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PLANNING & COMMUNITY DEVELOPMENT

TO: **El Paso County Planning Commission**
Thomas Bailey, Chair

FROM: **Kari Parsons, Senior Planner**
Charlene Durham, PE, Senior Engineer
Meggan Herington, AICP, Executive Director

RE: **Project File Numbers: P237 and SP235**
Project Names: Sterling Ranch East Fil. No. 5 Map Amendment (Rezone), and Sterling Ranch East Filing No. 5 Preliminary Plan
Parcel Numbers: 5233000018 and 5200000552
(New Parcel Numbers: 5200000573 and 5233000024)

OWNER:	REPRESENTATIVE:
Classic SRJ Land, LLC 2138 Flying Horse Club Drive Colorado Springs, CO, 80921	N.E.S., Inc. 619 North Cascade Avenue, Suite 200 Colorado Springs, CO 80903

Commissioner District: 2

Planning Commission Hearing Date:	**2/1/2024**
Board of County Commissioners Hearing Date:	**2/22/2024**

EXECUTIVE SUMMARY

A request by Classic SRJ Land, LLC for approval of a Map Amendment (Rezoning) of 42.03-acres from RR-5 (Residential Rural) to RS-5000 (Residential Suburban), and for approval of a 47.17-acre Preliminary Plan. The property is located south of the future extension of Briargate Parkway/Stapleton Corridor and east of the Sand Creek Channel.

A portion of the requested Preliminary Plan is currently zoned RR-0.5 (Residential Rural) and is located at the southern boundary of the Preliminary Plan area and is proposed to provide a transition to the urban development within the subject plan area from the rural

residential development to the south pursuant to the approved Sterling Ranch Sketch Plan. The remaining land within the Preliminary Plan area is proposed to be rezoned to RS-5000. The Preliminary Plan includes 160 single-family residential lots (27.67 acres), 8.97 acres of future right-of-way, and 4.63 acres of Community Park Land in addition to 5.9 acres of open space to be used for detention, utilities, pedestrian corridors, and landscape.

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.

A. WAIVERS/AUTHORIZATION

Waiver(s): No waivers of the Land Development Code are requested.

Authorization to Sign: Approval by the Board of the 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 the associated Subdivision Improvements Agreements, License and Detention Pond Maintenance Agreements, and any other documents necessary to carry out the intent of the Board of County Commissioners.

B. APPROVAL CRITERIA

In approving a Map Amendment (Rezoning), the Board of County Commissioners shall find that the request meets the criteria for approval outlined in Section 5.3.5 Map Amendment (Rezoning) of the El Paso County Land Development Code, as amended:

- The application is in general conformance with the El Paso County Master Plan including applicable Small Area Plans or there has been a substantial change in the character of the neighborhood since the land was last zoned;
- The rezoning is in compliance with all applicable statutory provisions including, but not limited to C.R.S §30-28-111 §30-28-113, and §30-28-116;
- The proposed land use or zone district is compatible with the existing and permitted land uses and zone districts in all directions; and
- The site is suitable for the intended use, including the ability to meet the standards as described in Chapter 5 of the Land Development Code, for the intended zone district.

In approving a Preliminary Plan, Section 7.2.1.D.2 of the El Paso County Land Development Code, as amended, states the BoCC shall find that:

- 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 the 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 the Code (this finding may not be deferred to Final Plat if the applicant intends to seek administrative Final Plat approval);
- 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;
- 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 fire 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:	RR-5 (Residential Rural)	Undeveloped
South:	RR-5 (Residential Rural)	Single-family Residential
East:	RR-5 (Residential Rural)	Undeveloped
West:	RS-5000 (Residential Suburban)	Single-family Residential

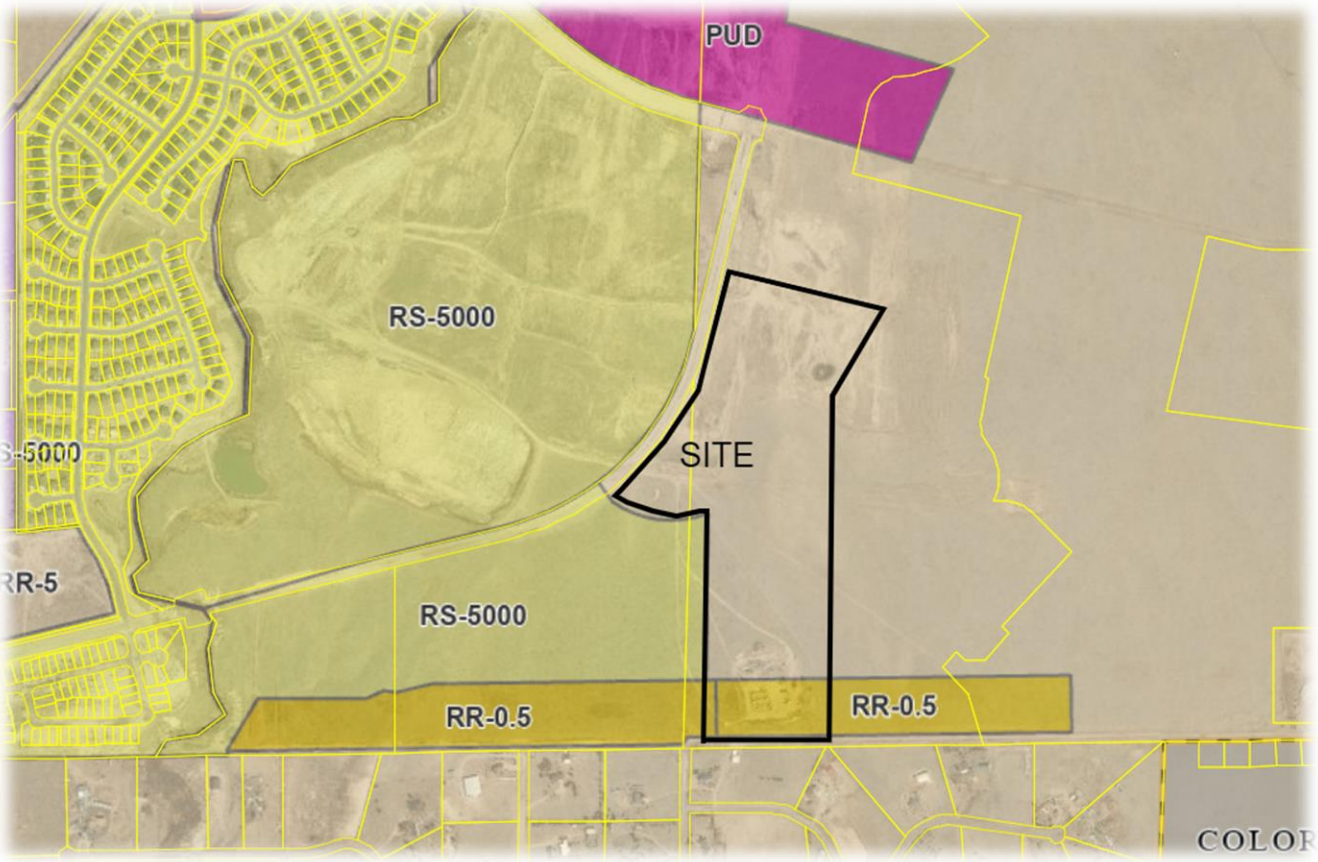

Figure 1: Zoning map

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. Minor Sketch Plan amendments have been approved which have relocated the school sites, parkland, utility sites, and have lowered the maximum number of residential units to 4,800.

No previous amendments to the 2008 Sterling Ranch Sketch Plan impacted buffer and trail locations or changed density transitions and setbacks from adjacent rural properties. The Sketch Plan requires one-half acre lots at the southern portion of the proposed Preliminary Plan; a 100-foot minimum building setback; and a 50-foot open space tract which is to include a trail separating the lots within the Sterling Ranch development from the RR-5 properties to the south within Pawnee Ranch Subdivision. The southern portion of the proposed Preliminary Plan was zoned RR-0.5 (Residential Rural) by the Board of County Commissioners on May 16, 2023. The applicant has depicted a large open space tract to be used for detention and trail corridor in lieu of

lots within the southern portion of the Preliminary Plan which is currently zoned RR-0.5 providing consistency with the Sketch Plan. The remainder of the proposed Preliminary Plan is requested to be RS-5000 (Residential Suburban) zoning.

The requested RS-5000 rezone is in conformance with the Sketch Plan approval. The existing RR-0.5 zoning district is anticipated to provide a density transition from the rural properties to the south, to the proposed urban density within the RS-5000 zoned Preliminary Plan area.

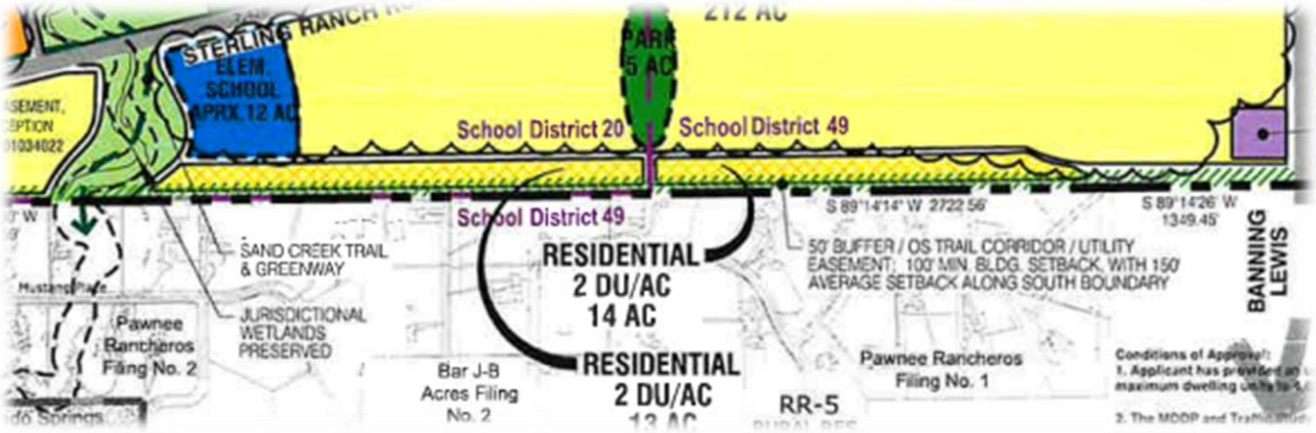

Figure 2: Sterling Ranch Sketch Plan Southern Boundary

E. ANALYSIS

1. Land Development Code Compliance

The applicant is proposing a Map Amendment (Rezoning) of 42.03 acres from RR-5 (Residential Rural) to RS-5000 (Residential Suburban). The Land Development Code, as amended, states:

"The purpose of zoning is to locate particular land uses where they are most appropriate, considering public utilities, road access, and the established development pattern. In addition to categorizing land by uses such as residential, commercial, and industrial, the Land Development Code also specifies such details as building setback lines, the height and bulk of buildings, the size and location of open spaces, and the intensity to which the land may be developed. The zoning of parcels of land generally conforms to and promotes the County's Master Plan. Zoning protects the rights of property owners while promoting the general welfare of the community. By dividing land into categories according to use, and setting

regulations for these categories, zoning governs private land use and segregates incompatible uses.

Generally, rezoning is justifiable under one of the following circumstances:

- When the requested rezoning is in general conformance or consistency with the County's Master Plan;
- If inconsistent with the Master Plan, a material change in the character of the area since the date of the current zoning is demonstrated;
- When there was an error or oversight in the original zoning of the property; or
- The zone change is necessary for the general health, safety, or welfare of the community."

The applicant is also proposing a 47.17-acre Preliminary Plan which includes a transition from the RR-5 properties south of Sterling Ranch by depicting the RR-0.5 zoned land as an open space tract at the southern portion of the Preliminary Plan. The proposed single-family lots within the remainder of the Preliminary Plan area are proposed to be RS-5000 which is consistent with the approved single-family west of the plan area, zoned RS-5000 which includes: Homestead at Sterling Ranch Filing No. 1-2, Branding Iron at Sterling Ranch Filing No. 1-3, and Sterling Ranch East Filing Nos. 1-3 subdivisions.

The Sterling Ranch Sketch Plan depicts a density range in the southern portion of the approved Sketch Plan of 2 dwelling units per acre. No dwelling units are proposed within this area on the requested Preliminary Plan. The Sketch Plan also depicts a density range of 3-5 dwelling units per acre on the remainder of the requested Preliminary Plan. The applicant is proposing a rezone to RS-5000 and a density of 3.4 dwelling units per acre. The plan depicts two designated park sites with amenities within the Preliminary Plan and pedestrian connectivity throughout the plan which connects the proposed open space, and parkland within the development to adjacent bi-model pedestrian trails.

This portion of El Paso County has experienced, and continues to experience, significant growth and development along the Briargate Parkway/Stapleton Corridor and Vollmer Road corridors. The land uses allowed within the proposed RS-5000 zoning district are compatible with the existing and approved urban-level residential development surrounding the subject property.

The proposed Map Amendment and Preliminary Plan are consistent with the Your El Paso County Master Plan (2021). The Map Amendment (Rezoning) application meets the purpose of zoning and the criteria of approval, in Chapter 5, and of the El Paso County Land Development Code, as amended. 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 El Paso County Land Development Code, as amended.

2. **Zoning Compliance**

The applicant is requesting approval of a Map Amendment (Rezoning) of 42.03 acres from the RR-5 (Residential Rural) to the RS-5000 (Residential Suburban) zoning district. The RS-5000 zoning district is intended to accommodate single-family residential development. The density and dimensional standards for the RS-5000 zoning district are as follows:

- Minimum lot size: 5,000 square feet
- Minimum width at the front setback line: 50 feet
- Setbacks - 25 feet in the front and rear, 5 feet on the sides
- Maximum lot coverage - 40 percent / 45 percent*
- Maximum height: 30 feet

*Where a single-story ranch style residence is proposed, the maximum lot coverage may be 45 percent of the total lot area. And;

The Preliminary Plan is consistent with the requested RR-0.5 and RS-5000 zoning districts.

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 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

Analysis: 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. The application is consistent with the land use and densities set forth in the approved Sketch Plan. Relevant goals and objectives are as follows:

Goal 2.1 – Promote development of a mix of housing types in identified areas.

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.

Objective HC4-1 – Denser housing development should occur in Suburban Residential, Urban Residential, Rural Center, and Regional Center placetypes.

Objective HC2-6 – Continue to carefully analyze each development proposal for their location, compatibility with the natural environment, and cohesion with the existing character.

Objective TM1-4 – Encourage sidewalks and other multimodal facilities in all new development in placetypes, as appropriate, and upgrade existing infrastructure to these types of facilities when maintenance is needed.

The Map Amendment and Preliminary Plan are consistent with the Suburban Residential Placetype. The lot sizes are consistent with the zoning to the west. The applicant provided two (2) park sites and pedestrian connectivity throughout the development with sidewalks which will connect to the adjacent developments and ultimately to the Sand Creek Regional Trail Corridor west of the development. The Preliminary Plan also depicts a transition from the rural residential 5-acre lots south of the development by including a large open space tract to be used for detention and a trail corridor within the RR-0.5 zoned land at the southern portion of the Preliminary Plan area.

The applicant proposes RS-5000 zoning throughout the remainder of the Preliminary Plan. However, the lot sizes within the proposed development exceed the 5,000 square feet minimum lot size of the request Map Amendment (Rezoning) and range from 6,000 up to 9,888 square feet, which is anticipated to provide a variety of housing types within the development area. It should be noted that the largest lots are located at the southern end of the Preliminary Plan furthering the transition from rural development to the south.

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 rezone and Preliminary Plan are located in an area which is expected to completely or significantly change in character. The applicant proposes to develop the subject property with single-family residential homes which is consistent with the existing development to the west adjacent to the site. A relevant priority is as follows:

Goal LU3 Specific Strategy Priority - "The New Development 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 should 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."

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 boundary. The applicant does not wish to annex into the City at this time.

d. **Other Implications (Priority Development, Housing, etc.)** The subject property is located within a High 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 to provide local services to the residents in the area. Two (2) park sites are proposed within the Preliminary Plan area which is anticipated to provide recreation opportunities to the area. The proposed Map Amendment (Rezoning) and Preliminary Plan requests are consistent with the developed area and with the goals and policies of the Master Plan.

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.*

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

Goal 3.1 – *Promote cooperation among water providers to achieve increased efficiencies on infrastructure.*

Policy 4.1.4 – *Work collaboratively with water providers, stormwater management agencies, federal agencies, and State agencies to ensure drinking water sources are protected from contamination and meet or exceed established standards.*

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

Policy 6.0.1 – *Continue to require documentation of the adequacy or sufficiency of water, as appropriate, for proposed development.*

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 Region 3, Falcon Area, which is expected to experience significant growth by 2040. Specifically, 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.

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 1,581 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.

A finding of water sufficiency regarding quantity, dependability, and quality is being requested with the proposed Preliminary Plan request.

3. Other Master Plan Elements

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

The Master Plan for Mineral Extraction (1996) does not identify valued deposits in 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 comment which includes an analysis regarding conformance with The El Paso County Parks Master Plan (2022). The Community Services Department Parks Division has requested fees in lieu of land dedication in the following comment response:

"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 Sterling Ranch East Filing No. 5 Preliminary Plan: (1) fees in lieu of land dedication for regional park purposes in the amount of $80,800 and urban park purposes in the amount of $48,480 will be required at time of the recording of the forthcoming final plat. A 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."

Please see the Transportation Section below for information regarding conformance with the 2016 Major Transportation Corridor Plan (MTCP).

G. PHYSICAL SITE CHARACTERISTICS

1. Hazards

No hazards were identified in the development area that would preclude development in the Soil, Geology, and Geologic Hazard Study prepared by Entech Engineering Inc., dated June 27, 2023, that would preclude development if mitigation were to occur. The applicant has provided a map of the constraints and hazards impacting the lots on sheet 21 of their plan set, which is attached. The applicants have depicted the following note on the Preliminary Plan:

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 Soils, Geology and Geologic Hazard Study Report by Entech Engineering Inc., dated June 27, 2023, in file SP 23-005 available at the El Paso County Planning and Community Development Department.

Potentially Seasonal Shallow Groundwater Found on the Following Lots: Lots 130-132,135-137, and 152-155 (see sheet 21). Mitigation for these lots include over lot grading and incorporation of underground drainage systems around foundations with direct connection to underdrain system within adjacent street maintained by Metro District.

2. Floodplain

FEMA Flood Insurance Rate Map (FIRM) panel numbers 08041C0533G, dated December 7, 2018, indicates no portion of the subject property is located within a FEMA floodplain.

3. Drainage and Erosion

The proposed subdivision is located within the Sand Creek drainage basin, which was studied in 1996. This basin requires drainage and bridge fees to be paid at the time of Final Plat recording. The site generally drains from north to south toward the main tributary of Sand Creek, which ultimately outfalls into Fountain Creek. Conveyance of offsite runoff from Villages at Sterling Ranch East, the property to the north of the Preliminary Plan area, will be provided through the Sterling Ranch East development.

A Preliminary Drainage Report (PDR) was provided with the Preliminary Plan submittal. The PDR analysis and design indicates that the proposed development will not release developed runoff in excess of historic rates. The PDR 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."

A full-spectrum detention and water quality pond, known as Pond 14-B, is located along the south boundary line of the project. The Sterling Ranch MDDP Amendment No. 2 & Preliminary Drainage Report for Sterling Ranch East (2022) was reviewed and approved with the recent Sketch Plan amendment. The developer's consultants have designed facilities to comply with full-spectrum detention and water quality requirements with this Preliminary Plan, and the proposed drainage plan is in general conformance with the 2022 MDDP.

4. Transportation

The Sterling Ranch East Filing No. 5 Preliminary Plan and rezone areas are located approximately 2,650 feet south of the intersection of proposed Briargate Parkway and Sterling Ranch Boulevard. The Sterling Ranch Boulevard and Lake Tahoe Drive intersection is located at the southwest corner of the project boundary. Access to the development is proposed from several intersections on Sterling Ranch Road, future Oak Park Drive, and Lake Tahoe Drive. Rights-of-way for the segments of Sterling Ranch Road and Briargate Parkway adjacent to the Preliminary Plan area were platted with Homestead North at Sterling Ranch Filing No. 1 and construction plans for those roads have been approved.

