

LETTER OF INTENT

Foursquare at Sterling Ranch East

Filing No. 1

Owner: **Classic SRJ Land, LLC**
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***Applicant/
Consultant:*** **Classic Consulting, LLC**
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Tax Schedule No. 52330-00-016 and 52000-00-552 and 52000-00-553

Request:

This Final Plat encompasses 36.647 acres and 158 single family lots are proposed. This remains consistent with the BOCC approved (6/20/23) PUD Preliminary Plan (REC# 223071636). Water sufficiency was made with the Preliminary Plan.

SITE DESCRIPTION:

Foursquare at Sterling Ranch Filing No. 1 Final Plat includes 36.647 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 north of the proposed extension of Briargate Parkway and north, west 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 Phase 1 Preliminary Plan area surrounds this site to the north, west, and south. The remainder of the Sterling Ranch property is situated to the east.

The site is located in a portion of sections 33 and 34, township 12 south, range 65 west of the sixth principal meridian, El Paso County, Colorado.

The project proposes 158 small lot detached single-family lots on 36.647 acres, with a proposed gross density of 4.31 dwelling units per acre, which is within the 5-8 du/ac range designated in the Sterling Ranch Sketch Plan Amendment (SKP-22-004, PUDSP-22-007)

when the proposed Regional Detention Facility 16 in Tract I is excluded from the community acreage (net without pond of 6.21 du/ac). Foursquare is a higher density single family detached product, with a minimum lot area of 3,272 square feet. The units are arranged in packs of four (referred to as “Foursquare”), with two units adjacent to the public street and two units behind. Lot access is either off the public street or via a shared private driveway. These private driveways shall be maintained by the Sterling Ranch Metropolitan District No. 3 District. The units each have 2 car garages and twenty-foot driveways. The project proposes a 5-foot side, a 15-foot front, and 5-foot rear setback on all lots. A PUD modification is concurrently being processed with the Foursquare at Sterling Ranch PUD and Preliminary Plan related to the need for lots to have a minimum 30 feet of frontage on and access from a public road (LDC 8.4.3(B)(2)(e)). To accommodate the unique Foursquare configuration, lots will be utilizing private shared driveways that will not have direct frontage to public right-of-way.

The 11.191-acre Tract I for Regional Detention Pond FSD-16 is included in this Final Plat. This facility will release into a large diameter downstream storm system within Briargate Parkway, just east of the Sterling Ranch Road intersection. Please reference the “Drainage Letter for Sterling Ranch Road and Briargate Parkway Interim Plan”, prepared by JR Engineering, LLC dated December 2021 and the “Sterling Ranch Road and Briargate Parkway Storm Plans”, prepared by JR Engineering LLC, dated December 2021. The detention pond will also be designed to incorporate a perimeter trail and associated amenities so that it can serve a dual purpose as a recreational amenity for the Sterling Ranch East community. Design of the pond bottom (enhanced recreational activities and amenities) beyond stormwater detention will take place at a later time. Full pond construction, including sidewalk, pond access, revegetation, etc. is included in the FAE.

A 6’ concrete panel noise wall is proposed along the rear of the lots backing to Briargate Parkway and Sterling Ranch Road for noise mitigation and privacy to be installed by developer and owned and maintained by The Sterling Ranch Metropolitan District No. 3. A detail of the 6’ concrete panel wall is provided in the PUDSP plan set. A 25-foot landscape setback is provided along Briargate Parkway and Sterling Ranch Road.

The Foursquare at Sterling Ranch includes the extension of Sterling Ranch from its intersection with Briargate Parkway to Idaho Falls Drive, which will be the primary access into the Foursquare community.

DISTRICTS/ENTITIES SERVING THE PROPERTY:

The following districts will serve the property:

- Academy School District 20
- Sterling Ranch Metro District
- Black Forest Fire Protection District

- Mountain View Electric Association
- Black Hills Energy
- Falcon Area Water and Wastewater Authority

PROJECT DESCRIPTION:

SOILS & GEOLOGY HAZARDS/CONSTRAINTS

The 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 potential unstable slopes and radon. Suggestions for mitigation are included in the Soils, Geology and Geologic Hazard Study and the PUD Plan and Final Plat now includes a note reflecting that no basements are allowed in this community.

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 3 feet between foundation components and groundwater is recommended. All proposed structures will have crawlspaces, there are no proposed basements in this development.

TRAFFIC

A full-movement access is provided at Sterling Ranch Road and Idaho Falls. A $\frac{3}{4}$ movement access is provided at the intersection of Briargate Parkway and Boulder City Place, a deviation request has been included in the Sterling Ranch East Phase 1 Preliminary Plan resubmittal. This access point is shared with the adjacent development of Sterling Ranch East Filing No. 2. The Traffic Technical Memorandum prepared by LSC Transportation Consultants Inc. also describes this condition.

El Paso County Road Impact Fee Program: Pursuant to Board of County Commissioner Resolution No. 19-471, the applicant elects to include this Filing No. 3 in the five mill Public Improvement District No. 3 as noted on the final plat. The 2022 five mill PID building permit fee equals \$2,527 per lot.

