
STERLING RANCH EAST FILING NO. 4 FINAL PLAT

LETTER OF INTENT

APRIL 2026

OWNER:

Classic SRJ Land LLC
2138 FLYING HORSE CLUB DR
COLORADO SPRINGS, CO 80921

APPLICANT:

CLASSIC COMMUNITIES
6385 CORPORATE DR. SUITE 200
COLORADO SPRINGS, CO 80919

CONSULTANT:

N.E.S. INC
619 N. CASCADE AVE, SUITE 200
COLORADO SPRINGS, CO 80903

SITE DETAILS:

TSN: PORTIONS OF 5227000009, 5200000586, 5228400002, & 5228400003

ADDRESS: 34-12-65, 33-12-65, 9275 ARROYA, POCO RD

ACREAGE: 65.32 AC

CURRENT ZONING: RS-5000

CURRENT USE: VACANT

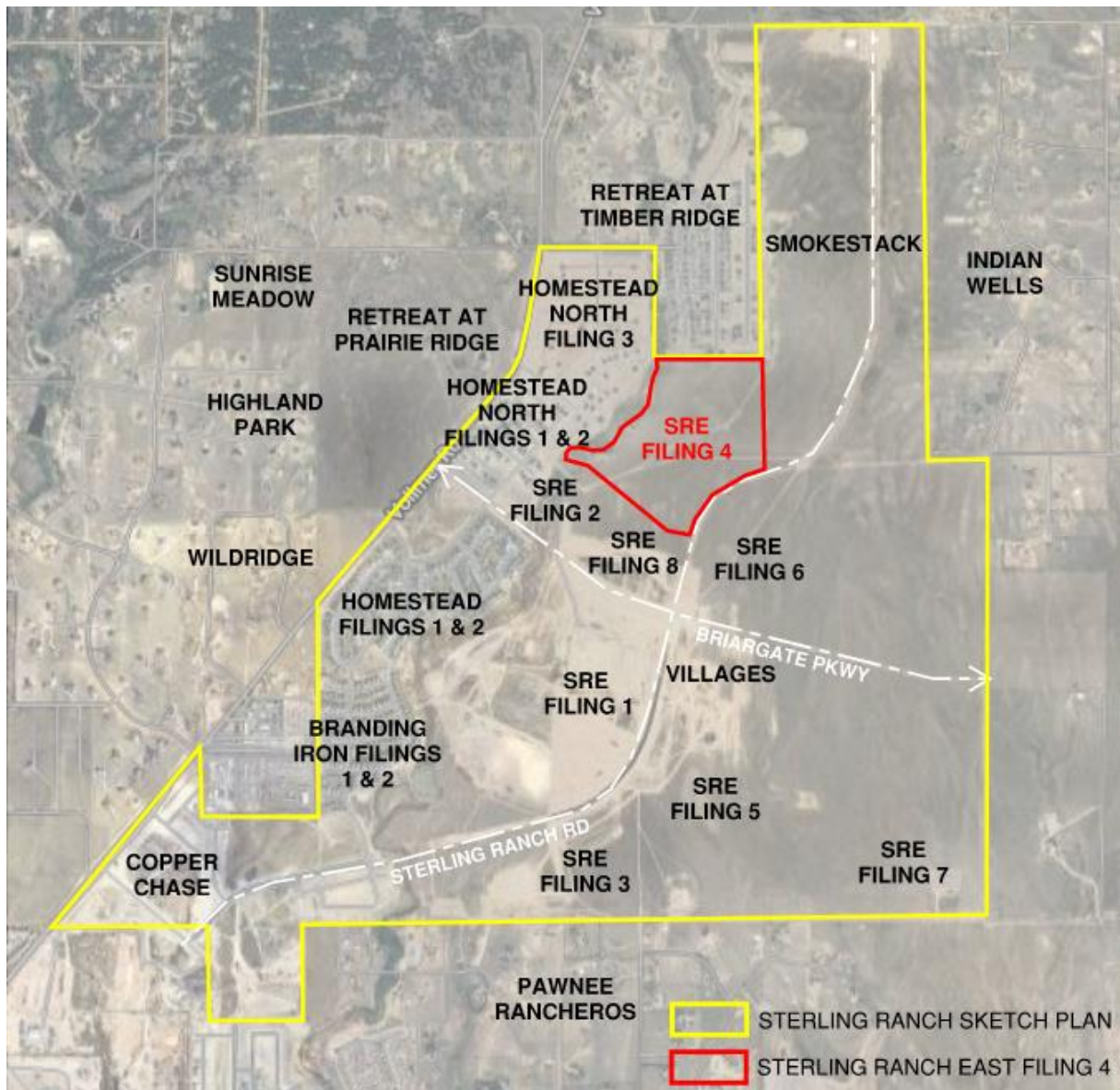
REQUEST:

N.E.S. Inc., on behalf of Classic SRJ Land LLC, requests approval of the Final Plat for Sterling Ranch East Filing No. 4 on 65.32 acres. The Final Plat includes 238 single-family lots, public right-of-way, and multiple tracts for landscaping, public utilities, open space, and/or public improvements. The developer will be responsible for installing landscaping in the shared tracts and public right-of-way. Landscaping in these areas will be maintained by the Sterling Ranch Metro District No. 3. Individual homeowners will be responsible for installing and maintaining the required landscaping on the individual single-family lots.

LOCATION & CONTEXT

Sterling Ranch East Filing No. 4 is located Northwest of Briargate Pkwy and Sterling Ranch Road and is directly east of Sand Creek. The site is within Sterling Ranch Sketch Plan.

The site is currently surrounded by vacant and residential properties of various densities within the Sterling Ranch Sketch Plan area. The 1,444-acre master plan allows up to 4,800 residential units and includes multiple school sites, neighborhood parks, regional trails, a 28.9-acre community park, and mixed-use sites that will surround and complement Sterling Ranch East Filing No. 4. Future roads that will serve the project have not yet been constructed; however, Sterling Ranch East Filing No. 6 will plat Sterling Ranch Road directly adjacent to Sterling Ranch East Filing No. 4.



PROJECT DESCRIPTION

The Sterling Ranch East Filing No. 4 Final Plat is in the RS-5000 zone district and proposes 238 detached single-family residential lots on 65.32 acres, with a density of 3.64 du/acre. Six new tracts are being platted and will accommodate landscaping, parks, open space, public utilities, and drainage for the subdivision. Tract C is 4.57 acres and will accommodate a pocket park for future residents. The remaining tracts are relatively small and will accommodate a public improvements, and public utilities. All internal streets will be public and will provide access to the subdivision from Briargate Pkwy and Sterling Ranch Road and provide direct access to lots.

COMPATIBILITY/TRANSITIONS: Sterling Ranch East Filing No. 4 is compatible with existing and planned development on all sides. To the north and east, Retreat at Timber Ridge and Sterling Ranch East Filing No. 6, are approved residential developments with similar lot sizes and home styles. Villages at Sterling Ranch is to the south and is slightly higher density, detached single-family style development. Villages is situated at the intersection of Briargate Pkwy and Sterling Ranch Road and provides a transition from this major intersection to the future development of Filing No. 4. The Sand Creek Channel and Regional Trail is directly west of the site and will provide open-space and connectivity to other parks and open-space within and around Sterling Ranch.

ACCESS AND CIRCULATION: The Sterling Ranch East Filing No. 4 subdivision will have three access points. Vancouver Street will provide access to the subdivision from Sterling Ranch Road. The second access, Bison Valley, is on the north end of the subdivision and connects to Retreat at Timber Ridge Filing No. 2. A third access, Corvallis Terrace, is proposed on the east side of the subdivision and will connect to a future Sterling Ranch East filing. It will be built as a dead end until the future filing is developed.