A traffic impact study (TIS) dated July 2023 was provided with the Preliminary Plan and rezoning submittals. Table 5 of the Sterling Ranch East Rezoning & Preliminary

Plan SP-23-005 and P-23-007 Traffic Impact Study, as amended and pending approval, identifies required onsite and offsite roadway improvements and overall developer responsibilities toward those improvements. The updated Master Traffic Impact Study for Sterling Ranch submitted with the Sterling Ranch Sketch Plan Amendment (SKP-22-004) shall be completed by the developers and accepted by the ECM Administrator prior to final approval of this Preliminary Plan.

Traffic generated from the 160 proposed dwelling units in this development is estimated to be approximately 1,509 average daily trips. The proposed interior roads will be public paved roads dedicated to the County for ownership and maintenance. The proposed roads and traffic depicted in the TIS, and the Preliminary Plan are in conformance with the El Paso County 2016 Major Transportation Corridors Plan Update (MTCP), and the existing roads serving the proposed development will be adequate with the improvements noted in the TIS.

Approximately 7,800 linear feet of Urban Local public roads are proposed to be constructed with this subdivision.

This development is subject to the El Paso County Road Impact Fee Program (Resolution 19-471, as amended) at the time of Final Plat recording.

Figure G.: Roadway Classifications from TIS

H. SERVICES

1. Water

Falcon Area Water and Wastewater Authority (FAWWA) provides water service and has committed to serve the development via an intergovernmental agreement with the Sterling Ranch Metropolitan District.

Water Sufficiency:

Quality: Sufficient
Quantity: Sufficient
Dependability: Sufficient

Attorney's summary: The State Engineer's Office has made a finding of adequacy and has stated water can be provided without causing injury to decreed water rights. The County Attorney's Office has made a favorable recommendation of a finding of sufficiency with regard to water quantity and dependability. El Paso County Public Health has made a favorable recommendation regarding water quality.

2. Sanitation

Falcon Area Water and Wastewater Authority (FAWWA) provides water service and has committed to serve the development via an intergovernmental agreement with the Sterling Ranch Metropolitan District.

3. Emergency Services

The property is within the Black Forest Fire Protection District. The District was sent a referral and has no outstanding comments. The applicants have provided a commitment to serve from the District.

4. Utilities

Electrical service is provided by Mountain View Electric Association (MVEA). Natural gas service is provided by Colorado Springs Utilities. The agencies were sent a referral and have no outstanding comments.

5. Schools

The site is within the boundaries of Falcon School District No. 49. School fees for the benefit of Falcon School District No. 20 in lieu of land dedication will be paid at Final Plat recordation to District No. 49.

I. APPLICABLE RESOLUTIONS

The Map Amendment (Rezoning) request must be approved prior to the Preliminary Plan approval. See attached draft resolutions.

J. STATUS OF MAJOR ISSUES

No major issues remain.

K. RECOMMENDED CONDITIONS AND NOTATIONS

A. Should the Board of County Commissioners find that the Map Amendment (Rezoning) request meets the criteria for approval outlined in Section 5.3.5, Map Amendment (Rezoning), of the El Paso County Land Development Code, as amended, staff recommends the following conditions and notation:

CONDITIONS

1. The developer shall comply with federal and state laws, regulations, ordinances, review and permit requirements, and other agency requirements. Applicable agencies include but are not limited to the Colorado Parks and Wildlife, Colorado Department of Transportation, U.S. Army Corps of Engineers and the U.S. Fish and Wildlife Service regarding the Endangered Species Act, particularly as it relates to the Preble's Meadow Jumping Mouse as a listed threatened species.

2. Any future or subsequent development and/or use of the property shall be in accordance with the use, density, and dimensional standards of the RS-5000 (Residential Suburban) zoning district as described in the legal description for the Map Amendment, and with the applicable sections of the El Paso County Land Development Code and Engineering Criteria Manual.

NOTATION

1. Map Amendment (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.

B. Should the Board of County Commissioners find that the Preliminary Plan request meets the criteria for approval outlined in Section 7.2.1 (Subdivisions) of the El Paso

County Land Development Code, as amended, staff recommends the following conditions and notations:

CONDITIONS

1. Developer shall comply with federal and state laws, regulations, ordinances, review and permit requirements, and other agency requirements, if any, of applicable agencies including, but not limited to, the Colorado Division of Wildlife, Colorado Department of Transportation, U.S. Army Corps of Engineers and the U.S. Fish and Wildlife Service regarding the Endangered Species Act, particularly as it relates to the Preble's Meadow Jumping Mouse as a listed species.

2. The Subdivider(s) agrees on behalf of him/herself and any developer or builder successors and assigns that Subdivider and/or said successors and assigns shall be required to pay traffic impact fees in accordance with the Countywide Transportation Improvement Fee Resolution (Resolution 19-471), as amended, at or prior to the time of building permit submittals. The fee obligation, if not paid at Final Plat recording, shall be documented on all sales documents and on plat notes to ensure that a title search would find the fee obligation before sale of the property.

3. Applicant shall comply with all requirements contained in the Water Supply Review and Recommendations dated December 13, 2023, as provided by the County Attorney's Office.

4. Applicable park, drainage, bridge, and traffic fees shall be paid to El Paso County Planning and Community Development at the time of Final Plat(s) recordation.

NOTATIONS

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

2. Approval of the Preliminary Plan will expire after twenty-four (24) months unless a Final Plat has been approved and recorded or a time extension has been granted.

3. Preliminary Plans not forwarded to the Board of County Commissioners for consideration within 180 days of Planning Commission action will be deemed to be withdrawn and will have to be resubmitted in their entirety.

4. Modifications to the Preliminary Plan as a result of the final technical design of adjacent roadways shall not require a Preliminary Plan amendment.

L. PUBLIC COMMENT AND NOTICE

The Planning and Community Development Department notified 10 adjoining property owners on January 16, 2024, for the Planning Commission and Board of County Commissioner meetings. Responses will be provided at the hearing.

M. ATTACHMENTS

Vicinity Map
Letter of Intent
RS-5000 Rezone Drawing
Preliminary Plan Drawing
State Engineer's Letter
County Attorney's Letter
Draft RS-5000 Rezone Resolution
Draft Preliminary Plan Resolution

EL PASO COUNTY PARCEL INFORMATION

FILE NO.:
P237

PARCEL NOS.:
5233000018 &
5200000552

(New Parcel Nos.
5233000024 &
5200000573)

OWNER NAME:
CLASSIC SRJ LAND LLC

ADDRESS:
UNADDRESSED. SEE VICINITY MAP (LEFT).

Please report any parcel discrepancies to:
El Paso County Assessor
1675 W. Garden of the Gods Rd.
Colorado Springs, CO 80907
(719) 520-6600

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EL PASO COUNTY PARCEL INFORMATION

FILE NO.:
SP235

PARCEL NOS.:
5233000018 &
5200000552

(New Parcel Nos.
5233000024 &
5200000573)

OWNER NAME:
CLASSIC SRJ LAND LLC

ADDRESS:
UNADDRESSED. SEE VICINITY MAP (LEFT).

Please report any parcel discrepancies to:
El Paso County Assessor
1675 W. Garden of the Gods Rd.
Colorado Springs, CO 80907
(719) 520-6600

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STERLING RANCH EAST FILING 5 REZONE AND PRELIMINARY PLAN

LETTER OF INTENT

AUGUST 2023, REVISED JANUARY 2024

OWNER/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: 5233000018, 5200000552

ACREAGE:
REZONE-42.033 ACRES (1,830,966 SF)
PRELIMINARY PLAN-47.168 ACRES (2,054,638.08 SF)

CURRENT ZONING: RR-5

PROPOSED ZONING: RS-5000

CURRENT USE: VACANT LAND

PCD FILE #: P237
SP235

REQUEST

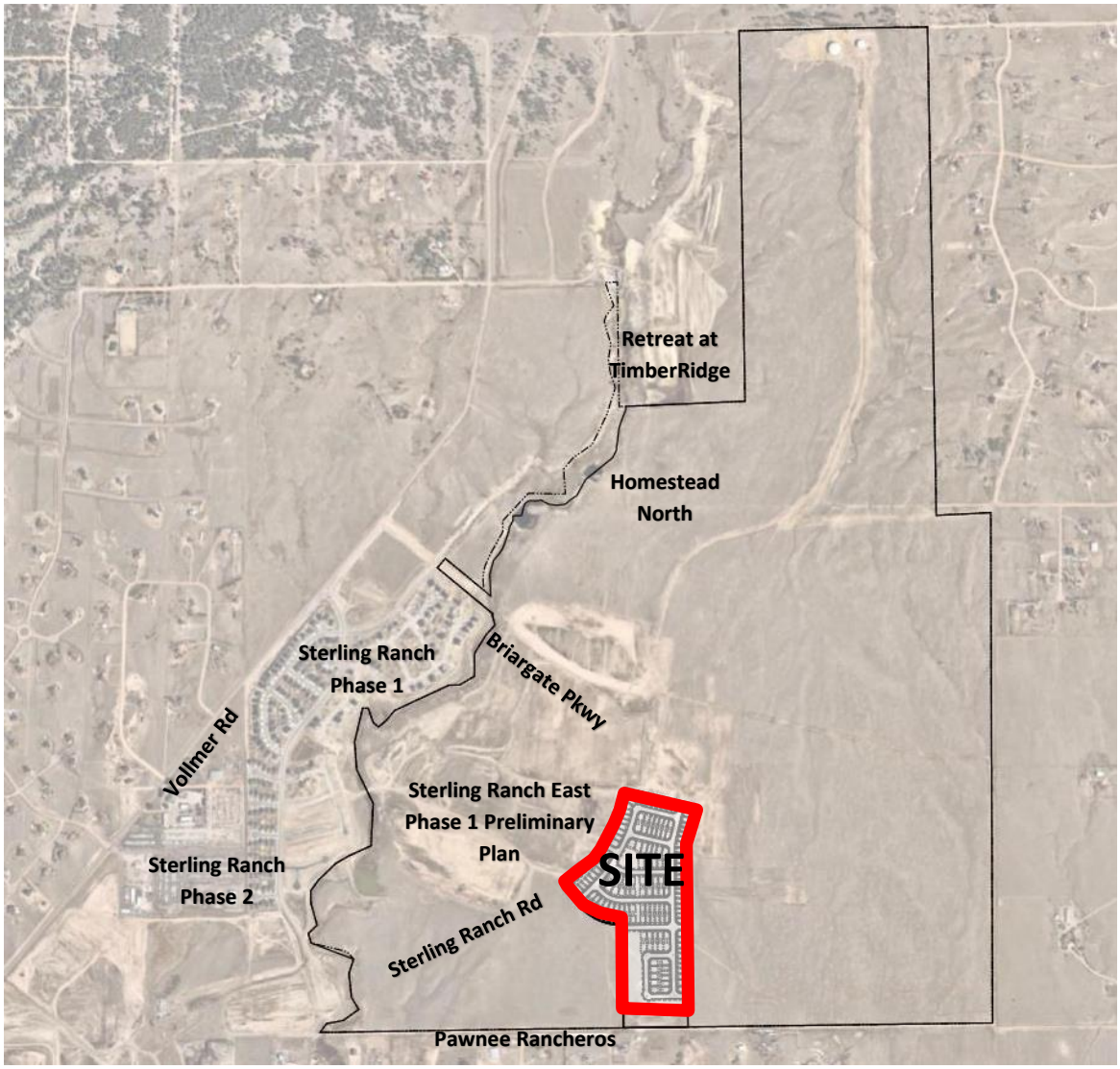
N.E.S. Inc. on behalf of Classic SRJ Land LLC requests approval of the following applications:

1. Rezone of 42.033 AC from RR-5 to RS-5000.
2. 47.168 AC Preliminary Plan for Sterling Ranch East Filing 5; a 160 lot detached single-family development including a 4.63AC community park site, 1.34AC for parks, open space and drainage and a 4.56AC detention basin. The acreage for the Preliminary Plan includes 5.137 AC along the southern boundary of Sterling Ranch that was previously rezoned to RR-0.5 under Resolution 23-172.

3. A finding of water sufficiency with the Preliminary Plan and subsequent Final Plats to be approved administratively.

LOCATION

Sterling Ranch East Filing 5 Preliminary Plan encompasses 47.168 AC and is part of the overall Sterling Ranch Master Planned Community located east of Vollmer Road and east of the Sand Creek Channel. This development lies directly adjacent to the recently approved Sterling Ranch East Phase 1 Preliminary Plan Filings 1-4. The proposed development lies south of the proposed extension of Briargate Parkway and west and south of the proposed extension of Sterling Ranch Road. Sterling Ranch East Filing 3 is directly west and southwest of the proposed development. The site is bounded to the north by future Oak Park Drive and the future extension of Sterling Ranch Road to the northwest. Sterling Ranch East Phase 1 Preliminary Plan Filing 1-4 is east and north of the proposed development. East of the project is zoned RR-5 and planned as a future filing within the Sterling Ranch Community. This area is shown as 3-5 DU/AC on the approved Sterling Ranch Sketch Plan. The Pawnee Rancheros existing subdivision is

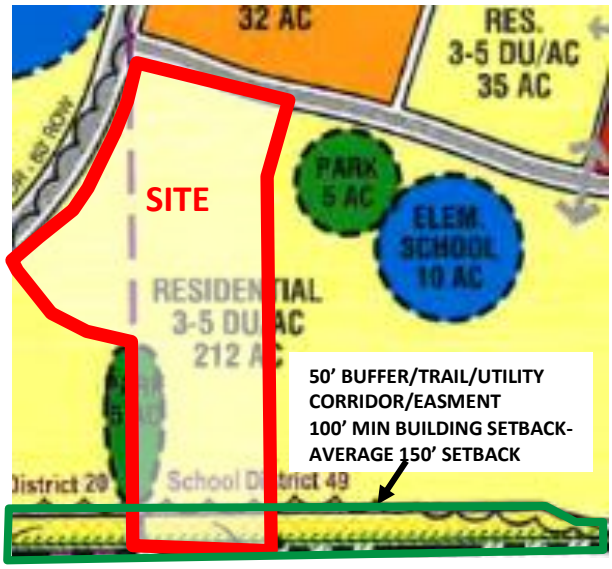


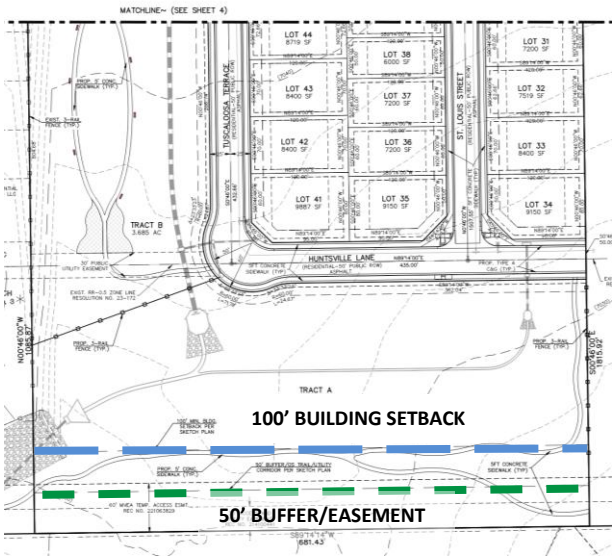
directly south and zoned RR-5. Tract A, which will serve as a detention basin, abuts the southernmost edge of the project boundary. This tract is currently zoned RR-0.5 and will serve to transition from the RS-5000 to the RR-5 Pawnee Rancheros to the south.

PROJECT DESCRIPTION & CONTEXT

Sterling Ranch East Filing 5 proposes a rezoning of 42.033AC from RS-5000 to RR-5. Tract A, which is a detention basin, is currently zoned RR-0.5 (under resolution 23-172). Tract A provides approximately 1,815 linear feet of separation from the RS-5000 rezoning boundary of Sterling Ranch East Filing 5 to the Pawnee Rancheros. This tract will serve to transition the existing RR-5 uses of the Pawnee Rancheros south of the project to the proposed RS-5000 uses of Sterling Ranch East Filing 5 to the north. The preliminary plan thereby exceeds the 150FT average building setback and 50FT buffer shown along the southern boundary of the approved Sterling Ranch Sketch Plan.

A concurrent Preliminary Plan proposes 160 detached single-family lots on 47.17AC. The acreage for the Preliminary Plan includes 5.137 AC along the southern boundary of Sterling Ranch that was previously rezoned to RR-0.5 under Resolution 23-172.The development includes 27.67AC of detached single-family lots, 8.97AC ROW, 4.63AC Community Park, 1.34AC for parks, open space and drainage and 4.56AC to serve as detention. The gross density of the portion of the project to be rezoned to RS-5000 is 3.4 DU/AC and the net density is 5.8 DU/AC. This density is consistent with the 3-5 DU/AC density on the approved Sketch Plan. Sterling Ranch East Filing 5 will be platted as a single filing to be known as Sterling Ranch East Filing 5.





The project proposes a 10FT landscape setback on Sterling Ranch Road. All building setbacks, heights and lot coverage will meet the RS-5000 zoning standards.

A finding of water sufficiency is requested with the Preliminary Plan and administrative approval of the subsequent final plat.

SKETCH PLAN CONSISTENCY: The Sterling Ranch Sketch Plan for 4,800 dwelling units on 1,444 acres was approved December 19, 2022. The Sketch Plan identifies the area included within this proposed preliminary plan as residential at a density of 3-5 du/ac per acre. Sterling Ranch East Filing 5 proposes 160 lots with a gross density of 3.4 du/ac which is consistent with the approved Sketch Plan.

Along the south boundary of the site, the Sketch Plan identifies 2 du/ac per acre residential density, a 50-foot buffer and a 100-foot setback with 150FT average setback. This lower density and buffer were intended as a transition between the suburban density within the rest of the Sterling Ranch development and the lower density 5-acre lots in the Pawnee Rancheros subdivision to the south. Tract A, located in the southernmost portion of the proposed Sterling Ranch East Filing 5 Preliminary Plan, is zoned RR-0.5 and planned as a 4.6AC detention basin. Tract A provides a 1,815FT separation between the proposed RS-5000 boundary line and the existing Pawnee Rancheros. The 1,815FT depth of Tract A exceeds the 50FT buffer, and 150FT average building setback along the south boundary shown on approved Sterling Ranch Sketch Plan.

A 5FT wide concrete community trail is proposed within Tract A, this trail will connect to a 5FT community trail within Sterling Ranch East Filing 3. The community trail connects the Sand Creek trails to the west and a future community trail extension to the east. The inclusion of a 5-foot trail within the 50-foot buffer tract along the south boundary is consistent with the approved Sketch Plan. This trail will provide connectivity from the eastern portion of Sterling Ranch East Filing 5 to the Regional Trail on the west side of Sand Creek and the community parks, trails and open space within Sterling Ranch.

COMPATIBILITY/TRANSITIONS: This Preliminary Plan continues the suburban density approved within Sterling Ranch to date and anticipated in the remainder of the Sterling Ranch Sketch Plan area. Directly north of the project is proposed as a high-density residential development on the Sketch Plan. This higher density transitions the lower density of Sterling Ranch East Filing 5 to the higher intensity activity along Sterling Ranch Road and Briargate Parkway. Tract A, opens space and ponding, provides approximately 1,815 linear feet of separation from the RS-5000 rezoning boundary of Sterling Ranch East Filing 5 to the Pawnee Rancheros. This tract will serve to transition the existing RR-5 uses of the Pawnee Rancheros south of the project to the proposed RS-5000 uses of Sterling Ranch East Filing 5 to the north.

The future extension of Sterling Ranch Road bounds the project to the northwest with Sterling Ranch East Filing 1, zoned RS-5000 and approved for 294 lots to the immediate northwest of Sterling Ranch Road. Directly west of the preliminary plan is Sterling Ranch East Filing 3 which is zoned RS-5000 and approved for 187 single family lots. The proposed zoning and uses of Sterling Ranch East Filing 5 are within the density range and use characteristics of adjacent properties. Nearly 6AC of community park, open space, drainage and trails are allocated within Sterling Ranch East Filing 5 creating connectivity to Sterling Ranch parks and trails.

