN
6	11/27/2023	AS	AS SHOWN
7	11/27/2023	AS	AS SHOWN



CLASSIC CONSULTING
 619 N. Cascade Avenue, Suite 200
 Colorado Springs, Colorado 80903
 (719) 735-0790
 (719) 735-0793 (fax)

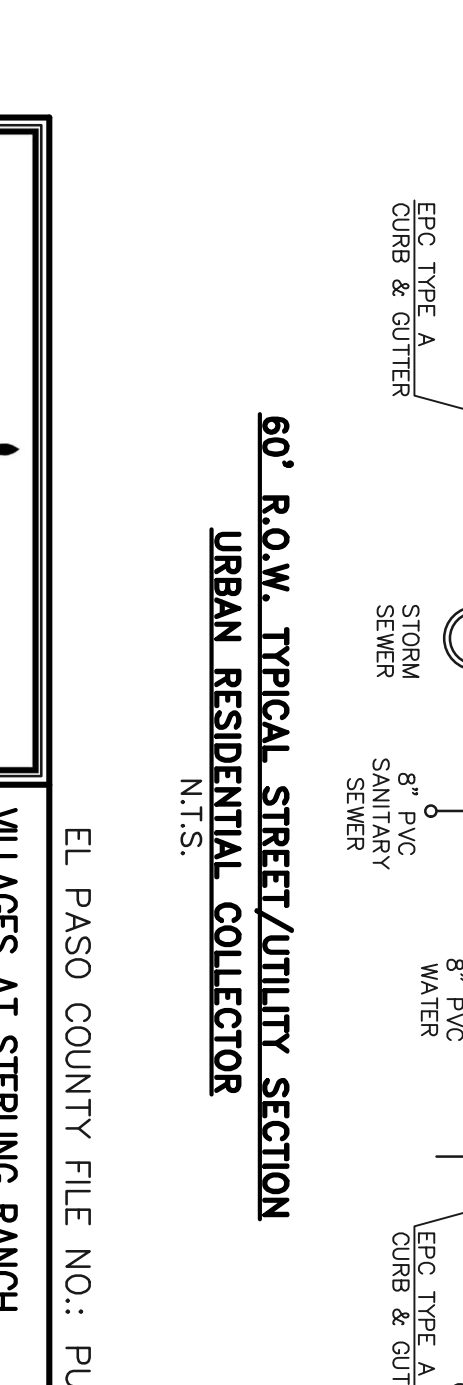
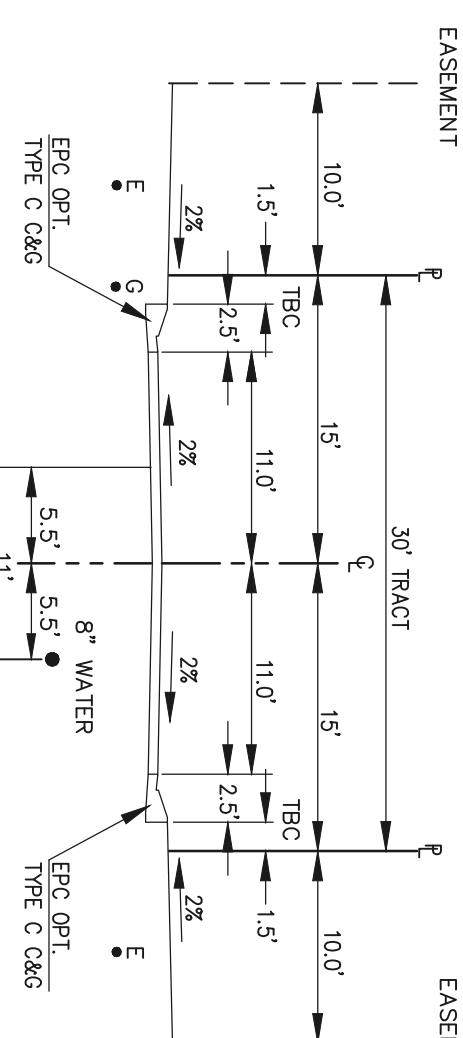
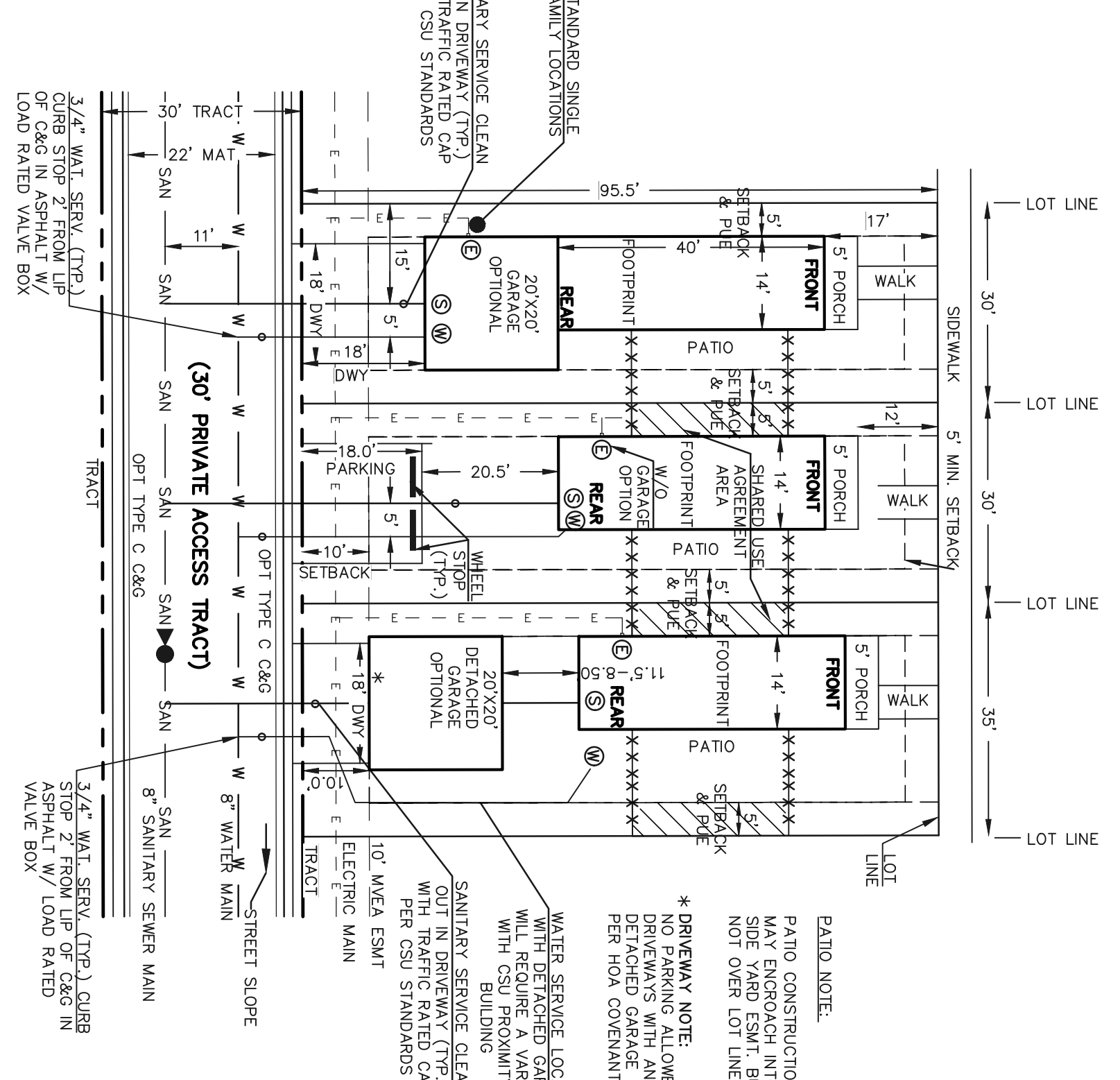
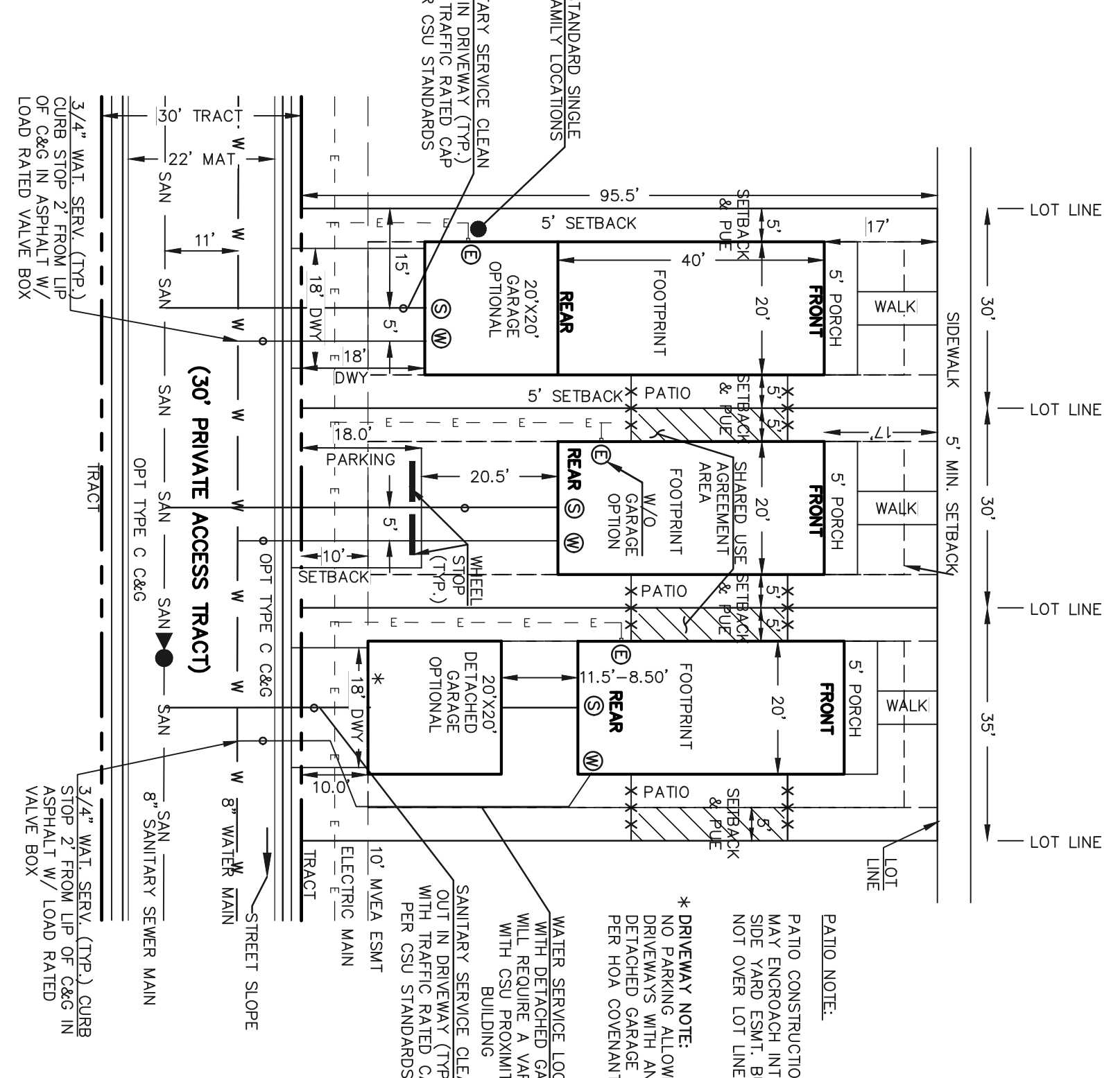
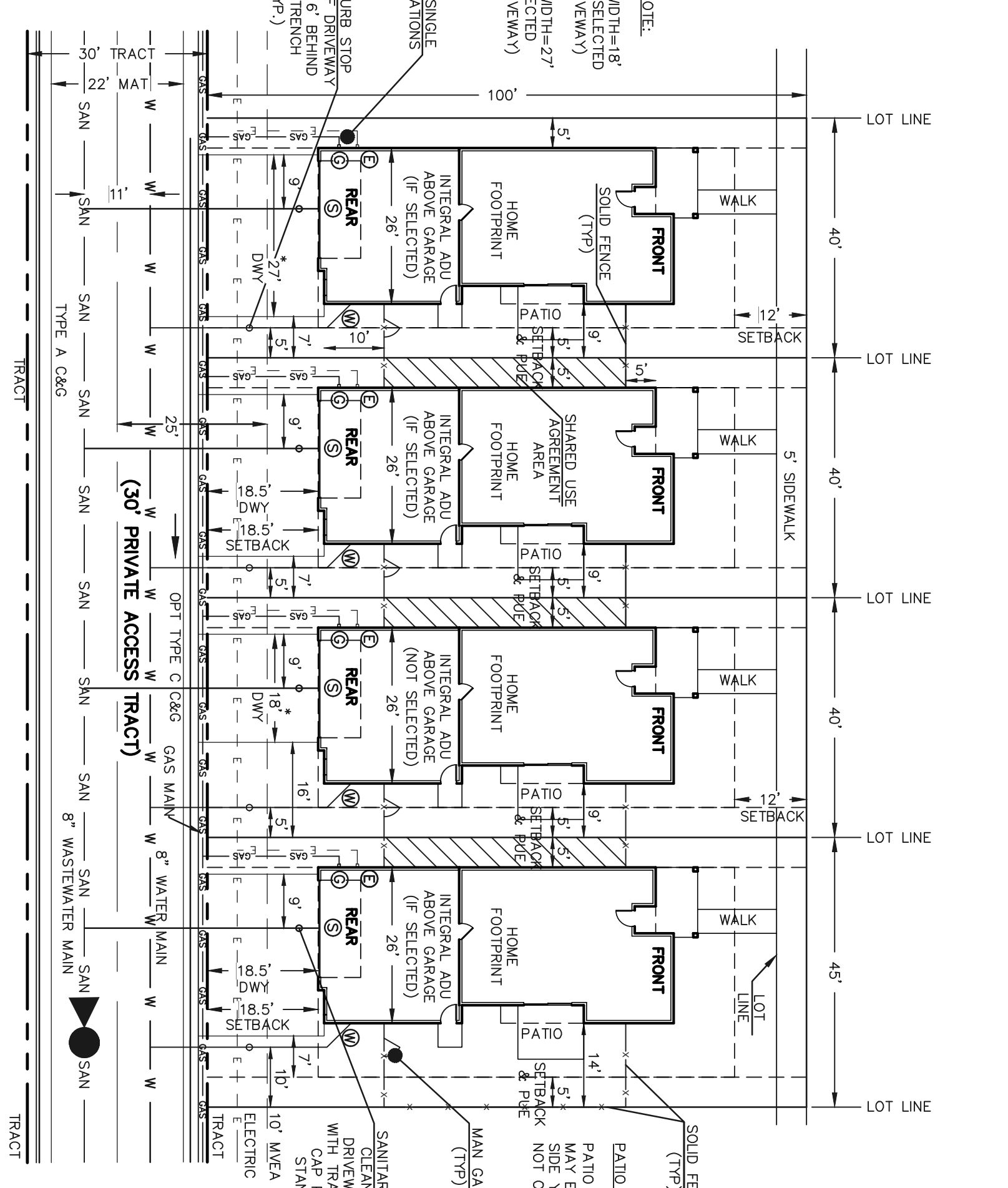
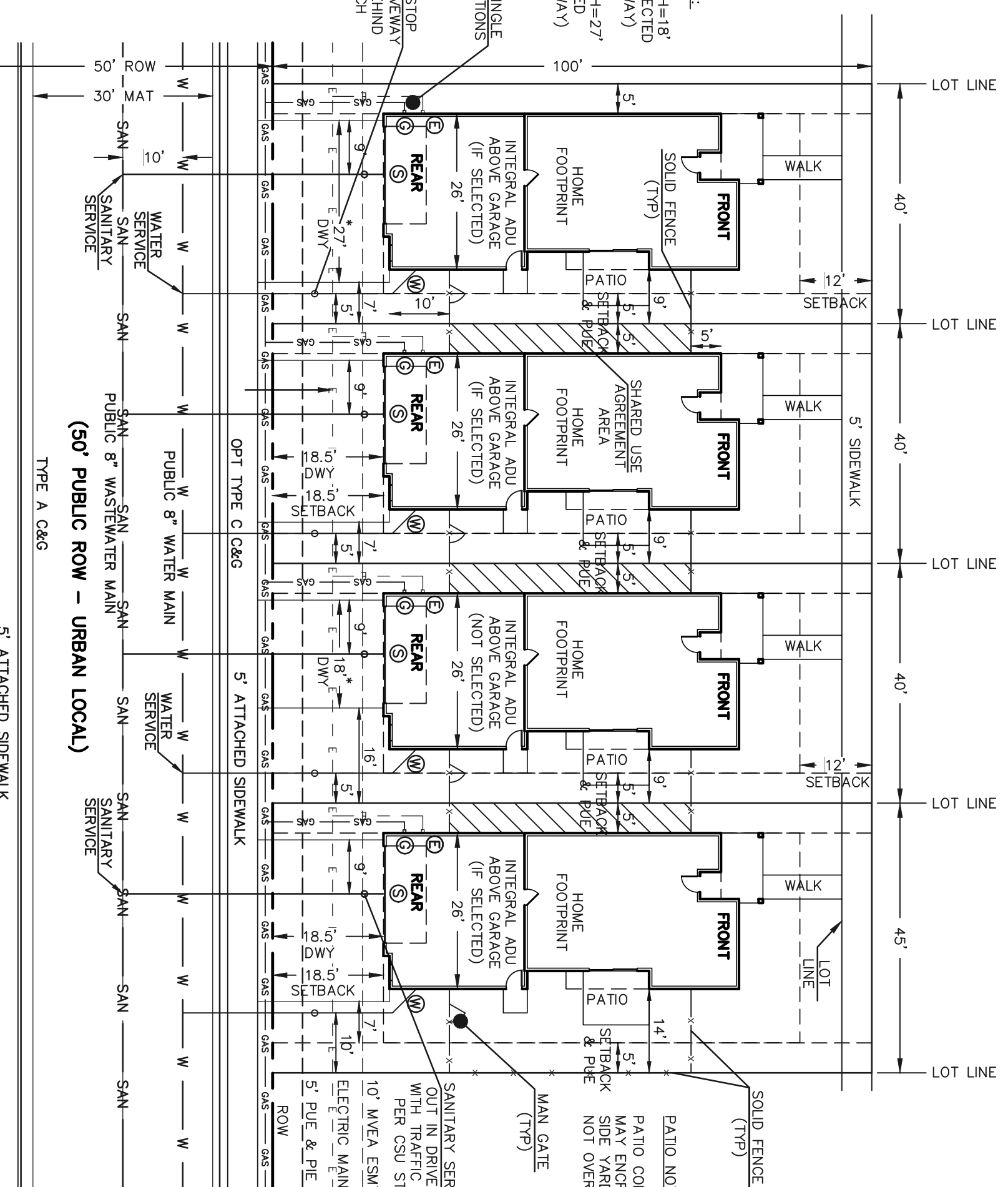
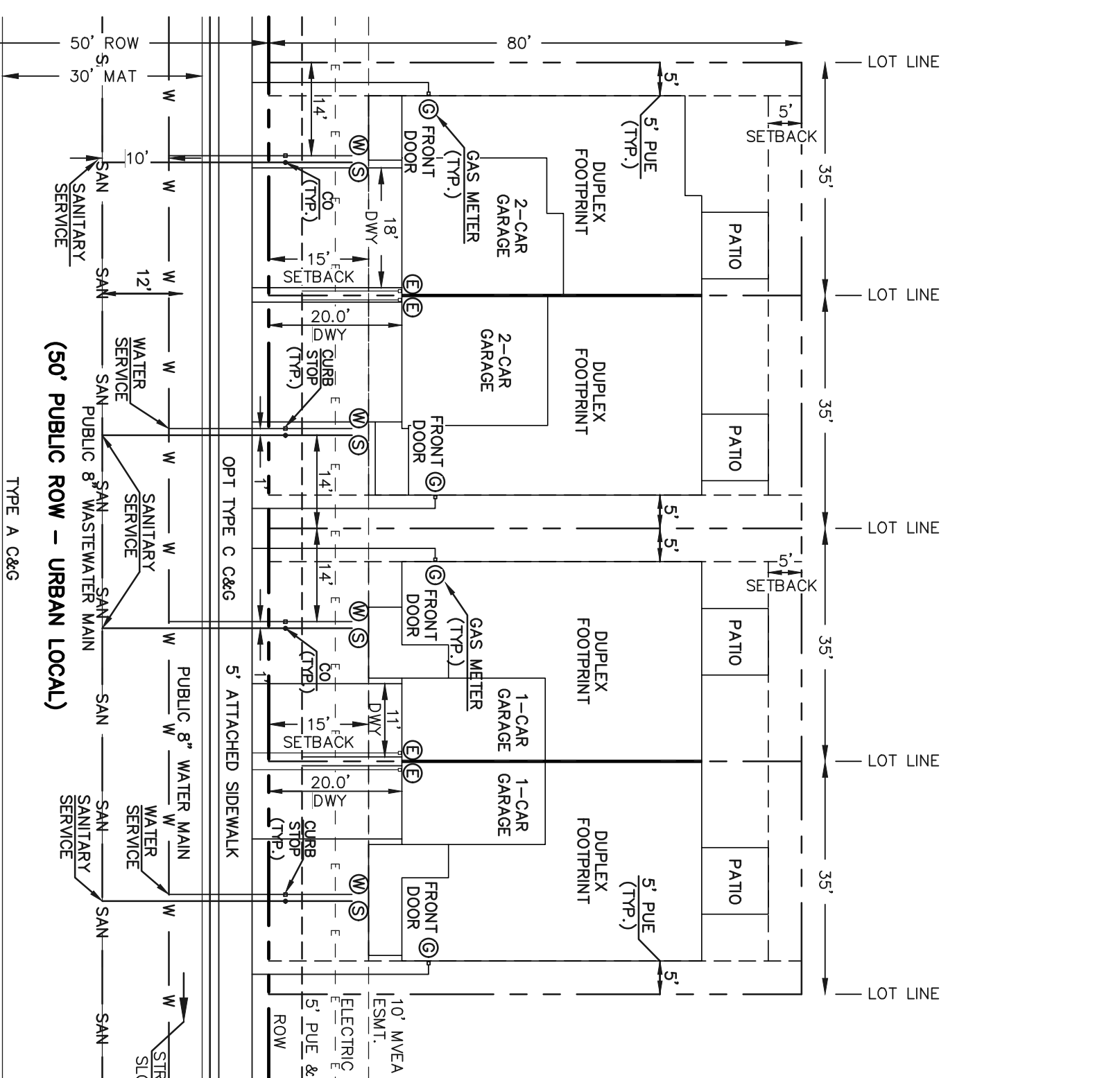
EL PASO COUNTY FILE NO.: PUD SP-22-006
 VILLAGES AT STERLING RANCH
 PUD DEVELOPMENT PLAN & PRELIMINARY PLAN
 TRACT USE TABLE / GEOLOGIC HAZARD MAP

DESIGNED BY	EAS SCALE	DATE
AS	20'	11/27/2023

DRAWN BY	EAS SCALE	SHEET	OF
AS	20'	2	29

CHECKED BY	(V)	(I)	N/A	JOB NO.
				118326

VILLAGES AT STERLING RANCH
 COUNTY OF EL PASO, STATE OF COLORADO SECT. 34, TOWNSHIP 12S, RANGE 65W
 PUD DEVELOPMENT PLAN & PRELIMINARY PLAN



EL PASO COUNTY FILE NO.: PUD SP-22-006
 VILLAGES AT STERLING RANCH

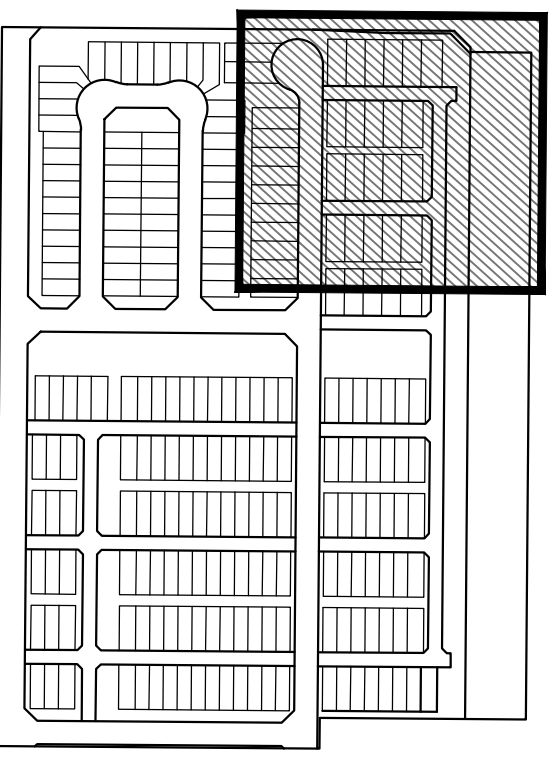
DESIGNED BY: EAS SCALE: DATE: 11/27/2023
 DRAWN BY: EAS SCALE: SHEET: 3 OF 29
 CHECKED BY: (V) N/A JOB NO.: 118326

CLASSIC CONSULTING
 619 N. Cascade Avenue, Suite 200
 Colorado Springs, Colorado 80903
 (719) 785-0790
 (719) 785-0793 (fax)

PUD DEVELOPMENT PLAN & PRELIMINARY PLAN
 DEVELOPMENT STANDARD DETAILS

VILLAGES AT STERLING RANCH
 COUNTY OF EL PASO, STATE OF COLORADO SECT. 34, TOWNSHIP 12S, RANGE 65W
PUD DEVELOPMENT PLAN & PRELIMINARY PLAN

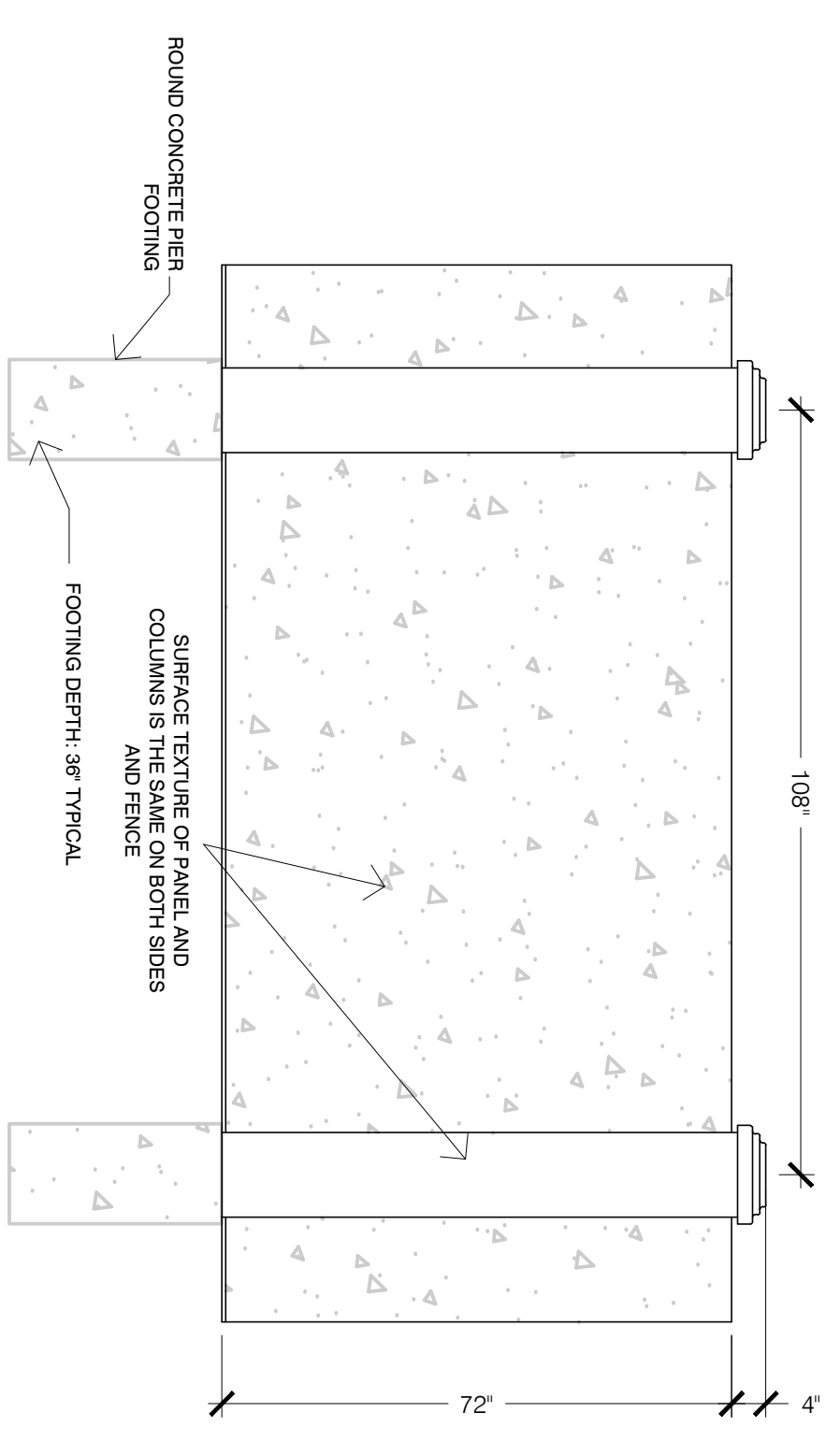
OWNER: CLASSIC SHU LAND, LLC
 FOUR SQUARE AT STERLING RANCH FIL. 1
 CURRENT ZONING: PUD



BRARGATE PARKWAY
 (PUBLIC ARTERIAL, 130' ROW)
 ROADWAY TO BE BUILT WITH
 FUTURE NORTHERLY & EASTERLY
 ADJACENT DEVELOPMENT

LEGEND

- BOUNDARY LINE
- PROPERTY LINE
- EASEMENT SETBACK LINE
- LINE OF SIGHT
- EXISTING WATER LINE
- EXISTING SANITARY SEWER
- EXISTING STORM LINE
- NO PARKING ALONG CURB WITHIN PRIVATE ACCESS ROADS EXACT LOCATION OF "NO PARKING" SIGNS DETERMINED ON CDS.