TRAFFIC: A Traffic Impact Study prepared by LSC in June 2026 is included with the Final Plat submittal. The Study provides an analysis of anticipated project impacts and includes an update to the Intersection and Roadway Improvements anticipated for the entirety of Sterling Ranch. The findings in the study are as follows:

- This site is subject to the El Paso County Road Impact Fee Program (Resolution 25-337), as amended. The proposed project will annex into the 5mil PID, which has a per-lot upfront building permit fee of \$1,974 per single-family dwelling unit. The total building permit fee amount for the 238 residential dwelling units would be \$469,812. Note: this is based on the current rate, which is subject to change. El Paso County updates this rate periodically
- Sterling Ranch East Filing No. 4 is projected to generate about 2,163 new external vehicle trips on the average weekday, with about half entering and half exiting the site during a 24-hour period. During the morning peak hour about 45 vehicles would enter and 122 vehicles would exit the site. During the afternoon peak hour about 137 vehicles would enter and 84 vehicles would exit the site.
- 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 2045, 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 2045 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 2045 total traffic volumes.
- The intersection of Sterling Ranch Road/Vancouver Street is projected to operate at an acceptable level of service as a stop-sign-controlled full-movement intersection.
- Recommended Improvement: A northeast-bound left-turn lane on Sterling Ranch Road approaching Vancouver Street. A center painted median is part of the standard Urban Minor Collector cross section.

WATER SERVICE: Sterling Ranch East Filing 3 is to be provided central water and sewer services through Falcon Area Water and Wastewater Authority (FAWWA). A service commitment letter is provided by FAWWA. A finding of water sufficiency was approved with the Preliminary Plan, allowing for the administrative approval of subsequent final plats.

A Water Resources Report, prepared by RESPEC in July 2026, is included with this submittal. It is expected that an urban residential home in the Falcon Area Water and Wastewater Authority will require an average of 0.353 annual acre-feet, which is the adopted user characteristic for FAWWA based on anticipated 1,500 square feet or more of landscaping. This is consistent with historic needs for nearby developments. For lots smaller than 7,000 square feet, FAWWA has adopted an SFE equivalency ratio of .90 to account for substantially reduced water needs, although this is partially offset by estimation of common area irrigation needs. Sterling Ranch East Filing 4 includes 238 lots, 112 of which are less than 7,000 square feet and have an effective annual demand of 0.318 acre-feet of water per unit. Roughly 2.5 annual acre-feet of water have additionally been set aside for 5.89 acres of active irrigated landscaping.

The resulting water demand on the central water system is 87.78 acre-feet. This commitment is wholly contained within the previously submitted preliminary plan commitment letter dated October 18th , 2022, for the above preliminary plan known as Sterling Ranch East Phase One Preliminary Plan The total 300 year water supply for FAWWA is shown in Table 3 and totals 1960.33 annual acre-feet 300 year, Appendix F is an accounting of active water commitments, which total 1,157.08 acre-feet including all subdivisions committed through July 17, 2026. This leaves a net excess of currently available water of 803.25 AF300 year and therefore there is more than sufficient water supply to meet the needs of Sterling Ranch East Filing 4 Final Plat on the 300-year basis.

WASTEWATER SERVICE:

The average daily maximum monthly wastewater loads are expected to be roughly 172 gallons per day per single-family residence. Interim Wastewater Treatment Services will be provided by Colorado Springs Utilities via an Interim Services agreement. FAWWA has access to 1.006 MGD of wastewater treatment capacity in the Cherokee Wastewater Treatment Plant via Meridian Service Metro District

(MSMD) and has a perpetual contract with the MSMD for the provision of wastewater treatment. Including all commitments to date, (July 2026) and including Sterling Ranch East Filing No. 4 Final Plat, the current committed capacity is 3,232 SFE which is 55.25 % of FAWWA contractual treatment capacity.

OTHER UTILITIES: The property is within the service area of Mountain View Electric Association, Inc. for electricity supply, and within the service area of Black Hills Energy for natural gas. Service commitment letters have been provided by each service entity.

DRAINAGE: Sterling Ranch East Filing No. 4 will utilize the pond located in Tract X of Sterling Ranch East Filing No. 6 (FSD-16). A Drainage Report is included with the Final Plat submittal which remains consistent with the Preliminary Drainage Reports for Sterling Ranch East Filing No. 8 and Filing No. 6. The proposed facilities are to be private facilities with ownership and maintenance by the Sterling Ranch Metropolitan District. After completion of construction and upon the Board of County Commissioners acceptance, all the drainage facilities within the public Right-of-Way will be owned and maintained by El Paso County. Stormwater release from the site is required to be at or below the calculated historic flow quantities. 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

FLOODPLAINS: A portion of Sterling Ranch East Filing No. 4 is located within a floodplain as determined by the Flood Insurance Rate Maps (F.I.R.M.) Map Number 08041C0533G and 08041C535G with effective date of December 7, 2018. However, no proposed lots are within the current floodplain. All property within the floodplain is platted as Tract A, to be owned by the Sterling Ranch Metropolitan District No. 3 and maintained by El Paso County per maintenance agreement.