The Pawnee Rancheros RR-5 subdivision lies to the south of the rural residential RR-0.5, which buffers the RR-5 zoned property. Tract A, a 4.6AC detention basin, is located along the southern boundary of Sterling Ranch East Filing 5. The 1,815FT depth of Tract A provides separation and transition from the existing RR-5 uses of the Pawnee Rancheros and the proposed RS-5000 density proposed within Sterling

Ranch East Filing 5. A 5FT wide concrete community trail is proposed within Tract A. This trail connects to a 5FT wide community trail along the south which provides connectivity to the Sand Creek Regional Trail to the west and community trails within Sterling Ranch to the east. This connection is consistent with the intent of the approved Sketch Plan.

TRAFFIC: A Traffic Impact Analysis for Sterling Ranch East Filing 5 was prepared by LSC in July of 2023. The report incorporates multiple traffic studies completed within the area since 2008. Appendix Table 1 of the TIS includes a list of traffic studies withing Sterling Ranch and in the vicinity of area of study completed within the past five years for reference. The Traffic Impact Study indicated:

- Sterling Ranch East Filine 5 Rezone and Preliminary Plan is projected to generate about 1,509 new external trips on the average weekday, with about half entering and half existing the site during a 24-hour period. During the morning peak hour, which generally occurs for one hour between 6:30 and 8:30am, about 28 vehicles would enter and 84 vehicles would exist the site. During the afternoon peak hour, which generally occurs for one hour between 4:15 and 6:15pm, about 95 vehicles would enter and 56 vehicles would exit the site.
    - Intersection improvement needed to accommodate Sterling Ranch East Filing 5 and other development in Sterling Ranch include:
        - Reconstruction of Vollmer/Burgess to a modern one-lane roundabout, when Level of Service degrades below LOS F. As a modern roundabout, it is projected to operate at LOS C or better for all approaches during the peak hours, based on the projected short-term and 2043 traffic volumes. This improvement will occur in conjunction with the Sterling Ranch Filing 5 plat.
    - The intersections of Vollmer/Briargate, Briargate/Sterling Ranch are projected to operate at a satisfactory level of service as stop-sign controlled intersections in the short-term future. By 2043 these intersections will be signal controlled.
    - Some of the movements at the intersections of Marksheffel/Vollmer and Marksheffel/Sterling Ranch Road are projected to operate at LOS E or LOS F during the peak hours. Once signalized, all movements at these intersections are projected to operate at LOS D or better, based on the projected short-term and 2043 total traffic volumes.
    - Sterling Ranch Road/lake Tahoe Drive and Sterling Ranch Road/Newport Beach Drive are projected to operate at a satisfactory level of service (LOS D or better) during the peak hours as stop-sign controlled intersections, based on the projected short term and 2043 traffic volumes.
    - By 2043, it was assumed that Oak Drive would be constructed between Sterling Ranch Road and Banning Lewis Parkway.

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 Road, E Woodmen Road, 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.

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 identify. A detail of the 6' concrete panel wall is provided in the preliminary plan set (sheet 18).

WATER: Sterling Ranch East Filing 5 is to be provided central and sewer services through the Falcon Area Water and Wastewater Authority (FAWWA). Sterling Ranch East Filing 5 includes 160 lots, 52 of which fall into high-density development ratios for small lots, and roughly 2.42 annual acre-feet of water set aside for irrigated landscaping. It is expected that an urban residential home in Sterling Ranch will require an average of 0.353 annual acre-feet, which is the adopted user characteristic for FAWWA. The resulting user demand is 57.08 acre-feet.

Water rights adjudications have been decreed by the State of Colorado, Water Division 2 District Court, Water Division 1 District Court, and the Colorado Groundwater Commission. The comprehensive rights for the FAWWA service include both decrees and determinations. The most recent water rights added to the Sterling Ranch Inventory are three acquisitions: McCune Ranch 391.33 AC for 300 YRs, Bar-X Ranch 592.78 AF for 300 YRs, and Shamrock West 220.10 AF for 300 yrs. These acquisitions leave a net excess of 972.19AF for 300 years of currently available water, and therefore is more than sufficient water supply to meet the needs of Sterling Ranch East Filing 5 on the 300-year basis.

FAWWA-owned and currently available on-site non-tributary (NT) and adjudicated not non-tributary (NNT) water totals are 1930.03 AF for 300 YRs which would be adequate supply to meet the needs of 5,468 SFE. This leaves a net excess of currently available water of 972.19 AF for 300 YR and therefore there is more than sufficient water supply to meet the needs of Sterling Ranch East Filing 5 on the 300-year basis.

WASTEWATER: The wastewater commitment is for 27.520 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 2.74% 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 August in 2023.

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

DRAINAGE: The drainage improvements associated with the Sterling Ranch East Filing 5 Preliminary Plan are consistent with the Master Development Drainage Plan for Sterling Ranch. The drainage improvements are designed to the most current El Paso County Engineering Criteria Manual, the Sand Creek Drainage Basin Study, the City of Colorado Springs/El Paso County Drainage Criteria Manual, and the Urban Storm Drainage Criteria Manual. Classic Engineering includes recommendation concerning necessary improvements that will be required as a result of the development of this property. The points of storm water release from the proposed site are required to be at or below the calculated historic flow quantities. The report concludes the development of the site does not significantly impact any downstream facility or property to an extent greater than which currently exists in the pre-development conditions.

FLOODPLAIN: The entirety of the site is located within Zone x flood hazard zone on FEMA Floodplain Map No. 08041C0533G effective December 7, 2018. Zone X indicates an approximate one percent (1%) annual risk of flooding.

WETLANDS: The Natural Features and Wetlands Report created by Bristlecone Ecology in June of 2023 found that there are no existing wetlands or aquatic habitat. There are extensive wetlands present along the Sand Creek channel. These are located to the west of the project site and associated with a different project. The development of Sterling Ranch East Filing 5 will not impact the wetlands associated with the Sand Creek Channel.

WILDLIFE: Bristlecone Ecology's Natural Features and Wetlands Report found that in general the site provides moderate to poor quality habitat for some grassland and woodland wildlife, including birds, mammals, reptiles and amphibians. The site vicinity provides little potential nesting habitat for raptors as there are no trees, and poor habitat for Northern harrier, which nests on the ground in dense, midstory grasslands. The site has potential to provide foraging and breeding habitat for coyote, red fox, and potentially black bear; it is also listed as a potential human conflict area for mountain lion though this species is unlikely to occur. Development of the site would inevitably affect some habitat for wildlife; impacts on grassland species is expected to be moderate to low. Impacts on woodland species is negligible. Impacts on reptiles and amphibians is low. Species that prefer suburban habitats, including some species of birds, are expected to benefit from an increase in planted trees and bird feeders in yards. Designated open spaces will conserve some of the open grassland habitats that are currently available. Implementation of a stormwater management plan will assist in protecting water quality in downstream reaches, which will benefit aquatic species including invertebrates. Detention facilities may add seasonal water features that could support additional wildlife such as waterfowl and amphibians. Deer, foxes, bears, raccoons, and skunks may experience adverse effects from the increase in urbanization in close proximity to wildland areas. Few sensitive species were present and only in small numbers, and thus are not expected to be affected any more than other species. No state listed species were present. Federally listed T&E species are not expected to occur on the project site.

WILDFIRE: Approximately 80% of the project area is mapped as "moderate" wildfire risk while the remaining 12% is mapped "high risk." High risk areas of the site include the areas on the southern side of the site, where the site has been previously disturbed. The primary wildland fuel type is dry climate grass. The Colorado State Forest Service has determined a high-risk wildlife hazard potential. Development of the site will reduce available wildfire fuels in this area.

GEOLOGIC HAZARDS: The site was found to be suitable for development. Some areas of the proposed subdivision have been found to be impacted by geologic conditions such as expansive soils, hydrocompaction, shallow bedrock, and seasonally shallow groundwater areas. These conditions impose some constraints on development, which can be mitigated by avoidance, regrading or through proper engineering design and construction methods. A map of the hazard areas and proposed mitigation measures can be found in the Soils, Geology, and Geologic Hazard Study prepared by Entech Engineering Inc included in this submittal.

SCHOOLS: Sterling Ranch East Filing 5 is within Falcon School District 49. A 10AC elementary school site is identified on the Sterling Ranch Sketch Plan immediately east of the project site. School land dedication will be ratified at the time of the final plat in lieu of fees.

TRAILS AND OPEN SPACE: Sterling Ranch East Filing 5 includes a 4.63AC neighborhood park and 1.34AC of connected open spaces and 4.6AC of detention. The 4.63AC park is located central to the development with access provided by attached sidewalks and a direct connection to the community trail. A 5ft concrete community trail serves to connect the park and open spaces to the southern community trail, which provides connection to the Sand Creek Regional Trail and 29AC Community Park. The park and trails will be owned and maintained by the Sterling Ranch Metropolitan District.

DISTRICTS/ENTITIES SERVING THE PROPERTY:

The following districts will serve the property:

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

RELATIONSHIP TO THE ADOPTED COUNTY MASTER PLANS

See Project Justification below related to Map Amendment criteria.

The relevant County master plan documents for the Sterling Ranch East Filing 5 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.

YOUR EPC MASTER PLAN

The project site is denoted as a Suburban Residential placetype within a priority development area in the County Master Plan. The primary land use in this placetype is single family detached residential with lot sizes smaller than 2.5 acres and up to a 5 du/ac density. Supporting land uses include single-family attached, multifamily residential, commercial retail, commercial service, institutional, parks, and open space. The gross density of Sterling Ranch East Filing 5 is 3.4 DU/AC which is consistent with the primary land use in the Suburban Residential placetype. The proposed park, trails, and open space areas are consistent with the supporting land uses for this placetype.

In the Key Area Influences chapter, this site is also designated as a potential area for annexation. This is indicative of the sites' suburban character and need for centralized services. The Owner/developer has chosen not to annex into the City as the Sterling Ranch Metropolitan District is already created and bonded.

In the Areas of Change chapter of the County Master Plan, the Preliminary Plan area is identified as a "New Development" area, which will be significantly transformed as new development takes place. These areas are often on undeveloped or agricultural areas, and are expected to be complimentary to adjacent development. The Sterling Ranch East Phase Filing 5 preliminary plan will implement this transformation through new development that is consistent with the densities and uses for the Suburban Residential placetype and in the already approved Sketch Plan.

Core Principle 1, Land Use and 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." The Sterling Ranch East Filing 5 Preliminary Plan is compatible with adjacent residentially zoned areas and continues the suburban density approved with the Sterling Ranch East Phase 1 Preliminary Plan Filings 1-4, FourSquare PUDSP, and the remainder of the Sterling Ranch Sketch Plan area.

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.*

The Water Master Plan identifies the Sterling Ranch development as an "Expected Growth Area" by 20404 within Region 3. Sterling Ranch East Filing 5 is to be provided central and sewer services through the Falcon Area Water and Wastewater Authority (FAWWA), which will become the overall service entity for, not only Sterling Ranch Metropolitan District, but the Retreat and future Ranch as well.

Sterling Ranch East Filing 5 includes 160 lots, 52 of which fall into high-density development ratios for small lots, and roughly 2.42 annual acre-feet of water set aside for irrigated landscaping. It is expected that an urban residential home in Sterling Ranch will require an average of 0.353 annual acre-feet, which is the adopted user characteristic for FAWWA. This is consistent with historic needs for nearby developments. Note that for smaller high-density lots, FAWWA has adopted an SFE equivalency ratio to account to account for substantially reduced water needs, although this is partially offset by estimation of common area irrigation needs. The resulting water demand is 57.08 acre-feet.

Water rights adjudications have been decreed by the State of Colorado, Water Division 2 District Court, Water Division 1 District Court, and the Colorado Groundwater Commission. The comprehensive rights for the FAWWA service include both decrees and determinations. The most recent water rights added to the Sterling Ranch Inventory are three acquisitions: McCune Ranch 391.33 AC for 300 YRs, Bar-X Ranch 592.78 AF for 300 YRs, and Shamrock West 220.10 AF for 300 yrs. These acquisitions leave 972.19AF for 300 years net excess of currently available water, and therefore is more than sufficient water supply to meet the needs of Sterling Ranch East Filing 5 on the 300-year basis.

FAWWA-owned and currently available on-site non-tributary (NT) and adjudicated not non-tributary (NNT) water totals are 1930.03 AF for 300 YRs which would be adequate supply to meet the needs of 5,468 SFE. This leaves a net excess of currently available water of 972.19 AF for 300 YR and therefore there is more than sufficient water supply to meet the needs of Sterling Ranch East Filing 5 Preliminary Plan on the 300-year basis.

EL PASO COUNTY MAJOR TRANSPORTATION CORRIDOR PLAN (MTCP)

The MTCP identifies the extension of Briargate Parkway as a 4-Lane Principal Arterial between Black Forest Rd and Meridian Road by 2040. No additional change of classification or widening is identified on the 2060 Corridor Preservation Map. Construction of this road is facilitated through the Sterling Ranch East Phase 1 Preliminary Plan and Sterling Ranch Development. The County has commissioned a consultant to initiate the design of this road extension and the Sterling Ranch developer has met with the consultant to coordinate intersection locations along Briargate Parkway.

EL PASO COUNTY PARKS MASTER PLAN

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. Multiple community trails are included for circulation and recreational use with connections provided to the Sand Creek Regional Trail. The Preliminary Plan includes a 4.63AC community park and other smaller open space tracks to serve residents. Parks and open space within the Sterling Ranch total 96.8 acres. All parks, trails, and open spaces will be owned and maintained by the Sterling Ranch Metropolitan District.

PROJECT JUSTIFICATION

Map Amendment Approval Criteria-Chapter 5.3.5 (B)

1. **The application is in general conformance with the El Paso County Master Plan including applicable Small Area Plans or there has been a substantial change in the character of the neighborhood since the land was last zoned;**

   El Paso County Master Plan

   The project site is denoted as a Suburban Residential placetype within a priority development area in the County Master Plan. The primary land use in this placetype is single family detached residential with lot sizes smaller than 2.5 acres and up to a 5 du/ac density. Supporting land uses include single-family attached, multifamily residential, commercial retail, commercial service, institutional, parks, and open space. The Sterling Ranch East Filing 5 Preliminary Plan, which will accommodate densities of less than 5 du/ac, is consistent with the Suburban Residential placetype land uses and characteristics. The proposed schools, parks and open space areas are consistent with the supporting land uses for this placetype.

   In the Key Area Influences chapter, this site is also designated as a potential area for annexation. This is indicative of the sites' suburban character and need for centralized services. The Owner/developer has chosen not to annex into the City as the Sterling Ranch Metropolitan District is already created and bonded.

   In the Areas of Change chapter of the County Master Plan, the Preliminary Plan area is identified as a "New Development" area, which will be significantly transformed as new development takes place. These areas are often on undeveloped or agricultural areas, and are expected to be complimentary to adjacent development. The Sterling Ranch East Phase Filing 5 preliminary plan will implement this transformation through new development that is consistent with the densities and uses for the Suburban Residential placetype and in the already approved Sketch Plan.

   Core Principle 1, Land Use and 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." The Sterling Ranch East Filing 5 Preliminary Plan is compatible with adjacent residentially zoned areas and continues the suburban density approved with the Sterling Ranch East Phase 1 Preliminary Plan Filings 1-4, FourSquare PUDSP, and the remainder of the Sterling Ranch Sketch Plan area.

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.

Sterling Ranch East Filing 5 is to be provided central and sewer services through the Falcon Area Water and Wastewater Authority (FAWWA), which will become the overall service entity for, not only Sterling Ranch Metropolitan District, but the Retreat and future Ranch as well. FAWWA has sufficient supply and infrastructure in the area to serve this development. The total commitment of the Sterling Ranch System includes 1975 SFE in the Sterling Ranch Service Area. The total Sterling commitments stand at 858.87 acre-feet and available supply is now 697.39 acre-feet. This net deficit of available water is 161.48 AF, however, FAWWA has additionally contracted supply of 576.95 AF at Bar-X and 391.33 AF at McCune which is more than enough to meet the demands.

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:

FAWWA has sufficient supply and infrastructure in the area to serve this development. The total commitment of the Sterling Ranch System includes 1975 SFE in the Sterling Ranch Service Area. The total Sterling commitments stand at 858.87 acre-feet and available supply is now 697.39 acre-feet. This net deficit of available water is 161.48 AF, however, FAWWA has additionally contracted supply of 576.95 AF at Bar-X and 391.33 AF at McCune which is more than enough to meet the demands.

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. See Figure 5.5 for Region 3 growth map projections."

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 is expected to serve 3,710 single-family equivalent (SFE) homes in the year 2040 requiring 1,310 annual acre-feet. In the year 2060 the system is expected to serve 7,310 single-family equivalent homes requiring 2,580-acre feet per year.

In order to meet future demands, contractual arrangements have been made 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, additional priority is 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.

EL PASO COUNTY MAJOR TRANSPORTATION CORRIDOR PLAN (MTCP)

The MTCP identifies the extension of Briargate Parkway as a 4-Lane Principal Arterial between Black Forest Rd and Meridian Road by 2040. No additional change of classification or widening is identified on the 2060 Corridor Preservation Map. This road will be constructed through the Sterling Ranch development and will be facilitated by this rezone. The County has commissioned a consultant to initiate the design of this road extension and the Sterling Ranch developer has met with the consultant to coordinate intersection locations along Briargate Parkway.

EL PASO COUNTY PARKS MASTER PLAN

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. Multiple community trails are included for circulation and recreational use with connections provided to the Sand Creek Regional Trail. The Preliminary Plan includes a 4.63AC community park and other smaller open space tracks to serve residents. Parks and open space within the Sterling Ranch total 96.8 acres. All parks, trails, and open spaces will be owned and maintained by the Sterling Ranch Metropolitan District.

2. The rezoning is in compliance with all applicable statutory provisions, including but not limited to C.R.S. § 30-28-111 § 30-28-113, and § 30-28-116;

As the proposed rezoning fulfils the goals of the County Master Plan as described under criterion (1) above and is a compatible transition between the adjacent uses, as described in criterion (3) below,

it therefore complies with the statutory provisions that allow County's to establish, limit, regulate, or amend zoning within the unincorporated parts of El Paso County in the interests of public health, safety and welfare.

3. **The proposed land use or zone district is compatible with the existing and permitted land uses and zone districts in all directions; and**

   This Rezone continues the suburban density approved within Sterling Ranch to date and anticipated in the remainder of the Sterling Ranch Sketch Plan area. Directly north of the project is The Villages, a high-density single-family PUD development offering a range of unit types. The higher density of the Villages PUD transitions the lower density of Sterling Ranch East Filing 5 to the higher intensity uses of Sterling Ranch Road and Briargate Parkway. The future extension of Sterling Ranch Road bounds the project to the northwest with Sterling Ranch East Filing 1, zoned RS-5000 and approved for 294 lots to the immediate northwest of Sterling Ranch Road. Directly west of the preliminary plan is Sterling Ranch East Filing 3 which is zoned RS-5000 and approved for 187 single family lots. The proposed zoning and uses of Sterling Ranch East Filing 5 are within the density range and use characteristics of adjacent properties.

   The Pawnee Rancheros RR-5 subdivision lies to the south. Tract A, a 4.6AC detention basin, is located along the southern boundary of Sterling Ranch East Filing 5. The 1,815 FT depth of Tract A provides separation and transition from the existing RR-5 uses of the Pawnee Rancheros and the proposed RS-5000 density proposed within Sterling Ranch East Filing 5. A 5 FT wide concrete community trail is proposed within Tract A. This trail connects to a 5FT wide community trail along the south which provides connectivity to the Sand Creek Regional Trail to the west and community trails within Sterling Ranch to the east. This connection is consistent with the intent of the approved Sketch Plan. Nearly 6 AC of community park, open space, drainage and trails are allocated within Sterling Ranch East Filing 5 creating connectivity to Sterling Ranch parks and trails.

4. **The site is suitable for the intended use, including the ability to meet the standards as described in Chapter 5 of the Land Development Code, for the intended zone district.**

   Future development of this portion of the property will meet the use and dimensional standards for the RS-5000 zone as set out in Chapter 5 of the Land Development Code (LDC). Rezoning and development of the site for 160 detached single-family lots, right-of-way, community park, open space and drainage is suitable for the property.

