

**HOMESTEAD AT STERLING RANCH FILING NO. 2**  
**LETTER OF INTENT (Grading Plan & Wet Utilities)**  
**SF-19-004**

**SUBDIVISION NAME:** Homestead at Sterling Ranch Filing No. 2 is situated east of Vollmer Road, east of platted Dines Boulevard, and west of Sand Creek, located within the Sterling Ranch development. The project is approximately 29.658 acres.

**OWNER/APPLICANT AND CONSULTANT, INCLUDING ADDRESSES AND TELEPHONE NUMBERS:**

*Owner* = SR Land, LLC; 20 Boulder Crescent; Colorado Springs, CO 80903 (attn: Jim Morley, 719-491-3024)

*Engineering Consultant* = M&S Civil Consultants, Inc; 102 East Pikes Peak Avenue, Suite 500; Colorado Springs, CO 80903 (attn: Virgil Sanchez, 719-491-0818).

**REQUEST AND JUSTIFICATION:** Homestead at Sterling Ranch Filing No. 2 is based on the approved zoning and preliminary plan for Sterling Ranch. SR Land, LLC intends to grade this site in advance of preparation of construction plans to meet the demand for additional housing in this area. In addition to early grading, Homestead at Sterling Ranch Filing No. 2 also intends to construct wet utilities (water/sanitary sewer) within Homestead at Sterling Ranch Filing No. 2 at their own risk. No storm sewer will be constructed at this time.

**TOTAL NUMBER OF ACRES IN THE REQUESTED AREA:** Homestead at Sterling Ranch Filing No. 2 comprises of 29.658 acres and we propose to grade ~35 acres in the early grading process.

**TOTAL NUMBER OF RESIDENTIAL UNITS AND DENSITIES FOR EACH DWELLING TYPE:** 104 Single Family Residential Dwelling Units on 29.658 acres (3.51 Du/Acre).

**TYPICAL LOT SIZES (Length and width):** Single Family Residential average lot size 8,000 sq. ft. (65' x 125' typical)

**APPROXIMATE ACRES AND PERCENT OF LAND TO BE SET ASIDE AS OPEN SPACE, DETENTION, and PARK:**

Sterling Ranch Filing No. 1 (recorded in 2018) platted most of the parks, open space, tracts and detention areas for the benefit of the adjacent single family subdivisions, such as Homestead at Sterling Ranch Filing No. 2.

**IF PHASED CONSTRUCTION IS PROPOSED, HOW WILL IT BE PHASED?** The entire site for Homestead at Sterling Ranch Filing No. 2 will be graded and wet utilities will be constructed for all lots at once. Wet utility construction drawings are submitted herewith.

**PROPOSED ACCESS LOCATIONS:** Access to the project is off of Vollmer Road onto Dines Boulevard. Homestead at Sterling Ranch Filing No. 2 will be accessed off existing Dines Boulevard in 1 location; Cut Bank Drive, and off of Wheatland Drive in 1 location; Niarada Way,

**BRANDING IRON AT STERLING RANCH FILING NO. 2**  
**LETTER OF INTENT (Grading Plan & Wet Utilities)**  
**SF-19-004**

**SUBDIVISION NAME:** Branding Iron at Sterling Ranch Filing No. 2 is situated east of Vollmer Road, east of platted Dines Boulevard, and west of Sand Creek, located within the Sterling Ranch development. The project is approximately 18.881 acres.

**OWNER/APPLICANT AND CONSULTANT, INCLUDING ADDRESSES AND TELEPHONE NUMBERS:**

*Owner* = SR Land, LLC; 20 Boulder Crescent; Colorado Springs, CO 80903 (attn: Jim Morley, 719-491-3024)

*Engineering Consultant* = M&S Civil Consultants, Inc; 102 East Pikes Peak Avenue, Suite 500; Colorado Springs, CO 80903 (attn: Virgil Sanchez, 719-491-0818).

**REQUEST AND JUSTIFICATION:** Branding Iron at Sterling Ranch Filing No. 2 is based on the approved zoning and preliminary plan for Sterling Ranch. SR Land, LLC intends to grade this site in advance of preparation of construction plans to meet the demand for additional housing in this area. In addition to early grading, Branding Iron at Sterling Ranch Filing No. 2 also intends to construct wet utilities (water/sanitary sewer) within Branding Iron at Sterling Ranch Filing No. 2 at their own risk. No storm sewer will be constructed at this time.

**TOTAL NUMBER OF ACRES IN THE REQUESTED AREA:** Branding Iron at Sterling Ranch Filing No. 2 comprises of 18.881 acres and we propose to grade ~25 acres in the early grading process.

**TOTAL NUMBER OF RESIDENTIAL UNITS AND DENSITIES FOR EACH DWELLING TYPE:** 75 Single Family Residential Dwelling Units on 18.881 acres (3.97 Du/Acre).

**TYPICAL LOT SIZES (Length and width):** Single Family Residential average lot size 8,000 sq. ft. (65' x 125' typical)

**APPROXIMATE ACRES AND PERCENT OF LAND TO BE SET ASIDE AS OPEN SPACE, DETENTION, and PARK:**

Sterling Ranch Filing No. 1 (recorded in 2018) platted most of the parks, open space, tracts and detention areas for the benefit of the adjacent single family subdivisions, such as Branding Iron at Sterling Ranch Filing No. 2.

**IF PHASED CONSTRUCTION IS PROPOSED, HOW WILL IT BE PHASED?** The entire site for Branding Iron at Sterling Ranch Filing No. 2 will be graded and wet utilities will be constructed for all lots at once. Wet utility construction drawings are submitted herewith.

**PROPOSED ACCESS LOCATIONS:** Access to the project is off of Vollmer Road onto Dines Boulevard. Branding Iron at Sterling Ranch Filing No. 2 will be accessed off existing Dines Boulevard in 4 locations; Sprague Way, White Fish Way, Mosby Way and Lodge Grass Way.