GEOLOGIC & SOIL HAZARDS: A Soils and Geology Study for the proposed residential development, prepared by Entech Engineers, is included in this submittal. The most significant hazards affecting development are associated with loose and collapsible soils, potentially expansive soils, and the potential for elevated radon levels. Other hazards on the site can be satisfactorily mitigated through proper engineering design and construction practices. Additional hazards and constraints identified include artificial fill, shallow bedrock, potentially shallow groundwater, and areas of ponded water. In summary, development of the site can be achieved if the items mentioned above are mitigated. These items can be mitigated through proper design and construction or through avoidance. Investigation on each lot is recommended prior to construction.

VEGETATION & WILDLIFE: Bristlecone Ecology provided a Natural Features and Wetlands Report in April 2022. The Report identified the project site as being within the Foothill Grasslands ecoregion in Colorado. Topography of the project consists mainly of a mix of flat to rolling grasslands, bordered on the west side by the Sand Creek stream corridor. Much of the site has been disturbed by cattle grazing, but vegetative cover is relatively extensive. Diversity is moderate for this ecoregion, and the structure of vegetation in the uplands is somewhat poorly developed. Several noxious weeds are present at the site, mostly scattered throughout the property in low densities where disturbance is most present.

The Project site provides moderate quality habitat for some grassland and woodland wildlife, including birds, mammals, reptiles, and possibly amphibians. Development of the site would inevitably affect

some habitat for wildlife, but based on the findings of the site reconnaissance, Bristlecone Ecology classified the expected impacts to grassland species as relatively low, and to woodland species as moderate to low. In general, the site provides moderate to poor quality habitat for wildlife. The site is dominated by one primary vegetation community, represented by typical Foothill Grasslands vegetation such as blue gramma, prairie June grass, and Western wheatgrass. Riparian and wetland vegetation is also scarce to nonexistent on the site. State-listed and State sensitive species were not observed. Additionally, the site is located within the Colorado Springs Block Clearance Zone for the state-listed Preble's meadow jumping mouse, meaning the presence of this species is precluded. While there is grassland habitat available for the state sensitive black-tailed prairie dog, none were observed during site reconnaissance. The site is not suitable for state threatened burrowing owl based on the lack of existing burrows. Both federally protected Eagle species are unlikely to occur except by accident because the site lacks suitable habitats. Overall, the construction and development of the site does not impact any threatened or endangered species of plants or wildlife.

WILDFIRE: Sterling Ranch East Filing No. 4 is within the Black Forest Fire Rescue District (BFFR). The primary wildland fuel type is grassland. The Colorado State Forest Service Wildfire Risk Assessment Portal (WARP) mapping system identifies the wildfire risk of most of the project site as "Moderate Risk". Burn probability for the site is currently identified as Moderate to High.

DISTRICTS/ENTITIES SERVING THE PROPERTY: The following districts will serve the property:

- Sterling Ranch Metro District No. 3
- Mountain View Electric Association will provide electric service
- Black Hills Energy will provide natural gas service
- Black Forest Fire Rescue will provide fire protection and emergency services
- FAWWA will provide water and wastewater services for the development
- School District 20 and School District 49 will serve the property
- Sterling Ranch East HOA