<u>Preliminary Plan Approval Criteria-Chapter 7.2.1.D.2.e</u>

1. **The proposed subdivision is in general conformance with the goals, objectives, and policies of the Master Plan;**

   The relevant County Plans for Sterling Ranch East Filing 5 Preliminary Plan are Your El Paso County Master Plan, the County Water Master Plan, the 2040 Major Transportation Corridor Plan, and the County Parks Master Plan. Sterling Ranch East Filing 5 Preliminary Plan is in general conformity with these plans as described above.

2. The subdivision is consistent with the purposes of this Code;

The stated purpose of the Code is to preserve and improve the public health, safety and general welfare of the citizens and businesses of El Paso County. The proposed subdivision of 160 residential lots, parks, open space and community trails, is consistent with the County Master Plan and provides a compatible land use to the lower density single-family lots to the south, and the higher density and commercial uses within the rest of Sterling Ranch. The development will provide much needed new housing opportunities for existing and future County residents that is supported by an appropriate level of services, utilities, and recreational opportunities. The accompanying traffic report indicates that the proposed site-generated traffic resulting from this development is not expected to create a negative impact to traffic operations for the existing or proposed surrounding roadway network. Intersection improvements needed for the development of Sterling Ranch East Filing 5 are shown in Table 5 of the Traffic Impact Study completed by LSC, July 27, 2023.

3. The subdivision is in conformance with the subdivision design standards and any approved sketch plan;

The proposed subdivision of residential lots is consistent with the Sketch Plan, as net density of 3.8 DU/AC is consistent with 3-5 DU/AC on the Sketch Plan, and the buffer at the south boundary is retained. All subdivision design standards are met. Early grading is not requested with this Preliminary 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 this Code (this finding may not be deferred to final plat if the applicant intends to seek administrative final plat approval);

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 JDS Hydro. A water commitment letter for 57.08 acre-feet/year and waste water commitment for 27.520 gal/day has been included with the submittal. A finding of water sufficiency is requested with this Preliminary Plan.

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 25,570 gal/day on an average daily- maximum monthly basis. This commitment includes both school sites and all proposed residential lots. 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 JDS Hydro. A water and waste water commitment letter has been included with this submittal.

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 site was found to be suitable for development. Some areas of the proposed subdivision have been found to be impacted by geologic conditions such as expansive soils, hydrocompaction, shallow bedrock, and seasonally shallow groundwater areas. These conditions impose some constraints on development, which can be mitigated by avoidance, regrading or through proper engineering design and construction methods. Foundations in areas of high groundwater must have a minimum 30-inch depth for frost protection. In areas where high subsurface moisture conditions are anticipated periodically, subsurface perimeter drains are recommended to help prevent the intrusion of water into areas below grade. Fill added to these areas further raise foundations above groundwater levels. Foundations should be kept as high as possible. Where shallow groundwater is encountered, under slab drains or interceptor drains may be necessary. It is anticipated that shallow water areas will be mitigated with site grading and the installation of sewer underdrains. Specific recommendation should be made after additional investigation and site grading has been completed.

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 Engineering. This includes details of all required public and private improvements.

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. The accompanying traffic report indicates that the proposed site-generated traffic resulting from this development is not expected to create a negative impact to traffic operations for the existing or proposed surrounding roadway network. Intersection improvements needed for the development of Sterling Ranch East Filing 5 are shown in Table 5 of the Traffic Impact Study completed by LSC, July 27, 2023.

The required on- and off-site public and private improvements are detailed in the Traffic Impact Study and Preliminary Drainage Report.

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 lots will be accessible by new public streets that comply with the LDC, ECM and PPRBD. All lots have the required minimum 30 feet of frontage to the public streets.

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;

The natural Features and Wetlands report created by Bristlecone Ecology in June of 2023 found that in general the site was comprised of dry grassland. The project contains no Colorado Natural Heritage Conservation Areas or Potential Conservation Areas according to the CNHP, and according the USFWS' information for the Planning and Conservation, does not contain Wildlife Refuges or Hatcheries. The area has been used historically as rangeland, but residential and commercial development is increasing steadily. The Sand Creek Channel serves as the nearest primary natural physical feature, Sterling Ranch East Filing 5 provides community trail connections to Sand Creek regional trails and Sterling Ranch Park and Open spaces. Sterling Ranch East Filing 5 includes 4.63AC of centralized community park space, 1.34AC of open space and drainage areas and 4.56AC of detention. A 5FT wide community trail loops through the community, connecting to the Sterling Ranch interconnected parks and trails system.

(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;

Recreation and open space areas within Sterling Ranch East Filing 5 Preliminary Plan will provide a variety of recreational opportunities, internal trails and parks. A proposed 5FT concrete community trail loops through the development. This trail provides connection to the 4.63AC community park, 1.34AC of open space/drainage areas, and connection to the Sterling Ranch interconnected parks and trails system. The southern segment of the community trail provides a direct connection to the Sand Creek Regional Trail and 29AC community park.

(3) incorporating physical design features in the subdivision to provide a transition between the subdivision and adjacent land uses;

This Preliminary Plan continues the suburban density approved in Sterling Ranch East Phase 1 Preliminary Plan Filings 1-4. The Preliminary Plan is compatible with the existing RS-5000 zoning to the west, northwest and future uses east of the site. The proposed high-density uses of the Villages to the north serve to transition the higher intensity uses of Briargate Parkway and Sterling Ranch Road to the lower intensity uses of Sterling Ranch East Filing 5.

The Pawnee Rancheros RR-5 subdivision lies to the south. Tract A, a 4.6AC detention basin, is located along the southern boundary of Sterling Ranch East Filing 5. The 1,815FT depth of Tract A provides separation and transition from the existing RR-5 uses of the Pawnee Rancheros and the proposed RS-5000 density proposed within Sterling Ranch East Filing 5. A

5FT wide concrete community trail is proposed within Tract A to provide connectivity to the Sand Creek Regional Trail to the west and community trails within Sterling Ranch to the east. This is consistent with the intent of the approved Sketch Plan.

(4) incorporating identified environmentally sensitive areas, including but not limited to, wetlands and wildlife corridors, into the design; and

The Natural Features and Wetlands report created by Bristlecone Ecology in June of 2023 found few aquatic resources on the site. Two ponds are present, both considered preamble wetlands and therefore presumed to be non-jurisdictional. As such, impacts to regulated aquatic resources will not occur and a Section 404 permit from the USACE is not expected to be necessary. Few sensitive species were present on site and only in small numbers, and thus are not expected to be affected any more than other species. Development of the site would inevitably affect some habitat for wildlife; impacts on grassland species is expected to be moderate to low. Impacts on woodland species is negligible. Impacts on reptiles and amphibians is low. Species that prefer suburban habitats, including some species of birds, are expected to benefit from an increase in planted trees and bird feeders in yards. The site vicinity provides little potential nesting habitat for raptors as there are no trees, and poor habitat for Northern harrier, which nests on the ground in dense, midstory grasslands. No big game migratory routes traverse the Project, and only a few pronghorn have been observed. Ranges for several migratory birds, including the state-threatened burrowing owl, overlap the project area, though habitat for burrowing owls is not present based on the lack of prairie dog presence.

The Sand Creek Channel serves as the nearest primary natural physical feature, Sterling Ranch East Filing 5 provides community trail connections to Sand Creek regional trails and Sterling Ranch Park and Open spaces. Sterling Ranch East Filing 5 includes 4.63AC of centralized community park space, 1.34AC of open space and drainage areas and 4.56AC of detention. A 5FT wide community trail loops through the community, connecting to the Sterling Ranch interconnected parks and trails system.

(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;

A Traffic Impact Analysis for Sterling Ranch East Filing 5, prepared by LSC in July of 2023, is included in this submittal. There are 4 access points provided to the preliminary plan area at full build out. The accompanying traffic report indicates that the proposed site-generated traffic resulting from this development is not expected to create a negative impact to traffic operations for the existing or proposed surrounding roadway network. Intersection improvements needed for the development of Sterling Ranch East Filing 5 are shown in Table 5 of the Traffic Impact Study completed by LSC, July 27, 2023.

11. Necessary services, including police and fire protection, recreation, utilities, open space and transportation system, 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. Electricity is provided by Mountain View Electric Association. 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.

All applicable sections of Chapter 6 and 8 are met. No waivers or deviations are required. Early grading is not requested with the Preliminary Plan.

All required public and private improvements, both on- and off-site, are itemized in the Traffic Impact Statement and Preliminary Drainage Report.

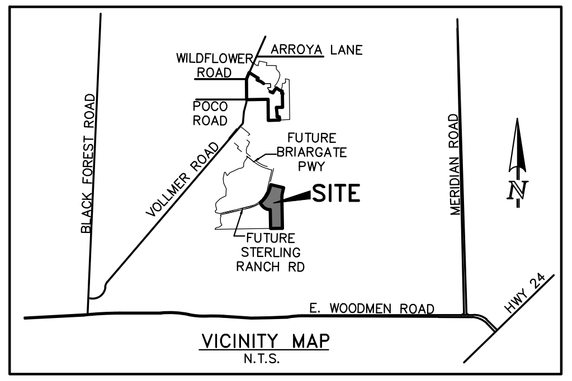
P:\Classic2\Sterling Ranch East\Admin\Submittals\Sterling Ranch East Filing 5\Admin\Submittals\SRE Fil 5_LOI_Rev3_Jan 2024.docx

STERLING RANCH EAST FILING NO. 5

SECTIONS 33 AND 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRICIPAL MERIDIAN
EL PASO COUNTY, COLORADO

REZONE EXHIBIT

JULY 2023



VICINITY MAP
N.T.S.

LEGAL DESCRIPTION: STERLING RANCH EAST FILING NO. 5 ZONING EXHIBIT

A PARCEL OF LAND BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 33 AND THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE WEST END WHICH IS THE CENTER-EAST ONE-SIXTEENTH CORNER OF SAID SECTION 28, BY A 3-1/4" ALUMINUM SURVEYORS CAP STAMPED "ESI PLS 10376, 2006" AND AT THE EAST END, WHICH IS A 30' WITNESS CORNER TO THE EAST OF THE EAST QUARTER CORNER OF SAID SECTION 28, BY A 3-1/4" ALUMINUM SURVEYORS CAP STAMPED "ESI 10376, 2006", IS ASSUMED TO BEAR N89°08'28"E, A DISTANCE OF 1356.68 FEET.

COMMENCING AT THE CENTER-EAST ONE-SIXTEENTH CORNER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN EL PASO COUNTY, COLORADO, SAID POINT BEING THE SOUTHWESTERLY CORNER OF RETREAT AT TIMBERRIDGE FILING NO. 1 RECORDED UNDER RECEPTION NO. 220714653 RECORDS OF EL PASO COUNTY, COLORADO;

THENCE S07°13'18"E, A DISTANCE OF 6440.55 FEET TO A POINT ON CURVE SAID POINT BEING ON THE EASTERLY RIGHT OF WAY LINE OF STERLING RANCH ROAD AS PLATTED IN HOMESTEAD NORTH AT STERLING RANCH FILING NO. 1 RECORDED UNDER RECEPTION NO. 223715150 SAID POINT BEING THE POINT OF BEGINNING;

THENCE ON THE EASTERLY RIGHT OF WAY LINE OF SAID STERLING RANCH ROAD THE FOLLOWING TWO (2) COURSES:

1. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N38°03'24"W, HAVING A DELTA OF 38°28'07", A RADIUS OF 1540.00 FEET AND A DISTANCE OF 1033.96 FEET TO A POINT OF TANGENT;
2. N13°28'29"E, A DISTANCE OF 203.00 FEET;

THENCE S76°31'31"E, A DISTANCE OF 770.18 FEET;
THENCE S13°28'29"W, A DISTANCE OF 312.80 FEET;
THENCE S11°50'41"W, A DISTANCE OF 117.53 FEET;
THENCE S02°44'13"W, A DISTANCE OF 116.36 FEET;
THENCE S00°46'00"E, A DISTANCE OF 1,487.66 FEET;
THENCE S89°14'00"W, A DISTANCE OF 681.43 FEET;
THENCE N00°46'00"W, A DISTANCE OF 757.66 FEET;
THENCE S89°14'00"W, A DISTANCE OF 7.06 FEET TO A POINT OF CURVE;
THENCE ON THE ARC OF A CURVE TO THE RIGHT, HAVING A DELTA OF 54°34'00", A RADIUS OF 575.00 FEET, AND A DISTANCE OF 547.61 FEET TO A POINT OF TANGENT;
THENCE N36°12'00"W, A DISTANCE OF 163.72 FEET;
THENCE N08°06'02"E, A DISTANCE OF 35.78 FEET TO THE POINT OF BEGINNING.

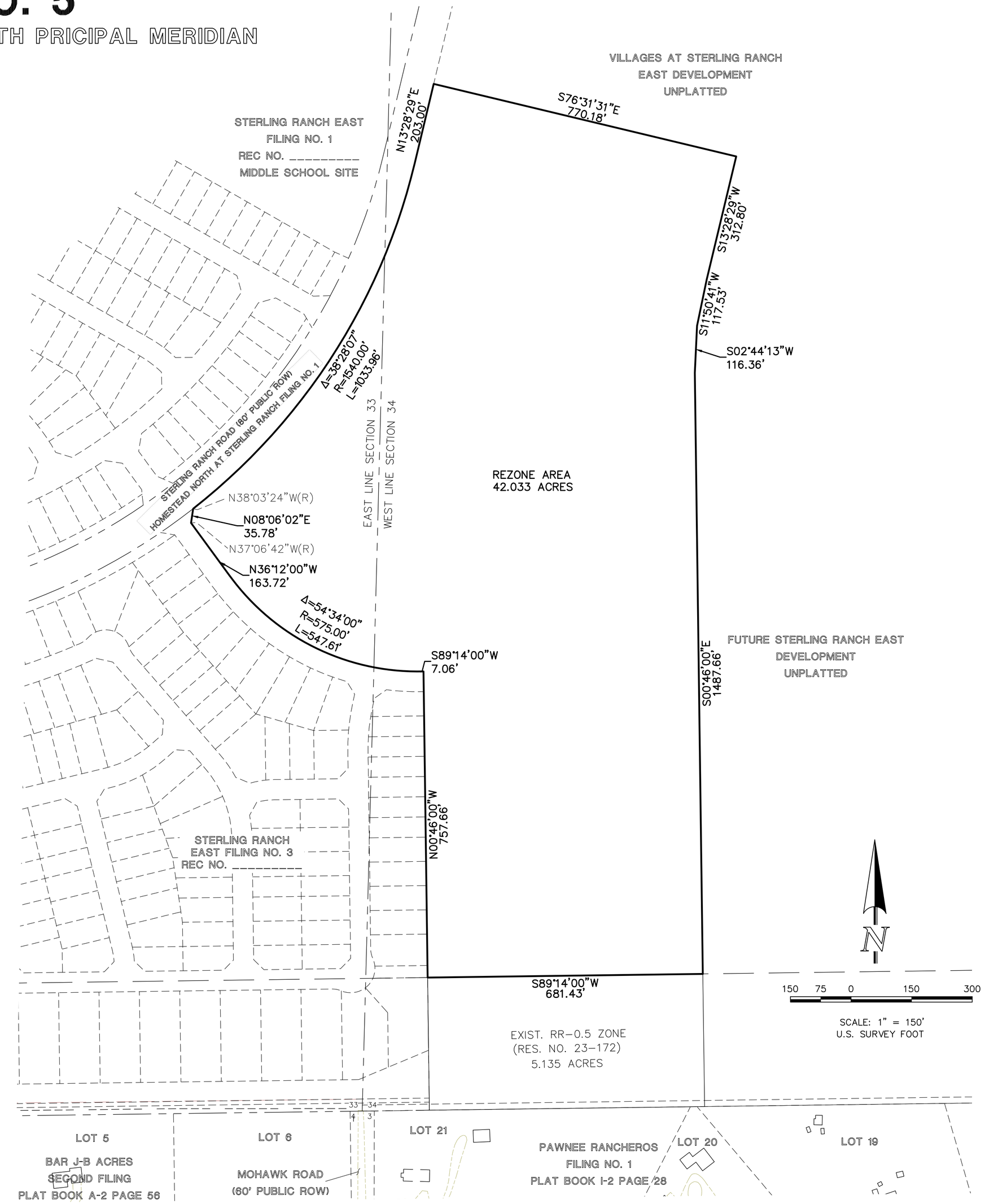
CONTAINING A CALCULATED AREA OF 42.033 ACRES.

SITE DATA

TAX ID NUMBERS:	PORTION OF 52330-00-018 & 52000-00-552
SKETCH PLAN:	SKP 22-004
CURRENT ZONING:	RR-5 AND RR-0.5
PROPOSED ZONING:	RS-5000
TOTAL AREA:	47.168 ACRES
REZONE AREA (RR-5 TO RS-5000):	42.033 ACRES

PROJECT TEAM

OWNER:	CLASSIC SRJ LAND, LLC 2138 FLYING HORSE CLUB DR. COLORADO SPRINGS, CO 80921 (719) 592-9333 MR. LOREN MORELAND
APPLICANT/CIVIL CONSULTANT:	CLASSIC CONSULTING 619 N. CASCADE AVE. SUITE 200 COLORADO SPRINGS, CO 80903 (719) 785-2802 MR. MARC A. WHORTON, P.E.