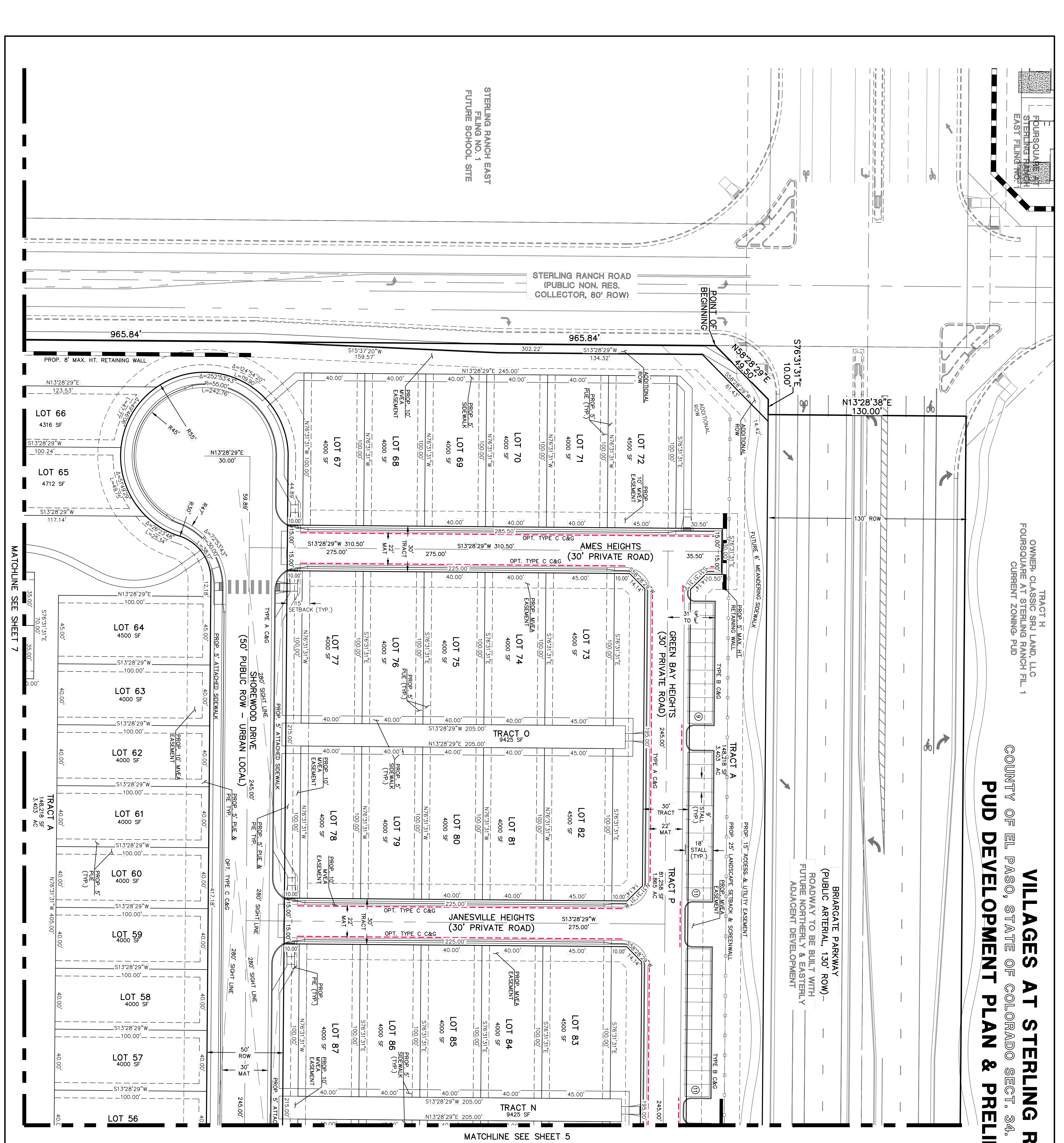
6' CONCRETE BLOCK SCREEN WALL (NOISEWALL)
 SCALE: NOT TO SCALE

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 619 N. Cascade Avenue, Suite 200
 Colorado Springs, Colorado 80903
 (719) 285-0799
 (719) 285-0799 (fax)

EL PASO COUNTY FILE NO.: PUD SP-22-006
 VILLAGES AT STERLING RANCH
 PUD DEVELOPMENT PLAN & PRELIMINARY PLAN

DESIGNED BY	EAS	SCALE	DATE
DRAWN BY	EAS	(H) 1" = 30'	11/27/2023
CHECKED BY	(V)	" = N/A	SHEET 4 OF 29
			JOB NO. 118326

PC Report Packet
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STERLING RANCH EAST
 FILING NO. 1
 FUTURE SCHOOL SITE

STERLING RANCH ROAD
 (PUBLIC NON. RES.
 COLLECTOR, 80' ROW)

AMES HEIGHTS
 (30' PRIVATE ROAD)

GREEN BAY HEIGHTS
 (30' PRIVATE ROAD)

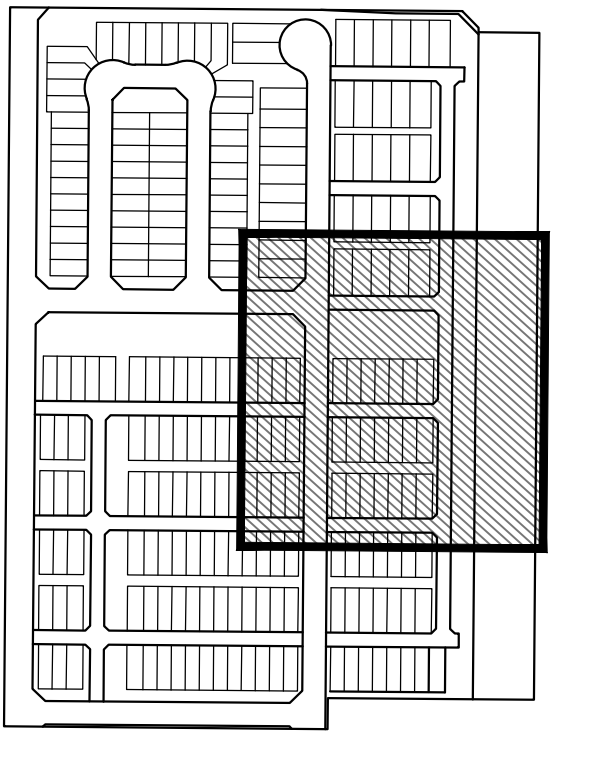
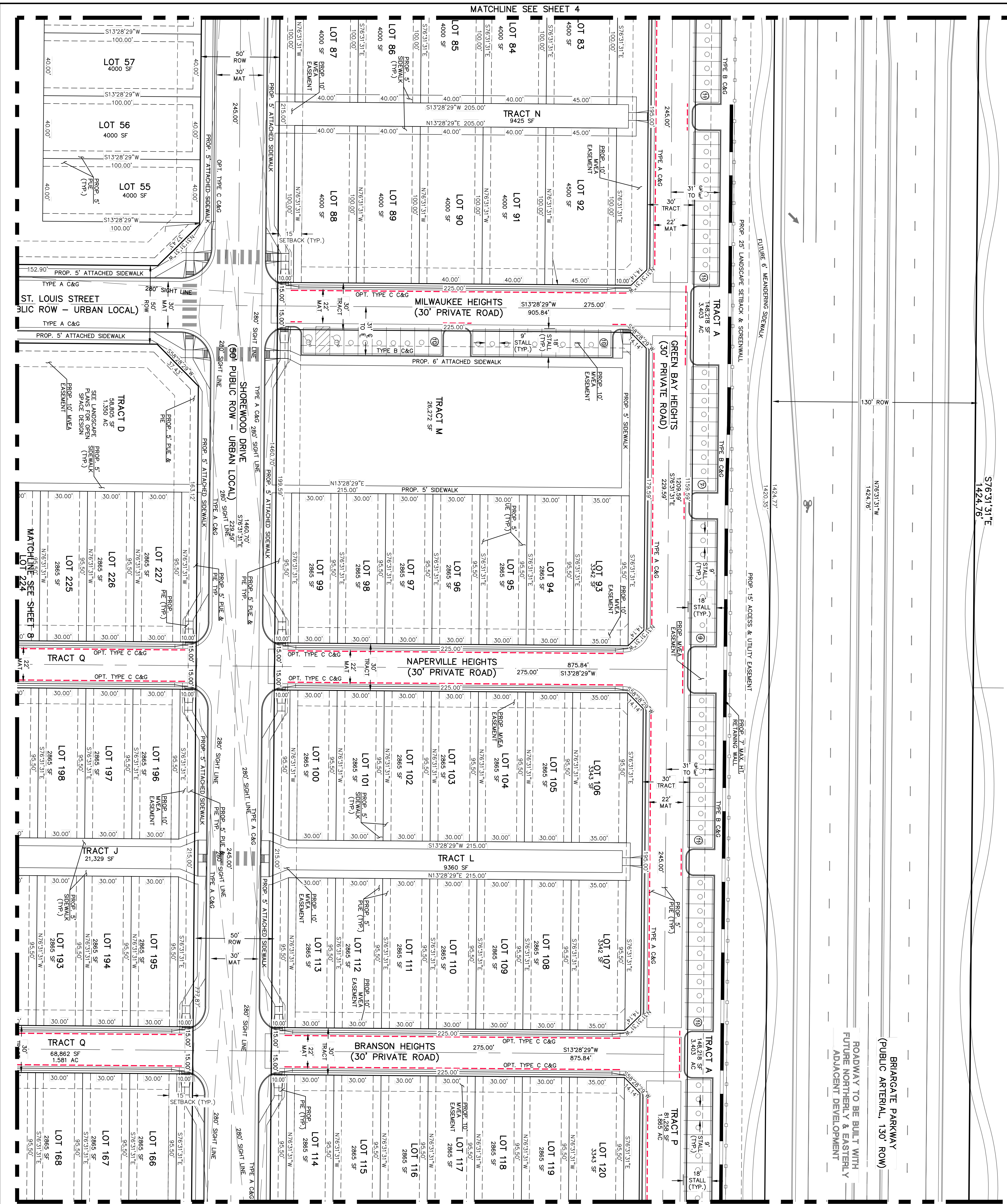
JANESVILLE HEIGHTS
 (30' PRIVATE ROAD)

SHOREWOOD DRIVE
 (50' PUBLIC ROW - URBAN LOCAL)

MATCHLINE SEE SHEET 5

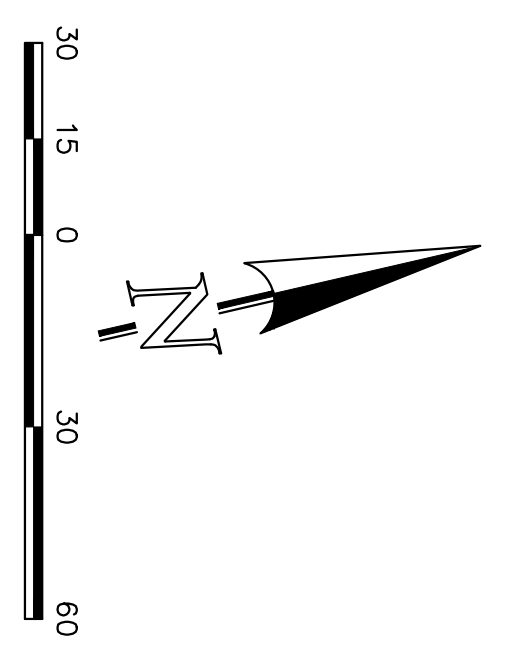
MATCHLINE SEE SHEET 7

VILLAGES AT STERLING RANCH
 COUNTY OF EL PASO, STATE OF COLORADO SECT. 34, TOWNSHIP 12S, RANGE 65W
PUD DEVELOPMENT PLAN & PRELIMINARY PLAN



LEGEND

- BOUNDARY LINE
- PROPERTY LINE
- EASEMENT SETBACK LINE
- LINE OF SIGHT
- EXISTING WATER LINE
- EXISTING SANITARY SEWER
- EXISTING STORM LINE
- NO PARKING ALONG CURB WITHIN PRIVATE ACCESS ROADS EXACT LOCATION OF "NO PARKING" SIGNS DETERMINED ON CDS.
- NO PARKING TIME
- NO PARKING TIME



CLASSIC CONSULTING

1919 N. Cascade Avenue, Suite 200
 Colorado Springs, Colorado 80903
 (719) 525-0799
 (719) 525-0799 (fax)

EL PASO COUNTY FILE NO.: PUD SP-22-006
 VILLAGES AT STERLING RANCH

PUD DEVELOPMENT PLAN & PRELIMINARY PLAN

DESIGNED BY	EAS	SCALE	DATE
DRAWN BY	EAS	(H) 1" = 30'	11/27/2023
CHECKED BY	(V) 1" = N/A	SHEET	5 OF 29
		JOB NO.	118326

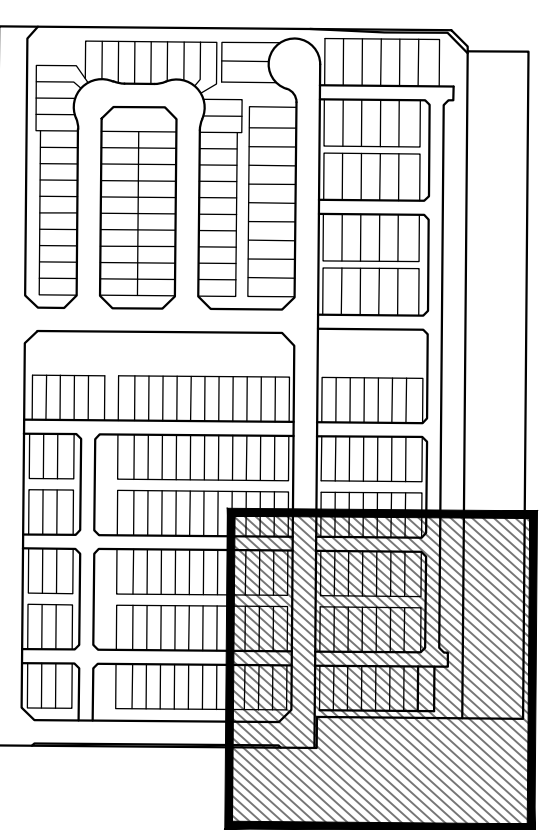
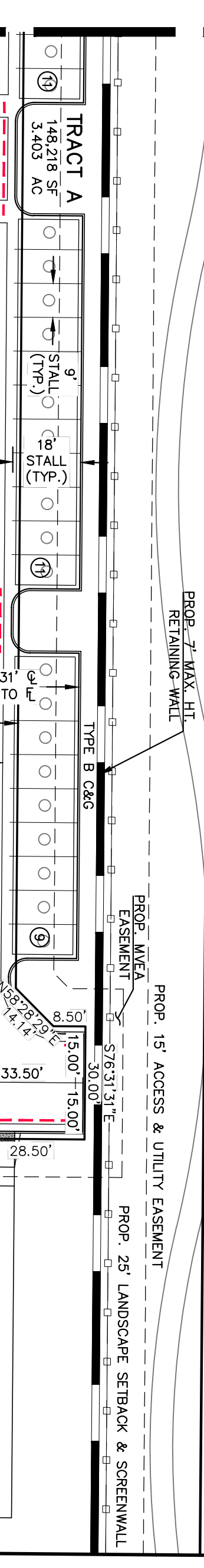
PC Report Packet
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UNPLATTED
OWNER, CLASSIC SRJ LAND, LLC
FUTURE SINGLE FAMILY RESIDENTIAL
CURRENT ZONING- RR-6

VILLAGES AT STERLING RANCH
COUNTY OF EL PASO, STATE OF COLORADO SECT. 34, TOWNSHIP 12S, RANGE 65W
PUD DEVELOPMENT PLAN & PRELIMINARY PLAN

BRARGATE PARKWAY
(PUBLIC ARTERIAL, 130' ROW)
ROADWAY TO BE BUILT WITH
FUTURE NORTHERLY & EASTERLY
ADJACENT DEVELOPMENT

UNPLATTED
FUTURE BRIARGATE PARKWAY
RIGHT OF WAY



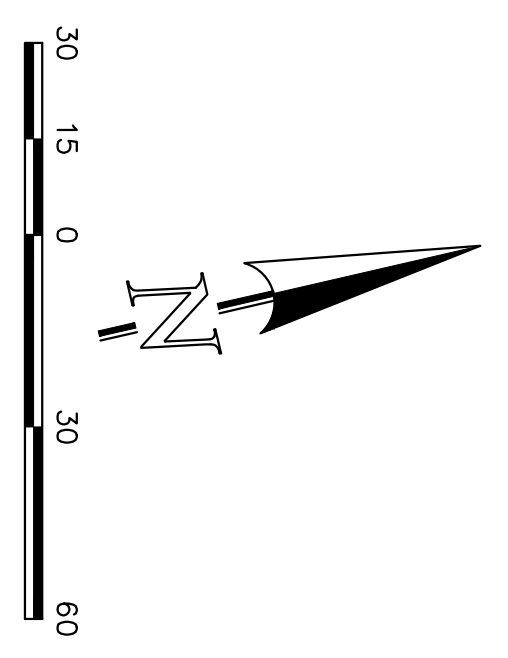
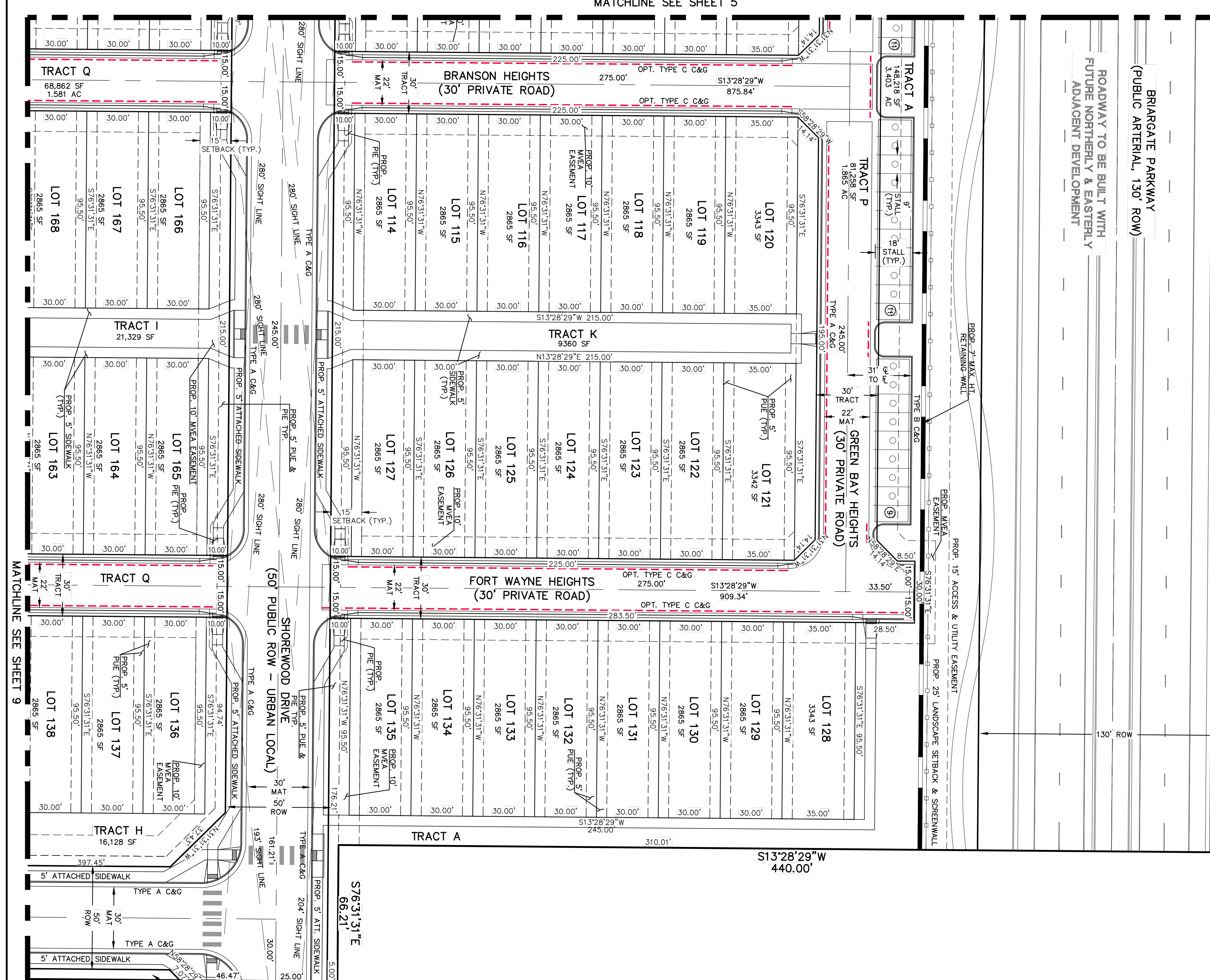
LEGEND

- BOUNDARY LINE
- PROPERTY LINE
- EASEMENT SETBACK LINE
- LINE OF SIGHT
- EXISTING WATER LINE
- EXISTING SANITARY SEWER
- EXISTING STORM LINE



NO PARKING ALONG CURB
WITHIN PRIVATE ACCESS ROADS
EXACT LOCATION OF "NO PARKING"
SIGNS DETERMINED ON CDS.

UNPLATTED
OWNER, CLASSIC SRJ LAND, LLC
FUTURE PUD DEVELOPMENT (S-BDU/AC)
CURRENT ZONING- RR-6
FUTURE ZONING- PUD



SCALE: 1" = 30'

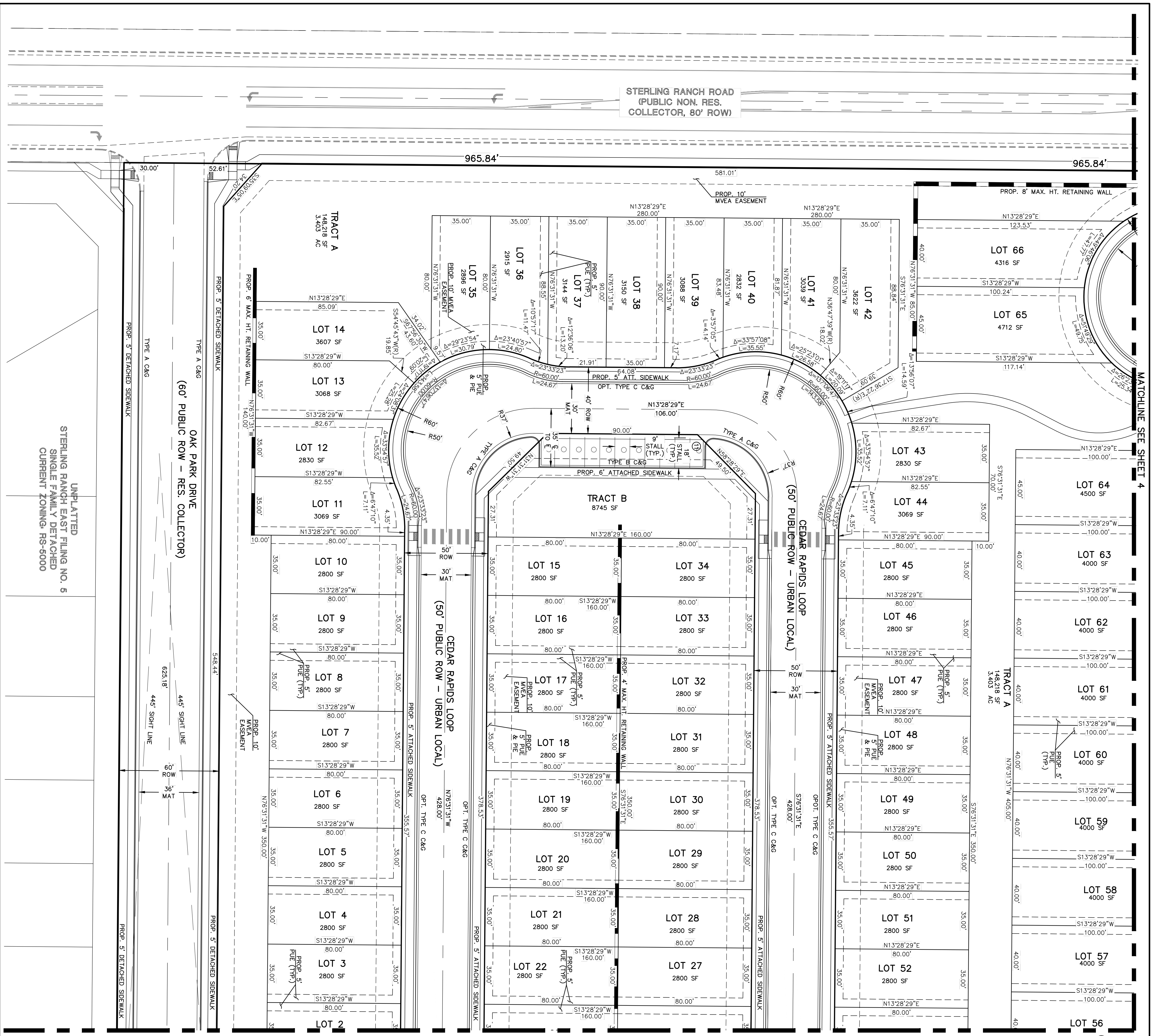
EL PASO COUNTY FILE NO.: PUD SP-22-006

VILLAGES AT STERLING RANCH

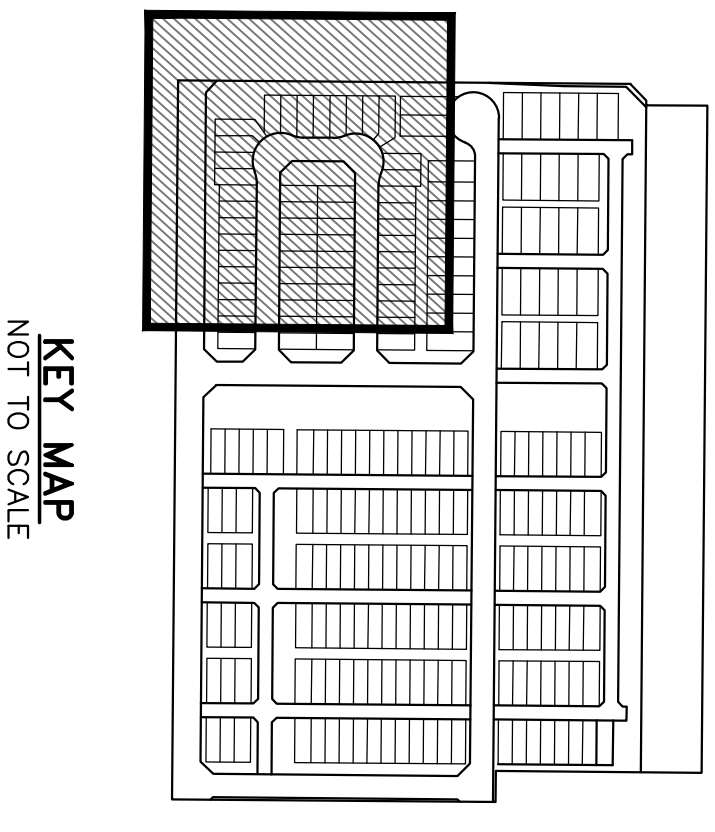
PUD DEVELOPMENT PLAN & PRELIMINARY PLAN

619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903
(719) 285-9799
(719) 285-0799 (fax)

DESIGNED BY	EAS	SCALE	DATE
DRAWN BY	EAS	(H) 1" = 30'	11/27/2023
CHECKED BY	(V) 1" = N/A	SHEET	6 OF 29
		JOB NO.	118326



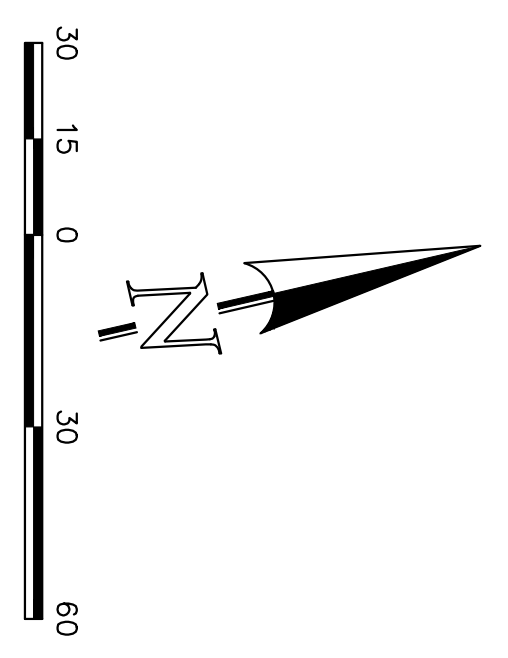
VILLAGES AT STERLING RANCH
 COUNTY OF EL PASO, STATE OF COLORADO SECT. 34, TOWNSHIP 12S, RANGE 65W
 PUD DEVELOPMENT PLAN & PRELIMINARY PLAN



- LEGEND**
- BOUNDARY LINE
 - PROPERTY LINE
 - EASEMENT SETBACK LINE
 - LINE OF SIGHT
 - EXISTING WATER LINE
 - EXISTING SANITARY SEWER
 - EXISTING STORM LINE



NO PARKING ALONG CURB
 WITHIN PRIVATE ACCESS ROADS
 EXACT LOCATION OF "NO PARKING"
 SIGNS DETERMINED ON ODS.