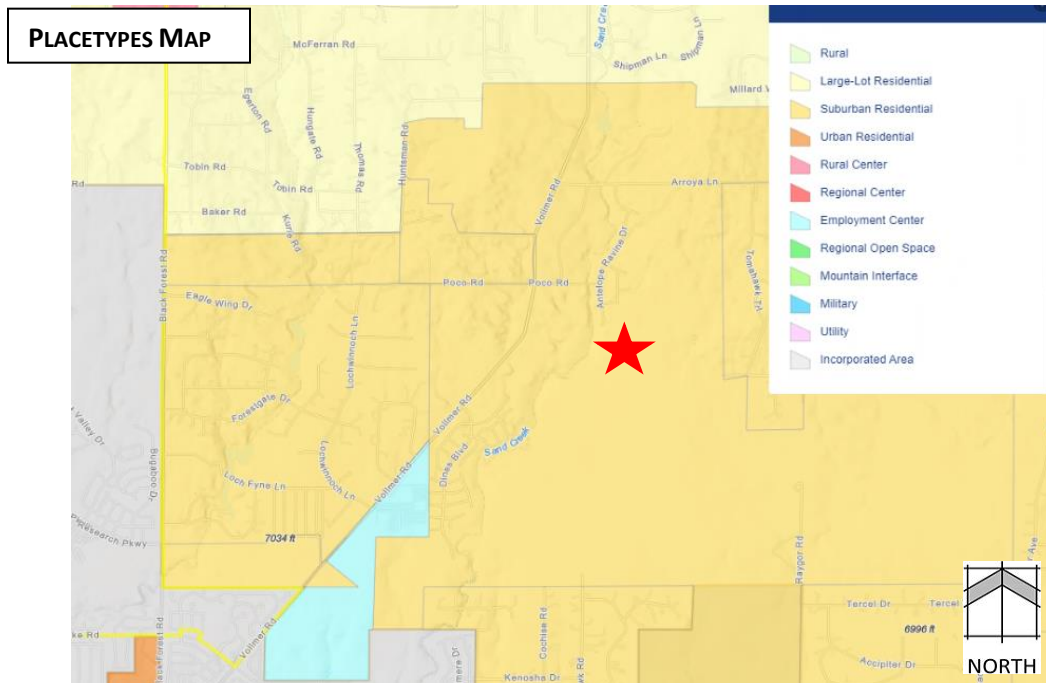
COUNTY MASTER PLAN COMPLIANCE

Applicable plans for the County comprise the Your Master Plan, the Water Master Plan, the 2040 Major Transportation Corridor Plan, and the El Paso County Parks Master Plan.