48 HOURS BEFORE YOU DIG,
CALL UTILITY LOCATORS
811
UTILITY NOTIFICATION CENTER OF COLORADO
IT'S THE LAW

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NO.	REVISION	DATE
1	REVISED PER COUNTY COMMENTS	12-5-23

REVIEW:

PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC

MARC A. WHORTON, COLORADO P.E. #37155 DATE

CLASSIC CONSULTING
619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903
(719)785-0790
(719)785-0799(Fax)

STERLING RANCH EAST FILING NO. 5
PRELIMINARY PLAN
REZONE EXHIBIT

DESIGNED BY	MAW	SCALE	DATE	05/12/2023
DRAWN BY	MAW	(H) 1"= 150'	SHEET 1 OF 1	
CHECKED BY		(V) 1"= N/A	JOB NO.	1183.25

N:\1183.25\DRAWINGS\DEVELOPMENT\PRELIMINARY PLAN\REZONE EXHIBIT.dwg, 12/7/2023 7:22:20 AM, 1:1

STERLING RANCH EAST FILING NO. 5

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 33 AND THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, STATE OF COLORADO

PRELIMINARY PLAN

DECEMBER 2023

GENERAL NOTES:

1. ALL SIDEWALKS SHOWN ON PRELIMINARY PLAN ARE TO BE 5' CONCRETE UNLESS OTHERWISE SPECIFIED.
2. ALL TRAILS TO BE NON-MOTORIZED TRAILS.
3. TRAILS LABELED AS "COUNTY REGIONAL TRAIL" WILL BE MAINTAINED BY EL PASO COUNTY.
4. LANDSCAPING IN PUBLIC-RIGHTS-OF-WAY WILL BE MAINTAINED BY THE STERLING RANCH METROPOLITAN DISTRICT.
5. DEVELOPER SHALL ANALYZE THE NEED TO PROVIDE ALL NECESSARY OFFSITE ROAD IMPROVEMENTS, WHICH MAY INCLUDE IMPROVEMENTS IN THE CITY OF COLORADO SPRINGS, TO PROVIDE AN APPROPRIATE LEVEL OF SERVICE TO THIS DEVELOPMENT. IF OFFSITE ROAD IMPROVEMENTS ARE NECESSARY, THEY WILL BE SPECIFICALLY OUTLINED PER A SUBDIVISION IMPROVEMENTS AGREEMENT OR DEVELOPMENT AGREEMENT BETWEEN DEVELOPER AND EL PASO COUNTY.
6. ALL STREETS SHALL BE NAMED AND CONSTRUCTED TO EL PASO COUNTY STANDARDS AND ANY APPROVED DEVIATION. UPON ACCEPTANCE EL PASO COUNTY, PUBLIC STREETS SHALL BE MAINTAINED BY THE COUNTY.
7. NOTWITHSTANDING ANYTHING DEPICTED IN THIS PLAN IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE (LDC), THE ECM, THE DRAINAGE CRITERIA MANUAL (DCM), AND THE DCM VOLUME 2. ANY DEVIATIONS FROM THESE STANDARDS MUST BE SPECIFICALLY REQUESTED AND APPROVED IN WRITING TO BE ACCEPTABLE. THE APPROVAL OF THIS PRELIMINARY PLAN DOES NOT IMPLICITLY ALLOW ANY DEVIATIONS OR WAIVERS THAT HAVE NOT BEEN OTHERWISE APPROVED THROUGH THE DEVIATION APPROVAL PROCESS.
8. THE SUBDIVIDER(S) AGREE ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNEES THAT SUBDIVIDER AND/OR SAID SUCCESSORS AND ASSIGNS SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTIONS (RESOLUTION NO.19-471), OR ANY AMENDMENTS THERETO, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTALS. THE FEE OBLIGATION, IF NOT PAID AT FINAL PLAT RECORDING, SHALL BE DOCUMENTED ON ALL SALES DOCUMENTS AND ON PLAT NOTES TO ENSURE THAT A TITLE SEARCH WOULD FIND THE FEE OBLIGATION BEFORE SALE OF THE PROPERTY.
9. THE FOLLOWING UTILITY PROVIDERS WILL SERVE THE STERLING RANCH EAST FILING NO. 5 PRELIMINARY PLAN AREA INSTALLED BY THE DEVELOPER:
   WATER: FAWWA
   WASTEWATER: FAWWA
   GAS: COLORADO SPRINGS UTILITIES GAS
   ELECTRIC: MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC.
10. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE PRELIMINARY PLAN FOR THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: TRANSPORTATION IMPACT STUDY; DRAINAGE REPORT; WATER RESOURCES REPORT; WASTEWATER DISPOSAL REPORT; GEOLOGY AND SOILS REPORT; FIRE PROTECTION REPORT.
11. DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATION, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS, IF ANY, OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO PARKS AND WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORPS OF ENGINEERS AND THE U.S. FISH AND WILDLIFE SERVICE REGARDING THE ENDANGERED SPECIES ACT, PARTICULARLY AS IT RELATES TO THE LISTED SPECIES (E.G., PREBLE'S MEADOW JUMPING MOUSE).
12. THE DEVELOPER WILL BUILD A NOISE WALL ALONG LOTS ADJACENT TO STERLING RANCH ROAD. SAID NOISE WALL IS TO BE LOCATED ON REAR LOT LINE OF THE LOTS AS INDICATED ON THE PRELIMINARY PLAN AND MAINTAINED BY THE METRO DISTRICT. A DETAIL OF THE PROPOSED CONCRETE WALL IS ON ATTACHED LANDSCAPE PLAN.
13. THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY EL PASO COUNTY DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS.
14. IN AREAS OF SHALLOW GROUNDWATER: DUE TO SHALLOW GROUNDWATER IN THE AREA, ALL FOUNDATIONS SHALL INCORPORATE AN UNDERGROUND DRAINAGE SYSTEM. UNDER DRAINS TO BE MAINTAINED BY THE DISTRICT. (SEE SHEET 21 FOR GEOLOGIC CONSTRAINTS EXHIBIT)
15. UNLESS OTHERWISE INDICATED, ALL LOTS HAVE THE FOLLOWING EASEMENTS, 7' REAR PUBLIC UTILITY AND DRAINAGE EASEMENT, 5' SIDE PUBLIC EASEMENTS, 5' FRONT PUBLIC UTILITY AND PUBLIC IMPROVEMENT EASEMENT, AND ADDITIONAL EXCLUSIVE 10' FRONT PUBLIC UTILITY EASEMENT. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THE THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.
16. THERE SHALL BE NO DIRECT LOT ACCESS TO STERLING RANCH ROAD FOR ANY RESIDENTIAL LOTS.
17. ANY LANDSCAPING IN THE PUBLIC RIGHT-OF-WAY WILL REQUIRE A LICENSE AGREEMENT WITH THE DISTRICT AT TIME OF FINAL PLAT.

GEOLOGIC HAZARD NOTE:
THE OVERALL SITE HAS BEEN FOUND TO BE IMPACTED BY GEOLOGIC HAZARDS. MITIGATION MEASURES AND A MAP OF THE HAZARD AREA CAN BE FOUND IN THE REPORT "SOILS AND GEOLOGY STUDY FOR STERLING RANCH EAST FILING NO. 5, EL PASO COUNTY, COLORADO" BY ENTECH ENGINEERING, INC. DATED JUNE 27, 2023 IN FILE SP-23-235 AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT.

POTENTIALLY SEASONALLY HIGH GROUNDWATER FOUND ON THE FOLLOWING LOTS: 130-132, 135-137 AND 152-155 (SEE SHEET 21)
MITIGATION FOR THESE LOTS INCLUDE OVERLOT GRADING AND INCORPORATION OF UNDERGROUND DRAINAGE SYSTEMS AROUND FOUNDATIONS WITH DIRECT CONNECTION TO UNDERDRAIN SYSTEM WITHIN ADJACENT STREET MAINTAINED BY METRO DISTRICT.

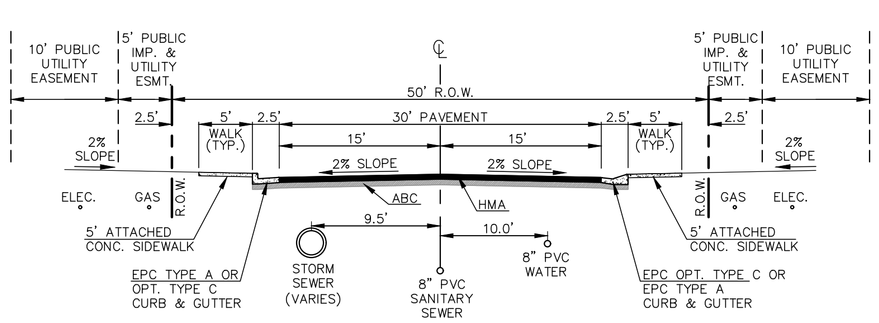
BASIS OF BEARINGS:

THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE WEST END WHICH IS THE CENTER-EAST ONE-SIXTEENTH CORNER OF SAID SECTION 28, BY A 3-1/4" ALUMINUM SURVEYORS CAP STAMPED "ESI PLS 10376, 2006" AND AT THE EAST END, WHICH IS A 30" WITNESS CORNER TO THE EAST OF THE EAST QUARTER CORNER OF SAID SECTION 28, BY A 3-1/4" ALUMINUM SURVEYORS CAP STAMPED "ESI 10376, 2006", IS ASSUMED TO BEAR N89°08'28"E, A DISTANCE OF 1356.68 FEET.

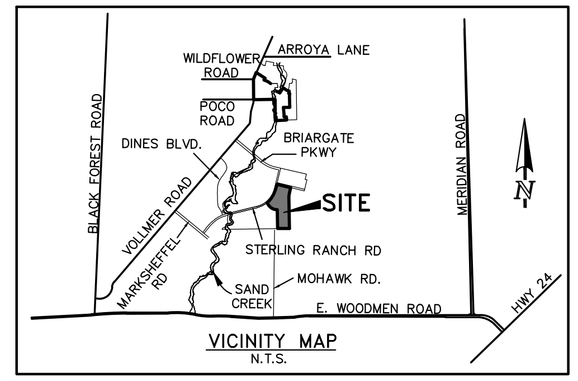
SEE SHEET 2 FOR LEGAL DESCRIPTION

TRACT TABLE

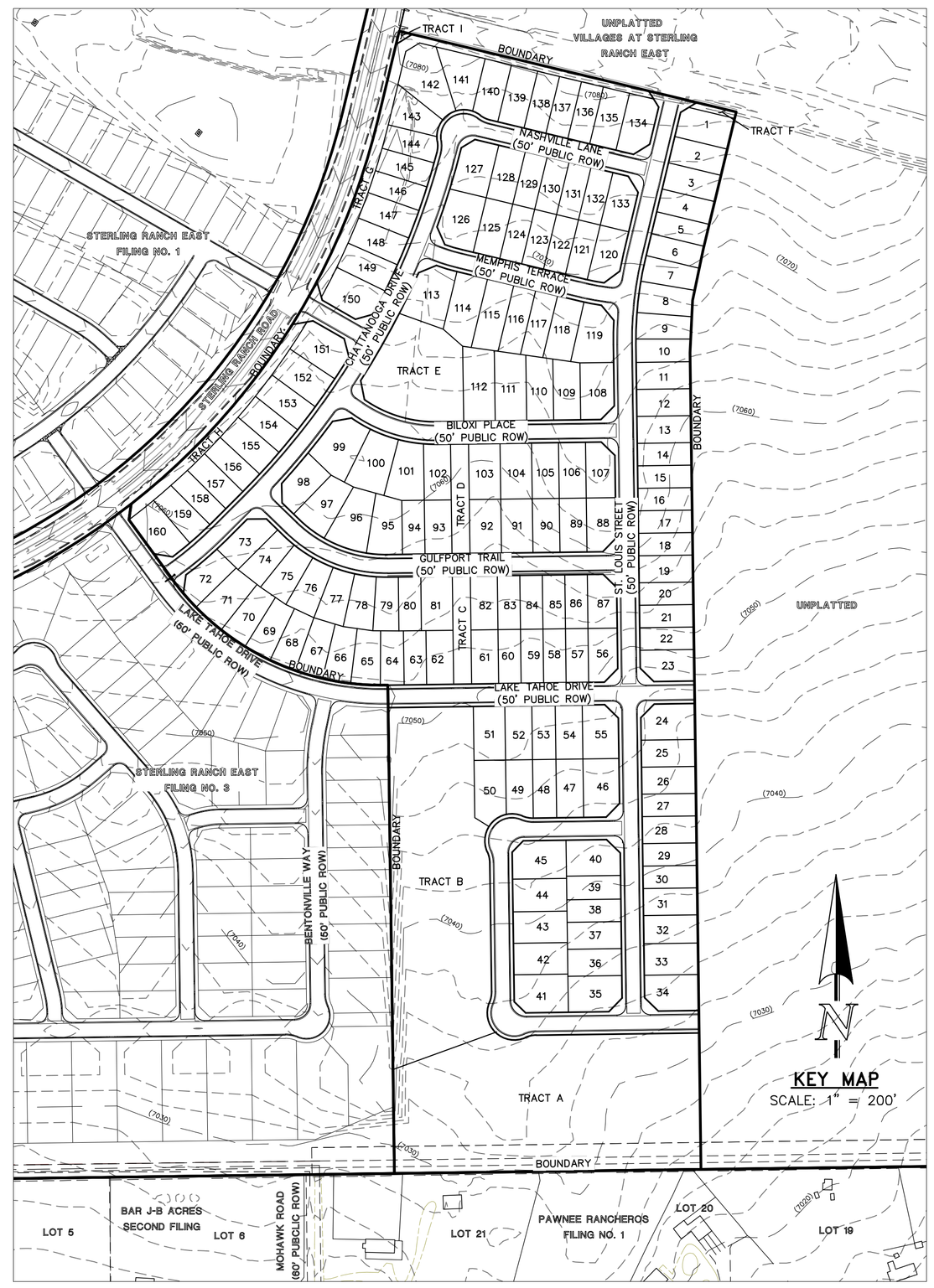
TRACT	AREA (SF)	AREA (AC.)	USE	OWNERSHIP/MAINTENANCE
A	198,808	4.56	DETENTION, TRAILS, UTILTIES, BUFFER	STERLING RANCH METRO DISTRICT
B	160,519	3.68	PARK, LANDSCAPE, UTILITIES	STERLING RANCH METRO DISTRICT
C	9,600	0.22	OPEN SPACE, LANDSCAPE, UTILITIES	STERLING RANCH METRO DISTRICT
D	9,760	0.22	OPEN SPACE, LANDSCAPE, UTILITIES	STERLING RANCH METRO DISTRICT
E	40,983	0.94	PARK, LANDSCAPE, UTILITIES	STERLING RANCH METRO DISTRICT
F	1,462	0.03	OPEN SPACE, LANDSCAPE, UTILITIES	STERLING RANCH METRO DISTRICT
G	23,271	0.53	OPEN SPACE, LANDSCAPE, UTILITIES	STERLING RANCH METRO DISTRICT
H	14,181	0.33	OPEN SPACE, LANDSCAPE, UTILITIES	STERLING RANCH METRO DISTRICT
I	450	0.01	PUBLIC RIGHT-OF-WAY	EL PASO COUNTY
			TOTAL TRACT AREA = 10.52 ACRES	



50' R.O.W. TYPICAL STREET/UTILITY SECTION - URBAN LOCAL ROADWAY
SCALE 1" = 10'



VICINITY MAP
N.T.S.



SITE DATA

TAX ID NUMBERS:	PORTION OF 52330-00-018 & 52000-00-552
TOTAL AREA:	47.17 ACRES
DEVELOPMENT SCHEDULE	FALL 2024
SKETCH PLAN:	SKP 22-004
CURRENT ZONING: PROPOSED ZONING:	RR-5 & RR-0.5 RS-5000
CURRENT USE: PROPOSED USE:	AGRICULTURE GRAZING/VACANT SINGLE FAMILY RESIDENTIAL
PROPOSED GROSS DENSIITY: PROPOSED NET DENSITY:	3.4 DU/AC (160 LOTS/47.17 AC) 5.8 DU/AC (160 LOTS/27.67 AC)
LANDSCAPE SETBACKS: STERLING RANCH ROAD:	10 FT

ZONE DIMENSIONAL STANDARDS

ZONE	MIN. LOT SIZE	MAX. BUILDING HEIGHT	MAX. LOT COVERAGE	MIN. LOT WIDTH AT FRONT SETBACK LINE	FRONT BUILDING SETBACK	SIDE BUILDING SETBACK	REAR BUILDING SETBACK
RS-5000	5,000 SF	30'	40%/45%	50'	25'	5'	25'
* RR-0.5	21,780 SF	30'	NONE	100'	25'	10'	25'

* NO LOTS PROPOSED IN THE RR-0.5 ZONE WITHIN THIS SUBDIVISION

LAND USE DATA TABLE

LAND USE	ACRES	% OF LAND
SINGLE FAMILY	27.67	58.6%
ROAD ROW	8.97	19.0%
COMMUNITY PARK	4.63	9.8%
NEIGHBORHOOD PARK/OPEN SPACE/DRAINAGE	1.34	2.9%
DRAINAGE/DETENTION	4.56	9.7%
TOTAL	47.17	100%

PROJECT TEAM

OWNER:	CLASSIC SRJ LAND, LLC 2138 FLYING HORSE CLUB DR. COLORADO SPRINGS, CO 80921 (719) 592-9333 MR. LOREN MORELAND
APPLICANT/CIVIL CONSULTANT:	CLASSIC CONSULTING 619 N. CASCADE AVE. SUITE 200 COLORADO SPRINGS, CO 80903 (719) 785-2802 MR. MARC A. WHORTON, P.E.
LANDSCAPE CONSULTANT:	NES 619 N. CASCADE AVE. SUITE 200 COLORADO SPRINGS, CO 80903 (719) 471-0073 MS. JENNIFER SHAGIN, ASLA
LANDSCAPE CONSULTANT:	ALL AMERICAN 1925 AEROPLAZA DRIVE COLORADO SPRINGS, CO 80916 (719) 637-0313 MR. MIKE BERTA

SHEET INDEX:

COVER SHEET	SHEET 1 OF 21
LEGAL BOUNDARY & ADJACENT OWNERS EXHIBIT	SHEET 2 OF 21
PRELIMINARY PLAN	SHEET 3 OF 21
PRELIMINARY PLAN	SHEET 4 OF 21
PRELIMINARY PLAN	SHEET 5 OF 21
PRELIMINARY GRADING & UTILITY PLAN	SHEET 6 OF 21
PRELIMINARY GRADING & UTILITY PLAN	SHEET 7 OF 21
PRELIMINARY GRADING & UTILITY PLAN	SHEET 8 OF 21
PRELIMINARY LANDSCAPE PLANS & DETAILS	SHEETS 9-20 OF 21
GEOLOGIC CONSTRAINTS EXHIBIT	SHEET 21 OF 21

PCD NO. SP-235

CLASSIC CONSULTING SM
619 N. Cascade Avenue, Suite 200 (719)785-0790
Colorado Springs, Colorado 80903 (719)785-0799(Fax)

STERLING RANCH EAST FILING NO. 5
PRELIMINARY PLAN
TITLE SHEET

DESIGNED BY	ESO	SCALE	DATE	05/12/2023	
DRAWN BY	ESO	(H) 1"= N/A	SHEET	1	OF 21
CHECKED BY		(V) 1"= N/A	JOB NO.	1183.25	

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STERLING RANCH EAST FILING NO. 5

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 33 AND THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, STATE OF COLORADO

PRELIMINARY PLAN

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 33 AND THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE WEST END WHICH IS THE CENTER–EAST ONE–SIXTEENTH CORNER OF SAID SECTION 28, BY A 3–1/4" ALUMINUM SURVEYORS CAP STAMPED "ESI PLS 10376, 2006" AND AT THE EAST END, WHICH IS A 30' WITNESS CORNER TO THE EAST OF THE EAST QUARTER CORNER OF SAID SECTION 28, BY A 3–1/4" ALUMINUM SURVEYORS CAP STAMPED "ESI 10376, 2006", IS ASSUMED TO BEAR N89°08'28"E, A DISTANCE OF 1356.68 FEET.