EL PASO COUNTY FILE NO.: PUD SP-22-006
 VILLAGES AT STERLING RANCH

CLASSIC CONSULTING

PUD DEVELOPMENT PLAN & PRELIMINARY PLAN

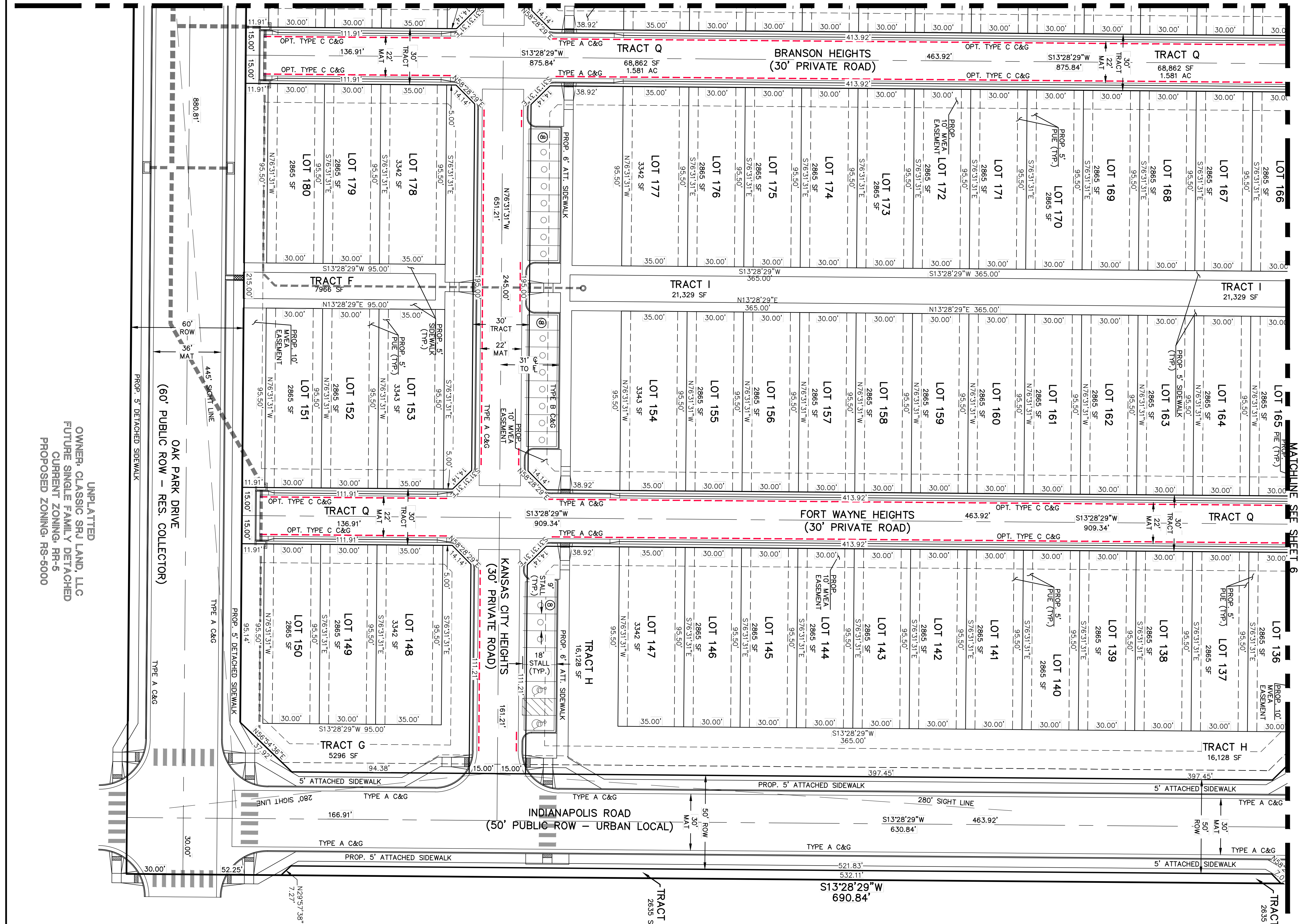
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DRAWN BY	EAS	(H) 1" = 30'	11/27/2023
CHECKED BY	(V) 1" = N/A	SHEET 7 OF 29	

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 (719) 285-0799 (fax)

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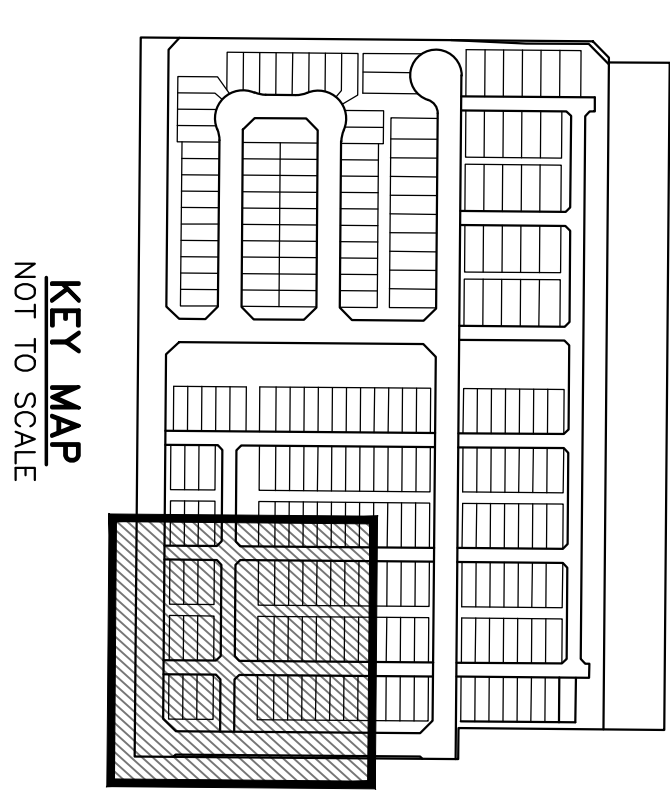
MATCHLINE SEE SHEET 8

MATCHLINE SEE SHEET 6



VILLAGES AT STERLING RANCH
 COUNTY OF EL PASO, STATE OF COLORADO SECT. 34, TOWNSHIP 12S, RANGE 65W
 PUD DEVELOPMENT PLAN & PRELIMINARY PLAN

UNPLATTED
 OWNER: CLASSIC SRJ LAND, LLC
 FUTURE PUD DEVELOPMENT (G-BDU/AC)
 CURRENT ZONING: RR-5
 FUTURE ZONING: PUD

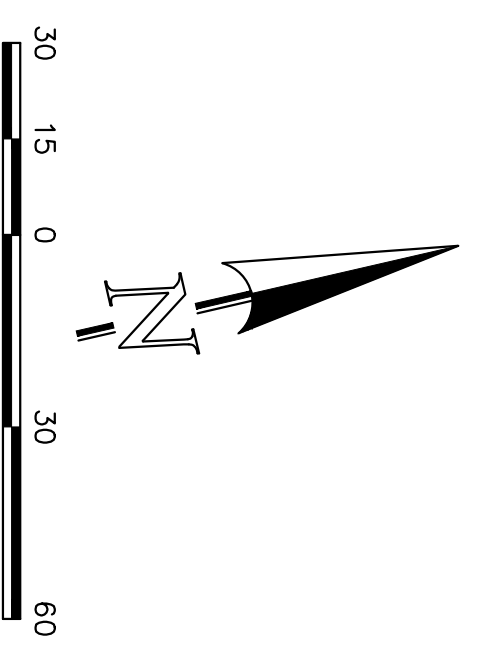


LEGEND

- BOUNDARY LINE
- PROPERTY LINE
- EASEMENT SETBACK LINE
- LINE OF SIGHT
- EXISTING WATER LINE
- EXISTING SANITARY SEWER
- EXISTING STORM LINE



NO PARKING ALONG CURB
 WITHIN PRIVATE ACCESS ROADS
 EXACT LOCATION OF "NO PARKING"
 SIGNS DETERMINED ON COS.



EL PASO COUNTY FILE NO.: PUD SP-22-006

VILLAGES AT STERLING RANCH

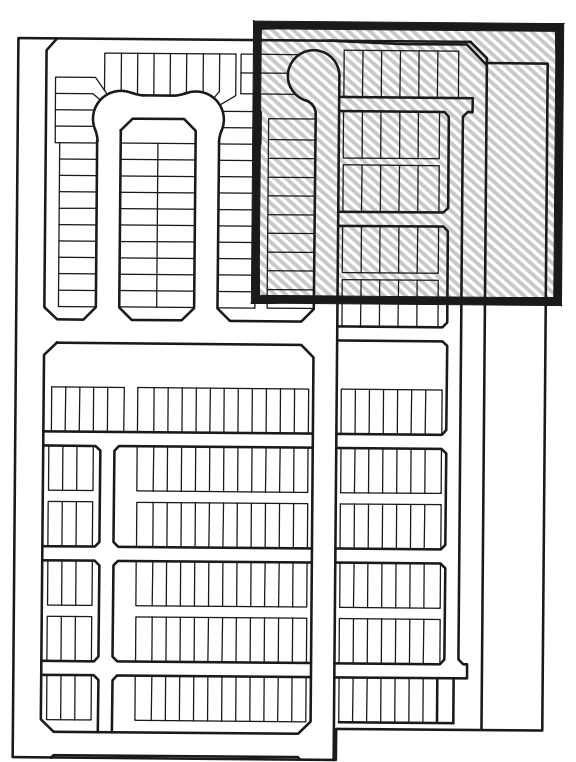
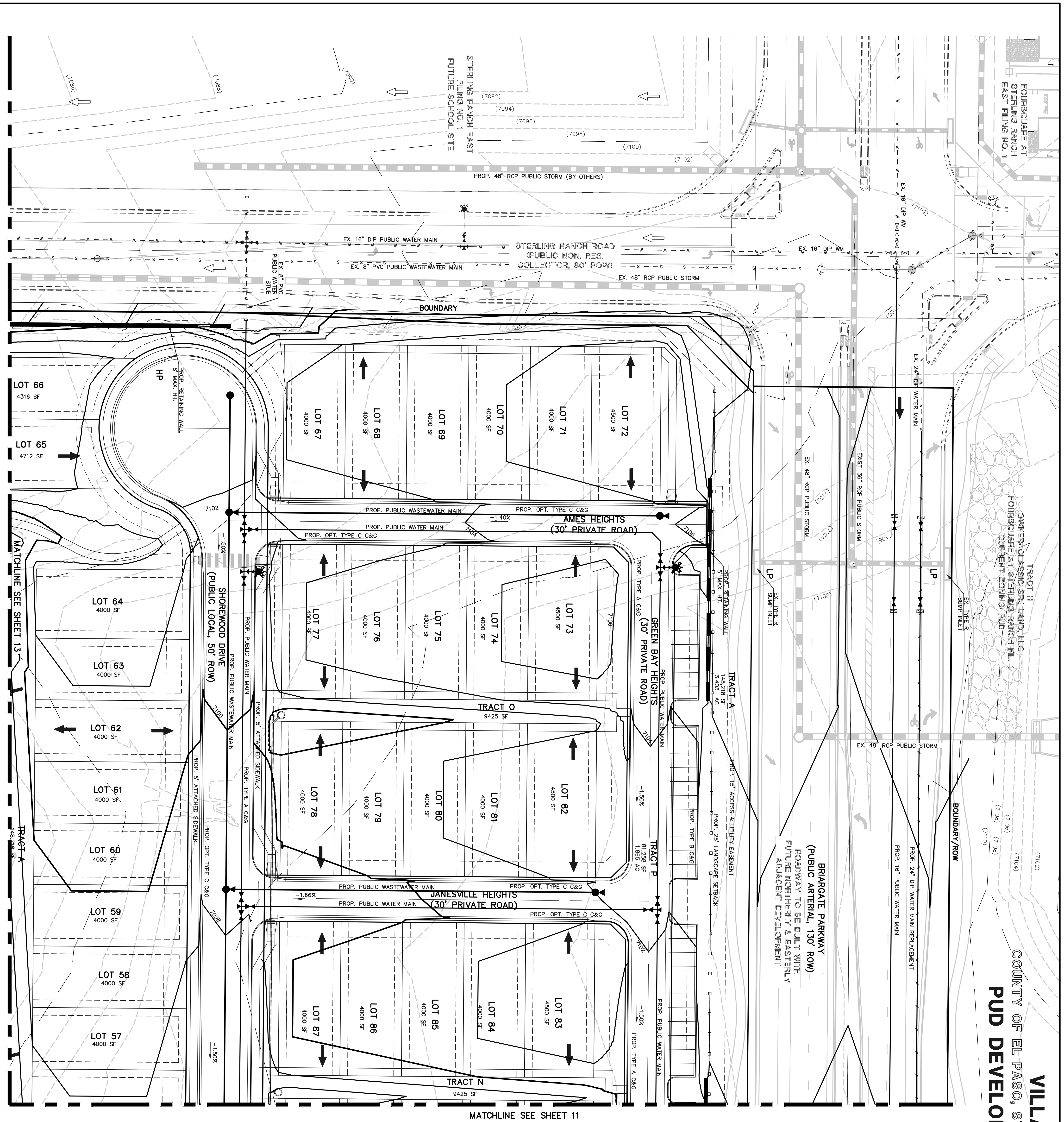
PUD DEVELOPMENT PLAN & PRELIMINARY PLAN

CLASSIC CONSULTING
 619 N. Cascade Avenue, Suite 200
 Colorado Springs, Colorado 80903
 (719) 285-0799
 (719) 285-0799 (fax)

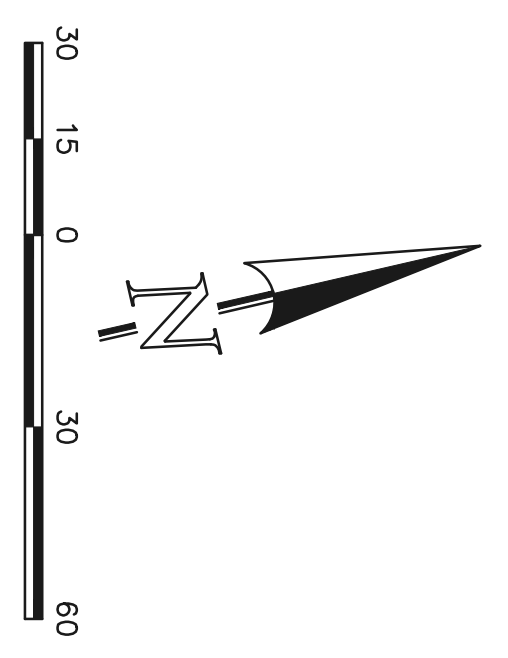
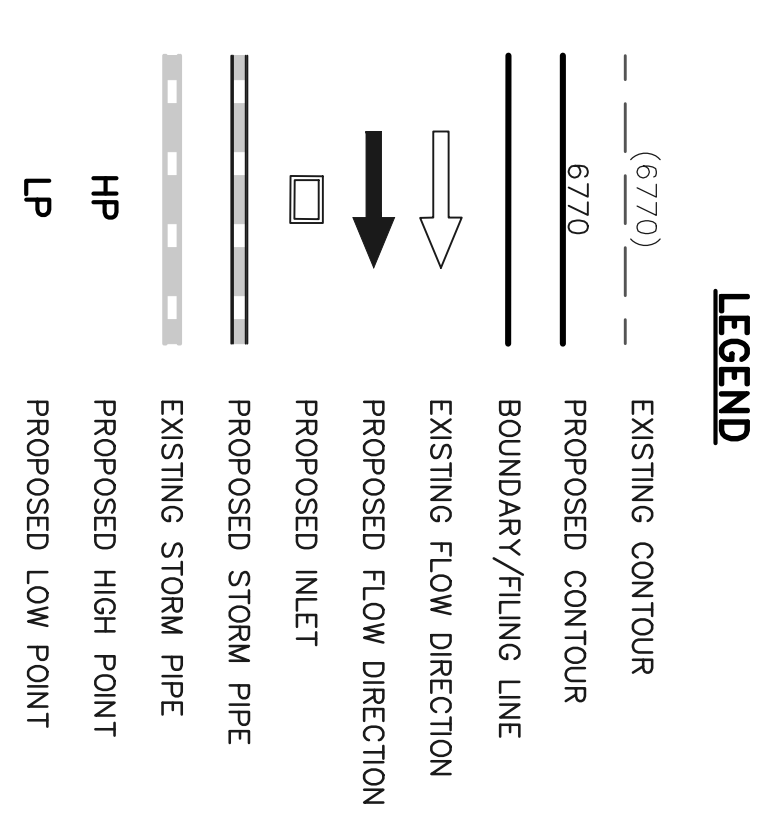
DESIGNED BY EAS SCALE DATE 11/27/2023
 DRAWN BY EAS (H) 1" = 30' SHEET 9 OF 29
 CHECKED BY (V) 1" = N/A JOB NO. 118326

CLASSIC CONSULTING

VILLAGES AT STERLING RANCH
 COUNTY OF EL PASO, STATE OF COLORADO SECT. 34, TOWNSHIP 12S, RANGE 65W
PUD DEVELOPMENT PLAN & PRELIMINARY PLAN



KEY MAP
NOT TO SCALE



EL PASO COUNTY FILE NO.: PUD SP-22-006
 VILLAGES AT STERLING RANCH

CLASSIC CONSULTING

1919 N. Cascade Avenue, Suite 200
 Colorado Springs, Colorado 80903
 (719) 785-0799
 (719) 785-0798 (fax)

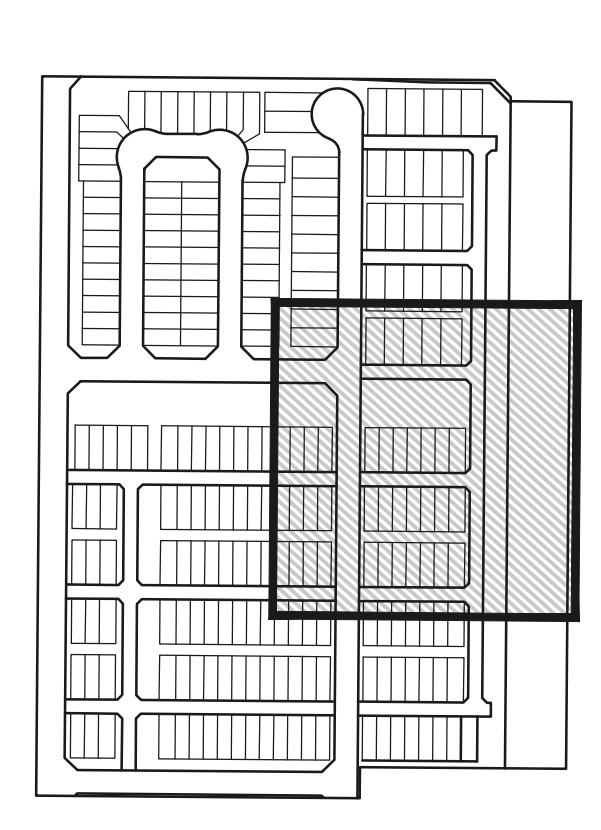
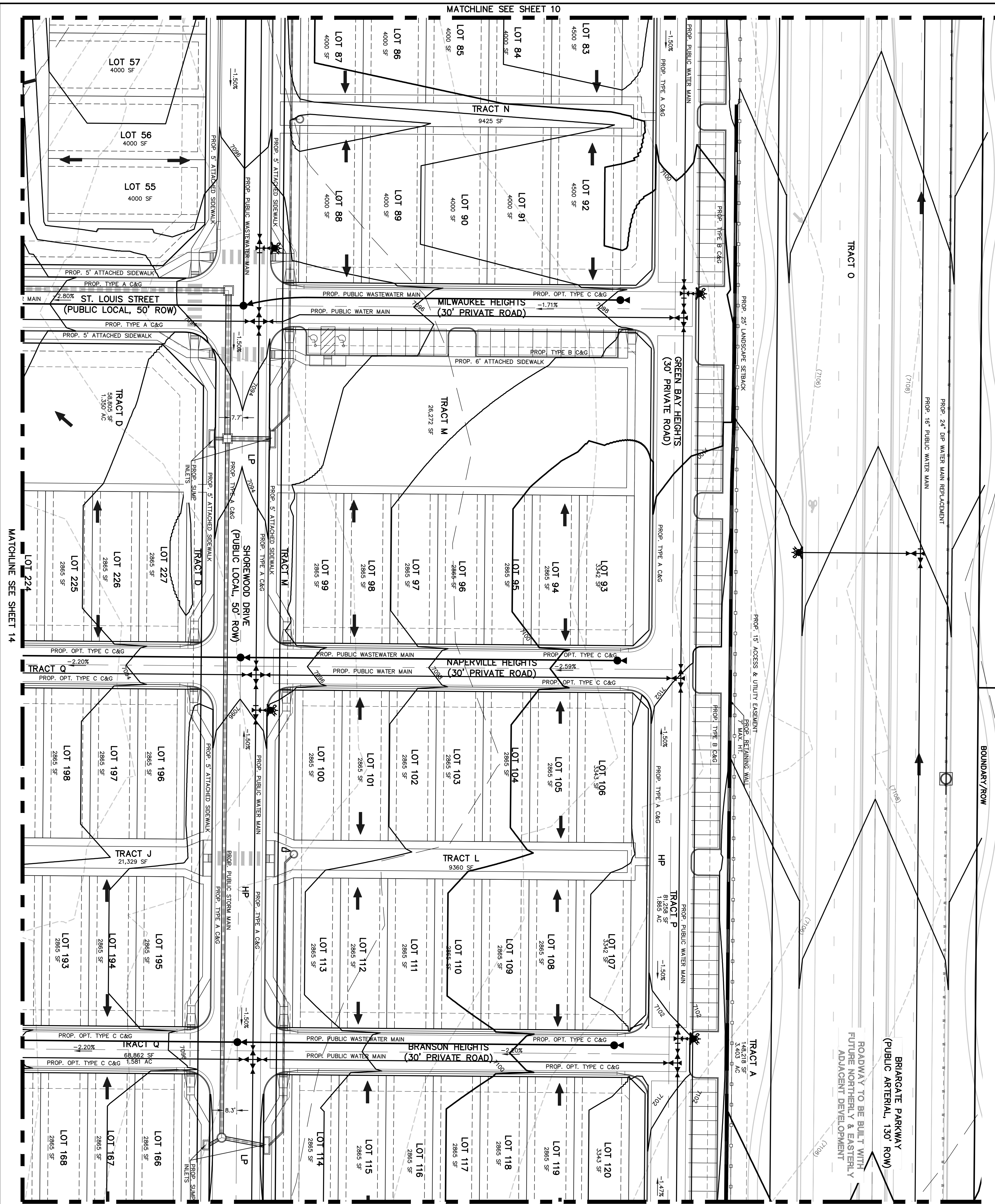
DESIGNED BY EAS SCALE DATE 11/27/2023
 DRAWN BY EAS (H) 1" = 30' SHEET 10 OF 29
 CHECKED BY (V) 1" = N/A JOB NO. 118326

PRELIMINARY GRADING AND UTILITY PLAN

CLASSIC CONSULTING

TRACT H
OWNER: CLASSIC SRJ LAND, LLC
FOUR SQUARE AT STERLING RANCH FIL. 1
CURRENT ZONING: PUD

VILLAGES AT STERLING RANCH
COUNTY OF EL PASO, STATE OF COLORADO SECT. 34, TOWNSHIP 12S, RANGE 65W
PUD DEVELOPMENT PLAN & PRELIMINARY PLAN



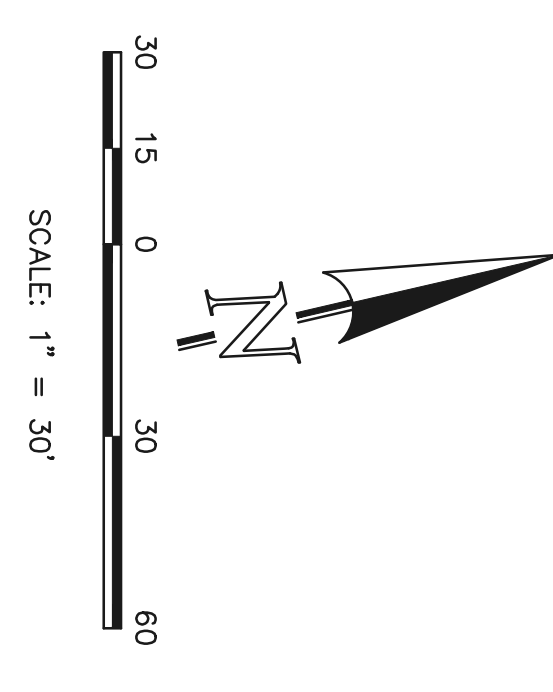
MATCHLINE SEE SHEET 12

MATCHLINE SEE SHEET 10

MATCHLINE SEE SHEET 14

KEY MAP
NOT TO SCALE

- LEGEND**
- (6.720) --- EXISTING CONTOUR
 - 6.720 --- PROPOSED CONTOUR
 - BOUNDARY/FILING LINE
 - EXISTING FLOW DIRECTION
 - PROPOSED FLOW DIRECTION
 - PROPOSED INLET
 - PROPOSED STORM PIPE
 - EXISTING STORM PIPE
 - PROPOSED HIGH POINT
 - PROPOSED LOW POINT
 - HP
 - LP



EL PASO COUNTY FILE NO.: PUD SP-22-006
VILLAGES AT STERLING RANCH

CLASSIC CONSULTING

619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903
(719) 785-0799
(719) 785-0798 (fax)