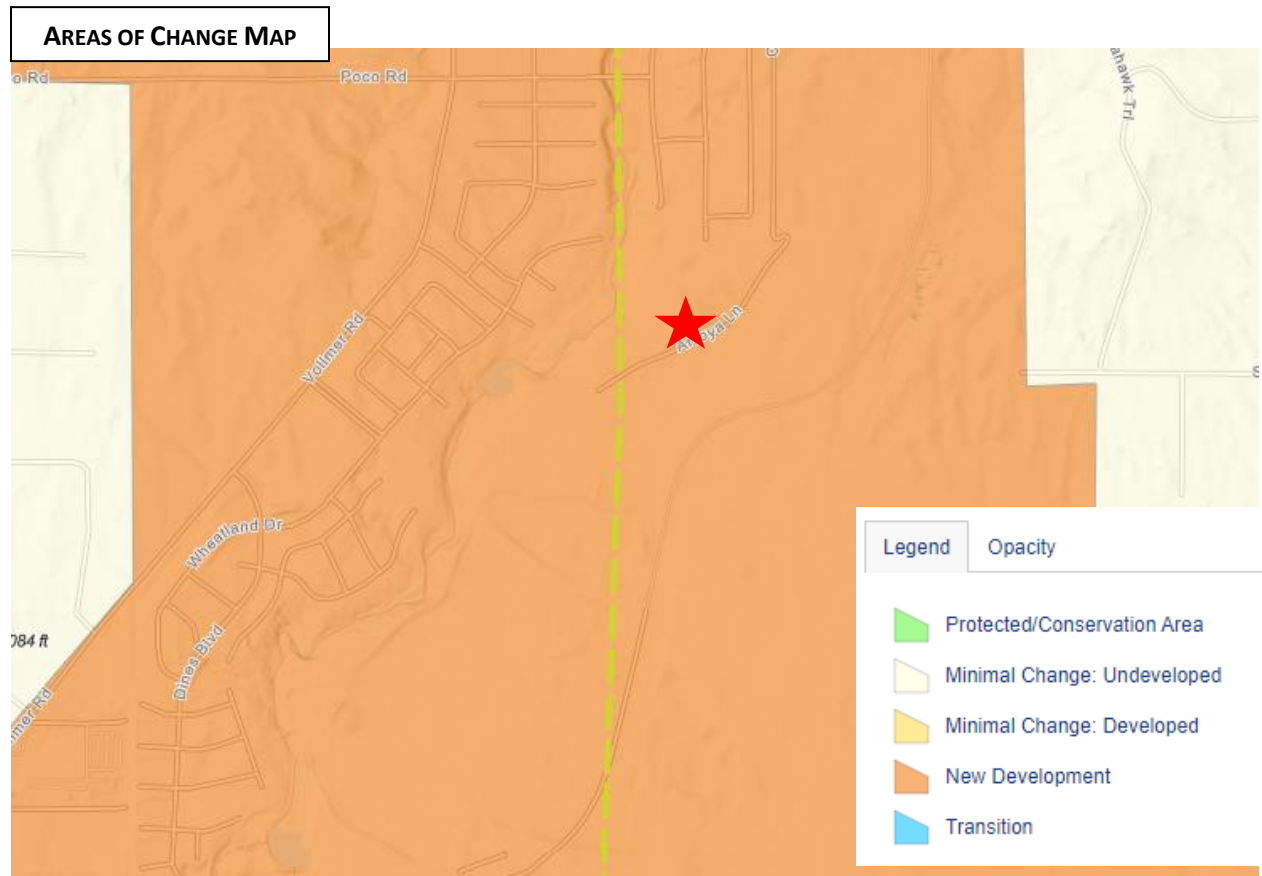
YOUR EL PASO MASTER PLAN

Sterling Ranch East Filing No. 4 is denoted as "Suburban Residential" on the Placetypes Map (below) in the Master Plan. The primary land use in the Suburban Residential placetype is single-family detached residential, with lot sizes smaller than 2.5 acres per lot and up to 5 units per acre. Single-family attached, multifamily, commercial, institutional, and parks and open space are identified as supporting land uses in the Suburban Residential placetype.

The proposed Final Plat meets the intent of the Suburban Residential placetype as lots range from approximately 5,900 sf to 18,000 sf. The proposed density of 3.64 du/acre is well under the 5 du/acre that is allowed in the placetype. Tracts for open space and a regional trail along the Sand Creek channel is proposed which aligns with the parks and open-space supporting land use.



In the Key Area Influences chapter, this site is designated as a Potential Area for Annexation. While the Applicant does not propose to annex Sterling Ranch East Filing 4 into the City, the site's status as a Potential Area for Annexation is indicative of its urban character and the need for urban level of utility services, which will be provided by Falcon Area Water and Wastewater Authority, MVEA, and Black Hills Energy.



In the Areas of Change chapter of the County Master Plan, the Final Plat area is identified as a “New Development Area.” The Plan states that New Development Areas will be significantly transformed as development takes place. These areas are often undeveloped or agricultural areas and are expected to be complimentary to adjacent built out areas. The proposed new development within Sterling Ranch East Filing 4 will bring about the transformation of this area as anticipated by the Master Plan and will be complimentary to the adjacent built-out area of Sterling Ranch.

Core Principle 1, Land Use Development, seeks to “manage growth to ensure a variety of compatible land uses that preserve all character areas of the county,” and Goal 1.1 seeks to, “ensure compatibility with established character and infrastructure capacity.” Sterling Ranch East Filing 4 is compatible with adjacent residentially zoned areas and continues the suburban density approved within the Sterling Ranch Sketch Plan area. The proposed subdivision is also consistent with Core Principle 2, Housing & Communities, which seeks to “preserve and develop neighborhoods with a mix of housing types” and Goal 2.3 to “locate attainable housing that provides convenient access to goods, services, and employment”. The subdivision provides for a variety of housing types to meet the needs of present and future El Paso County residents.

WATER MASTER PLAN

The proposed residential development satisfies the following policies of the Water Master Plan.

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

Goal 4.2 – Support the efficient use of water supplies.

Policy 4.3.6 – Encourage well monitoring throughout the County, with an emphasis on the Denver Basin aquifer fringe areas.

Policy 4.1.2 – Encourage more systematic monitoring and reporting of water quality in individual wells.

Goal 6.0 – Require adequate water availability for proposed development.