COMMENCING AT THE CENTER–EAST ONE–SIXTEENTH CORNER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN EL PASO COUNTY, COLORADO, SAID POINT BEING THE SOUTHWESTERLY CORNER OF RETREAT AT TIMBERRIDGE FILING NO. 1 RECORDED UNDER RECEPTION NO. 220714653 RECORDS OF EL PASO COUNTY, COLORADO;

THENCE S07°13'18"E, A DISTANCE OF 6440.55 FEET TO A POINT ON CURVE SAID POINT BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF STERLING RANCH ROAD AS PLATTED IN HOMESTEAD NORTH AT STERLING RANCH FILING NO. 1 RECORDED UNDER RECEPTION NO. 223715150 SAID POINT BEING ALSO THE NORTHEASTERLY CORNER OF STERLING RANCH EAST FILING NO. 3 RECORDED UNDER RECEPTION NO. _____ SAID POINT BEING THE POINT OF BEGINNING;

THENCE ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID STERLING RANCH ROAD THE FOLLOWING TWO (2) COURSES:

1. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N38°03'24"W, HAVING A DELTA OF 38°28'07", A RADIUS OF 1,540.00 FEET AND A DISTANCE OF 1033.96 FEET TO A POINT OF TANGENT;
2. N13°28'29"E, A DISTANCE OF 203.00 FEET;

THENCE S76°31'31"E, A DISTANCE OF 770.18 FEET;
THENCE S13°28'29"W, A DISTANCE OF 312.80 FEET;
THENCE S11°50'41"W, A DISTANCE OF 117.53 FEET;
THENCE S02°44'13"W, A DISTANCE OF 116.36 FEET;
THENCE S00°46'00"E, A DISTANCE OF 1,815.92 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF PAWNEE RANCHEROS FILING NO. 1 RECORDED IN PLAT BOOK I–2 AT PAGE 28;
THENCE S89°14'14"W, ON THE NORTHERLY BOUNDARY OF SAID PAWNEE RANCHEROS FILING NO. 1, A DISTANCE OF 681.43 FEET TO THE SOUTHEASTERLY CORNER OF SAID STERLING RANCH FILING NO. 3;

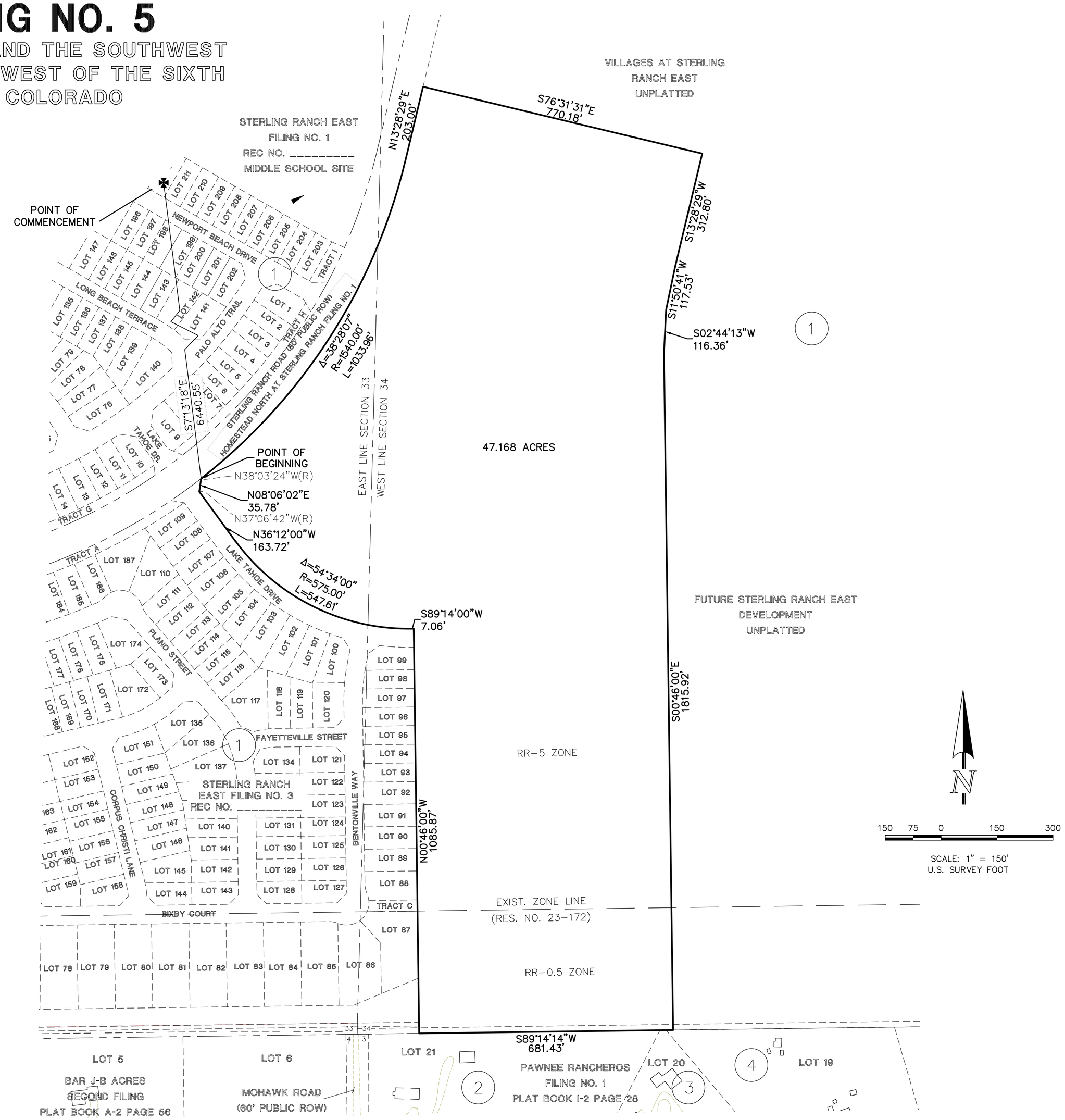
THENCE ON THE EASTERLY BOUNDARY OF SAID STERLING RANCH FILING NO. 3 THE FOLLOWING FIVE (5) COURSES:

1. N00°46'00"W, A DISTANCE OF 1,085.87 FEET;
2. S89°14'00"W, A DISTANCE OF 7.06 FEET TO A POINT OF CURVE;
3. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A DELTA OF 54°34'00", A RADIUS OF 575.00 FEET, AND A DISTANCE OF 547.61 FEET TO A POINT OF CURVE;
4. N36°12'00"W, A DISTANCE OF 163.72 FEET;
5. N08°06'02"E, A DISTANCE OF 35.78 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 47.168 ACRES.

ADJACENT OWNERS

ADJACENT OWNER	NAME	MAILING ADDRESS	CITY STATE ZIP
1	CLASSIC SRJ LAND LLC	20 BOULDER CRESCENT ST STE. 100	COLORADO SPRINGS, CO 80903
2	KRUGER MATTHEW ADAMS	8515 MOHAWK RD	COLORADO SPRINGS, CO 80908
3	RUNGE MELISSA MAY	8425 BRULE RD	COLORADO SPRINGS, CO 80908
4	KOEHN WAYNE D	9070 OTO CIRCLE	COLORADO SPRINGS, CO 80908



CLASSIC CONSULTING
619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903
(719)785-0790
(719)785-0799(Fax)

STERLING RANCH EAST FILING NO. 5
PRELIMINARY PLAN
LEGAL BOUNDARY EXHIBIT & ADJACENT OWNERS

DESIGNED BY	ESO	SCALE	DATE	05/12/2023
DRAWN BY	ESO	(H) 1"= 150'	SHEET	2 OF 21
CHECKED BY		(V) 1"= N/A	JOB NO.	1183.25

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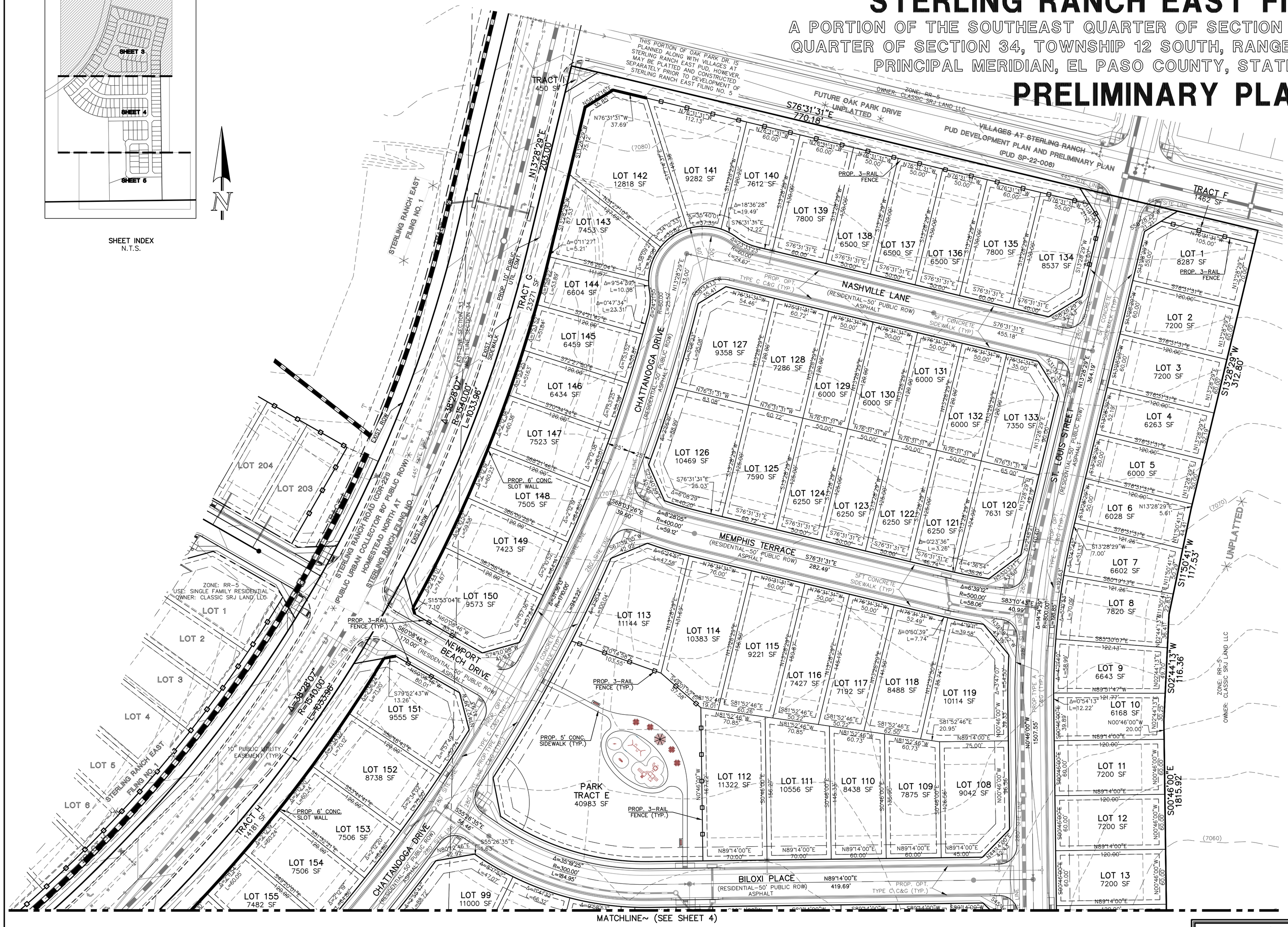
STERLING RANCH EAST FILING NO. 5

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 33 AND THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, STATE OF COLORADO

PRELIMINARY PLAN

SHEET INDEX
N.T.S.



SCALE: 1" = 50'
U.S. SURVEY FOOT

CLASSIC CONSULTING

619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903
(719)785-0790
(719)785-0799(Fax)

STERLING RANCH EAST FILING NO. 5
PRELIMINARY PLAN

DESIGNED BY	ESO	SCALE		DATE	05/12/2023
DRAWN BY	ESO	(H) 1"= 50'		SHEET 3	OF 21
CHECKED BY		(V) 1"= N/A		JOB NO.	1183.25

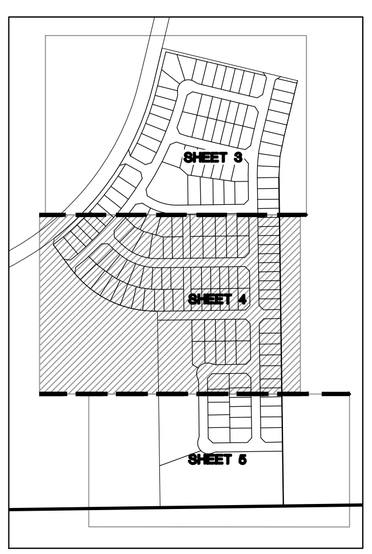
STERLING RANCH EAST FILING NO. 5

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 33 AND THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, STATE OF COLORADO

PRELIMINARY PLAN

MATCHLINE~ (SEE SHEET 3)

MATCHLINE~ (SEE SHEET 5)



SHEET INDEX
N.T.S.

SCALE: 1" = 50'
U.S. SURVEY FOOT

CLASSIC CONSULTING
619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903
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(719)785-0799(Fax)

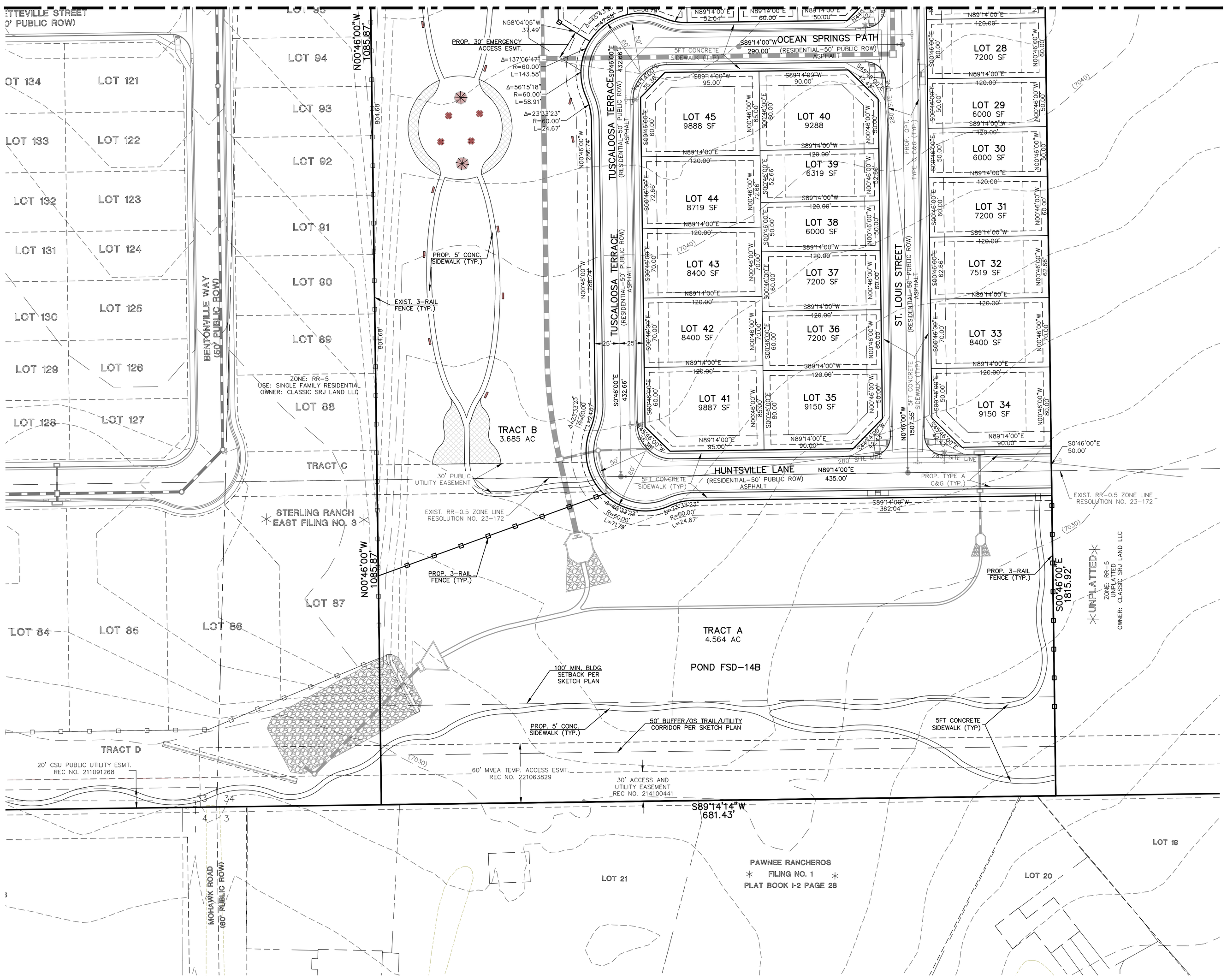
STERLING RANCH EAST FILING NO. 5
PRELIMINARY PLAN

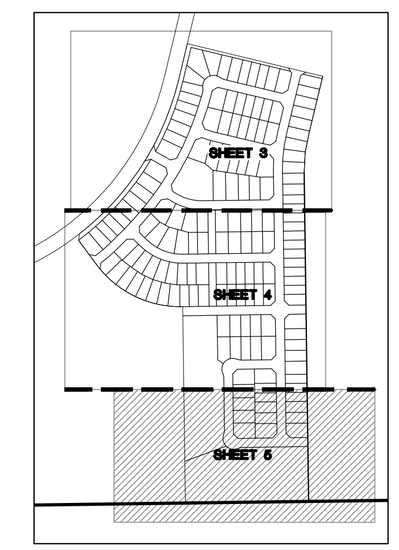
DESIGNED BY	ESO	SCALE		DATE	05/12/2023
DRAWN BY	ESO	(H) 1"= 50'		SHEET 4	OF 21
CHECKED BY		(V) 1"= N/A		JOB NO.	1183.25

STERLING RANCH EAST FILING NO. 5

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 33 AND THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, STATE OF COLORADO

PRELIMINARY PLAN





SHEET INDEX
N.T.S.

N

50 25 0 50 100

SCALE: 1" = 50'
U.S. SURVEY FOOT

CLASSIC CONSULTING℠
619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903
(719)785-0790
(719)785-0799(Fax)

STERLING RANCH EAST FILING NO. 5
PRELIMINARY PLAN

DESIGNED BY	ESO	SCALE		DATE	05/12/2023
DRAWN BY	ESO	(H) 1"= 50'		SHEET	5 OF 21
CHECKED BY		(V) 1"= N/A		JOB NO.	1183.25

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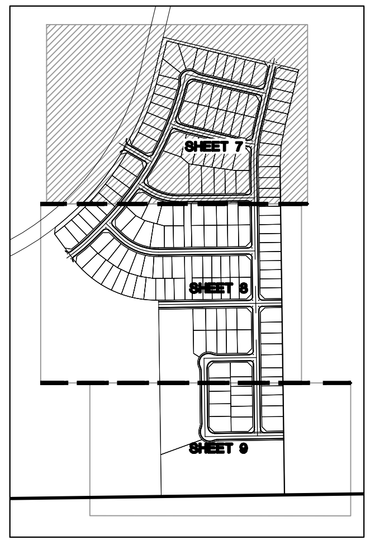
STERLING RANCH EAST FILING NO. 5

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 33 AND THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, STATE OF COLORADO

PRELIMINARY PLAN



SHEET INDEX
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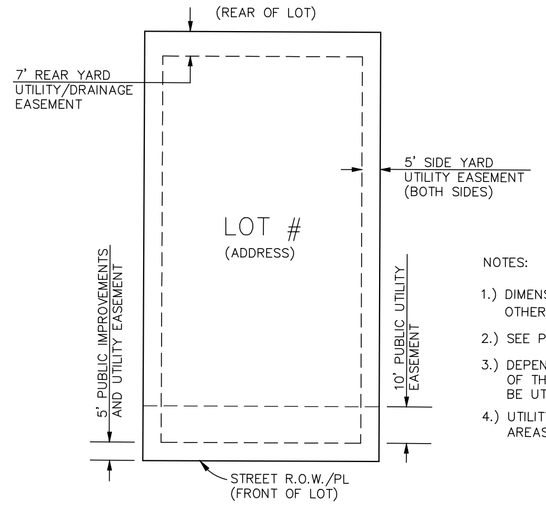


NOTES:

1.) DIMENSIONS SHOWN ARE TYPICAL UNLESS OTHERWISE NOTED ON PLANS.

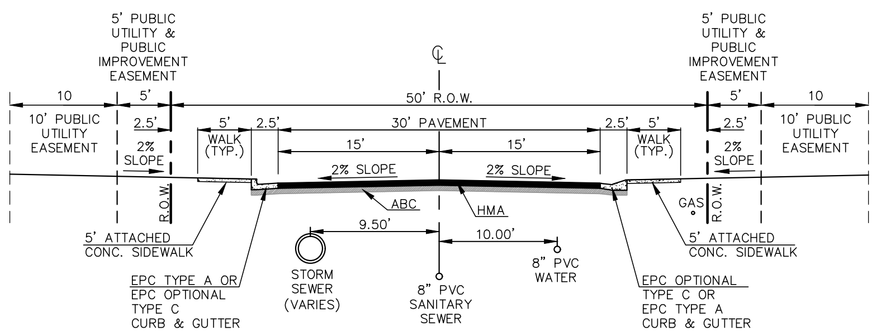
2.) SEE PLANS FOR EASEMENTS WITHIN TRACTS

3.) DEPENDING UPON FINAL UTILITY DESIGN, SOME OF THE SIDE AND REAR EASEMENTS MAY NOT BE UTILIZED.

4.) UTILITY EASEMENT USE WITHIN FOREST MITIGATION AREAS WILL BE MINIMIZED AS MUCH AS POSSIBLE.

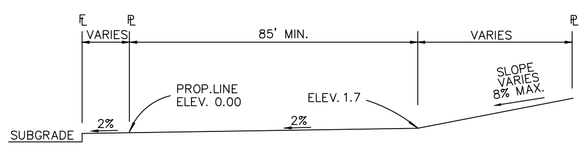
DETAIL: TYPICAL LOT EASEMENTS

N.T.S.



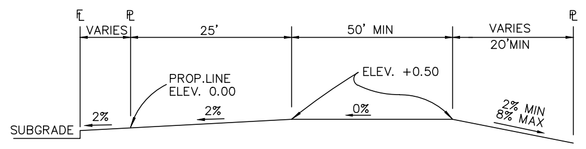
50' R.O.W. TYPICAL STREET/UTILITY SECTION URBAN LOCAL ROADWAY

N.T.S.