NOISE

Chapter 8.4.2(B)(2)(b)(ii) of the Land Development Code states that noise mitigation shall be required for single-family and duplex residential subdivisions, which contain lots that will be individually owned, and are located adjacent to expressways, principal arterials or railroads.

Mitigation shall reduce the existing or projected exterior noise levels to 67 dBA Leg. A noise study to determine the area of potential impact is required where a subdivision includes or borders an expressway, principal arterial or railroad.

No site-specific noise study was undertaken for Foursquare at Sterling Ranch as a Noise Impact Study was prepared by the developer in association with Homestead North, which is similarly located immediately adjacent to Briargate Parkway. The Homestead North Noise Impact Study recommended a minimum of 6-foot-high noise barrier along Briargate Parkway arterial road to reduce noise levels in the adjacent proposed development below 67 decibels. Based on this previous recommendation, a 6' concrete panel noise wall is proposed along the rear of the lots backing to Briargate Parkway to be installed by the developer and maintained by the Sterling Ranch Metropolitan District No. 3. Sterling Ranch Road does not require noise mitigation as it is classified as a collector, but the 6' concrete panel noise wall is continued along Sterling Ranch Road screening for privacy and to provide a consistent development identity. A detail of the 6' concrete panel wall is provided in the PUDSP plan set.

TRAILS & CONNECTIVITY

The Foursquare PUD provides 16.36 acres of open space tracts, including a 2.57-acre (Tract G) centralized park within the development that is connected by pedestrian sidewalks that weave throughout the development and are connected by developer / builder provided sidewalks from the homes to the public right-of-way sidewalk. A 5' concrete trail loops through the park providing connections from Maricopa Court, Pagosa Springs Place, Idaho Fall Drive and an open space tract leading out of the development. A series of smaller tracts are located at the end of the residential blocks to provide small 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, including Sand Creek Regional Trail. Parks and trails will be owned and maintained by the Sterling Ranch Metro District No. 3.

Tract I Detention Facility will include usable open space elements around the perimeter and pond bottom and will be developed with this plat identified on the PUD (pond bottom activities / amenities to be determined with future design).

UTILITY SERVICES

WATER:

Water will be provided by Falcon Area Water and Wastewater Authority (FAWWA). All Sterling Ranch Metro District assets will be allocated to FAWWA. The Foursquare at Sterling Ranch Filing No. 1 Final Plat includes 158 lots which fall into high density development ratios for small lots, and roughly 1.424 acres of irrigated landscaping. The resulting demand is 50.73 acre-feet. FAWWA has sufficient supply and infrastructure in the area to serve this development. The total Sterling commitments stand at 877.21 acre-feet including all subdivisions committed through October 20, 2022. With the recent acquisition of McCune, Bar-X, and Shamrock West, the current available water supply for

FAWWA is now 1901.83 acre-feet for 300 years. This leaves a net excess of currently available water of 1024.62 AF for 300 years and therefore is more than sufficient water supply to meet the needs of Foursquare at Sterling Ranch PUD and Preliminary Plan on 300-year basis.

The FAWWA water system has only been in operation for the 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 2021, the system had approximately only 300 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 reasonable 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 service 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 requirements 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 JDS Hydro in October of 2022, 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.

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

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

WASTEWATER:

The wastewater commitment is for 27,176 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 2.7% 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 JDS Hydro in October 2022.

DRAINAGE & PONDS

The drainage improvements associated with the Foursquare PUDSP are consistent with the Master Development Drainage Plan for Sterling Ranch. A Final Drainage Report was prepared for this site and is included in this submittal. A Full Spectrum Regional Detention Pond (Pond 16) is provided in Tract I.

This development of the proposed site does not significantly impact any downstream facility or property to an extent greater than that which currently existing 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.

JUSTIFICATION:

Criteria for Approval

Conformance with the El Paso County 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 Foursquare PUDSP proposes higher density single-family detached residential units, which are similar in size and function to attached-single family residential and is therefore consistent with the intent of this placetype, and this Final Plat conforms to.

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 Foursquare products is designed to integrate with and compliment adjacent development.

The Final Plat is consistent with the PUD Preliminary Plan and Core Principle 1, Land Use and Development, which seeks to “manage growth to ensure a variety of compatible land uses that preserve all character and infrastructure capacity”.

It is also consistent with Core Principle 2, Housing & Communities, which seeks to “reserve 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.”

Conformance with the approved Preliminary Plan

Foursquare at Sterling Ranch East Filing No. 1 is in conformance with the Foursquare Sterling Ranch East PUD Preliminary Plan (PUDSP-22-007).

Other Criteria for Approval

This subdivision is consistent with the subdivision design standards and regulations and meets all planning, engineering and surveying requirements of the County. No deviations are being requested, except for the PUD modification(s) to acknowledge the previously described shared driveways.

A sufficient water supply finding for quantity, quality and dependability will be made on the PUD Preliminary Plan by BOCC prior to Foursquare at Sterling Ranch East Filing No. 1 Final Plat approval.

A public sewage disposal system has been established for the proposed 158 lots into the FAWWA public sewer system.

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

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

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

This subdivision has also elected to be included in the PID No. 3 under the County Road Impact Fee Program. All on and off-site drainage has been evaluated and presented in the Foursquare at Sterling Ranch East Filing No. 1 Final Drainage Report.

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

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

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