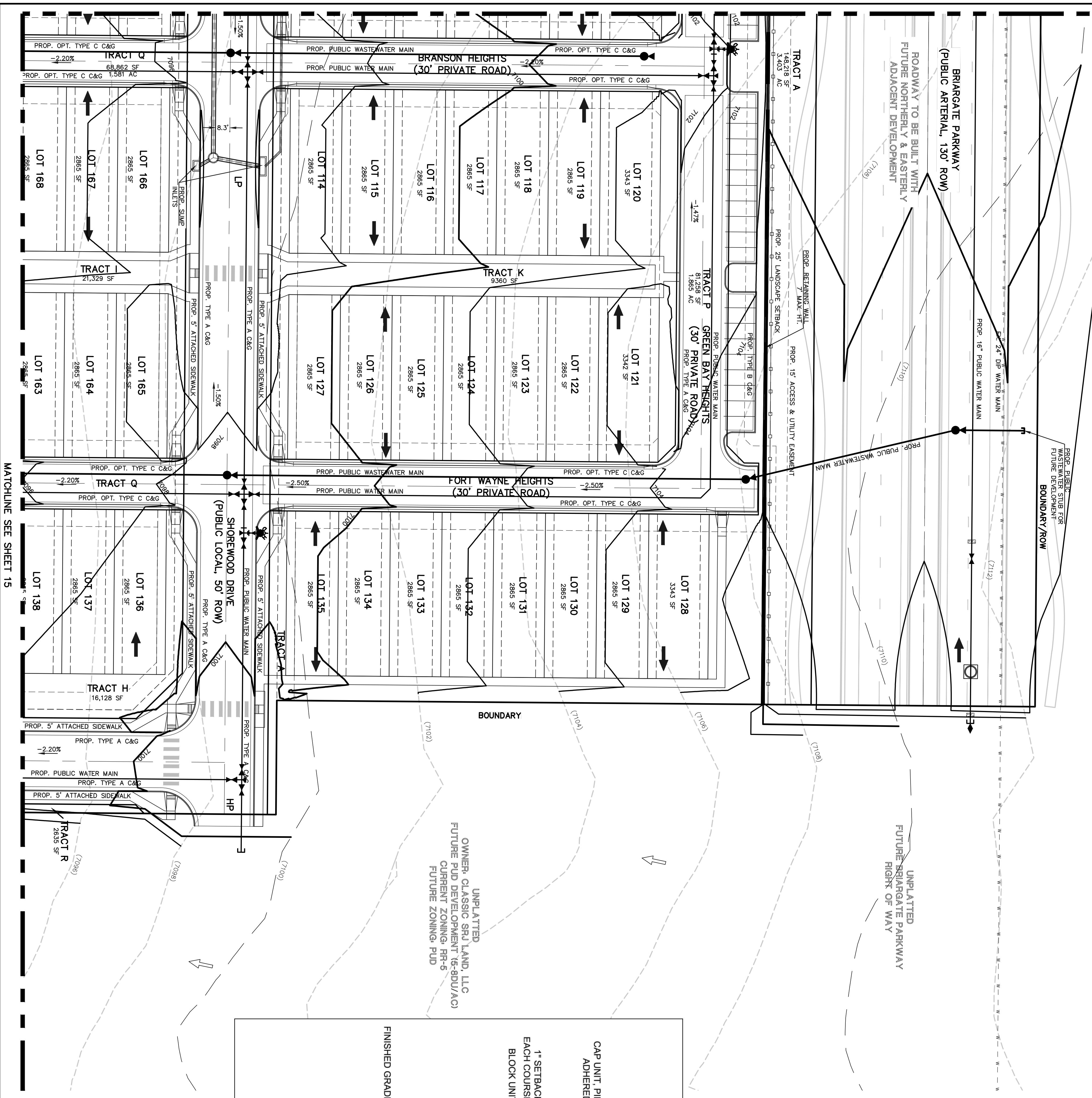
DESIGNED BY	EAS	SCALE	DATE
DRAWN BY	EAS	(H) 1" = 30'	11/27/2023
CHECKED BY	(V)	N/A	SHEET 11 OF 29
			JOB NO. 118326

CLASSIC CONSULTING

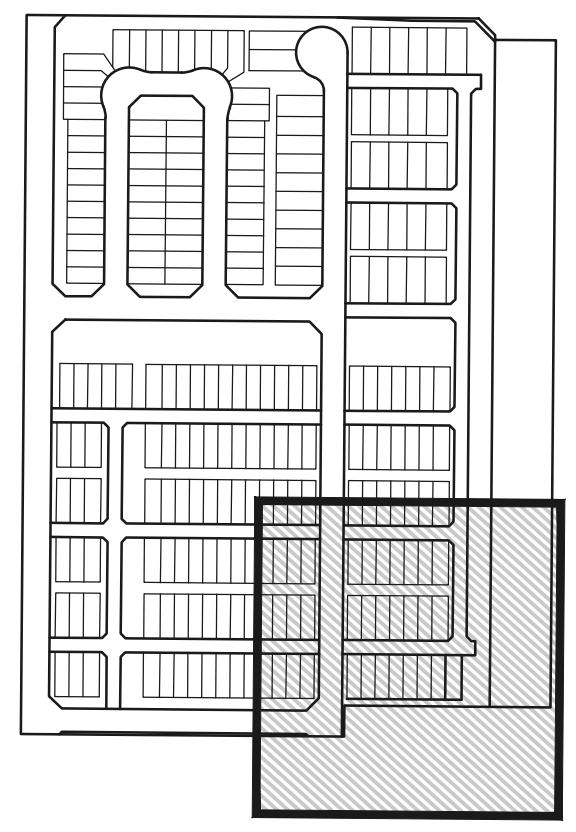
MATCHLINE SEE SHEET 11

UNPLATTED
OWNER, CLASSIC SRJ LAND, LLC
FUTURE SINGLE FAMILY RESIDENTIAL
CURRENT ZONING, RR-5

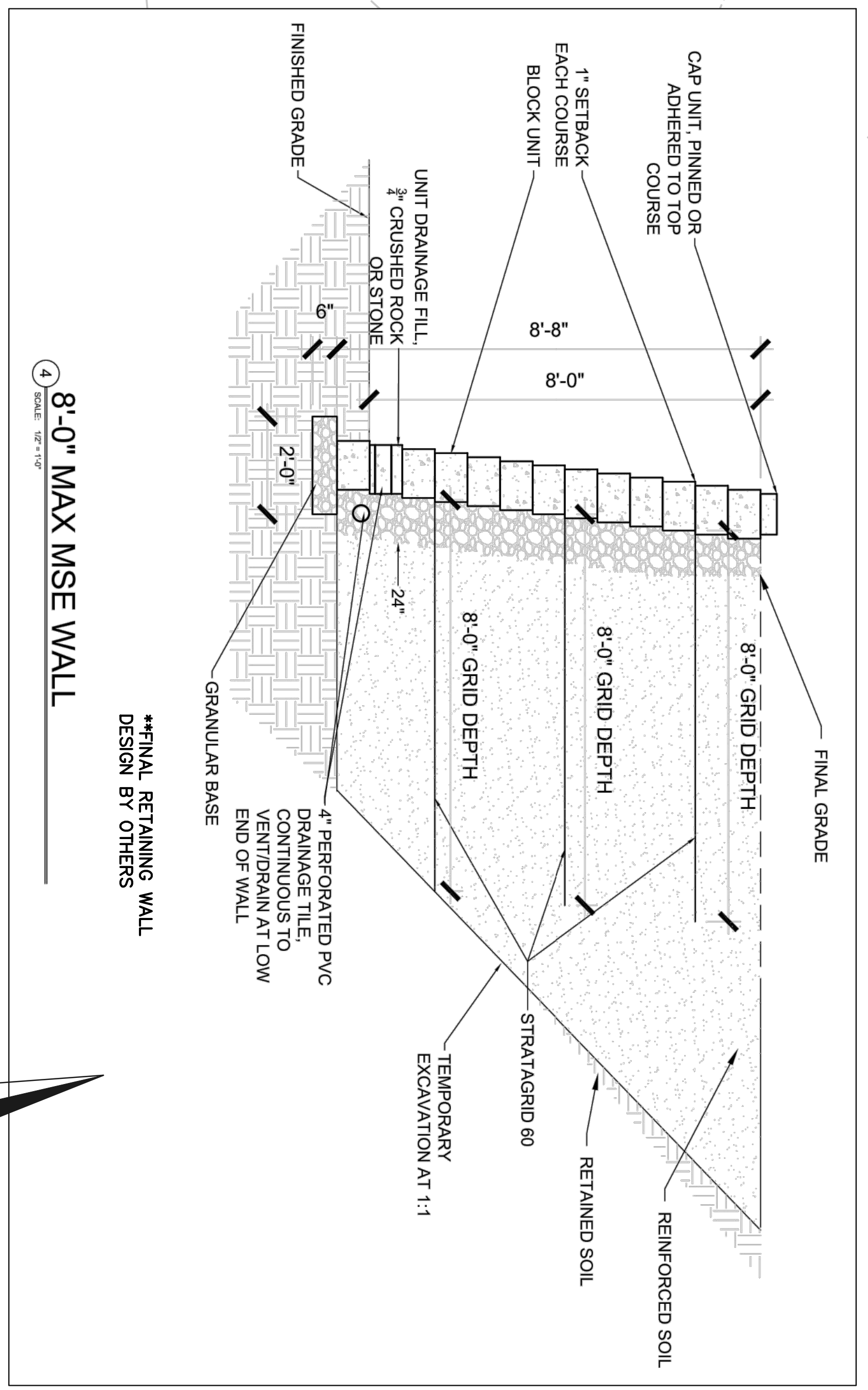
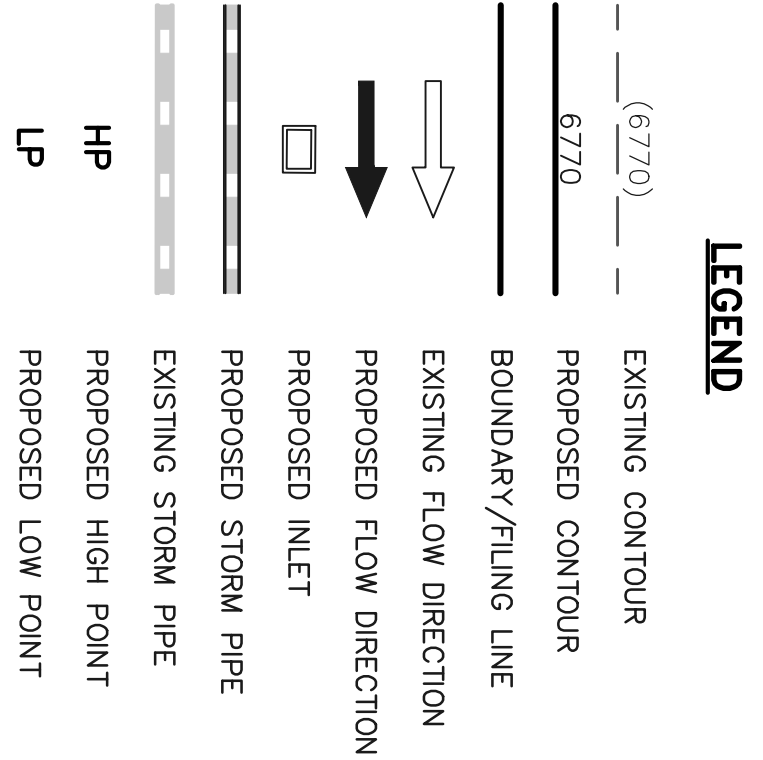
VILLAGES AT STERLING RANCH
COUNTY OF EL PASO, STATE OF COLORADO SECT. 34, TOWNSHIP 12S, RANGE 65W
PUD DEVELOPMENT PLAN & PRELIMINARY PLAN



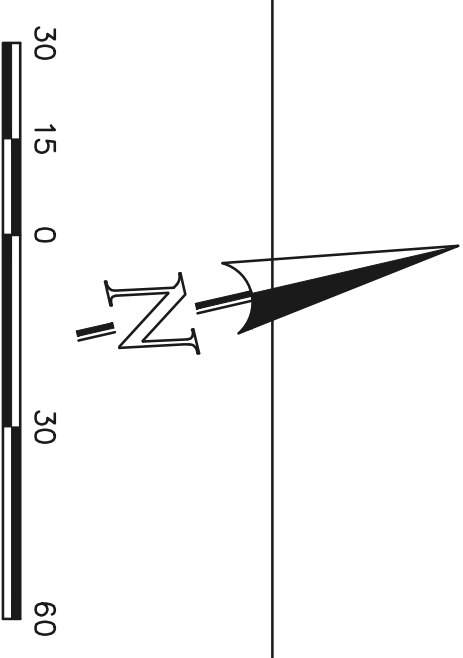
UNPLATTED
OWNER, CLASSIC SRJ LAND, LLC
FUTURE PUD DEVELOPMENT (6-RDU/AC)
CURRENT ZONING, RR-5
FUTURE ZONING, PUD



KEY MAP
NOT TO SCALE



**FINAL RETAINING WALL
DESIGN BY OTHERS



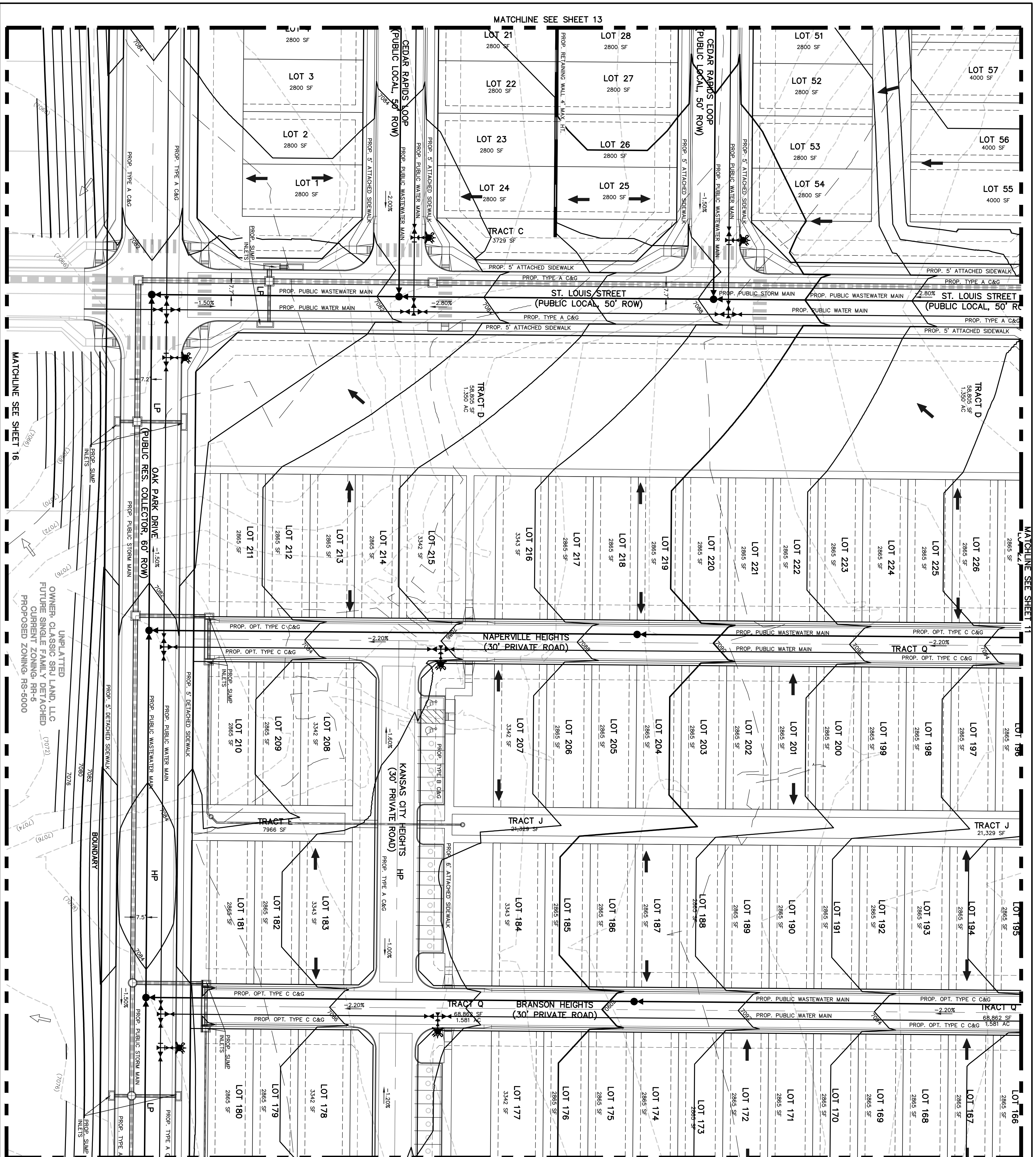
CLASSIC CONSULTING

EL PASO COUNTY FILE NO.: PUD SP-22-006
VILLAGES AT STERLING RANCH
PRELIMINARY GRADING AND UTILITY PLAN

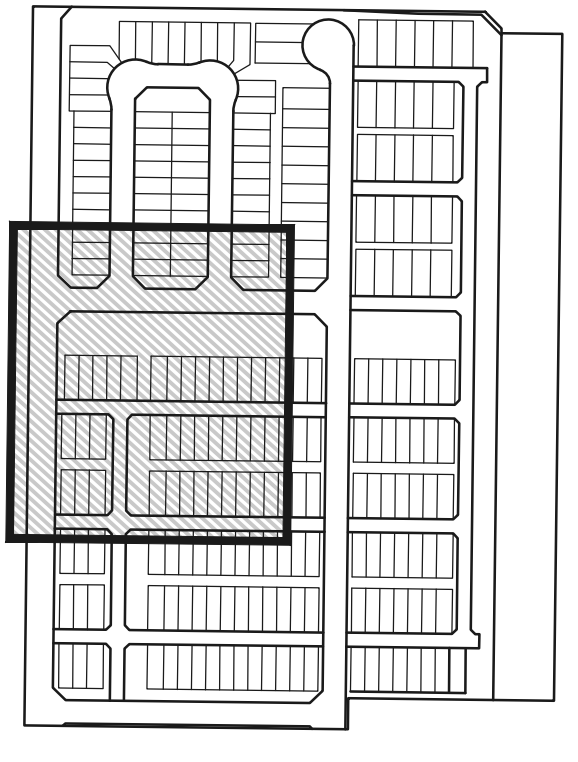
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DRAWN BY	EAS	(H) 1" = 30'	11/27/2023
CHECKED BY	(V) 1" = N/A	SHEET	12 OF 29
		JOB NO.	118326

619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903
(719) 285-0790
(719) 285-0793 (fax)

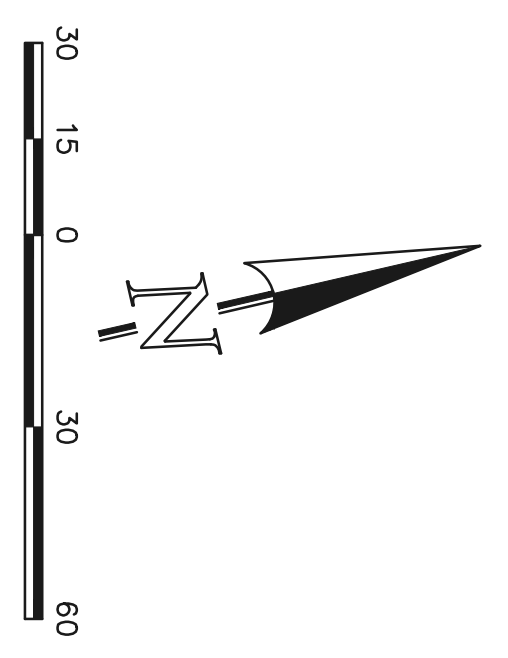
PC Report Packet
Page 52 of 75



VILLAGES AT STERLING RANCH
 COUNTY OF EL PASO, STATE OF COLORADO
 SECT. 34, TOWNSHIP 12S, RANGE 65W
**PUD DEVELOPMENT PLAN &
 PRELIMINARY PLAN**



- LEGEND**
- (6770) --- EXISTING CONTOUR
 - 6770 --- PROPOSED CONTOUR
 - BOUNDARY/FILING LINE
 - EXISTING FLOW DIRECTION
 - PROPOSED FLOW DIRECTION
 - PROPOSED INLET
 - PROPOSED STORM PIPE
 - EXISTING STORM PIPE
 - PROPOSED HIGH POINT
 - PROPOSED LOW POINT



EL PASO COUNTY FILE NO.: PUD SP-22-006

VILLAGES AT STERLING RANCH

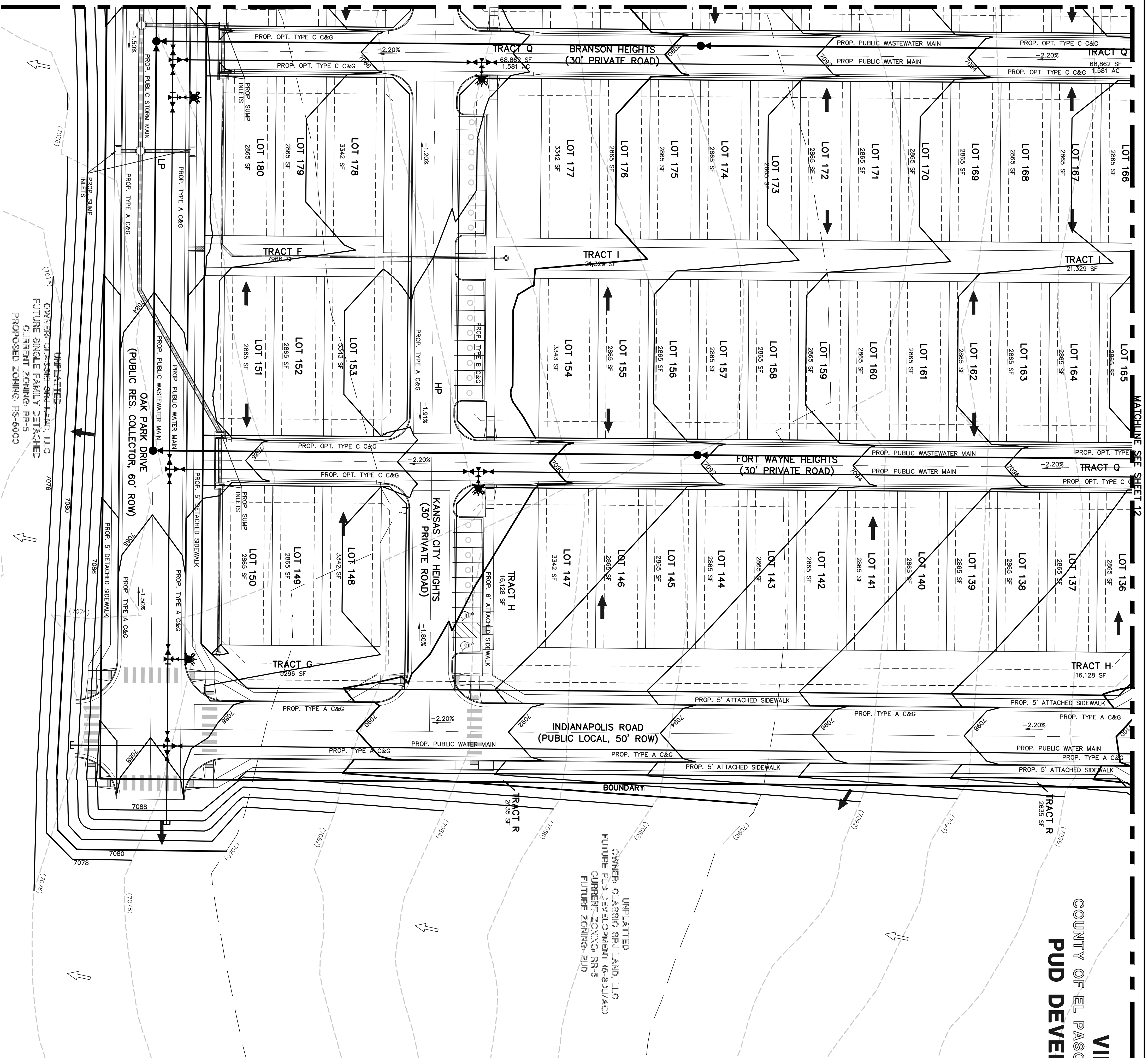
PRELIMINARY GRADING AND UTILITY PLAN

CLASSIC CONSULTING
 619 N. Cascade Avenue, Suite 200
 Colorado Springs, Colorado 80903
 (719) 585-0790
 (719) 585-0793 (fax)

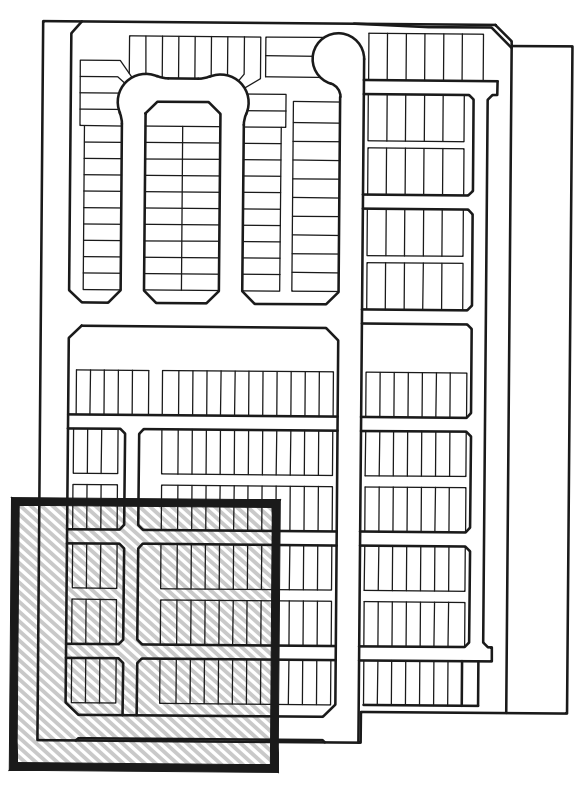
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CHECKED BY	(V) 1" = N/A	SHEET 14 OF 29	
		JOB NO.	118326

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MATCHLINE SEE SHEET 14

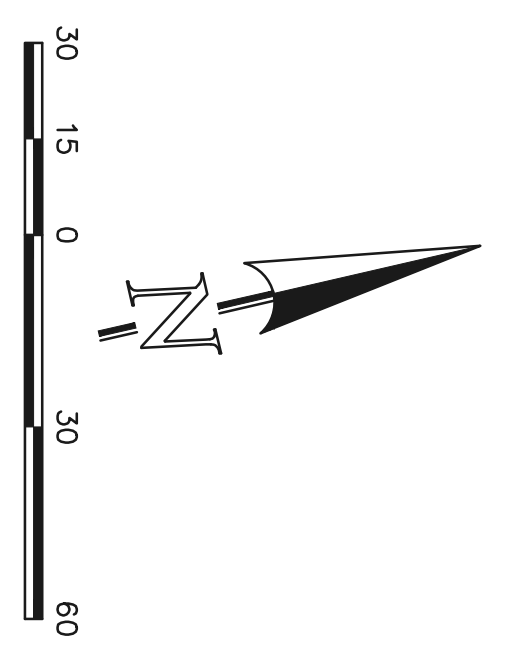


VILLAGES AT STERLING RANCH
 COUNTY OF EL PASO, STATE OF COLORADO SECT. 34, TOWNSHIP 12S, RANGE 65W
 PUD DEVELOPMENT PLAN & PRELIMINARY PLAN



LEGEND

- (6770) --- EXISTING CONTOUR
- 6770 --- PROPOSED CONTOUR
- BOUNDARY/FILING LINE
- EXISTING FLOW DIRECTION
- PROPOSED FLOW DIRECTION
- PROPOSED INLET
- PROPOSED STORM PIPE
- EXISTING STORM PIPE
- HP PROPOSED HIGH POINT
- LP PROPOSED LOW POINT



EL PASO COUNTY FILE NO.: PUD SP-22-006

VILLAGES AT STERLING RANCH

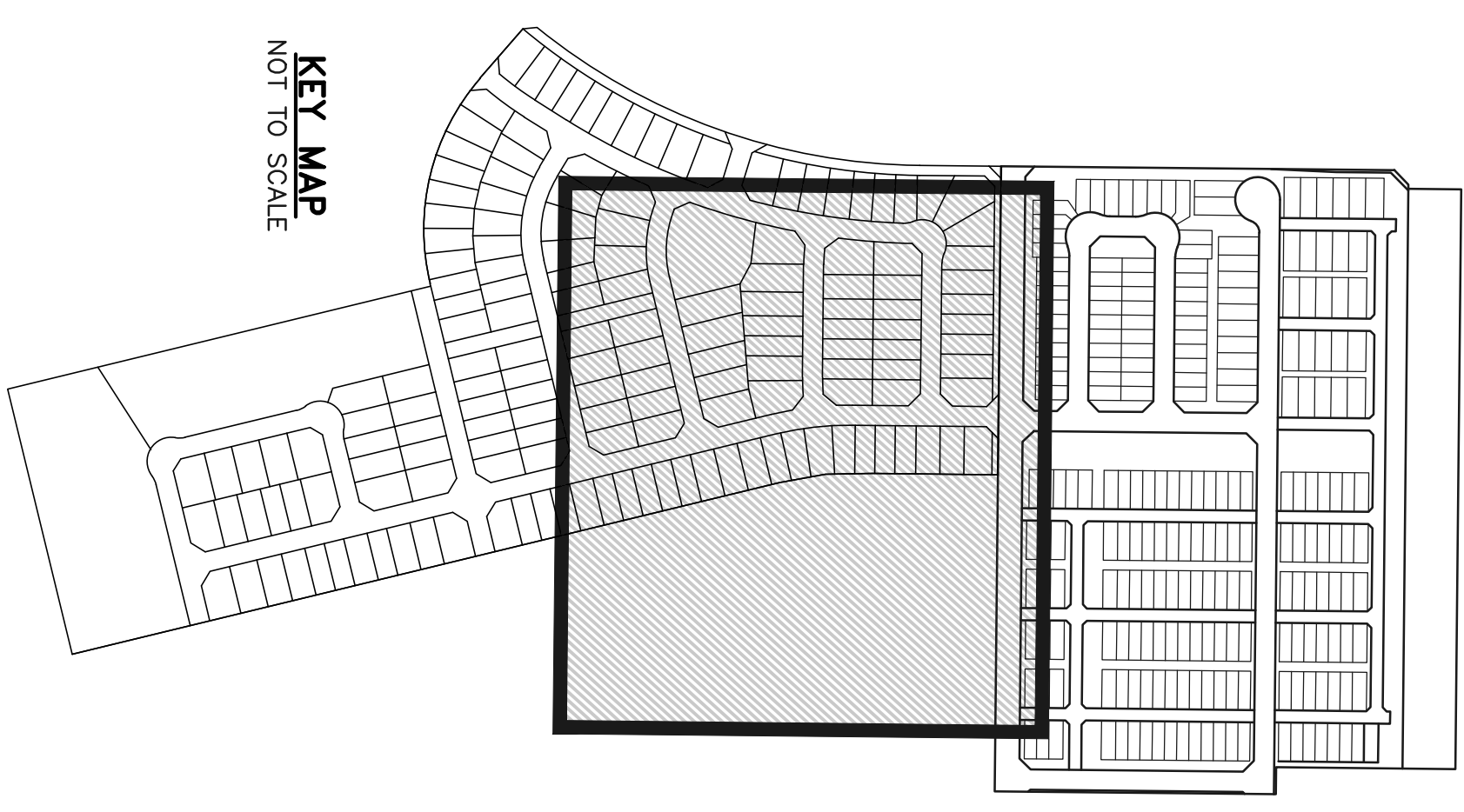
PRELIMINARY GRADING AND UTILITY PLAN

CLASSIC CONSULTING
 619 N. Cascade Avenue, Suite 200
 Colorado Springs, Colorado 80903
 (719) 525-0790
 (719) 525-0792 (fax)