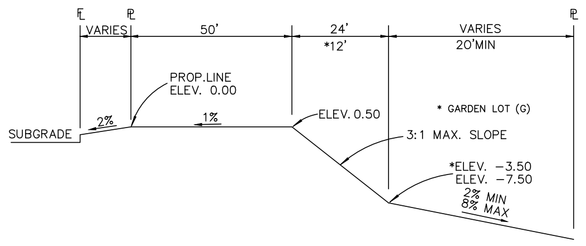
TYPICAL (A) LOT

N.T.S



TYPICAL (B) LOT

N.T.S



NOTES:

1. ALL TYPE C CURB & GUTTER IS THE OPTIONAL TYPE C CURB & GUTTER PER EPC STANDARDS
2. ALL PROPOSED STORM ALIGNMENT AND INLET SIZING IS PRELIMINARY. FINAL DESIGN TO BE PROVIDED WITH CD'S AND FINAL DRAINAGE REPORT

TYPICAL WALKOUT LOT (W/O) OR GARDEN (G)

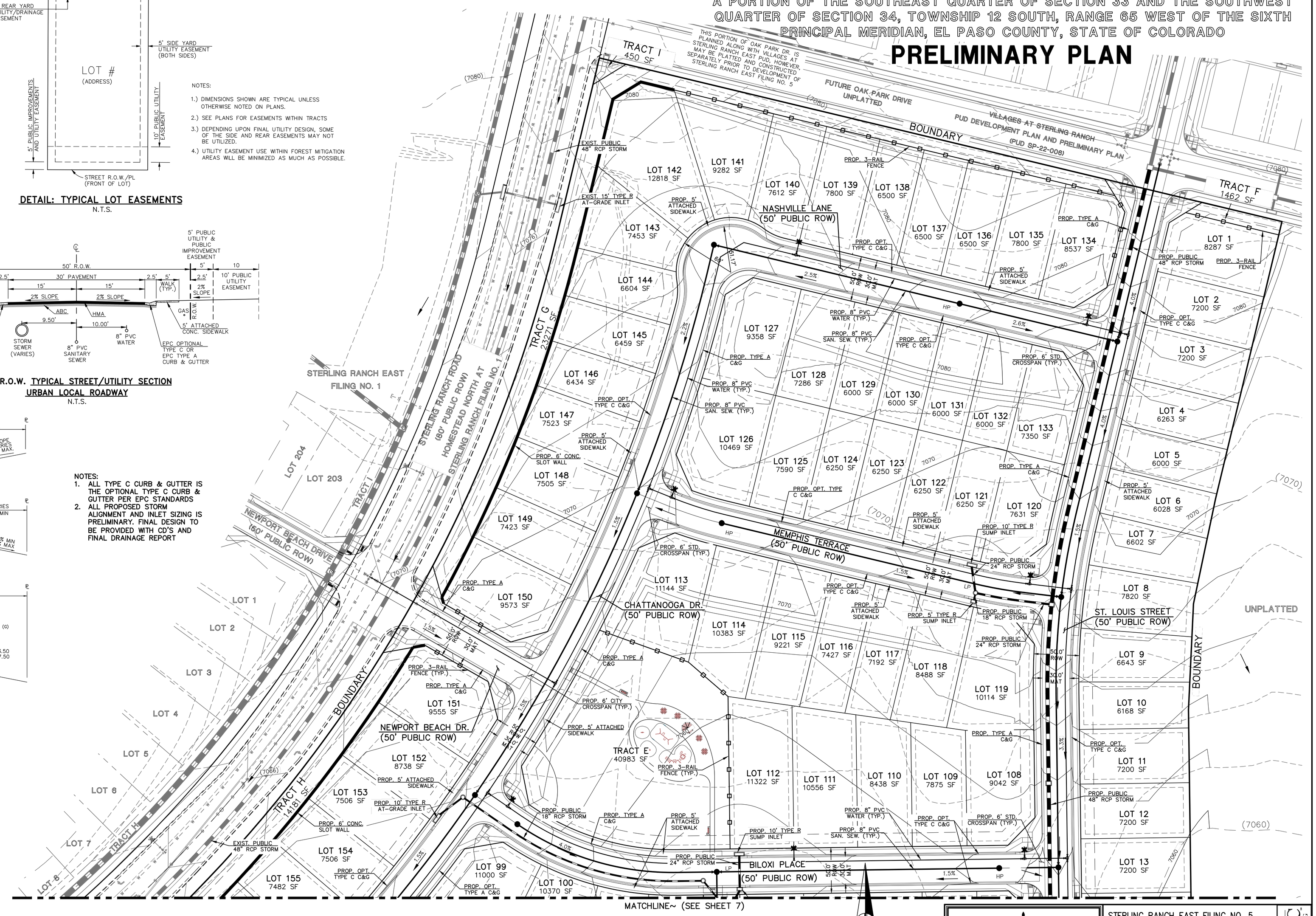
N.T.S

TYPICAL NATURAL LOT (N)

NO OVERLOT GRADING TO TAKE PLACE (NATURAL)

TYPICAL TRANSITION LOT (T)

PARTIAL OVERLOT GRADING TO TAKE PLACE TO ENSURE BUILDABLE AREA AND PROPER DRAINAGE (MOSTLY NATURAL)



LEGEND

PROPOSED CONTOUR-10
PROPOSED CONTOUR-2
EXISTING CONTOUR-10
EXISTING CONTOUR-2
DIRECTION OF FLOW
EXISTING FIRE HYDRANT
EXISTING WATER MAIN
EXISTING SANITARY SEWER MAIN W/ MANHOLE
PROPOSED WATER MAIN
PROPOSED FIRE HYDRANT
PROPOSED STORM INLET
PROPOSED STORM SEWER
EXISTING STORM INLET
EXISTING STORM SEWER
PROPOSED SANITARY SEWER MAIN W/ MANHOLE

SCALE: 1" = 50'

CLASSIC CONSULTING
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(719)785-0790
(719)785-0799(Fax)

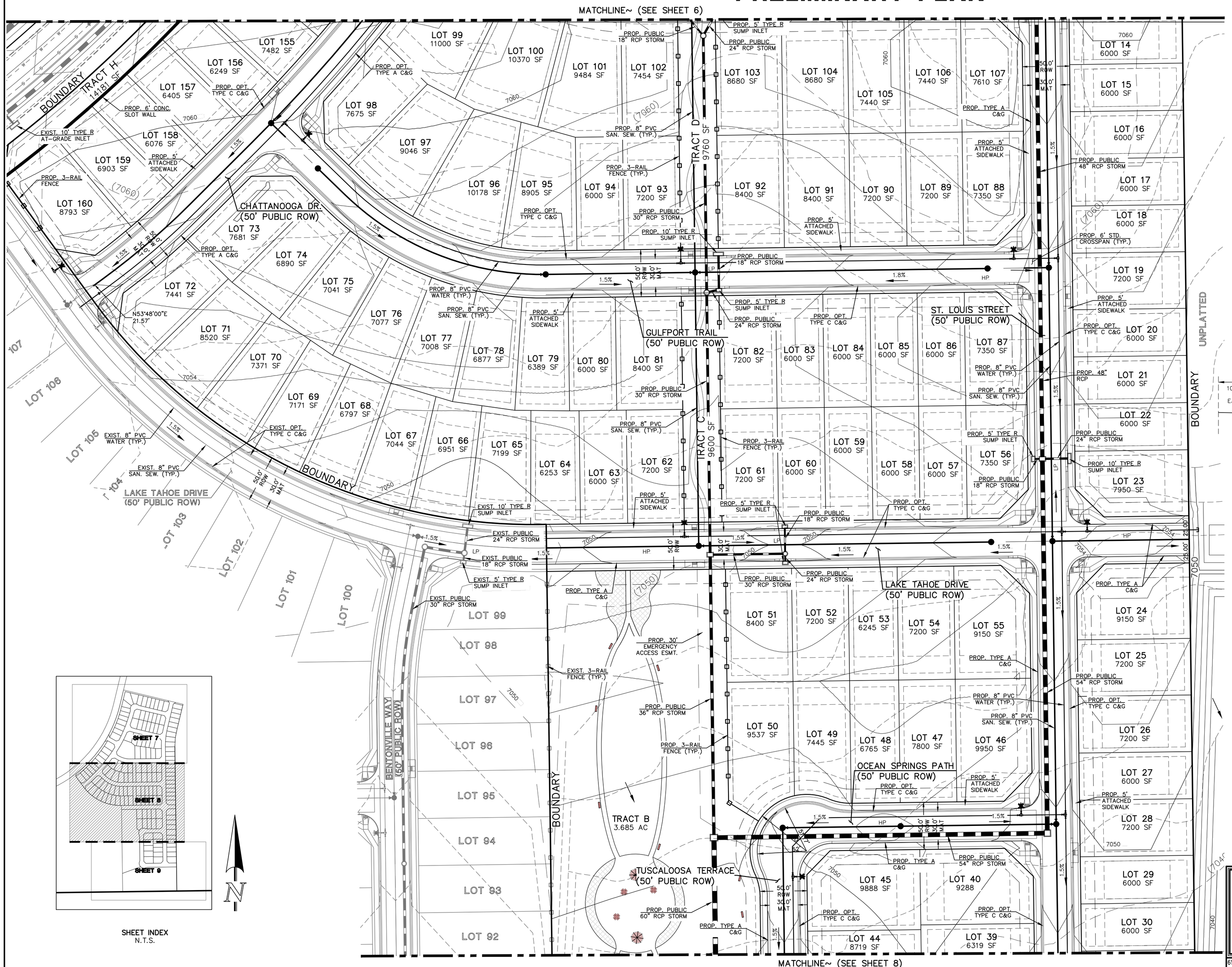
STERLING RANCH EAST FILING NO. 5
PRELIMINARY PLAN
PRELIMINARY GRADING & UTILITY PLAN

DESIGNED BY	PRA	SCALE		DATE	05/12/2023
DRAWN BY	ESO	(H) 1"= 50'		SHEET 6	OF 21
CHECKED BY		(V) 1"= N/A		JOB NO.	1183.25

STERLING RANCH EAST FILING NO. 5

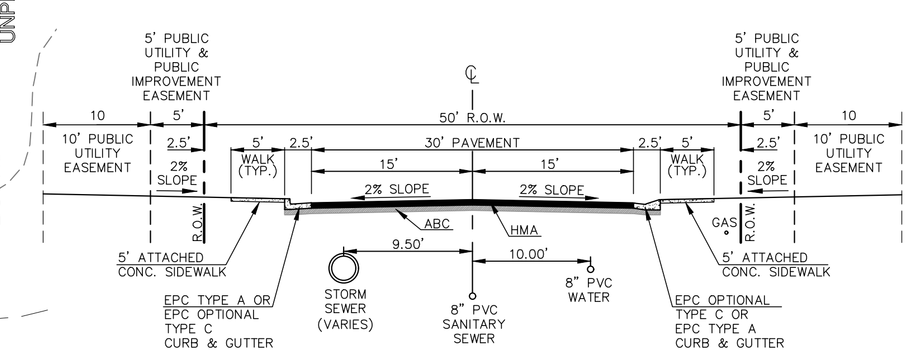
A PORTION OF THE SOUTHEAST QUARTER OF SECTION 33 AND THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, STATE OF COLORADO

PRELIMINARY PLAN



LEGEND

- PROPOSED CONTOUR-10 (7090)
- PROPOSED CONTOUR-2
- EXISTING CONTOUR-10 (7090)
- EXISTING CONTOUR-2
- DIRECTION OF FLOW
- EXISTING FIRE HYDRANT
- EXISTING WATER MAIN
- EXISTING SANITARY SEWER MAIN W/ MANHOLE
- EXISTING STORM INLET
- EXISTING STORM SEWER
- PROPOSED SANITARY SEWER MAIN W/ MANHOLE
- PROPOSED WATER MAIN
- PROPOSED FIRE HYDRANT
- PROPOSED STORM INLET
- PROPOSED STORM SEWER
- PROPOSED ROCK MULCH SEE LANDSCAPE PLAN



50' R.O.W. TYPICAL STREET/UTILITY SECTION
URBAN LOCAL ROADWAY
N.T.S.

NOTES:

1. ALL TYPE C CURB & GUTTER IS THE OPTIONAL TYPE C CURB & GUTTER PER EPC STANDARDS
2. ALL PROPOSED STORM ALIGNMENT AND INLET SIZING IS PRELIMINARY. FINAL DESIGN TO BE PROVIDED WITH CD'S AND FINAL DRAINAGE REPORT
3. SEE SHEET 6 FOR LOT GRADING TEMPLATES AND LOT ESMT. STDS.

SHEET INDEX
N.T.S.

N

50 25 0 50 100

SCALE: 1" = 50'

CLASSIC CONSULTING
619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903
(719)785-0790
(719)785-0799(Fax)

STERLING RANCH EAST FILING NO. 5
PRELIMINARY PLAN
PRELIMINARY GRADING & UTILITY PLAN

DESIGNED BY	PRA	SCALE		DATE	05/12/2023
DRAWN BY	ESO	(H) 1"= 50'		SHEET 7	OF 21
CHECKED BY		(V) 1"= N/A		JOB NO.	1183.25

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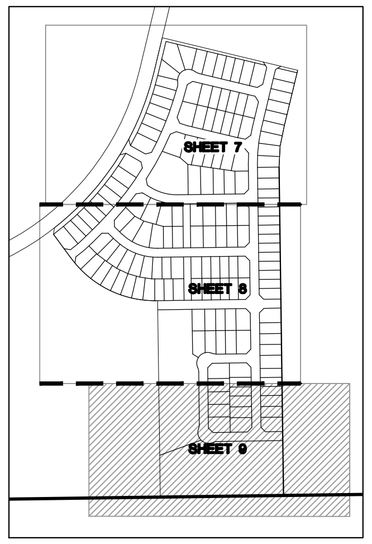
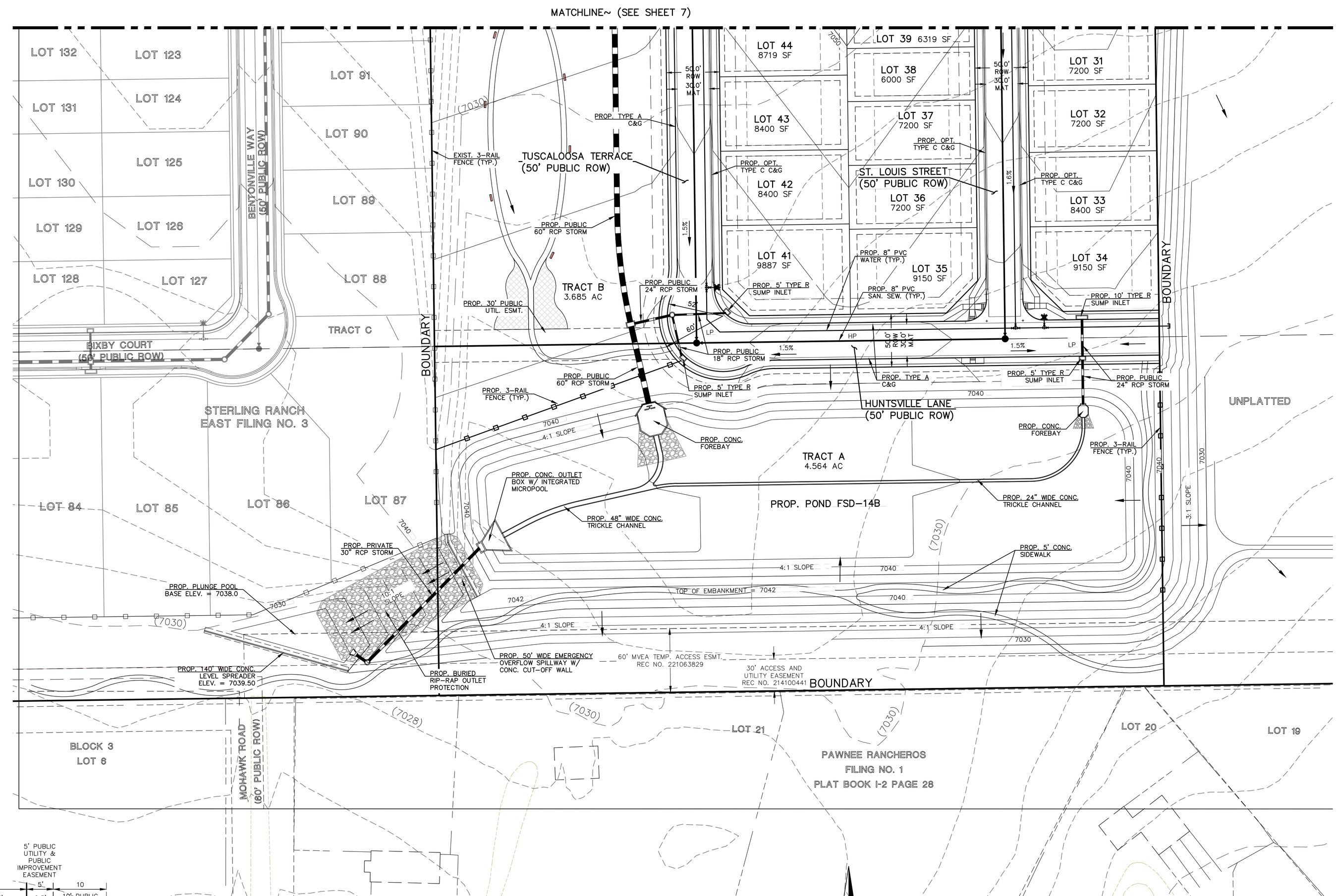
STERLING RANCH EAST FILING NO. 5

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 33 AND THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, STATE OF COLORADO

PRELIMINARY PLAN

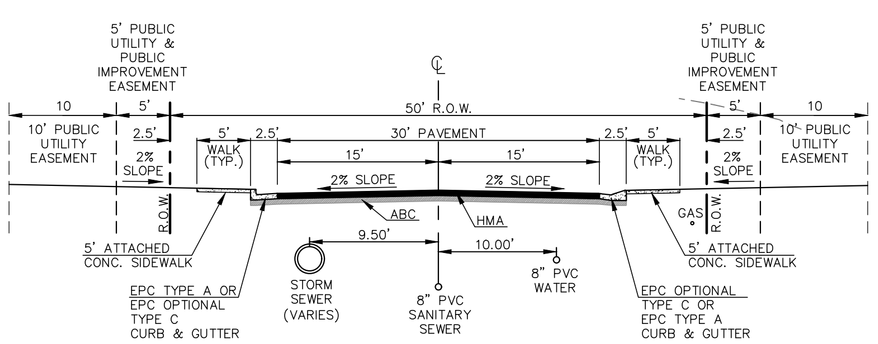


SHEET INDEX
N.T.S.



LEGEND

- PROPOSED CONTOUR-10 (7090)
- PROPOSED CONTOUR-2
- EXISTING CONTOUR-10 (7090)
- EXISTING CONTOUR-2
- DIRECTION OF FLOW
- EXISTING FIRE HYDRANT
- EXISTING WATER MAIN
- EXISTING SANITARY SEWER MAIN W/ MANHOLE
- EXISTING STORM INLET
- EXISTING STORM SEWER
- PROPOSED SANITARY SEWER MAIN W/ MANHOLE
- PROPOSED WATER MAIN
- PROPOSED FIRE HYDRANT
- PROPOSED STORM INLET
- PROPOSED STORM SEWER



50' R.O.W. TYPICAL STREET/UTILITY SECTION
URBAN LOCAL ROADWAY
N.T.S.

NOTES:
1. ALL TYPE C CURB & GUTTER IS THE OPTIONAL TYPE C CURB & GUTTER PER EPC STANDARDS
2. ALL PROPOSED STORM ALIGNMENT AND INLET SIZING IS PRELIMINARY. FINAL DESIGN TO BE PROVIDED WITH CD'S AND FINAL DRAINAGE REPORT
3. SEE SHEET 6 FOR LOT GRADING TEMPLATES AND LOT ESMT. STDS.

N

50 25 0 50 100

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PRELIMINARY PLAN

STERLING RANCH EAST FIL. NO. 5

A PARCEL OF LAND BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 33 AND SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

PLANT AND TREE WARRANTY NOTE

ALL STOCK IS 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 FIT FOR ANY PARTICULAR PURPOSE EXCEPT EXPRESSLY PROVIDED FOR. LIABILITY OF SELLER IS LIMITED TO REPLACEMENT OF ANY GOODS WHICH DO NOT CONFIRM TO WARRANTIES.