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. 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 projected 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.

Sterling Ranch East Filing No. 4 is within the service area of FAWWA, which has sufficient supply and infrastructure in the area to serve this development. To meet future water demands, FAWWA has contractual arrangements to obtain additional legal and physical supply including contracts with McCune Water SR Water LLC and the Bar X Water. In addition to adding off-site sources, FAWWA intends to acquire and invest in additional renewable water supplies. Future supply has been contracted for, and implementation is under way.

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.

2045 MAJOR TRANSPORTATION CORRIDOR PLAN (MTCP)

The overall Sterling Ranch Master Planned area conforms with the 2045 MTCP. The 2045 Functional Classification map in the MTCP shows the new Briargate Parkway connection as a 4-lane principal arterial by 2045. The 2065 Corridor Preservation Plan shows no changes to the classification of Briargate Parkway but illustrates Vollmer Road classified as a Major Collector.

Briargate Parkway is currently an integral part of mobility and access to I-25 from the north and southern areas of Colorado Springs. The Briargate Parkway-Stapleton Road project is currently being studied to verify and develop the master plan requirements for the roadway. The MTCP indicates that the Briargate-Stapleton corridor is expected to be a four-lane principal arterial from the eastern City Limits of Colorado Springs (Black Forest Road) to Judge Orr Road. It is anticipated that this segment will plan for interim improvements and that interim phases of capacity along Briargate Parkway may be

warranted based upon the findings of this study. Furthermore, multi-modal transportation opportunities will be evaluated along this stretch as well. The outcome of this study and ultimate build out will be to improve the public health, safety and welfare of the overall area.

The Sterling Ranch master planned area is consistent with the findings and recommendations of the 2040 MTCP. Sterling Ranch is also consistent with the 2045 MTCP that was adopted in June 2024. The 2045 Functional Classification Map in the MTCP illustrates the future Briargate Pkwy connection as a 4-lane, Urban Principal Arterial by 2045. The future connection of Banning Lewis Pkwy to Briargate Pkwy is also illustrated as a 4-lane, Urban Principal Arterial by 2045. Vollmer Road is illustrated as an Urban Major Collector by 2045 which differs slightly from the 2040 MTCP.

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 28.9-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. Tract C within Sterling Ranch East Filing 4 Final Plat is 4.57-acres and will accommodate a trail corridor that runs east/west and connects with the Sand Creek Regional Trail to the west. This Tract will be owned and maintained by Sterling Ranch Metro District No. 3. Tract A is 5.94 acres in size and will accommodate the Sand Creek Channel, associated open space, and a portion of the 15' Sand Creek regional trail.

PROJECT JUSTIFICATION

Final Plat Approval Criteria - Chapter 7.2.3(f)

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

The relevant County Plans for the Sterling Ranch East Filing 4 Final Plat are Your El Paso County Master Plan, the County Water Master Plan, the 2045 Major Transportation Corridor Plan, and the County Parks Master Plan. The project is in general conformity with these plans as described above.

2. THE SUBDIVISION IS IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED PRELIMINARY PLAN;

Sterling Ranch East filing 4 is included in the Sterling Ranch East Phase 1 Preliminary Plan and substantially conforms with the approved plans. Sterling Ranch East filing 4 Final Plat illustrates a substantially similar lot layout with the same number of residential lots and comparable lot sizes. The intended uses and acreages of the proposed Tracts are consistent between the Preliminary Plan and the Final Plat which includes a tract for the Sand Creek Channel and open space, a tract for a neighborhood park, and other, smaller tracts intended primarily for landscaping and utilities.

3. THE SUBDIVISION IS CONSISTENT WITH THE SUBDIVISION DESIGN STANDARDS AND REGULATIONS AND MEETS ALL PLANNING, ENGINEERING, AND SURVEYING REQUIREMENTS OF THE COUNTY FOR MAPS, DATA, SURVEYS, ANALYSES, STUDIES, REPORTS, PLANS, DESIGNS, DOCUMENTS, AND OTHER SUPPORTING MATERIALS;

The Final Plat is in conformance with the subdivision design standards of the Land Development Code; no waivers are requested. All relevant reports and studies have been included with the application

submittal demonstrating conformance with all planning, engineering, and surveying requirements of the County.