DESIGNED BY	EAS	SCALE	DATE
DRAWN BY	EAS	(H) 1" = 30'	11/27/2023
CHECKED BY	(V)	N/A	SHEET 15 OF 29
			JOB NO. 118326

PC Report Packet
 Page 55 of 75

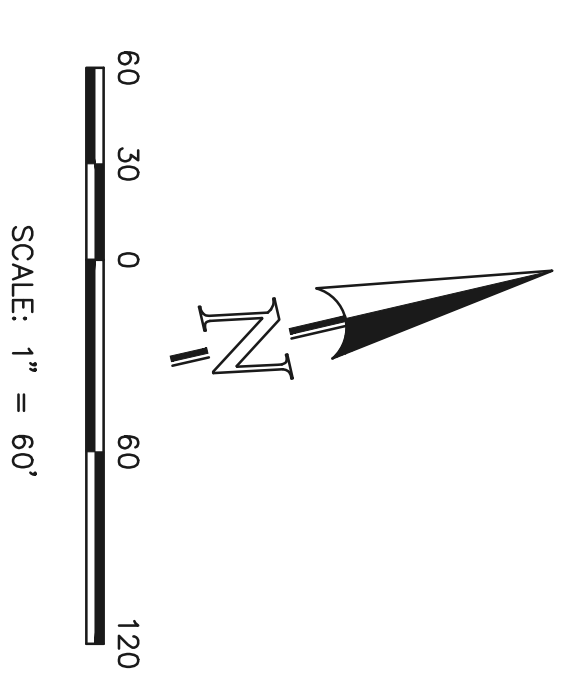
VILLAGES AT STERLING RANCH
 COUNTY OF EL PASO, STATE OF COLORADO
 SECT. 34, TOWNSHIP 12S, RANGE 65W
**PUD DEVELOPMENT PLAN &
 PRELIMINARY PLAN**



KEY MAP
NOT TO SCALE

LEGEND

- (6770) EXISTING CONTOUR
- 6770 PROPOSED CONTOUR
- BOUNDARY/FILING LINE
- EXISTING FLOW DIRECTION
- PROPOSED FLOW DIRECTION
- PROPOSED INLET
- PROPOSED STORM PIPE
- EXISTING STORM PIPE
- PROPOSED HIGH POINT
- PROPOSED LOW POINT



EL PASO COUNTY FILE NO.: PUD SP-22-006

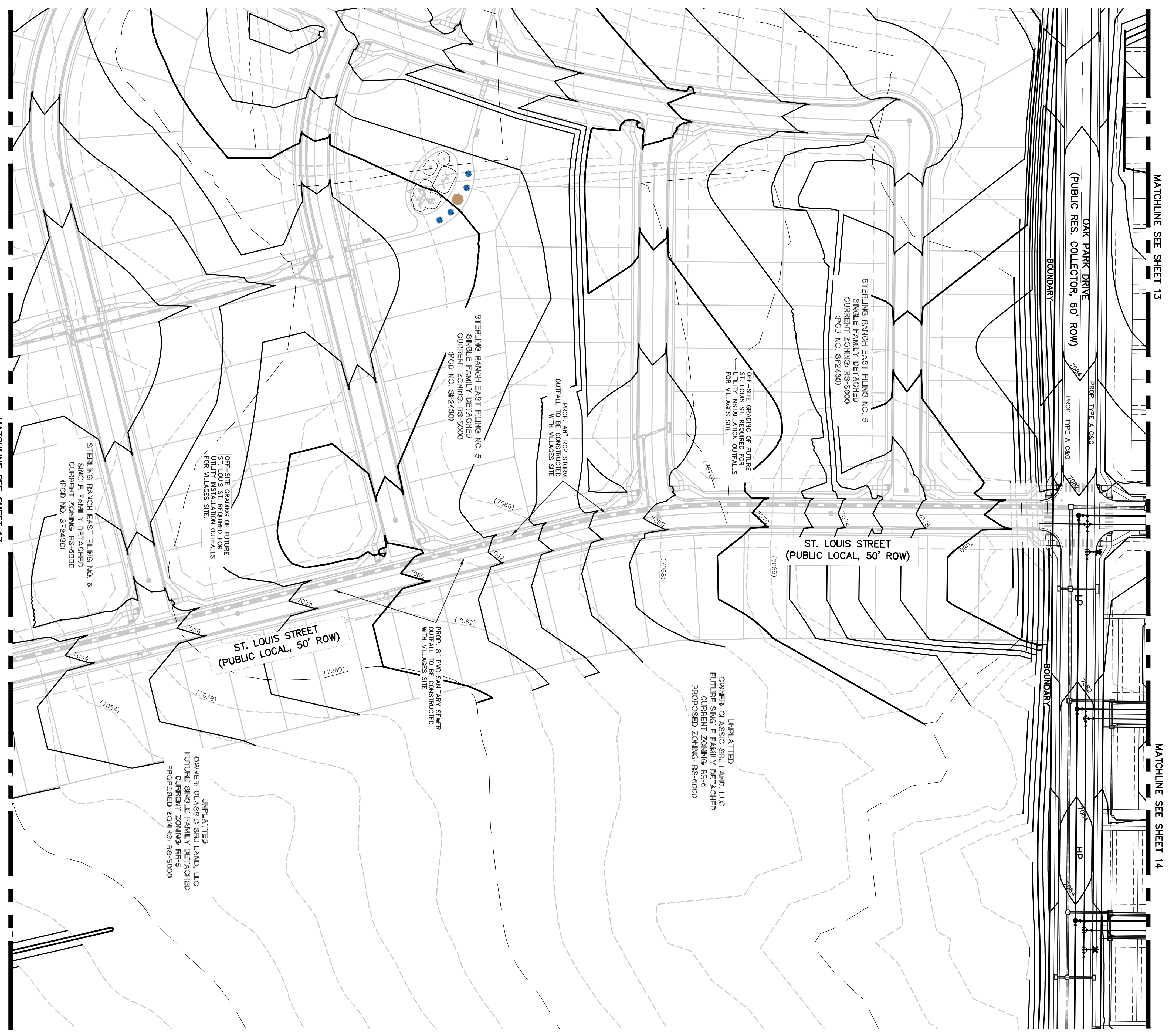
VILLAGES AT STERLING RANCH

CLASSIC CONSULTING

619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903

(719) 525-0790
(719) 525-0793 (fax)

DESIGNED BY	EAS	SCALE	DATE
DRAWN BY	EAS	(H) 1" = 60'	SHEET 16 OF 29
CHECKED BY	(V) 1" = N/A		JOB NO. 118326



MATCHLINE SEE SHEET 13

MATCHLINE SEE SHEET 14

MATCHLINE SEE SHEET 17

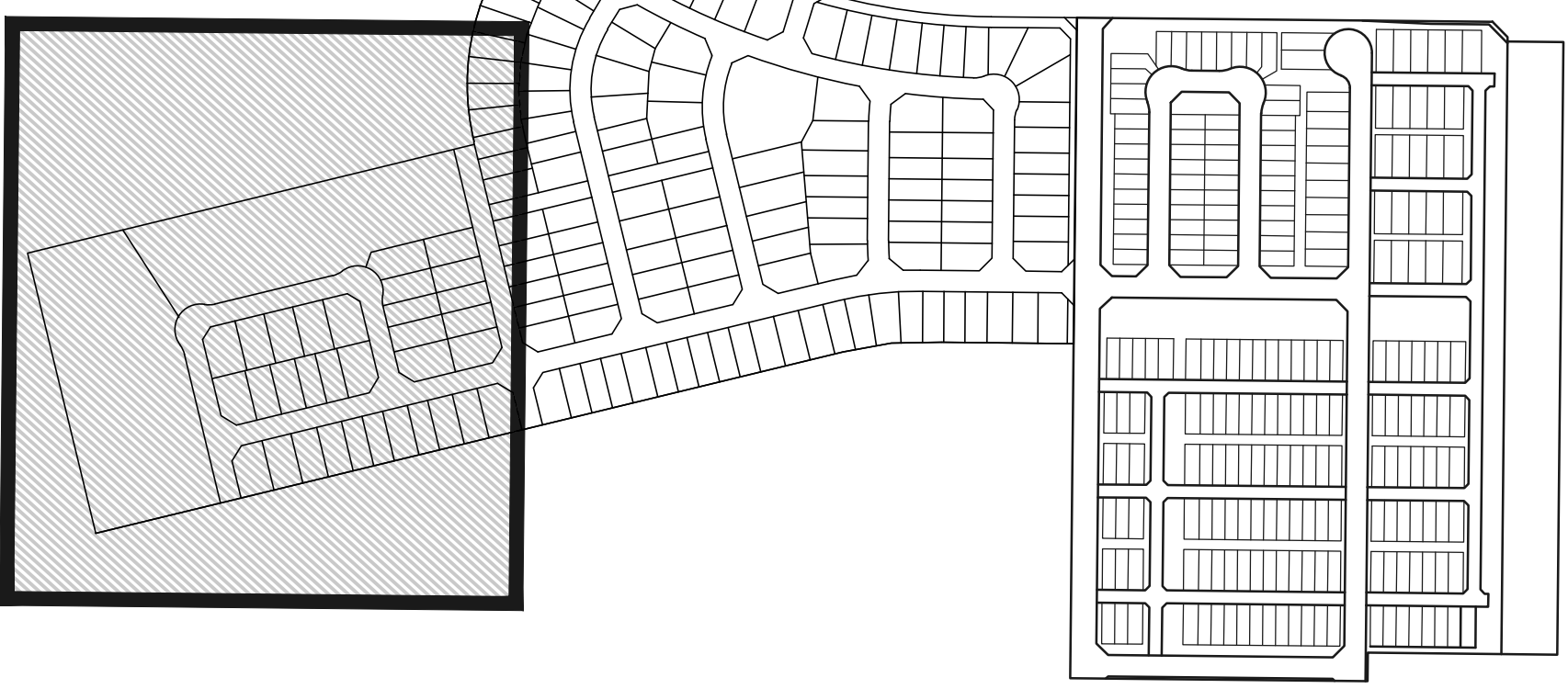
VILLAGES AT STERLING RANCH

COUNTY OF EL PASO, STATE OF COLORADO
 SECT. 34, TOWNSHIP 12S, RANGE 65W
**PUD DEVELOPMENT PLAN &
 PRELIMINARY PLAN**

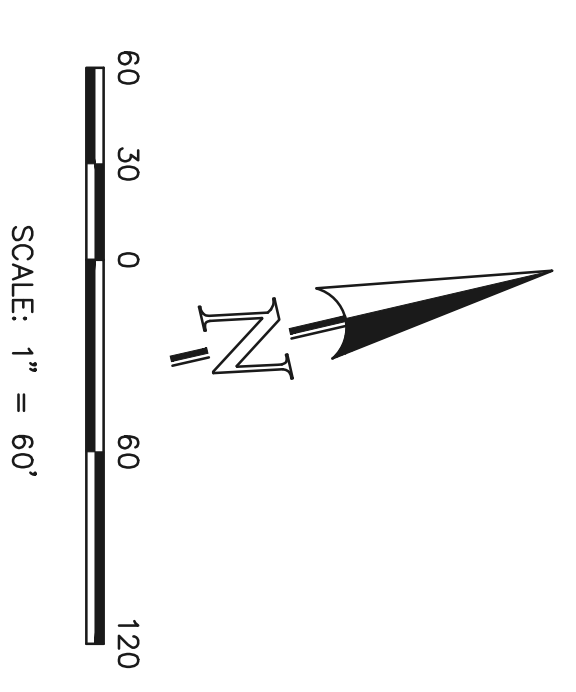
MATCHLINE SEE SHEET 16




KEY MAP
 NOT TO SCALE



- LEGEND**
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 - (- - -) 6770 PROPOSED CONTOUR
 - BOUNDARY/FILING LINE
 - ⇨ EXISTING FLOW DIRECTION
 - ⇨ PROPOSED FLOW DIRECTION
 - PROPOSED INLET
 - PROPOSED STORM PIPE
 - EXISTING STORM PIPE
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EL PASO COUNTY FILE NO.: PUD SP-22-006
VILLAGES AT STERLING RANCH



PRELIMINARY GRADING AND UTILITY PLAN
 OFF-SITE

DESIGNED BY	EAS	SCALE	DATE
DRAWN BY	EAS	(H) 1" = 60'	11/8/2024
CHECKED BY	(V)	1" = N/A	SHEET 17 OF 29

1919 N. Cascade Avenue, Suite 200 (719) 285-0799
 Colorado Springs, Colorado 80903 (719) 285-0798 (fax)

Villages at Sterling Ranch

County of El Paso, State of Colorado Sect. 34, Township 12S, Range 65 West
PUD Development Plan & Preliminary Plan



DATE	REVISION DESCRIPTION
12/15/2024	Final Construction
12/15/2024	County Comment Response
12/15/2024	County Comment Response

FOR CONSTRUCTION
 NOT FOR CONSTRUCTION



VILLAGES AT STERLING RANCH
A PORTION OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST
BRIARGATE PARKWAY & STERLING RANCH ROAD
COLORADO SPRINGS, CO

JOB NUMBER: 2674-0122
DATE: 8/15/2024
DRAWN BY: NMB
DRAWING DESCRIPTION: TITLE SHEET

SHEET # L-TS 18 OF 29
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PLANTING LEGEND

ABBR.	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
DECIDUOUS TREES					
ACT	26	Acer negundo	Maple Autumn Blaze	1-1/2"	Z-4, 6.5K S SIG
ANNI	16	Acer platanoides	Maple Norway	1-1/2"	Z-3, 8.5K A SIG
ARR	13	Acer platanoides	Maple Norway	1-1/2"	Z-4, 6.5K S SIG
CCH	18	Catalpa bignonioides	Maple Norway	1-1/2"	Z-4, 6.5K S SIG
COH	12	Celtis occidentalis	Hawthorn, Cockspur (Thomas)	1-1/2"	RDE F-Z-4, 8.5K A.D SIG
GSH	12	Gleditsia triacanthos	Hawberry	1-1/2"	RDE F-Z-3, 7K A.D SIG
MSS	34	Malus Spring Snow	Crabapple Spring Snow	1-1/2"	F-Z-4, 6.5K A.S SIG
PKR	6	Prunus virginiana	Cherry, Canada Red	1-1/2"	RDE F-Z-2, 9.5K A.S SIG
TAK	15	Tilia americana	Linden, Redmond	1-1/2"	Z-3, 6K S SIG
EVERGREEN TREES					
JCU	6	Juniperus scopulorum	Juniper, Colorado	15 Gal (6")	RDE Z-3, 8.5K D SIG
PIB	14	Pinus pungens	Spruce Bakeri	6"	RDE Z-2, 8K S SIG
PIE	9	Pinus edulis	Pinus Pinyon	6"	X RDE Z-3, 7.5K D SIG
PIP	6	Pinus pungens	Spruce Colorado Blue	6"	RDE Z-3, 10K S SIG
PON	21	Pinus ponderosa	Pinus Ponderosa	6"	RDE Z-3, 9.5K D SIG
DECIDUOUS SHRUBS					
ABB	16	Aronia arbutifolia	Chokeberry, Brilliant Red	5 Gal	RDE Z-5, 7.5K S SIG
ABP	14	Abutilon	Commonaster, pink	5 Gal	RDE Z-2, 6.5K S SIG
COP	56	Compositae acutifolia	Commonaster, pink	5 Gal	RDE Z-4, 10K S SIG
CRD	24	Cornus stolonifera	Dogwood, Red Twig	5 Gal	RDE Z-2, 7.5K S SIG
EBB	9	Euonymus alatus	Burning Bush	5 Gal	RDE F-Z-3, 7.5K S SIG
FNP	13	Forsytia neomexicana	Privet, New Mexican	5 Gal	RDE Z-3, 4.7.5K A.D SIG
POA	111	Potentilla fruticosa	Potentilla, Abbotswood	5 Gal	RDE F-Z-2, 10K S SIG
POG	34	Potentilla fruticosa	Potentilla, Gold finger	5 Gal	RDE F-Z-2, 10K S SIG
PRS	72	Potentilla fruticosa	Potentilla, Red Sunset	5 Gal	RDE F-Z-2, 10K S SIG
PRB	32	Panicum fasciculatum	Buckhorn, Columar	5 Gal	RDE Z-3, 5K D SIG
SPB	9	Spiraea alba	Spiraea, Snowmound	5 Gal	RDE Z-2, 7.5K A.S SIG
SCL	9	Spiraea alba	Spiraea, Snowmound	5 Gal	RDE Z-2, 7.5K A.S SIG
SPV	72	Spiraea x Vanhouttei	Spiraea, Goldmound	5 Gal	RDE Z-3, 7.5K A.S SIG
VOS	29	Viburnum opulus	Viburnum Snowball	5 Gal	RDE, 7.5K A.S SIG
EVERGREEN SHRUBS					
JBU	105	Juniperus sabina	Juniper, Buffalo	5 Gal	RDE Z-3, 8.5K A.S SIG
JBN	22	Juniperus sabina	Juniper, Broadmoor	5 Gal	RDE Z-3, 8.5K A.S SIG
JCS	24	Juniperus chinensis	Juniper, Spartan	5 Gal	RDE Z-3, 7.5K A.D SIG
JLS	24	Juniperus chinensis	Juniper, Spiree	5 Gal	RDE Z-2, 10K S SIG
PGS	35	Pinus strobus	Pinus, Globe Blue	5 Gal	Z-3, 9.5K D SIG
PM	20	Pinus mugo	Pinus, Snowmound Mugo	5 Gal	Z-3, 9.5K D SIG
ORNAMENTAL GRASSES					
CAA	180	Calamagrostis x acutiflora	Feather Reed Grass	1 Gal	RDE Z-3, 6.5K A.S SIG
PSR	35	Panicum virgatum	Switch grass 'Rebraun'	1 Gal	RDE Z-5, 7K D SIG

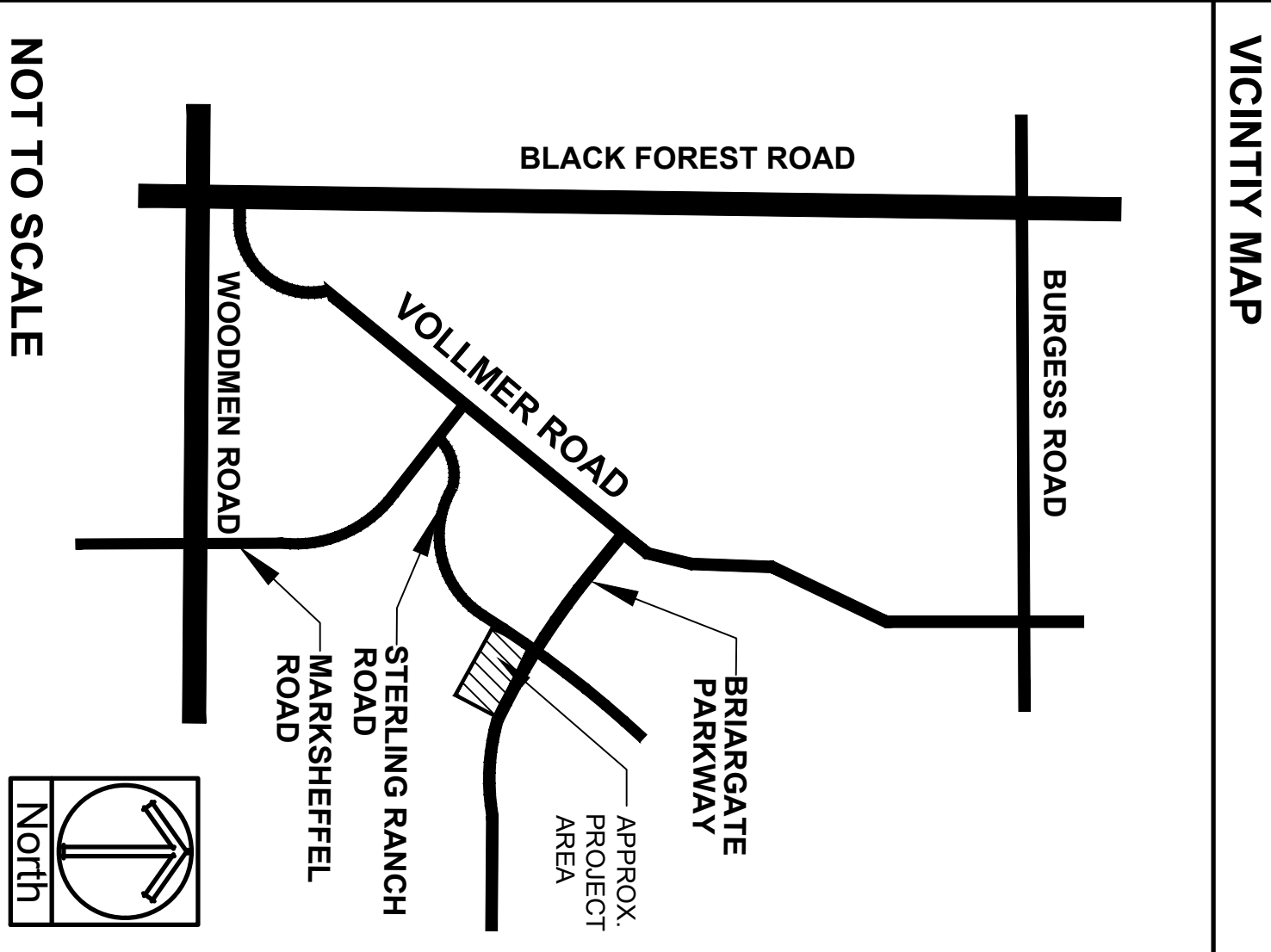
GROUND COVER LEGEND

SYMBOL	DESCRIPTION	QUANTITY
	STEEL EDGING	5,464 LF
	3/4" BLACK GRANITE ROCK 3" IN DEPTH WITH WEED FABRIC	28,016 SF
	1-1/2" BLUE GLACIER ROCK 3" IN DEPTH WITH WEED FABRIC	116,286 SF
	3" SADDLEBACK SWIRL ROCK 3" IN DEPTH WITH WEED FABRIC	46,056 SF
	2'-6" CLEAR CREEK ROCK 3" IN DEPTH WITH WEED FABRIC	9,223 SF
	CASCADE MULCH 3" IN DEPTH WITH NO WEED FABRIC (QUANTITY AT RIGHT NOT SHOWN FOR MULCH RINGS AT TREES LOCATED IN TURF OR NATIVE SEED)	TBD
	KENTUCKY BLUEGRASS SOD	77,648 SF
	IRRIGATED NATIVE SEED EL PASO COUNTY ALL PURPOSE LOW GROW MIX (PROVIDE EROSION CONTROL BLANKETS ON SLOPES 3:1 OR STEEPER SEE NOTES)	66,177 SF

PROJECT SITE DATA
ZONING: PUD
PROPERTY AREA: 1,388,499 SF
PARKING SPOTS: 171
TOTAL LANDSCAPE AREA: 343,341 SF

LANDSCAPE REQUIREMENTS

Street Name / Boundary	Street Classification	Width (ft)	Linear Footage	Tree Req. / Ft.	Tree Req. / Pro	Planting Rate
Briargate Parkway	Minor Arterial	207'20"	1485'	1/25	59.4 / 48	0 / 0
Sterling Ranch Road	Minor Arterial	207'20"	917'	1/25	36.7 / 31	0 / 0
Oak Park Drive	Non Arterial	107'10"	1001'	1/30	33.4 / 26	11 / 11
Indianapolis Road	Non Arterial	107'10"	522'	1/30	17.4 / 17	6 / 6
Strip Substitutions	Ornamental grass	Req. / Prov.	Req. / Prov.	Percent Ground	Plane Cov. Req./Pro	
110 / 110	0 / 0	0 / 0	75%/79%			
60 / 60	0 / 0	0 / 0	75%/79%			
70 / 70	0 / 0	0 / 0	75%/79%			
0 / 0	0 / 0	0 / 0	75%/79%			
Motor Vehicle (MV)						
Number of Parking Spots	Shade Trees (1/15 Spaces) Req. / Prov.	Vehicle Lot Frontage	Linear Footage	2/3 Length		
171	11.4 / 12	54 Ft.	36 Ft.			
Min. 3' High Screening	Length Screen	Abtr. Plan	Abtr. on Plane	% Ground Plane		
Plants Req. / Prov.	Wall / Berm	Plan	Cov. Req. / Prov.	75%/79%		
8/9	NA	MV				



Villages at Sterling Ranch
 County of El Paso, State of Colorado Sect. 34, Township 12S, Range 65 West
 PUD Development Plan & Preliminary Plan

CALLOUT KEY

- PLANT ABBREVIATION
- SITE CATEGORY ABBREVIATION
- TREE CALLOUT
- SHRUB & ORN. GRASS CALLOUT
- PERENNIAL CALLOUT
- PLANT QUANTITY

PLANT SYMBOL KEY

- DECIDUOUS TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- ORNAMENTAL GRASSES
- PERENNIALS

PLANT AND TREE WARRANTY NOTE

ALL STOCKS WARRANTED TO BE TRUE TO NAME. IF ANY STOCK PROVES TO BE OTHERWISE, SELLER WILL NOT BE LIABLE FOR ANY AMOUNT GREATER THAN ORIGINAL PURCHASE PRICE. THIS WARRANTY IS MADE EXPRESSLY IN LIEU OF ANY AND ALL OTHER WARRANTIES, EXPRESSED OR IMPLIED, INCLUDING BUT NOT LIMITED TO MERCHANTABILITY. THIS WARRANTY IS LIMITED TO REPLACEMENT OF ANY GOODS WHICH DO NOT COMPLY TO WARRANTIES. WATERING IS TO BE DONE AFTER MOISTURE CHECKS HAVE BEEN COMPLETED OF ALL PLANTS AND TREES. WARRANTY DOES NOT COVER PLANTS AND TREES DUE TO LACK OF WATER. WARRANTY IS GOOD FOR ONE GROWING SEASON (APPROXIMATELY SIX MONTHS). PLANTS PURCHASED AFTER JULY 31ST ARE WARRANTED UNTIL THE END OF THE GROWING SEASON. PERENNIALS, SUCH AS ANNUALS, PERENNIALS, SPICES, AROMATICS, AND FEW OTHER VARIETIES, INSTALLATION IS NOT COVERED UNDER WARRANTY. ALL NON-IRRIGATED NATIVE SEED CARRIERS NO WARRANTY.

LANDSCAPE IRRIGATION NOTE

LANDSCAPE TO BE IRRIGATED WITH A PROGRAMMABLE IRRIGATION CONTROL SYSTEM. THESE SHRUBS, ORNAMENTAL GRASSES AND PERENNIALS TO BE DRIP IRRIGATED WHEN LOCATED IN MULCH AREAS. TURF OR IRRIGATED NATIVE SEED AREAS TO BE SPRAY IRRIGATED WITH POP UP SPRAY OR ROTOR HEADS.

UTILITY NOTE

CALL 1-800-422-1887 FOR UTILITY LOCATIONS TO VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES PRIOR TO START OF WORK. KEEP TREES AT LEAST 3 FEET FROM ALL UTILITY LINES. 3" TO 36" FROM SEWER AND WATER MAINS. KEEP TREES'S VERTICAL DISTANCE FROM ANY OTHER UTILITIES. REMOVE ANY TREE WITHIN 3 FEET OF ANY UTILITY LINES. IN THE EVENT OF ANY DAMAGE TO ANY UTILITIES, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING SUCH UTILITIES. PROVIDE CLEARANCE OF ALL PLANT MATERIALS AT ALL ELECTRICAL AND TRANSFORMER LOCATIONS. REFER TO COLORADO SPRINGS UTILITIES COMPANY FOR ANY ADDITIONAL INFORMATION. (SEE SPECIFICATIONS FOR UTILITY CLEARANCE REQUIREMENTS). KEEP ALL SHRUBS 3 FEET CLEAR OF ALL FIRE HAZARD A VULNERABLE ZONE.

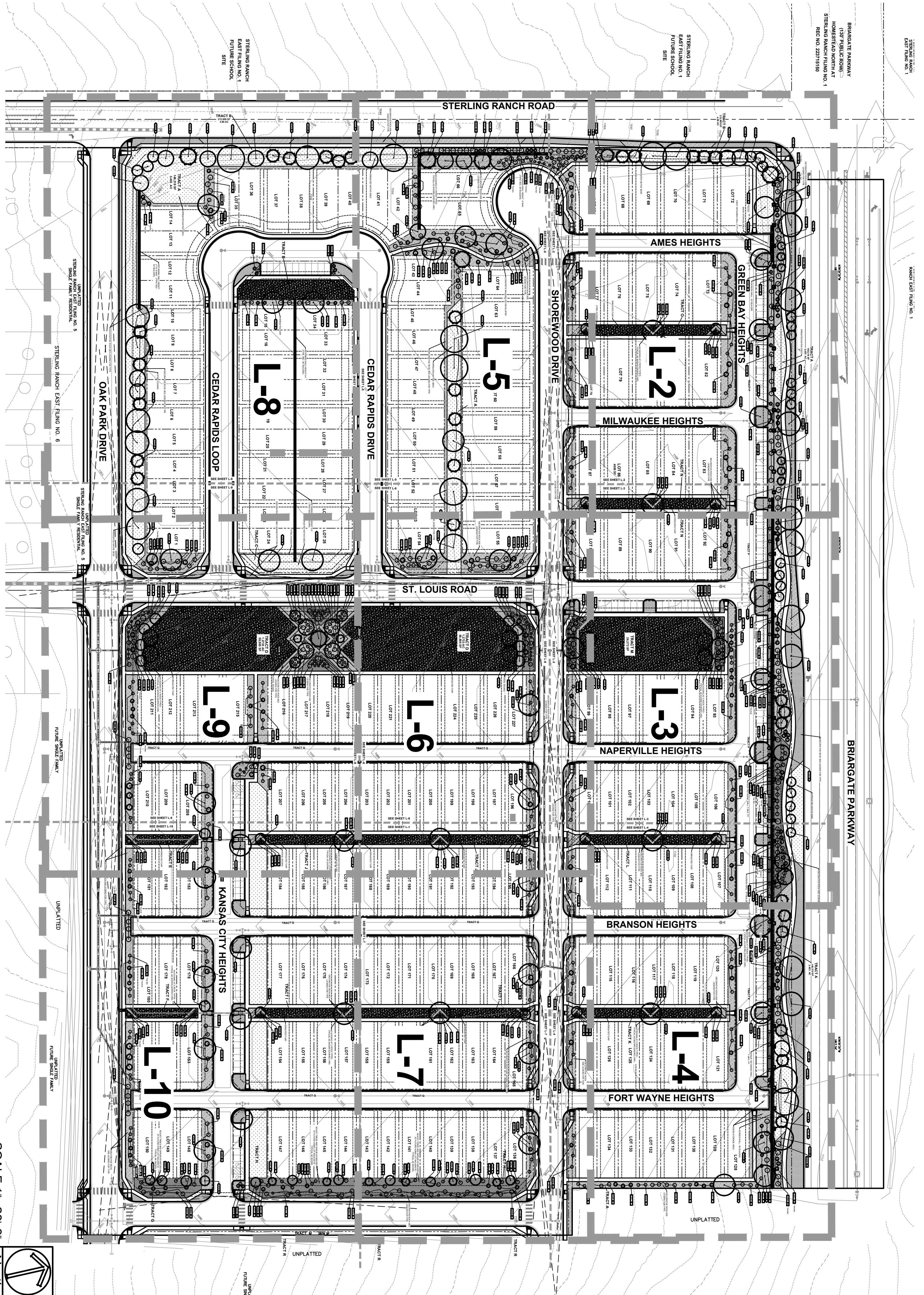
SITE CONDITIONS NOTE

THE LANDSCAPE IS SUBJECT TO CHANGE BASED ON SITE GRADING, BRANDED CONFIGURATION, AND SIZE. ANY ADJUSTMENTS WILL BE MADE DURING LANDSCAPE CONSTRUCTION. PLANT MATERIALS SYMBOLS ARE SHOWN AT 1/4" SCALE WIDTH.

LANDSCAPE INSTALLATION NOTES

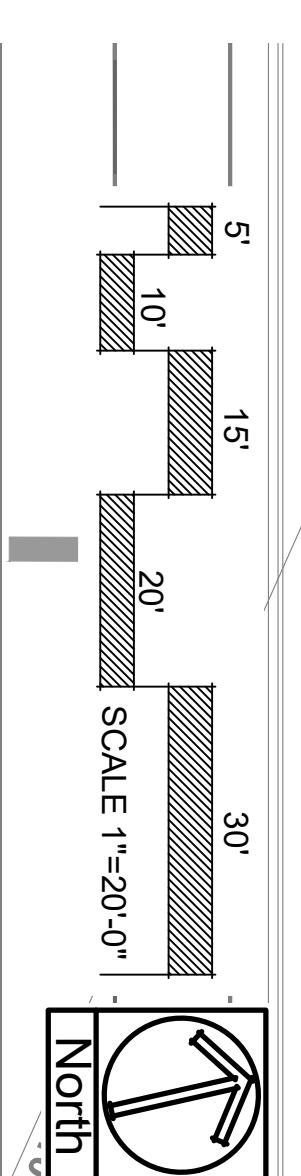
1. EROSION FOR TURF PLANTING BEDS, ROCK, OR MULCH AREAS TO BE ROLL TOP STEEL EDGING WITH PINS OR APPROVED EQUAL. EDGING TO BE EXPOSED 1/2" ABOVE FINISHED GRADE. INSTALL PER MANUFACTURER RECOMMENDATIONS.
2. EXISTING SOIL IN ALL PLANTING BED AREAS TO BE AMENDED WITH THE FOLLOWING: 4 CUBIC YARDS OF ORGANIC SOIL AMENDMENT PER 1,000 SF TILLED INTO TOP 6" OF SOIL.
3. SOIL AREAS TO BE AMENDED WITH: 4 CUBIC YARDS OF ORGANIC SOIL AMENDMENT PER 1,000 SF TILLED INTO THE TOP 6" OF SOIL.

SEE SHEET L-TS FOR PLANTING AND GROUND COVER LEGEND



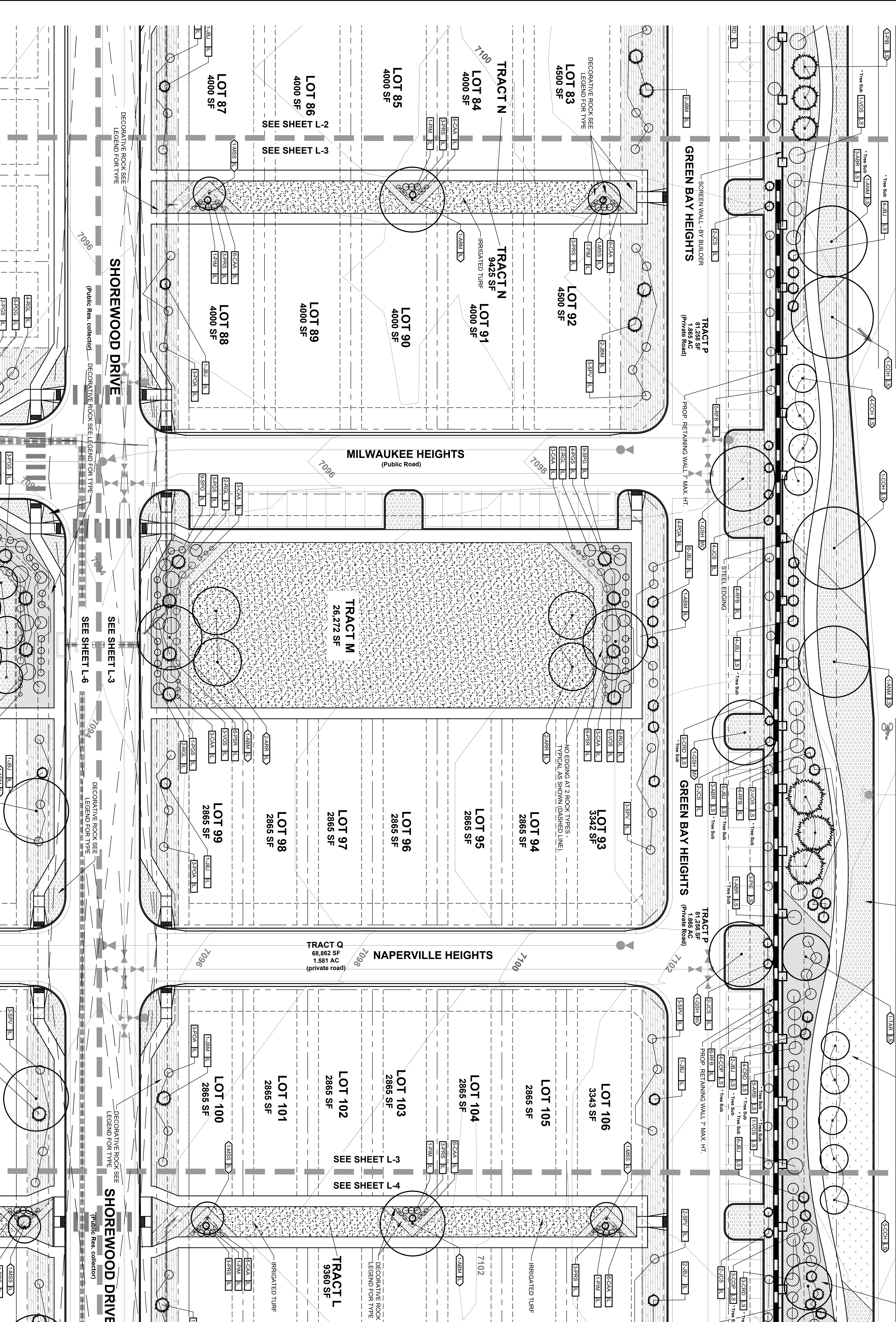
VILLAGES AT STERLING RANCH
 A PORTION OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST
 BRIARGATE PARKWAY & STERLING RANCH ROAD
 COLORADO SPRINGS, CO

JOB NUMBER: 2674-0122
 DATE: 8/15/2024
 DRAWN BY: NMB
 DRAWING DESCRIPTION: FINAL OVERALL LANDSCAPE PLAN
 SHEET #: L-1 19 OF 29
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Villages at Sterling Ranch
 County of El Paso, State of Colorado Sect. 34, Township 12S, Range 65 West
 PUD Development Plan & Preliminary Plan

SEE SHEET L-1'S
 FOR PLANTING AND
 GROUNDCOVER
 LEGEND



SUNFLOWER LANDSCAPES
 LANDSCAPE ARCHITECTURE & IRRIGATION DESIGN
 RESIDENTIAL & COMMERCIAL LANDSCAPE INSTALLATION
 1925 AEROPOLAZA DRIVE
 COLORADO SPRINGS, CO 80916
 719-637-0313

CLASSIC COMMUNITIES

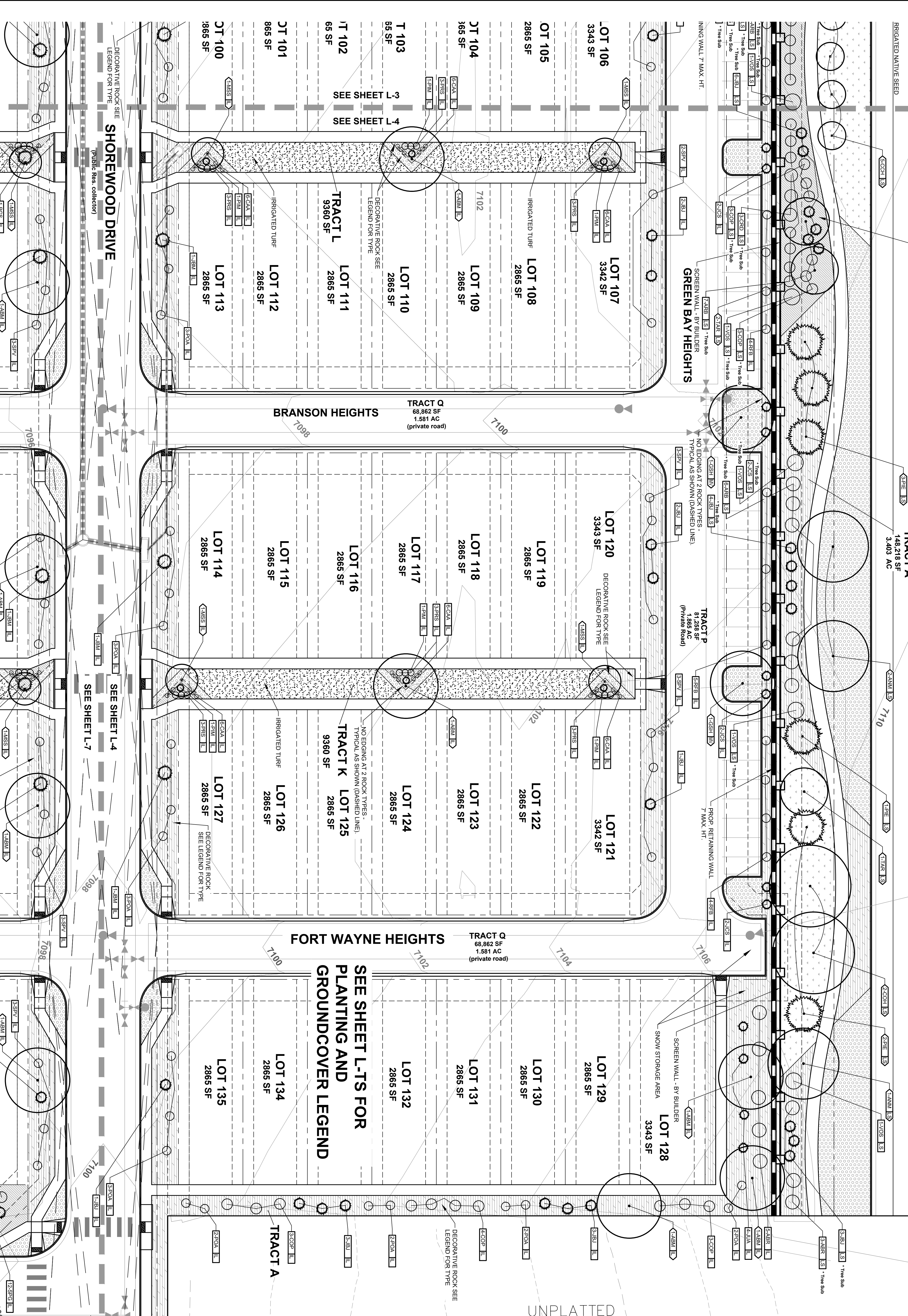
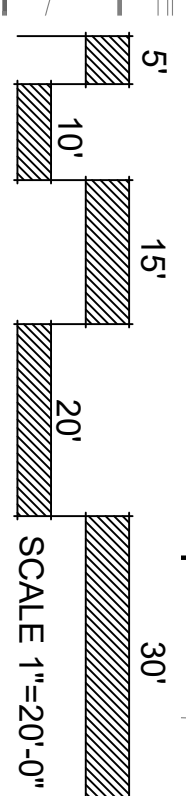
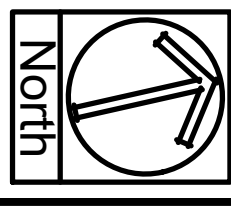
DATE: _____
 TITLE: _____
 DRAWN BY: _____
 CHECKED BY: _____
 DATE: _____

FOR CONSTRUCTION
 NOT FOR CONSTRUCTION

VILLAGES AT STERLING RANCH
 A PORTION OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST
 BRIARGATE PARKWAY & STERLING RANCH ROAD
 COLORADO SPRINGS, CO

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 DATE: 8/15/2024
 DRAWN BY: NMB
 DRAWING DESCRIPTION: FINAL LANDSCAPE PLAN
 SHEET #: L-3 21 OF 29
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Villages at Sterling Ranch
 County of El Paso, State of Colorado Sect. 34, Township 12S, Range 65 West
 PUD Development Plan & Preliminary Plan



SUNFLOWER LANDSCAPES
 LANDSCAPE ARCHITECTURE & IRRIGATION DESIGN
 RESIDENTIAL & COMMERCIAL LANDSCAPE INSTALLATION

DATE	REVISION DESCRIPTION

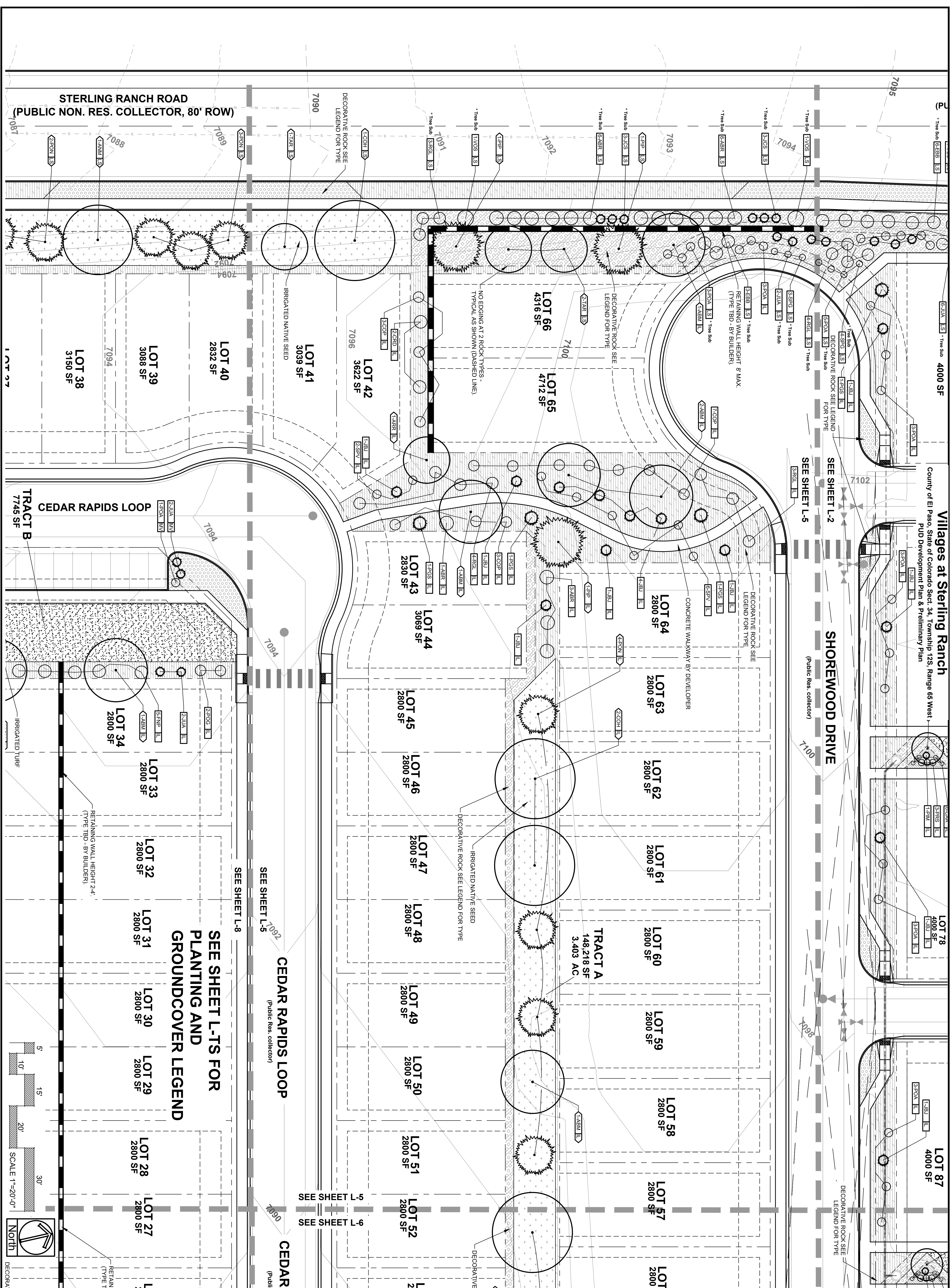
FOR CONSTRUCTION
 NOT FOR CONSTRUCTION



VILLAGES AT STERLING RANCH
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 BRIARGATE PARKWAY & STERLING RANCH ROAD
 COLORADO SPRINGS, CO

JOB NUMBER: 2674-0122	DATE: 8/15/2024
DRAWN BY: NMB	
DRAWING DESCRIPTION: FINAL LANDSCAPE PLAN	
SHEET #: L-4	22 OF 29

Villages at Sterling Ranch
 County of El Paso, State of Colorado Sect. 34, Township 12S, Range 66W
 PUD Development Plan & Preliminary Plan



SUNFLOWER
 LANDSCAPES
 LANDSCAPE ARCHITECTURE & IRRIGATION DESIGN
 RESIDENTIAL & COMMERCIAL LANDSCAPE INSTALLATION
 1925 AEROPOLAZA DRIVE
 COLORADO SPRINGS, CO 80916
 719-637-0313

DATE	REVISION DESCRIPTION

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 NOT FOR CONSTRUCTION



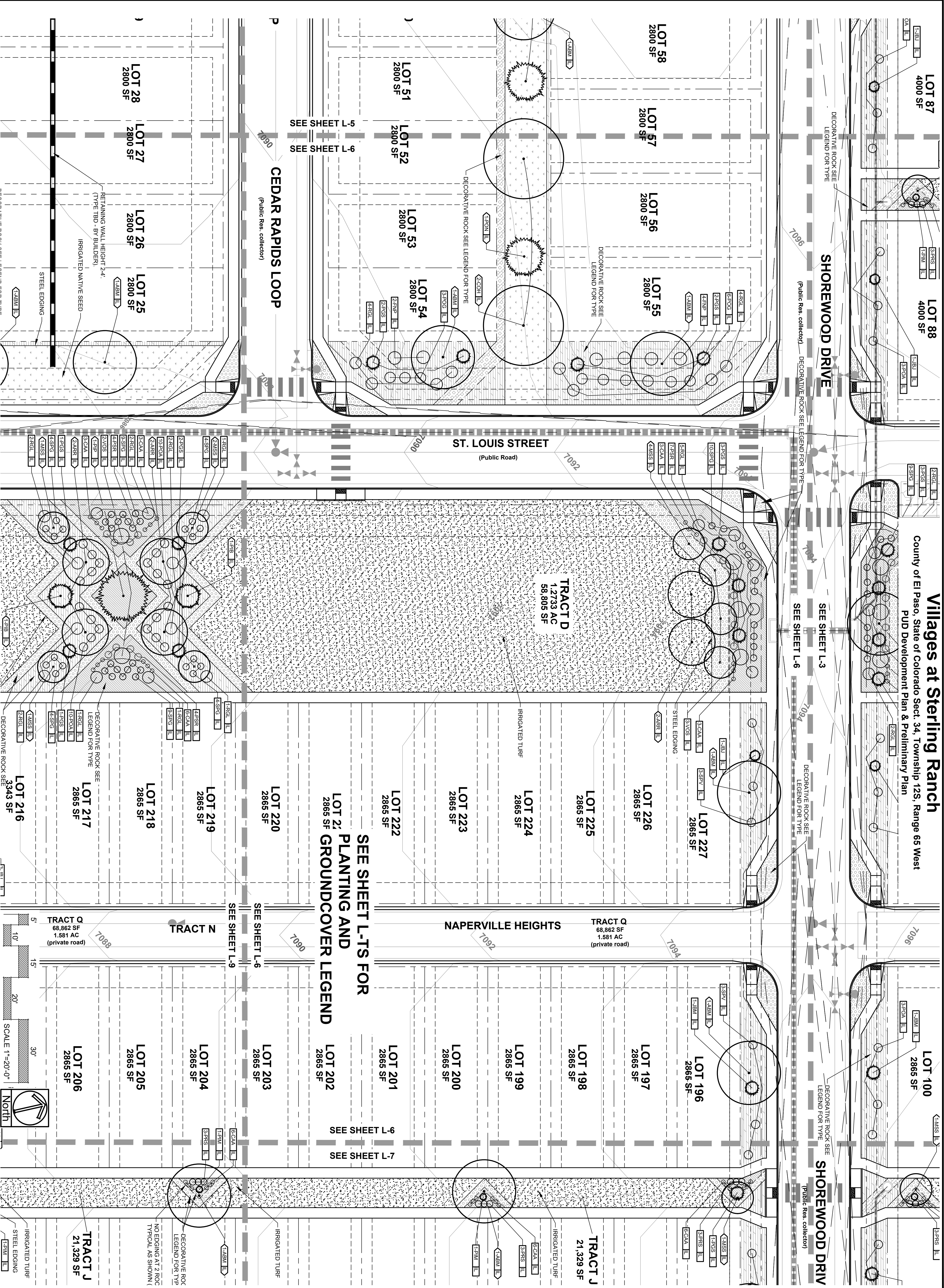
VILLAGES AT STERLING RANCH
 A PORTION OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 66 WEST
 BRIARGATE PARKWAY & STERLING RANCH ROAD
 COLORADO SPRINGS, CO

FINAL LANDSCAPE PLAN

SHEET # L-5 23 OF 29
 DRAWING DESCRIPTION
 DRAWN BY NMB
 DATE 8/15/2024
 JOB NUMBER 2674-0122
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Villages at Sterling Ranch

County of El Paso, State of Colorado Sect. 34, Township 12S, Range 65 West
 PUD Development Plan & Preliminary Plan



VILLAGES AT STERLING RANCH
 A PORTION OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST
 BRIARGATE PARKWAY & STERLING RANCH ROAD
 COLORADO SPRINGS, CO

SUNFLOWER LANDSCAPES
 LANDSCAPE ARCHITECTURE & IRRIGATION DESIGN
 RESIDENTIAL & COMMERCIAL LANDSCAPE INSTALLATION
 1925 AEROPOLAZA DRIVE
 COLORADO SPRINGS, CO 80916
 719-537-0313

DATE: 8/15/2024
 JOB NUMBER: 2674-0122
 DRAWING DESCRIPTION: FINAL LANDSCAPE PLAN
 DRAWN BY: NMB
 DATE: 8/15/2024

FOR CONSTRUCTION
 NOT FOR CONSTRUCTION

NO.	DATE	REVISION DESCRIPTION
1	8/15/2024	ISSUED FOR PERMITS
2	8/15/2024	ISSUED FOR PERMITS
3	8/15/2024	ISSUED FOR PERMITS

Villages at Sterling Ranch

County of El Paso, State of Colorado Sect. 34, Township 12S, Range 65 West
 PUD Development Plan & Preliminary Plan

SEE SHEET L-5

CEDAR RAPIDS LOOP
 (Public Res. collector)

CEDAR F
 (Public R

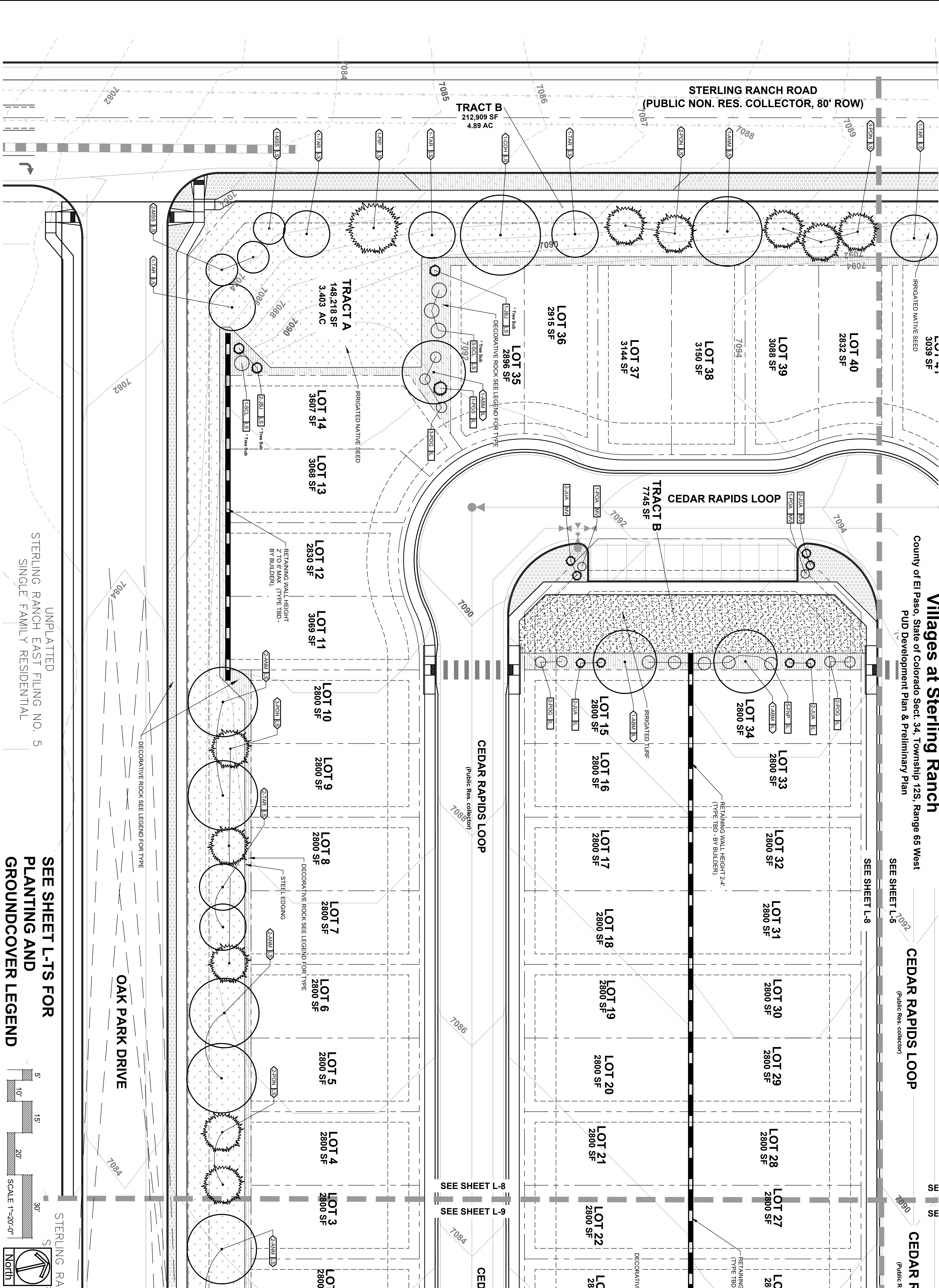
STERLING RANCH ROAD
 (PUBLIC NON. RES. COLLECTOR, 80' ROW)