- 4. EITHER 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, OR, WITH RESPECT TO APPLICATIONS FOR ADMINISTRATIVE FINAL PLAT APPROVAL, SUCH FINDING WAS PREVIOUSLY MADE BY THE BOCC AT THE TIME OF PRELIMINARY PLAN APPROVAL;**

The finding of water sufficiency for this subdivision was approved by BoCC with the Sterling Ranch East Phase 1 Preliminary Plan which allows this plat to be reviewed and approved administratively.

- 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;**

A public sewage disposal system has been established for the proposed 238 lots into the FAWWA public sewer system with the Sterling Ranch Metropolitan District owning the infrastructure.

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

A Soils and Geology Report was completed for the site and included with the application submittal. Geologic hazards are described above. The site is generally suitable for development.

- 7. ADEQUATE DRAINAGE IMPROVEMENTS ARE PROPOSED THAT COMPLY WITH STATE STATUTE [C.R.S. § 30-28-133(3)(c)(VIII)] AND THE REQUIREMENTS OF THIS CODE AND THE ECM;**

All drainage improvements required for this project comply with State Statute, the code, and the ECM. A Drainage Report detailing the improvements is included with the application submittal.

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

Access to the subdivision will be via public rights-of-way that will be constructed to meet County standards.

- 9. NECESSARY SERVICES, INCLUDING POLICE AND FIRE PROTECTION, RECREATION, UTILITIES, AND TRANSPORTATION SYSTEMS, ARE OR WILL BE MADE AVAILABLE TO SERVE THE PROPOSED SUBDIVISION;**

All necessary services are available to serve the proposed subdivision. Commitment letters from utility service providers are included with the application submittal including will-serve letters from FAWWA for water and wastewater services, Black Hills for gas service, and MVEA for electric. The site is within the Black Forest Fire Rescue District which will provide emergency services to the subdivision. Access to the site will be provided via public rights-of-way constructed to County standard.

10. THE FINAL PLANS PROVIDE EVIDENCE TO SHOW THAT THE PROPOSED METHODS FOR FIRE PROTECTION COMPLY WITH CHAPTER 6 OF THIS CODE;

The water supply system proposed in this subdivision will be part of the FAWWA municipal water system. This system used for domestic and fire use will be installed and maintained in accordance with NFPA standards. The fire flow provided is based on the fire authority (Black Forest Fire Rescue) using the locally adopted codes from the City of Colorado Springs Fire Dept. Additionally, all residential structures will be constructed within 500 feet of a fire hydrant located adjacent to the public roadway. A Fire Protection Report is included with this application submittal.

11. OFF-SITE IMPACTS WERE EVALUATED AND RELATED OFF-SITE IMPROVEMENTS ARE ROUGHLY PROPORTIONAL AND WILL MITIGATE THE IMPACTS OF THE SUBDIVISION IN ACCORDANCE WITH APPLICABLE REQUIREMENTS OF CHAPTER 8;

This subdivision has also elected to be included in the 5 mill PID under the County Road Impact Fee Program. All on and off-site drainage has been evaluated and presented in the Sterling Ranch East Filing No. 4 Final Drainage Report. Off-site grading and drainage easements have now been documented and will be recorded prior to construction.

12. ADEQUATE PUBLIC FACILITIES OR INFRASTRUCTURE, OR CASH-IN-LIEU, FOR IMPACTS REASONABLY RELATED TO THE PROPOSED SUBDIVISION HAVE BEEN CONSTRUCTED OR ARE FINANCIALLY GUARANTEED THROUGH THE SIA SO THE IMPACTS OF THE SUBDIVISION WILL BE ADEQUATELY MITIGATED;

Construction drawings submitted with this Plat Application and the FAE and financial guarantee will be provided to the County based on the SIA prior to Plat recordation

13. THE SUBDIVISION MEETS OTHER APPLICABLE SECTIONS OF CHAPTER 6 AND 8; AND

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

14. THE EXTRACTION OF ANY KNOWN COMMERCIAL MINING DEPOSIT SHALL NOT BE IMPEDED BY THIS SUBDIVISION [C.R.S. §§ 34-1-302(1), ET SEQ.]

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