TRACT B
 212,909 SF
 4.89 AC

TRACT A
 148,218 SF
 3.403 AC

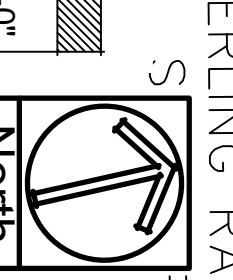
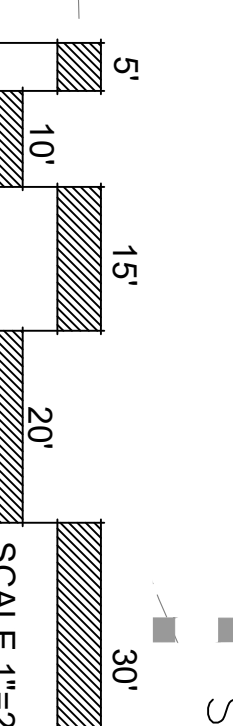
TRACT B
 7745 SF

CEDAR RAPIDS LOOP
 (Public Res. collector)



UNPLATTED
 STERLING RANCH EAST FILING NO. 5
 SINGLE FAMILY RESIDENTIAL

**SEE SHEET L-TS FOR
 PLANTING AND
 GROUNDCOVER LEGEND**



VILLAGES AT STERLING RANCH
 A PORTION OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST
 BRIARGATE PARKWAY & STERLING RANCH ROAD
 COLORADO SPRINGS, CO



<input type="checkbox"/>	FOR CONSTRUCTION
<input checked="" type="checkbox"/>	NOT FOR CONSTRUCTION

SUNFLOWER LANDSCAPES
 LANDSCAPE ARCHITECTURE & IRRIGATION DESIGN
 RESIDENTIAL & COMMERCIAL LANDSCAPE INSTALLATION
 1925 AEROPOLAZA DRIVE
 COLORADO SPRINGS, CO 80916
 719-637-0313

JOB NUMBER:	2674-0122
DATE:	8/15/2024
DRAWN BY:	NJB
DRAWING DESCRIPTION:	FINAL LANDSCAPE PLAN
SHEET #:	L-8 26 OF 29
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Villages at Sterling Ranch
 County of El Paso, State of Colorado Sect. 34, Township 12S, Range 65 West
 PUD Development Plan & Preliminary Plan

CEDAR RAPIDS LOOP
 (Public Res. collector)

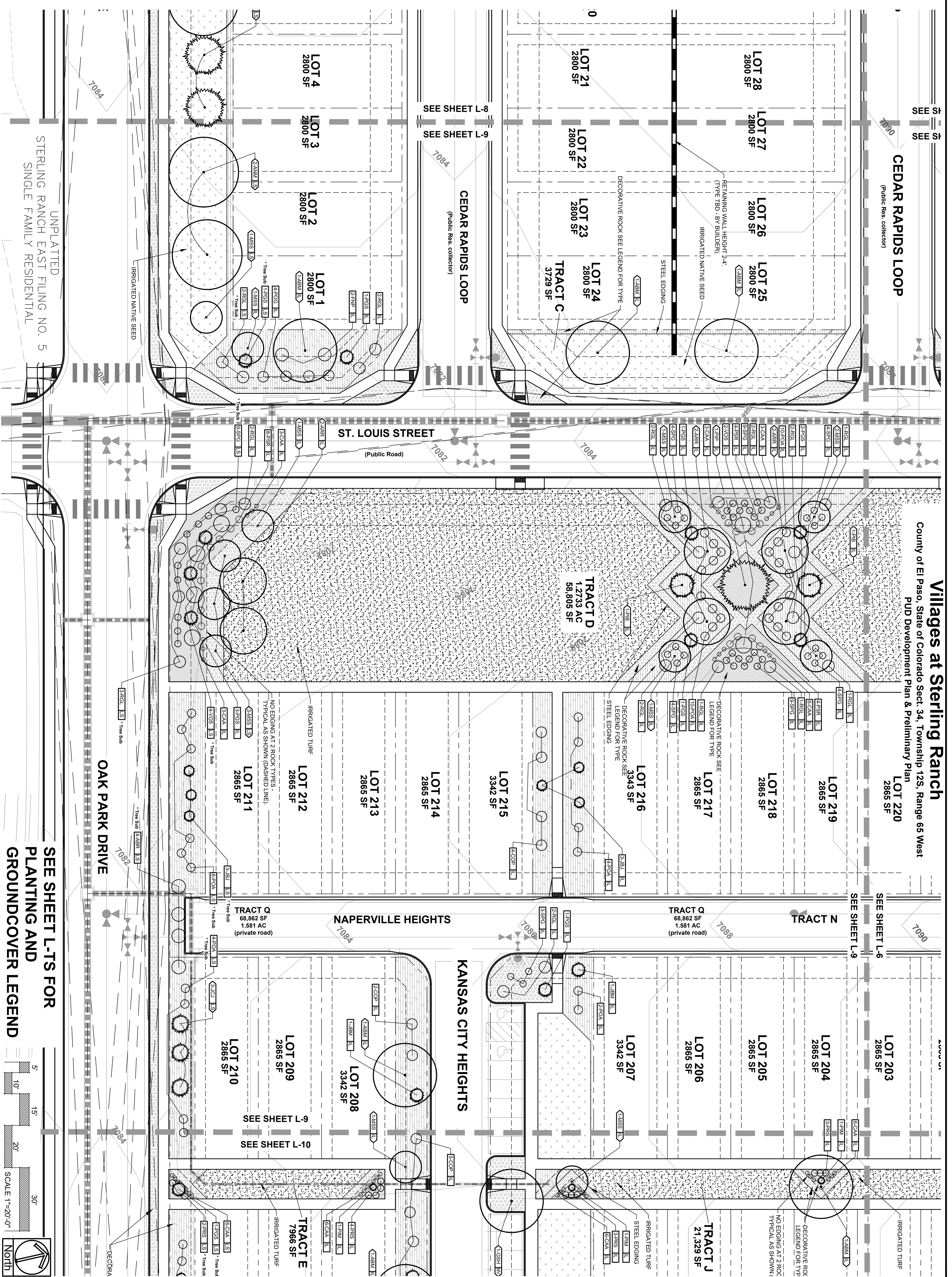
CEDAR RAPIDS LOOP
 (Public Res. collector)

OAK PARK DRIVE

ST. LOUIS STREET
 (Public Road)

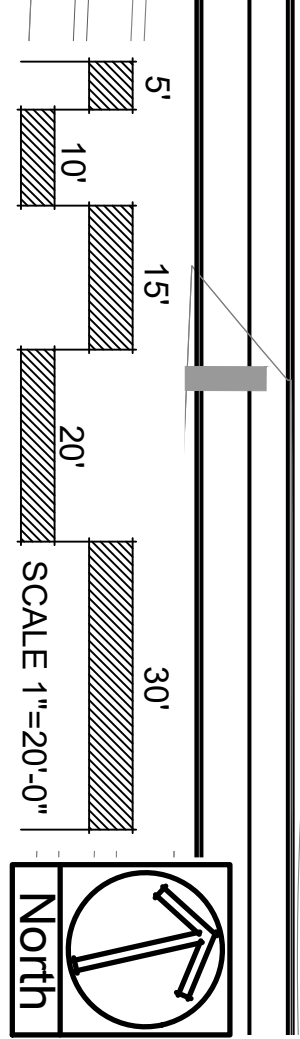
NAPERVILLE HEIGHTS

KANSAS CITY HEIGHTS



UNPLATTED
 STERLING RANCH EAST FILING NO. 5
 SINGLE FAMILY RESIDENTIAL

SEE SHEET L-TS FOR
 PLANTING AND
 GROUNDCOVER LEGEND



VILLAGES AT STERLING RANCH
 A PORTION OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST
 BRIARGATE PARKWAY & STERLING RANCH ROAD
 COLORADO SPRINGS, CO



FOR CONSTRUCTION
 NOT FOR CONSTRUCTION

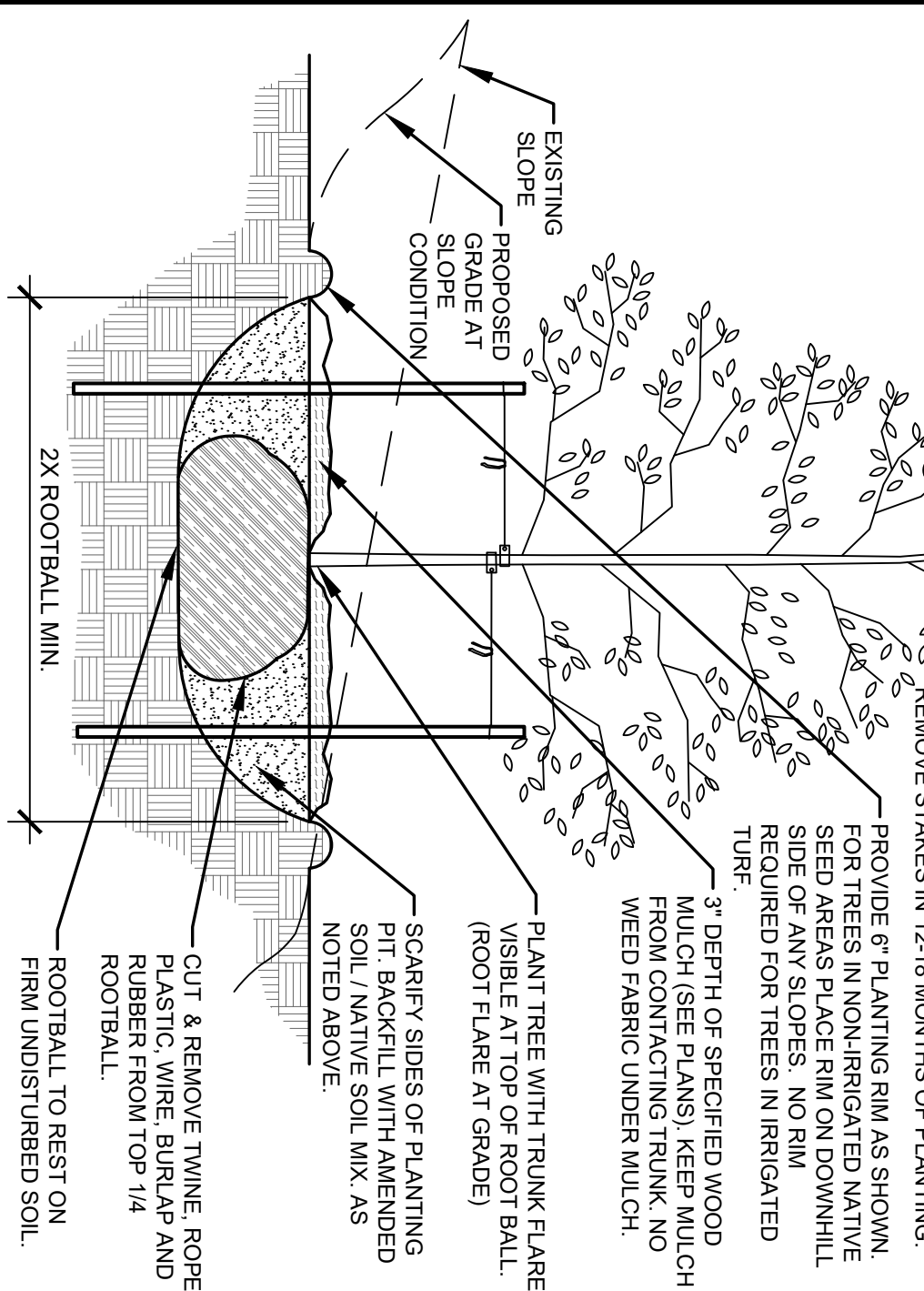
SUNFLOWER LANDSCAPES
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 719-637-0313

DATE	REVISION DESCRIPTION

JOB NUMBER: 2674-0122
 DATE: 8/15/2024
 DRAWN BY: NIB
 DRAWING DESCRIPTION: FINAL LANDSCAPE PLAN
 SHEET #: L-9 27 OF 29
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- NOTES:**
- NORTH SIDE OF TREE AT NURSERY AND PLANT TREE IN THE SAME ORIENTATION.
 - DON'T REMOVE OR CUT LEADER.
 - PRUNE DEAD, BROKEN, CROSSING, OR WEAK BRANCHES PRIOR TO PLANTING. DO NOT REMOVE TERMINAL BUDS THAT EXTEND TO TREE CROWN.
 - NO STRUCTURAL PRUNING OF TREE UNTIL AFTER ESTABLISHMENT PERIOD OF 2 GROWING SEASONS.
 - REMOVE ANY DOUBLE LEADERS UNLESS OTHERWISE NOTED.
 - KEEP TREE MOST AND SHADED UNTIL PLANTING. CONTRACTOR TO INSTALL PLANTING PIT AND 30% ORGANIC MATERIAL AMENDED BACK FILL SHALL BE 70% SOIL FROM PLANTING PIT AND 30% ORGANIC MATERIAL.
 - WRAP TRUNK ON EXPOSED SITES OR SPECIES WITH THIN BARK. USE ELECTRICAL TAPE. NOT TWINE.
 - WRAP MID OCTOBER AND REMOVE BY END OF MARCH.
 - COORDINATE WITH CITY FORESTRY FOR CURRENT INSECT & DISEASE RECOMMENDATIONS PRIOR TO PLANTING.

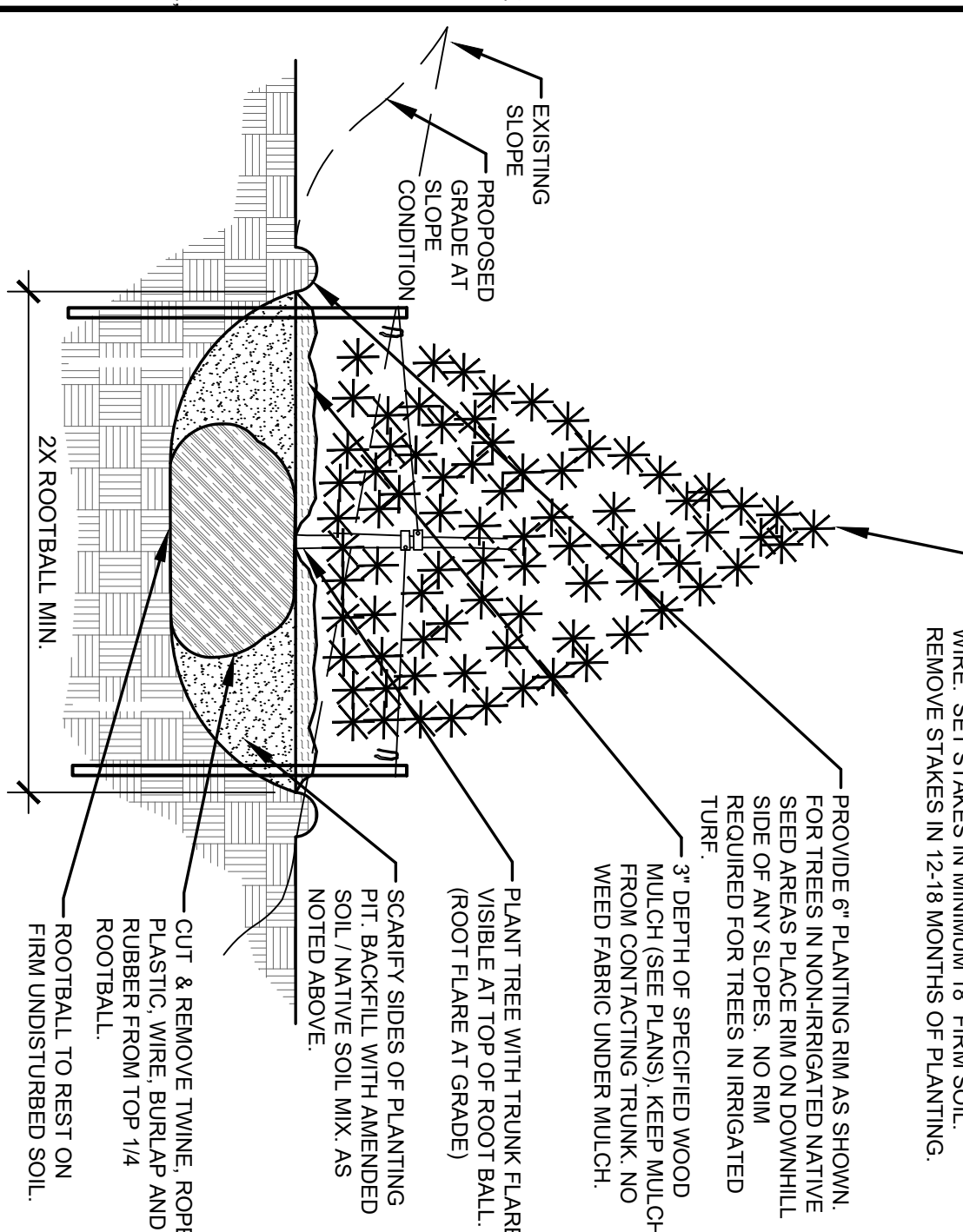
NOTE: WHEN PLANTING IN HEAVY SOIL (CLAY) PLANT 2-4" HIGH (TOP OF ROOT BALL TO FINISH GRADE) TO ALLOW FOR DRAINAGE.



- NOTES:**
- PRUNE DEAD OR BROKEN BRANCHES PRIOR TO PLANTING.
 - KEEP PLANTS MOST AND SHADED UNTIL PLANTING.
 - CONTRACTOR TO INSTALL PLANTING PIT AND 30% ORGANIC MATERIAL.
 - ALL SHRUBS IN ROCK AREAS TO RECEIVE A WOOD MULCH RING.
 - SHRUBS TO BE DEEP WATERED AT TIME OF PLANTING.

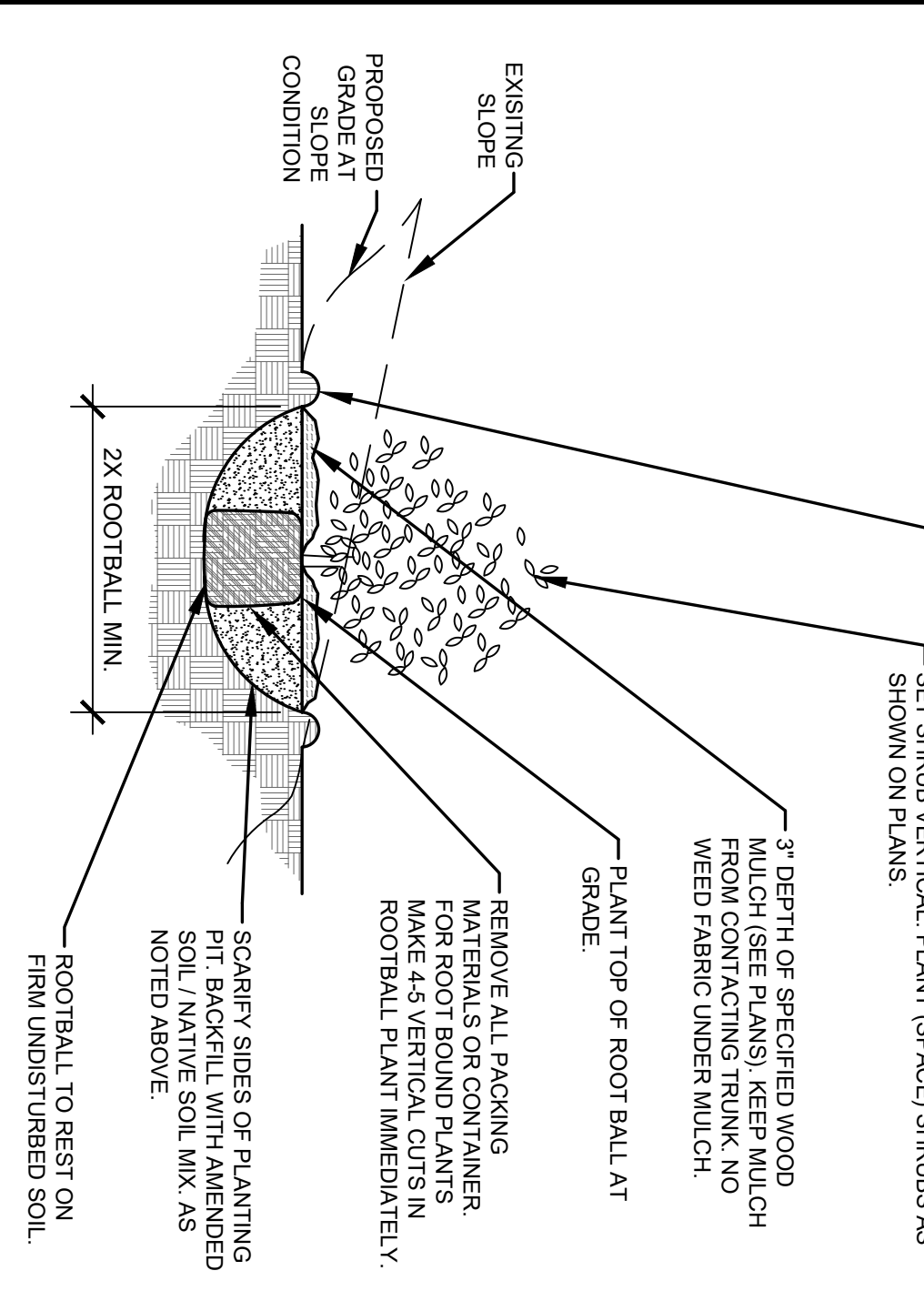
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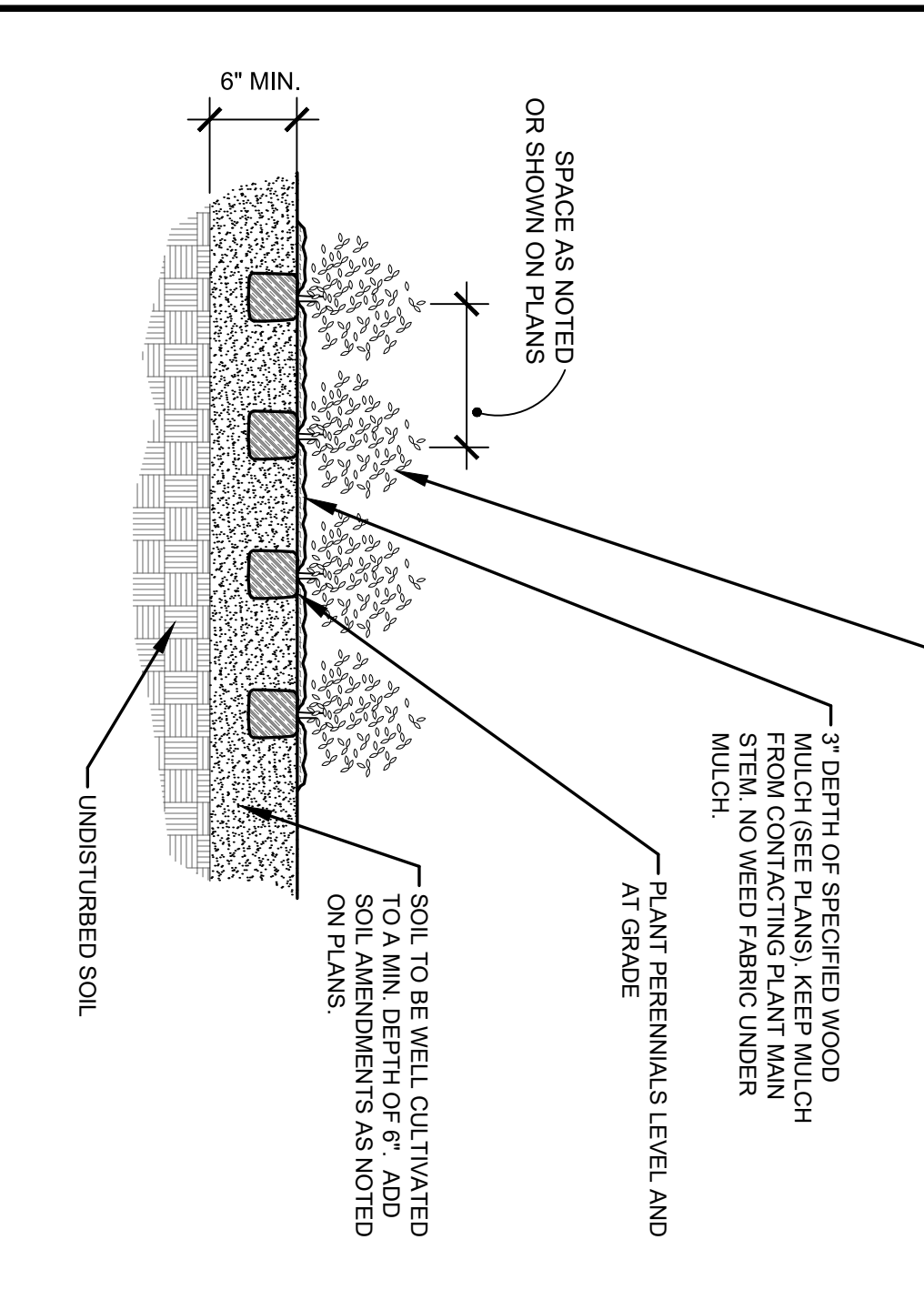
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 - DEEP WATER PERENNIALS AT TIME OF PLANTING.

- LANDSCAPE CONTRACTOR NOTES**
1. STOCKPILE SOIL, IF APPLICABLE ON SITE AS SHOWN ON PLANS. STOCKPILED SOIL TO BE USED FOR FILL SOIL FOR LANDSCAPE AREAS AS NEEDED.
 2. REMOVE WEEDS, DEAD TREES, SHRUBS, DEBRIS FROM SITE PRIOR TO BEGINNING LANDSCAPE CONSTRUCTION.
 3. PLANT QUANTITIES IN PLANT LEGEND ARE FOR CONVENIENCE ONLY. CONTRACTOR TO INSTALL ALL PLANT MATERIAL PER PLANS.
 4. INSTALLATION OF PLANT MATERIALS TO BE IN ACCORDANCE WITH THE ASSOCIATED LANDSCAPE CONTRACTORS OF COLORADO HANDBOOK (ALCO), 2007 OR CURRENT EDITION FOR ALL LANDSCAPE CONSTRUCTION ON THIS SITE.
 5. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR TIERS OR DAMAGE TO ALL EXISTING MATERIAL. AFTER PLANT MATERIAL IS DELIVERED TO THE JOB SITE.
 6. CONTRACTOR IS RESPONSIBLE FOR CONTACTING LANDSCAPE ARCHITECT FOR ALL REQUIRED INSPECTIONS. PROVIDE 48 HOURS MINIMUM NOTICE PRIOR TO SCHEDULE INSPECTIONS. INSPECTIONS TO INCLUDE:
 - PLANT PLACEMENT, PLANT SPECIES, MATERIAL, SIZE, AND QUALITY.
 - MULCH RINGS, MULCH DEPTH, MULCH TYPE, AND MULCH COLOR.
 - IRRIGATION MAIN LINE, HEAD PLACEMENT INSPECTION (AS APPLICABLE).

- LANDSCAPE INSTALLATION NOTES**
1. EXPOSURE FOR TYPICAL PLANTING BEERS, ROCK, OR MULCH AREAS TO BE ROLL TOP STEEL EDGING WITH PINS OR APPROVED EQUAL.
 2. SOIL TO BE BLUEGRASS SOIL. LAY SOIL WITH TIGHT STAGGERED EDGES. (IF APPLICABLE)
 3. ALL SEEDS/TIER 1 SOIL AREAS TO BE AMENDED WITH 4 CUBIC YARDS OF ORGANIC SOIL AMENDMENT PER 1,000 SF TILLED INTO THE TOP 6" OF SOIL. (IF APPLICABLE)
 4. LANDSCAPE WEED FABRIC TO BE INSTALLED PRIOR TO INSTALLING ROCK. INSTALL FABRIC STRIPES AT 5' O.C. SEAMS IN PRACTICE TO BE OVERLAPPED BY MIN. AND SECURED WITH STAPLES. (IF APPLICABLE)
 5. ROCK OR MULCH COVERS SHALL BE CONTIGUOUS UNDER ALL SHRUBS THROUGHOUT THE PROJECT SITE. INSTALL A MULCH RING AROUND ALL PLANT MATERIAL IN ROCK AREAS AS FOLLOWS: TREES - 36" DIAMETER MULCH RING; SHRUBS - 18" DIAMETER MULCH RING. PERENNIALS AND ORNAMENTAL GRASSES - 12" MULCH RING. MULCH RINGS TO BE CASCADE MULCH 3" IN DEPTH WITH NO WEED FABRIC. NOTE: ALL TREES IN 10' AREAS TO RECEIVE 24" DIAMETER MULCH RING. (IF APPLICABLE)
 6. ALL BOLLERS (IF APPLICABLE) TO BE BARRIED 10' BELOW GROOVE TO PROVIDE A NATURAL APPEARANCE.
 7. CONTRACTOR TO INSTALL ALL LANDSCAPE AS SHOWN ON THIS PLAN AND MAKE ANY ADJUSTMENTS NECESSARY DUE TO FIELD VARIATIONS OR ANY UTILITY CHANGES OR DEVIATIONS. MAJOR DEVIATIONS FROM THE PLAN ARE TO BE APPROVED BY OWNERS REPRESENTATIVE PRIOR TO LANDSCAPE ARCHITECT.
 8. EXISTING SOIL IN ALL PLANTING AREAS TO BE AMENDED WITH THE FOLLOWING: 4 CUBIC YARDS OF ORGANIC SOIL AMENDMENT PER 1,000 SF TILLED INTO 10" OF SOIL.
 9. IF APPLICABLE, ALL PARKING LOT ISLAND PLANTERS SHALL BE TILLED, REMOVED TO A DEPTH OF 30" AND REPLACED WITH GRADE "B" TOPSOIL OR EQUAL.
 10. ALL NURSERY PLANT MATERIAL, BOTANICAL NAME TAGS TO REMAIN ATTACHED TO THE PLANT MATERIAL. AFTER FINAL INSPECTION THEY ARE TO BE REMOVED.
 11. LANDSCAPE CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT IF DOWNSPROUTS OR STORM DRAINAGE FROM ADJACENT LOTS WILL ADVERSELY AFFECT LANDSCAPED AREAS ON THESE PLANS.

SEEDING NOTES

IRRIGATED NATIVE SEED TO BE EL PASO COUNTY CONSERVATION DISTRICT ALL PURPOSE LOW GROW MIX 42 LB/BAG/USE USING A ONE STEP HYDRO SEED PROCESS. SEE BELOW FOR WHAT THE MIX CONTAINS.

-GRAMA, BLUE	25%
-GRAMA, SPECKLED	25%
-GRAMA, WESTERN	25%
-DROPPED, SAND	1%

SOIL IN IRRIGATED SEED AREAS TO BE AMENDED WITH: 10 HIGH QUALITY TOP SOIL, 20 COMPOST, AND 10 NATIVE SOIL AT 4" CY/1000 SF TILLED INTO TOP 4" OF SOIL PRIOR TO SEEDING. 2-3 WEEKS AFTER EMERGENCE ADD SUPER CHOP FERTILIZER 20-20-10 AT 1 LB/S PER 1,000 SF. ADD 7 LB. NITROGEN PER 1,000 SF. RIND TO LATE JUNE IN EARLY TO MID AUGUST, AND LATE SEPTEMBER.

IRRIGATED NATIVE SEED TO BE EL PASO COUNTY CONSERVATION DISTRICT ALL PURPOSE MIX 42 LB/BAG/USE USING A ONE STEP HYDRO-SEED PROCESS AT 1000 SF. SEE BELOW FOR WHAT THE MIX CONTAINS.

-GREEN NEEDLEGRASS	10%
-GRAMA, BLUE	10%
-GRAMA, WESTERN	10%
-YELLOW BOWGRASS	10%
-DWARF SPYRIS	10%
-PRAIRIE SANDBERG	10%
-BELLOW BOWGRASS	10%
-DWARF SPYRIS	10%

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ANY EXISTING SEEDED AREAS THAT ARE DISTURBED NEAR PROPERTY BOUNDARIES TO BE SEEDING WITH THE ALL PURPOSE MIX USING A ONE STEP HYDRO-MULCH.

ANY BARE AREAS LARGER THAN A SQUARE FOOT AFTER SEED GERMINATION TO BE SEEDED TO FULL IN SUCH AREAS.

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SUNFLOWER LANDSCAPES
 LANDSCAPE ARCHITECTURE & IRRIGATION DESIGN
 RESIDENTIAL & COMMERCIAL LANDSCAPE INSTALLATION

1925 AEROPOLAZA DRIVE
 COLORADO SPRINGS, CO 80916
 719-637-0313

DATE	REVISION DESCRIPTION
11/11/2024	Contractor Review
11/11/2024	Contractor Review
11/11/2024	Contractor Review
11/11/2024	Contractor Review

FOR CONSTRUCTION
 NOT FOR CONSTRUCTION



VILLAGES AT STERLING RANCH
 A PORTION OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST
 BRIARGATE PARKWAY & STERLING RANCH ROAD
 COLORADO SPRINGS, CO

PLANTING DETAILS & NOTES

JOB NUMBER: 2674-0122
 DATE: 8/15/2024
 DRAWN BY: NMB
 SHEET # L-11 29 OF 29
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December 12, 2024

Kari Parsons

El Paso County Development Services Department

2880 International Circle, Suite 110

Colorado Springs, CO 80910-3127

Sent via online portal at: <https://epcdevplanreview.com/Agencies/Home>

RE: Villages at Sterling Ranch East PUD
Preliminary Plan
Sec. 34, Twp. 12S, Rng. 65W, 6th P.M.
Water Division 2, Water District 10
CDWR Assigned Subdivision No. 30370

To Whom It May Concern:

We have received updated referral materials regarding the above-referenced proposal to subdivide a 39.2± acre tract of land into now 227 high density residential lots (which include 38 possible Accessory Dwelling Units). According to the submittal, the proposed supply of water and wastewater disposal is to be served by the Falcon Area Water and Wastewater Authority (“FAWWA”). This office previously provided comments regarding this subdivision on October 25, 2024, July 8, 2024 and July 26, 2022. This letter will supersede those prior comments.

Water Supply Demand

According to the Water Supply Information Sheet received by this office, the estimated water demand for the development is 62.8 acre-feet/year (based on the Districts SFE equivalency for high-density lots) for 227 residential lots and 4.84 acre-feet/year for turf/native grass irrigation. The total estimated demand is 67.64 acre-feet/year. The wastewater will return to FAWWA’s central system.

Source of Water Supply

The source of water for the proposed development is to be served by Falcon Area Water and Wastewater Authority. A revised letter of commitment dated November 5, 2024 from FAWWA was provided with the referral materials. The letter commits 67.64 acre-feet/year, which is equal to the estimated demand for the development. According to the submittal, FAWWA will provide water from a number of Denver Basin aquifers to a central system and provide water to the proposed development. The updated information provided claims that the 38 potential accessory dwelling units are accounted for using a higher anticipated water demand for those lots.



According to the updated Water Resources Report prepared by RESPEC dated August 30, 2024, FAWWA has a total of 1034.34 acre-feet/year of commitment. According to the Report, there are 929.2 acre-feet/year of uncommitted supply available to FAWWA based on an estimated total available supply of 1,963.54 acre-feet/year of supply available to FAWWA. Based on current tracking done by the Division of Water Resources there are 792.28 acre-feet/year of uncommitted supply available to FAWWA based on an estimated total available supply of 1962.05 acre-feet/year of supply available to FAWWA. Therefore, there appears to be more than sufficient legal supply to supply this development on a 300-year basis.

In the *El Paso County Land Development Code*, effective November 1986, Chapter 5, Section 49.5, (D), (2) states: “-Finding of Sufficient Quantity - The water supply shall be of sufficient quantity to meet the average annual demand of the proposed subdivision for a period of three hundred (300) years.”

The State Engineer’s Office does not have evidence regarding the length of time for which this source will “meet the average annual demand of the proposed subdivision.” However, treating El Paso County’s requirement as an **allocation** approach based on 300 years, the allowed average annual amount of withdrawal would be reduced to one third of that amount which is **greater** than the annual demand of FAWWA’s commitments. As a result, the water may be withdrawn in those annual amounts for 300 years.

Additional Comments

Should the development include construction and/or modification of any storm water structure(s), the applicant should be aware that, unless the structure can meet the requirements of a “storm water detention and infiltration facility” as defined in section 37-92-602(8), Colorado Revised Statutes, the structure may be subject to administration by this office. The applicant should review DWR’s *Administrative Statement Regarding the Management of Storm Water Detention Facilities and Post-Wildland Fire Facilities in Colorado*, located at <https://dnrweblink.state.co.us/dwr/ElectronicFile.aspx?docid=3576581&dbid=0> to ensure that the notification, construction and operation of the proposed structure meets statutory and administrative requirements. The applicant is encouraged to use *Colorado Stormwater Detention and Infiltration Facility Notification Portal*, located at <https://maperture.digitaldataservices.com/gvh/?viewer=cswdif>, to meet the notification requirements.

State Engineer’s Office Opinion

Based upon the above and pursuant to section 30-28-136(1)(h)(I) and section 30-28-136(1)(h)(II), C.R.S., it is our opinion that the proposed water supply is adequate and can be provided without causing injury to decreed water rights.

Our opinion that the water supply is **adequate** is based on our determination that the amount of water required annually to serve the subdivision is currently physically available, based on current estimated aquifer conditions.

Our opinion that the water supply can be **provided without causing injury** is based on our determination that the amount of water that is legally available on an annual basis, according to the statutory **allocation** approach, for the proposed uses is greater than the

annual amount of water required to supply existing water commitments and the demands of the proposed subdivision.

Our opinion is qualified by the following:

The Division 1 Water Court, Division 2 Water Court, and Ground Water Commission have retained jurisdiction over the final amount of water available pursuant to the above-referenced water rights, pending actual geophysical data from the aquifer.

The amounts of water in the Denver Basin aquifers as identified in this letter are calculated based on estimated current aquifer conditions. The source of water is from non-renewable aquifers, the allocations of which are based on a 100-year aquifer life. The county should be aware that the economic life of a water supply based on wells in a given Denver Basin aquifer may be less than the 100 years (or 300 years) used for allocation due to anticipated water level declines. We recommend that the county determine whether it is appropriate to require development of renewable water resources for this subdivision to provide for a long-term water supply.

Should you or the applicant have questions regarding any of the above, please feel free to contact me directly at Ivan.Franco@state.co.us or (303) 866-3581 x8243 with any questions.

Sincerely,



Ivan Franco, P.E.
Water Resource Engineer

cc: FAWWA File

County Attorney

Kenneth R. Hodges, County Attorney
719-520-6485
Centennial Hall
200 S. Cascade, Suite 150
Colorado Springs, CO 80903
www.ElPasoCo.com

Board of County Commissioners
Holly Williams, District 1
Carrie Geitner, District 2
Bill Wysong, District 3
Cory Applegate, District 4
Cami Bremer, District 5

January 17, 2025

PUDSP-22-6 The Villages at Sterling Ranch
Minor Subdivision

Reviewed by: Lori Seago, Senior Assistant County Attorney
April Willie, Lead Paralegal

WATER SUPPLY REVIEW AND RECOMMENDATIONS

Project Description

1. This is a proposal by Classic SRJ Land, LLC (“Applicant”), to subdivide an approximately 39.2 +/- acre tract of land (“the property”) into 227 residential lots. The project includes 54 duplex units, 135 single-family units, and up to 38 possible additional dwelling units. The property is currently zoned RR-5 (Residential Rural) with plans to rezone to PUD (Planned Unit Development).

Estimated Water Demand

2. Pursuant to the *Water Supply Information Summary* (“WSIS”), the Applicant estimated its annual water needs to serve this subdivision at 67.64 acre-feet/year comprised of indoor use in the amount of 62.80 acre-feet/year and irrigation in the amount of 4.84 acre-feet per year. Based on the above, the Applicant must provide a supply of 20,292 acre-feet of water (67.64 acre-feet/year x 300 years) to meet the County’s 300-year water supply requirement for the subdivision.

Proposed Water Supply

3. The Applicant has provided for the source of water to derive from the Falcon Area Water and Wastewater Authority (“FAWWA” or “Authority”). The *Water Resources Report* (“Report”) indicates the Authority’s water supply is sourced from on-site non-tributary water rights, including water from Denver, Arapahoe and Laramie-Fox Hills aquifer wells. The *Report* indicates that the current developed physical supply is 1,963.54 annual acre-feet/300 years. The

ATTORNEYS

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DOREY L. SPOTTS

MERI V. GERINGER

ERIKA M. KEECH

total water commitment is currently at 1,034.34 annual acre-feet/300 years as of August 30, 2024. There is thus a net excess of currently available water of 929.2 acre-feet/300 years.

4. The Falcon Area Water & Wastewater Authority provided a letter of commitment for The Villages at Sterling Ranch dated November 5, 2024, in which the Authority committed to providing water service for an annual water requirement of up to 67.64 acre-feet/year.

State Engineer's Office Opinion

5. In a letter dated December 12, 2024, the State Engineer's Office reviewed the application for the subdivision of the 39.2-acre parcel into 227 high density residential lots. The State Engineer stated that "[t]he source of water for the proposed development is to be served by Falcon Area Water and Wastewater Authority." Further, the State Engineer stated that ". . . pursuant to section 30-28-136(1)(h)(I) and section 30-28-136(1)(h)(II), C.R.S., it is our opinion that the proposed water supply is adequate and can be provided without causing injury to decreed water rights."

Recommended Findings

6. Quantity and Dependability. Applicant's water demand for The Villages at Sterling Ranch is 67.64 acre-feet per year for 300 years, to be supplied by FAWWA. **Based on the Authority's available water supply of approximately 929.2 annual acre-feet, the County Attorney's Office recommends a finding of sufficient water quantity and dependability for The Villages at Sterling Ranch.**

7. Quality. The water quality requirements of Section 8.4.7.B.10 of the Code must be satisfied. Section 8.4.7.B.10.g. of the Code allows for the presumption of acceptable water quality for projects such as this where water is supplied by an existing Community Water Supply operating in conformance with Colorado Primary Drinking Water Regulations unless there is evidence to the contrary.

8. Basis. The County Attorney's Office reviewed the following documents in preparing this review: the *Water Supply Information Summary*, the *Water Resources Report* dated August 2024, the *Falcon Area Water & Wastewater Authority* letter dated April 15, 2024, and the *State Engineer Office's Opinion* dated December 12, 2024. The recommendations herein are based on the information contained in such documents and on compliance with the requirements set forth below. ***Should the information relied upon be found to be incorrect, or should the below requirements not be met, the County Attorney's Office reserves the right to amend or withdraw its recommendations.***

REQUIREMENTS:

- A. Applicant and all future owners of lots within this filing shall be advised of, and comply with, the conditions, rules, regulations, limitations, and specifications set by the District.

cc: Kari Parsons, Project Manager, Planner

MAP AMENDMENT (REZONING) TO PLANNED UNIT DEVELOPMENT (PUD) AND PRELIMINARY PLAN
(RECOMMEND APPROVAL)

_____ moved that the following Resolution be adopted:

BEFORE THE PLANNING COMMISSION

OF THE COUNTY OF EL PASO

STATE OF COLORADO

RESOLUTION NO. PUDSP226
VILLAGES AT STERLING RANCH EAST

WHEREAS, Classic SRJ Land, LLC did file an application with the El Paso County Planning and Community Development Department for approval of a Map Amendment (Rezoning) to amend the El Paso County Zoning Map for property in the unincorporated area of El Paso County as described in Exhibit A, attached hereto and incorporated herein by reference, from the RR-5 (Residential Rural) zoning district to the PUD (Planned Unit Development) zoning district with a Preliminary Plan proposing the Villages at Sterling Ranch East Subdivision, consisting 54 attached, and 173 detached single-family lots, 18 tracts, including 8.40 acres of open space, utilities and drainage provisions, and 3.45 acres of land dedicated for private roads; and

WHEREAS, a public hearing was held by this Commission on February 20, 2025; and

WHEREAS, based on the evidence, testimony, exhibits, consideration of the Master Plan for the unincorporated area of the County, presentation and comments of the El Paso County Planning and Community Development Department and other County representatives, comments of public officials and agencies, comments from all interested persons, comments by the general public, and comments by the El Paso County Planning Commission members during the hearing, this Commission finds as follows:

1. The application was properly submitted for consideration by the Planning Commission;
2. Proper posting, publication, and public notice were provided as required by law for the hearing before the Planning Commission;
3. The hearing before the Planning Commission was extensive and complete, that all pertinent facts, matters, and issues were submitted and that all interested persons and the general public were heard at that hearing;
4. All exhibits were received into evidence;

5. The proposed land use does not permit the use of an area containing a commercial mineral deposit in a manner which would interfere with the present or future extraction of such deposit by an extractor;
6. All data, surveys, analyses, studies, plans, and designs as are required by the State of Colorado and El Paso County have been submitted, reviewed, and found to meet all sound planning and engineering requirements of the El Paso County Subdivision Regulations; and
7. For the above-stated and other reasons, the proposed amendment of the El Paso County Zoning Map is in the best interest of the health, safety, morals, convenience, order, prosperity, and welfare of the citizens of El Paso County.

WHEREAS, the Planning Commission and Board of County Commissioners shall determine that the request meets the criteria for approval outlined in Sections 4.2.6 and Section 7.2.1 of the El Paso County Land Development Code ("Code") (as amended):

1. The proposed PUD district zoning advances the stated purposes set forth in Chapter 4 of the Code.
2. The application is in general conformity with the Master Plan;
3. The proposed development is in compliance with the requirements of the Code and all applicable statutory provisions and will not otherwise be detrimental to the health, safety, or welfare of the present or future inhabitants of El Paso County;
4. The subject property is suitable for the intended uses and the use is compatible with both the existing and allowed land uses on the neighboring properties, will be in harmony and responsive with the character of the surrounding area and natural environment, and will not have a negative impact upon the existing and future development of the surrounding area;
5. The proposed development provides adequate consideration for any potentially detrimental use to use relationships (e.g. commercial use adjacent to single family use) and provides an appropriate transition or buffering between uses of differing intensities both on-site and off-site which may include innovative treatments of use to use relationships;
6. The allowed uses, bulk requirements and landscaping and buffering are appropriate to and compatible with the type of development, the surrounding neighborhood or area and the community;
7. Areas with unique or significant historical, cultural, recreational, aesthetic or natural features are preserved and incorporated into the design of the project;
8. Open spaces and trails are integrated into the development plan to serve as amenities to residents and provide reasonable walking and biking opportunities;

9. The proposed development will not overburden the capacities of existing or planned roads, utilities, and other public facilities (e.g., fire protection, police protection, emergency services, and water and sanitation), and the required public services and facilities will be provided to support the development when needed;
10. The proposed development would be a benefit through the provision of interconnected open space, conservation of environmental features, aesthetic features and harmonious design, and energy efficient site design;
11. The proposed land use does not permit the use of any area containing a commercial mineral deposit in a manner which would unreasonably interfere with the present or future extraction of such deposit unless acknowledged by the mineral rights owner;
12. Any proposed exception or deviation from the requirements if the zoning resolution or the subdivision regulation is warranted by virtue of the design and amenities incorporated in the development plan and development guide; and
13. The owner has authorized the application.

WHEREAS, the applicants have requested the proposed PUD be reviewed and considered as a Preliminary Plan, the requirements identified in Chapter 7 and Chapter 8 of the El Paso County Land Development Code ("Code") (as amended) requires the Planning Commission and the Board of County Commissioners find that the following additional criteria for approval have also been met:

1. The proposed Subdivision is in general conformance with the goals, objectives, and policies of the Master Plan;
2. The Subdivision is consistent with the purposes of the Code;
3. The Subdivision is in conformance with the subdivision design standards and any approved Sketch Plan;
4. A sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of subdivision proposed, as determined in accordance with the standards set forth in the water supply standards [C.R.S. § 30-28-133(6)(a)] and the requirements of Chapter 8 of the Code;
5. A public sewage disposal system has been established and, if other methods of sewage disposal are proposed, the system complies with State and local laws and regulations, [C.R.S. § 30-28-133(6)(b)] and the requirements of Chapter 8 of the Code;

6. All areas of the proposed Subdivision, which may involve soil or topographical conditions presenting hazards or requiring special precautions, have been identified and the proposed Subdivision is compatible with such conditions. [C.R.S. § 30-28-133(6)(c)];
7. Adequate drainage improvements complying with State law [C.R.S. § 30-28-133(3)(c)(VIII)] and the requirements of the Code and the Engineering Criteria Manual ("ECM") are provided by the design;
8. The location and design of the public improvements proposed in connection with the Subdivision are adequate to serve the needs and mitigate the effects of the development;
9. Legal and physical access is or will be provided to all parcels by public rights-of-way or recorded easement, acceptable to the County in compliance with the Code and the ECM;
10. The proposed Subdivision has established an adequate level of compatibility by (1) incorporating natural physical features into the design and providing sufficient open spaces considering the type and intensity of the Subdivision; (2) incorporating site planning techniques to foster the implementation of the County's plans, and encourage a land use pattern to support a balanced transportation system, including auto, bike and pedestrian traffic, public or mass transit if appropriate, and the cost effective delivery of other services consistent with adopted plans, policies and regulations of the County; (3) incorporating physical design features in the Subdivision to provide a transition between the Subdivision and adjacent land uses; (4) incorporating identified environmentally sensitive areas, including but not limited to, wetlands and wildlife corridors, into the design; and (5) incorporating public facilities or infrastructure, or provisions therefore, reasonably related to the proposed Subdivision so the proposed Subdivision will not negatively impact the levels of service of County services and facilities;
11. Necessary services, including police and protection, recreation, utilities, open space, and transportation systems are or will be available to serve the proposed Subdivision;
12. The Subdivision provides evidence to show that the proposed methods for fire protection comply with Chapter 6 of the Code; and
13. The proposed Subdivision meets other applicable sections of Chapter 6 and 8 of the Code.

WHEREAS, a sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of Subdivision proposed, as determined in accordance with the standards set forth in the water supply standards [C.R.S. § 30-28-133(6)(a)] and the requirements of Chapter 8 of the Code.

NOW, THEREFORE, BE IT RESOLVED, the El Paso County Planning Commission recommends that the petition of Elite Properties of America, Inc. for approval of a Map Amendment (Rezoning) to amend the El Paso County Zoning Map for property located in the unincorporated area of El Paso County

from the RR-5 (Residential Rural) zoning district to the PUD (Planned Unit Development) zoning district with a Preliminary Plan proposing the Villages at Sterling Ranch East subdivision, consisting of 54 attached, and 173 detached single-family lots, 18 tracts, including 8.40 acres of open space, utilities and drainage provisions, and 3.45 acres of land dedicated for private roads be approved by the Board of County Commissioners with the following conditions and notations:

CONDITIONS

1. Development of the property shall be in accordance with this PUD Development Plan. Minor changes within the PUD Development Plan, including a reduction in residential density, and lot and tract line adjustments, may be approved administratively by the Director of the Planning and Community Development Department consistent with the Land Development Code. Any substantial change will require the submittal of a formal PUD Development Plan amendment application.
2. Approved land uses are those defined in the PUD Development Plan.
3. All owners of record must sign the PUD Development Plan.
4. The PUD Development Plan shall be recorded in the office of the El Paso County Clerk & Recorder prior to scheduling any Final Plats for hearing by the Planning Commission. The development guide shall be recorded in conjunction with the PUD Development Plan.
5. Applicable drainage, bridge, school, and park fees shall be paid with each Final Plat.
6. Developer shall participate in a fair and equitable manner in offsite transportation improvements, including but not limited to the items listed in Table 7 and 8 of the Villages at Sterling Ranch Preliminary Plan Traffic Impact Study, as amended and pending approval, to be verified with an updated traffic impact analysis or memorandum as appropriate with the associated Final Plat.
7. Applicant shall comply with all requirements contained in the Water Supply Review and Recommendations, January 17, 2025, as provided by the County Attorney's Office.

NOTATIONS

1. Subsequent Final Plat Filings may be approved administratively by the Planning and Community Development Director.
2. If a zone or rezone petition has been disapproved by the Board of County Commissioners, resubmittal of the previously denied petition will not be accepted for a period of one (1) year if it pertains to the same parcel of land and is a petition for a change to the same zone that was previously denied. However, if evidence is presented showing that there has been a substantial change in physical conditions or circumstances, the Planning Commission may reconsider said petition. The time limitation of one (1) year shall be computed from the date of final determination by the Board of County Commissioners or, in the event of court litigation, from the date of the entry of final judgment of any court of record.

3. Rezoning requests not forwarded to the Board of County Commissioners for consideration within 180 days of Planning Commission action will be deemed withdrawn and will have to be resubmitted in their entirety.
4. Preliminary Plans not forwarded to the Board of County Commissioners within 12 months of Planning Commission action shall be deemed withdrawn and shall have to be resubmitted in their entirety.
5. Approval of the Preliminary Plan will expire after two (2) years unless a Final Plat has been approved and recorded or a time extension has been granted.

BE IT FURTHER RESOLVED that the Planning Commission recommends approval of the Planned Unit Development (PUD) as a Preliminary Plan of the Villages at Sterling Ranch East Subdivision.

AND BE IT FURTHER RESOLVED that this Resolution and the recommendations contained herein be forwarded to the El Paso County Board of County Commissioners for its consideration.

_____ seconded the adoption of the foregoing Resolution.

The roll having been called, the vote was as follows: (circle one)

Thomas Bailey	aye / no / non-voting / recused / absent
Sarah Brittain Jack	aye / no / non-voting / recused / absent
Jim Byers	aye / no / non-voting / recused / absent
Jay Carlson	aye / no / non-voting / recused / absent
Becky Fuller	aye / no / non-voting / recused / absent
Jeffrey Markewich	aye / no / non-voting / recused / absent
Eric Moraes	aye / no / non-voting / recused / absent
Bryce Schuettpelz	aye / no / non-voting / recused / absent
Wayne Smith	aye / no / non-voting / recused / absent
Tim Trowbridge	aye / no / non-voting / recused / absent
Christopher Whitney	aye / no / non-voting / recused / absent

The Resolution was adopted by a vote of ____ to ____ by the El Paso County Planning Commission, State of Colorado.

DONE THIS 20th day of February 2025 at Colorado Springs, Colorado.

EL PASO COUNTY PLANNING COMMISSION

By: _____
Chair

EXHIBIT A

Legal Description:

A PARCEL OF LAND LOCATED IN THE WEST HALF OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH REFERENCES TO RECORDED DOCUMENTS BEING THOSE CERTAIN DOCUMENTS RECORDED IN THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER'S OFFICE AND WITH BEARINGS REFERENCED TO THE EASTERLY RIGHT OF WAY LINE OF STERLING RANCH ROAD AS DEDICATED IN HOMESTEAD NORTH AT STERLING RANCH FILING NO. 1 RECORDED ON MAY 19, 2023 UNDER RECEPTION NO. 223715150, BEING MONUMENTED AT BOTH ENDS BY NO.5 REBAR WITH 1-1/2" ALUMINUM SURVEYORS CAP STAMPED "JR ENG LS 38252" ASSUMED TO BEAR N13°28'38"E, A DISTANCE OF 1168.84 FEET.

BEGINNING AT THE NORTHEASTERLY CORNER OF SAID STERLING RANCH ROAD ALSO BEING THE NORTHEAST END OF THE ABOVE DESCRIBED BEARING REFERENCE;

THENCE ON THE EASTERLY RIGHT OF WAY LINE OF SAID STERLING RANCH ROAD THE FOLLOWING THREE (3) COURSES:

1. THENCE N58°28'29"E, A DISTANCE OF 49.50 FEET;
2. THENCE S76°31'31"E, A DISTANCE OF 10.00 FEET;
3. THENCE N13°28'38"E, A DISTANCE OF 130.00 FEET;
THENCE S76°31'31"E, A DISTANCE OF 1,424.76 FEET;
THENCE S13°28'29"W, A DISTANCE OF 440.00 FEET;
THENCE S76°31'31"E, A DISTANCE OF 66.21 FEET;
THENCE S13°28'29"W, A DISTANCE OF 690.84 FEET;
THENCE N76°31'31"W, A DISTANCE OF 1,535.98 FEET TO A POINT ON SAID EASTERLY RIGHT OF WAY LINE;
THENCE N13°28'29"E, ON SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 965.84 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIPTION PRODUCES A CALCULATED AREA OF 1,701,352 SQUARE FEET (39.058 ACRES).