WINTER 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 1ST ARE WARRANTED UNTIL MAY 1ST. PLANTS PURCHASED JANUARY 1ST THROUGH JULY 2ND ARE WARRANTED UNTIL NOVEMBER 30TH. SOME PLANTS CARRY NO WARRANTY, (TURF INCLUDED) SUCH AS ANNUALS, PERENNIALS, ROSES, ARBORVITAE, AND A FEW OTHER VARIETIES. INSTALLATION IS NOT COVERED UNDER WARRANTY.

ALL NON-IRRIGATED SEED CARRIES NO WARRANTY.

LANDSCAPE IRRIGATION NOTE

LANDSCAPE TO BE IRRIGATED WITH A PROGRAMMABLE IRRIGATION CONTROLLER. TREES, SHRUBS, ORNAMENTAL GRASSES, AND PERENNIALS TO BE DRIP IRRIGATED WHEN LOCATED IN ROCK OR WOOD MULCH AREAS. TURF OR IRRIGATED SEED AREAS TO BE SPRAY IRRIGATED WITH POP UP SPRAY OR ROTOR HEADS.

UTILITY NOTE

CALL 1-800-922-1987 FOR UTILITY LOCATIONS TO VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES PRIOR TO START OF WORK.

KEEP TREES 10' FROM GAS MAINS & 15' FROM SEWER AND WATER MAIN LINES. KEEP TREES 6' MINIMUM DISTANCE FROM ANY OTHER UTILITIES. RESOLVE ANY TREE / UTILITY CONFLICTS SHOWN ON PLANS IN THE FIELD. CONTACT LANDSCAPE ARCHITECT FOR RECOMMENDATIONS IF NEEDED.

PROVIDE CLEARANCE OF ALL PLANT MATERIALS AT ELECTRIC VAULTS AND TRANSFORMERS (REFER TO COLORADO SPRINGS UTILITIES CONSTRUCTION STANDARD DRAWING 18-302 FOR SPECIFIC CLEARANCE REQUIREMENTS).

KEEP ALL SHRUBS 3' CLEAR OF ALL FIRE HYDRANTS AT MATURE SIZE.

SITE CONDITIONS NOTE

THE LANDSCAPE IS SUBJECT TO CHANGE BASED ON SITE GRADING, DRAINAGE, CONFIGURATION, AND SIZE. ANY ADJUSTMENTS WILL BE MADE DURING LANDSCAPE CONSTRUCTION. PLANT MATERIAL SYMBOLS ARE SHOWN AT MATURE WIDTH.

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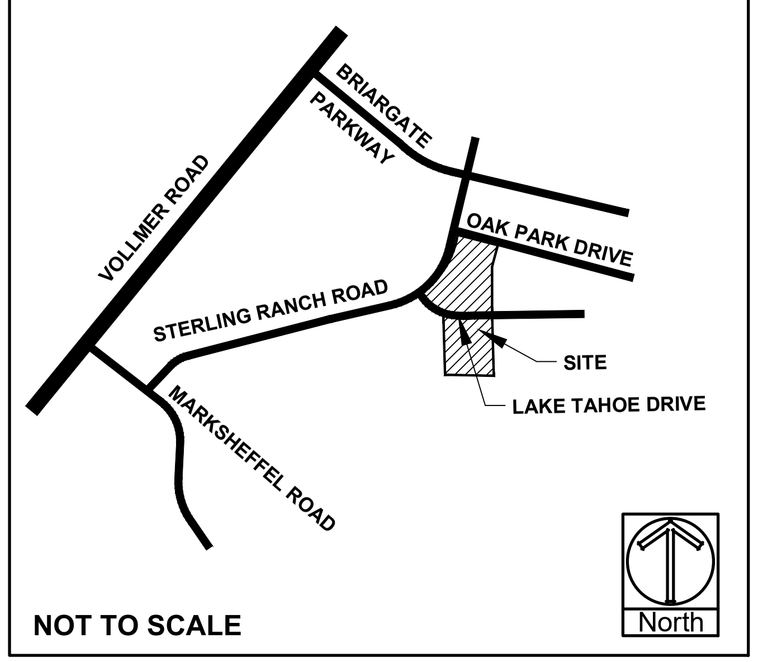
VICINTIY MAP



NOT TO SCALE

LANDSCAPE REQUIREMENTS

LANDSCAPE SETBACKS (LS)

Street Name / Boundary	Street Classification	Width (ft.) Req. / Prov.	Linear Footage	Tree Req. / Ft.	Tree Req. /Prov.
Sterling Ranch Road	Minor Arterial	20'/20'	1,220'	1/25	48.8 / 49
North Road (Name TBD)	Non Arterial	10'/10'	743'	1/30	24.7 / 25

Shrub Substitutions Req. / Prov.	Ornamental grass Req. / Prov.	Setback Abbr.	Percent Ground Plane Cov. Req./Prov.
0/0	0/0	LS	75%/75%
0/0	0/0	LS	75%/75%

IRRIGATION SYSTEM DESCRIPTION

The irrigation system to be an underground system with a spray or rotor system for turf or seeded areas. Shrub areas to be surface drip irrigated to irrigate all plant material. Irrigation system to be drainable for winter freeze protection. Irrigation to run off of a programmable irrigation controller.

FINAL LANDSCAPE SUBMITTAL NOTE

When Final Landscape plan is submitted an irrigation plan will be submitted, with all applicable support materials (at the time of building permit application). Review and approval of these plans to occur thirty (30) days prior to building permit issuance or prior to certificate of occupancy issuance.

If an irrigation plan is not submitted with the final Landscape plan submittal, an irrigation plan must be submitted for review 90 days after a building permit is issued. The irrigation plan must be approved prior to any irrigation equipment installation or issuance of certificate of occupancy.

ALL AMERICAN
LANDSCAPE ARCHITECTURE & IRRIGATION DESIGN
RESIDENTIAL & COMMERCIAL LANDSCAPE INSTALLATION
1925 AEROPLAZA DRIVE
COLORADO SPRINGS, CO 80916
719-637-0313

DATE	REVISION DESCRIPTION

☐ FOR CONSTRUCTION

☒ NOT FOR CONSTRUCTION

CLASSIC COMMUNITIES

STERLING RANCH EAST
FILING # 5
STERLING RANCH ROAD & LAKE TAHOE DRIVE

JOB NUMBER 2711-0723

DATE 7/27/2023

DRAWN BY MB

DRAWING DESCRIPTION
TITLE SHEET

SHEET # SHEET 9 OF 21

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PRELIMINARY PLAN

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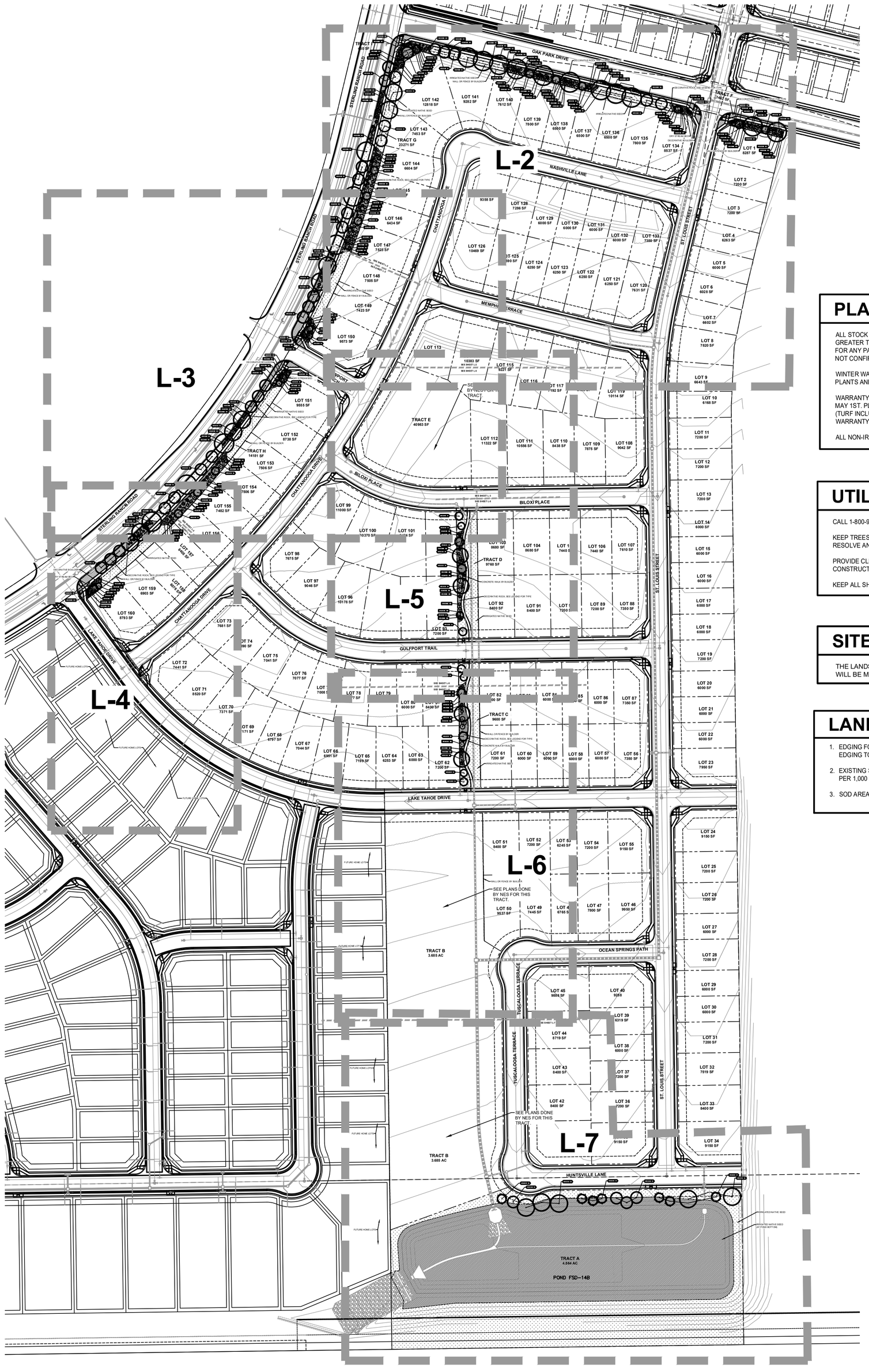

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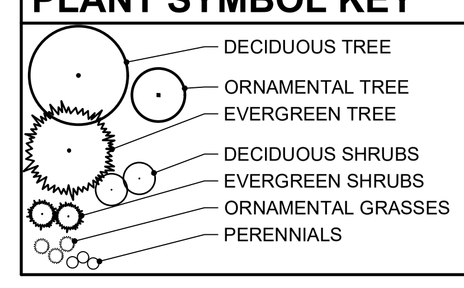
CALLOUT KEY

- PLANT ABBREVIATION
- SITE CATEGORY ABBREVIATION
- 15-ARB-4 — TREE CALLOUT
- 12-JUA-WO — SHRUB & ORN. GRASS CALLOUT
- 10-RBE-5 — PERENNIAL CALLOUT
- PLANT QUANTITY

PLANT SYMBOL KEY



North

NOT TO SCALE

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PLANTING LEGEND

Notes Key:
X=Xeric plant, R=Rabbit Resistant, DE=Deer Resistant, F=Firewise plant
Z=Zone, K=Altitude, Water Use inch / year. D=Dry (13-20"), A=Adaptable (18-28")
S=Steady (23-38"), W=Wet (36"+) SIG=Signature plant (City of Colorado Springs)

ABBR.	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
DECIDUOUS TREES					
ABM	4	Acer x freemanii 'Autumn Blaze'	Maple, Autumn Blaze	1-1/2"	Z=4, 6.5K,S,SIG
ANM	13	Acer platanoides	Maple, Norway	1-1/2"	Z=4, 6.5K,S,SIG
ARR	31	Acer platanoides 'Royal Red'	Maple, Royal Red	1-1/2"	Z=4, 6.5K,S,SIG
COH	3	Celtis occidentalis	Hackberry	1-1/2"	R,DE,Z=3,7K,A,D,SIG
GKC	6	Gymnocladus dioicus	Kentucky Coffee Tree	1-1/2"	Z=4, 7.5K,A,S,SIG
MSS	11	Malus 'Spring Snow'	Crabapple,Spring Snow	1-1/2"	F,Z=4, 8.5K,S,SIG
PCR	4	Prunus virginiana 'Schubert'	Cherry, Canada Red	1-1/2"	R,DE,F,Z=2, 9.5K,A,S,SIG
TAL	8	Tilla americana	Linden, American	1-1/2"	Z=4, 8K,S,SIG
EVERGREEN TREES					
JRM	10	Juniperus scopulorum	Juniper, Rocky Mountain	6'	Z=3, 10K,X,A,D,SIG
PIB	4	Picea pungens 'Bakeri'	Spruce, Bakeri	6'	R,DE,Z=2, 8K,S,SIG
PIP	1	Picea pungens	Spruce, Colorado Blue	6'	R,DE,Z=3, 10K,S,SIG
PON	11	Pinus ponderosa	Pine, Ponderosa	6'	R,DE,Z=3, 9.5K,D,SIG
DECIDUOUS SHRUBS					
ARB	13	Aronia melancarpa	Chokeberrry, Black	5 Gal	R,DE,Z=2, 8.5K,A,SIG
BRG	36	Berberis thunbergii 'Rose Glow'	Barberry, Rosy Glow	5 Gal	R,DE,Z=4, 7K,A,SIG
COP	34	Contoneaster acutifolia	Contoneaster, peking	5 Gal	R,DE,Z=4, 10K,S,SIG
POA	76	Potentilla fruticosa 'Abbotswood'	Potentilla, Abbotswood	5 Gal	R,DE,F,Z=2, 10K,S,SIG
PRS	29	Potentilla fruticosa 'Red sunset'	Potentilla, 'Red Sunset'	5 Gal	R,DE,Z=3,S,SIG
RGL	6	Rhus aromatica 'Gro-low'	Sumac, Gro-Low	5 Gal	DE,Z=3, 8.5K,A,D,SIG
SBG	51	Spiraea x bulmalda 'Goldflame'	Spirea, Goldflame	5 Gal	R,DE,Z=3, 7.5K,A,S,SIG
SCW	8	Syringa vulgaris 'Alba'	Lilac, Common White	5 Gal	R,DE,F,Z=2, 10K,A,SIG
VEC	9	Viburnum opulus 'Compactum'	Viburnum, Compact European Cranberry	5 Gal	R,DE,Z=3, 8K,A,SIG
VOS	20	Viburnum opulus 'Roseum'	Viburnum Snowball	5 Gal	R,DE, 7.5K,A,SIG
EVERGREEN SHRUBS					
JBJ	77	Juniperus Sabina	Juniper, Buffalo	5 Gal	R,DE,Z=3,8.5K,A,SIG
PGS	20	Picea pungens 'Glauca Globosa'	Spruce, Globe Blue	5 Gal	Z=2, 10K,S,SIG
PERENNIALS					
HSO	118	Hemorocalis 'Stella'd oro'	Daylily, Stella d'oro	1 Gal	R,DE,Z=3, 10K,D,SIG

GROUNDCOVER LEGEND

SYMBOL	DESCRIPTION	QUANTITY
	STEEL EDGING	565 LF
	1-1/2" CIMARRON GRANITE ROCK 3" IN DEPTH WITH WEED FABRIC	24,270 SF
	2-4" BLUE GREY COBBLE 3" IN DEPTH WITH WEED FABRIC	7,540 SF
	4-8" AND 2-4" MIX OF BLUE GREY COBBLE 3" IN DEPTH WITH WEED FABRIC	907 SF
	CASCADE MULCH 3" IN DEPTH WITH NO WEED FABRIC	300 SF
	DECORATIVE BOULDER	51 TOTAL
	BERM (NOT SHOWN TBD)	TBD SF
	IRRIGATED NATIVE SEED ALL PURPOSE LOW GROW MIX (PROVIDE EROSION CONTROL BLANKETS ON SLOPES 3:1 OR STEEPER SEE NOTES)	112,854 SF
	IRRIGATED NATIVE SEED ALL PURPOSE MIX (AT POND BOTTOM - PROVIDE EROSION CONTROL BLANKETS ON SLOPES 3:1 OR STEEPER SEE NOTES)	115,997 SF

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FILING # 5
STERLING RANCH ROAD & LAKE TAHOE DRIVE

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SHEET # SHEET 10 OF 21

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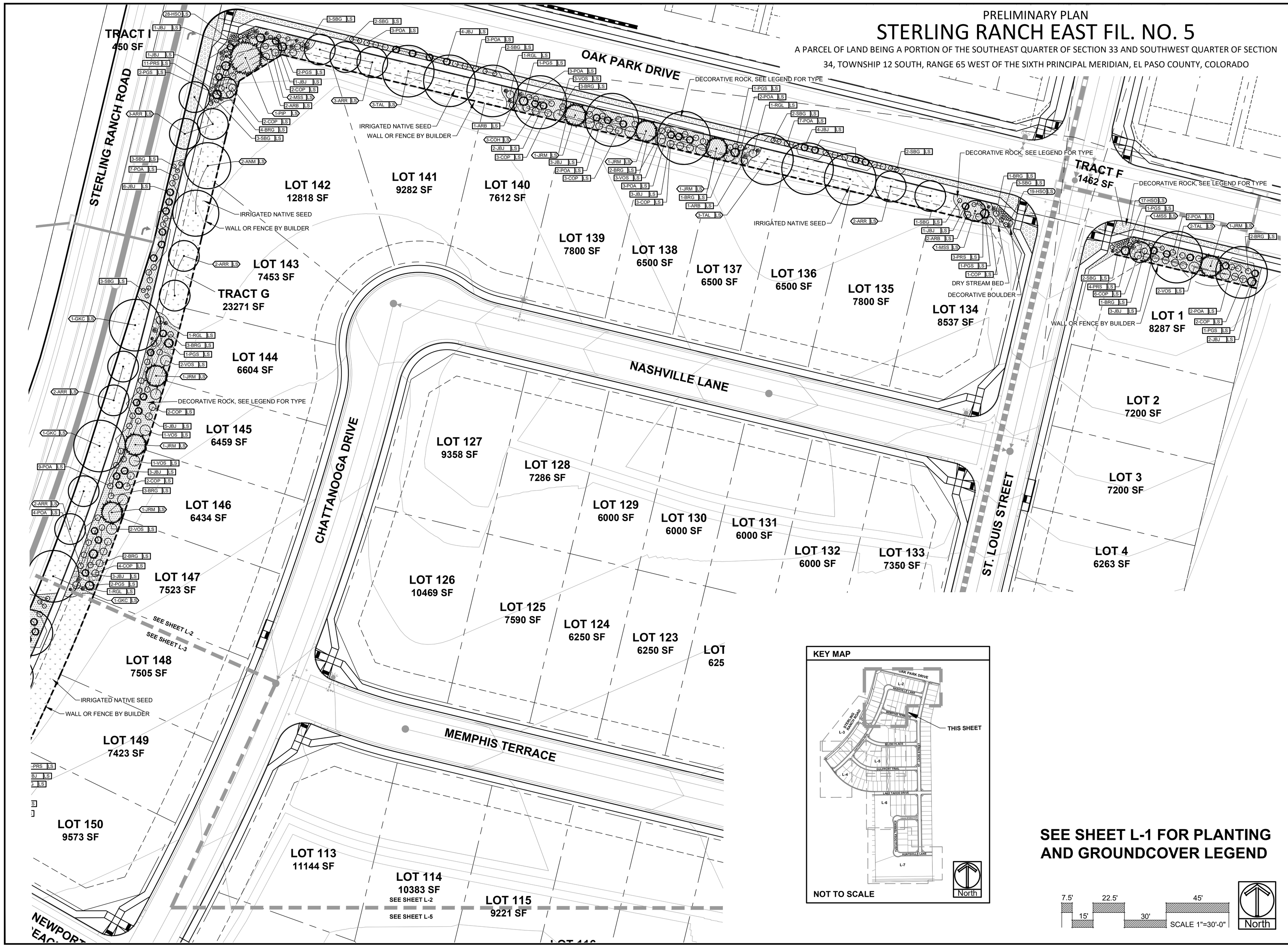

SEE SHEET L-1 FOR PLANTING AND GROUNDCOVER LEGEND

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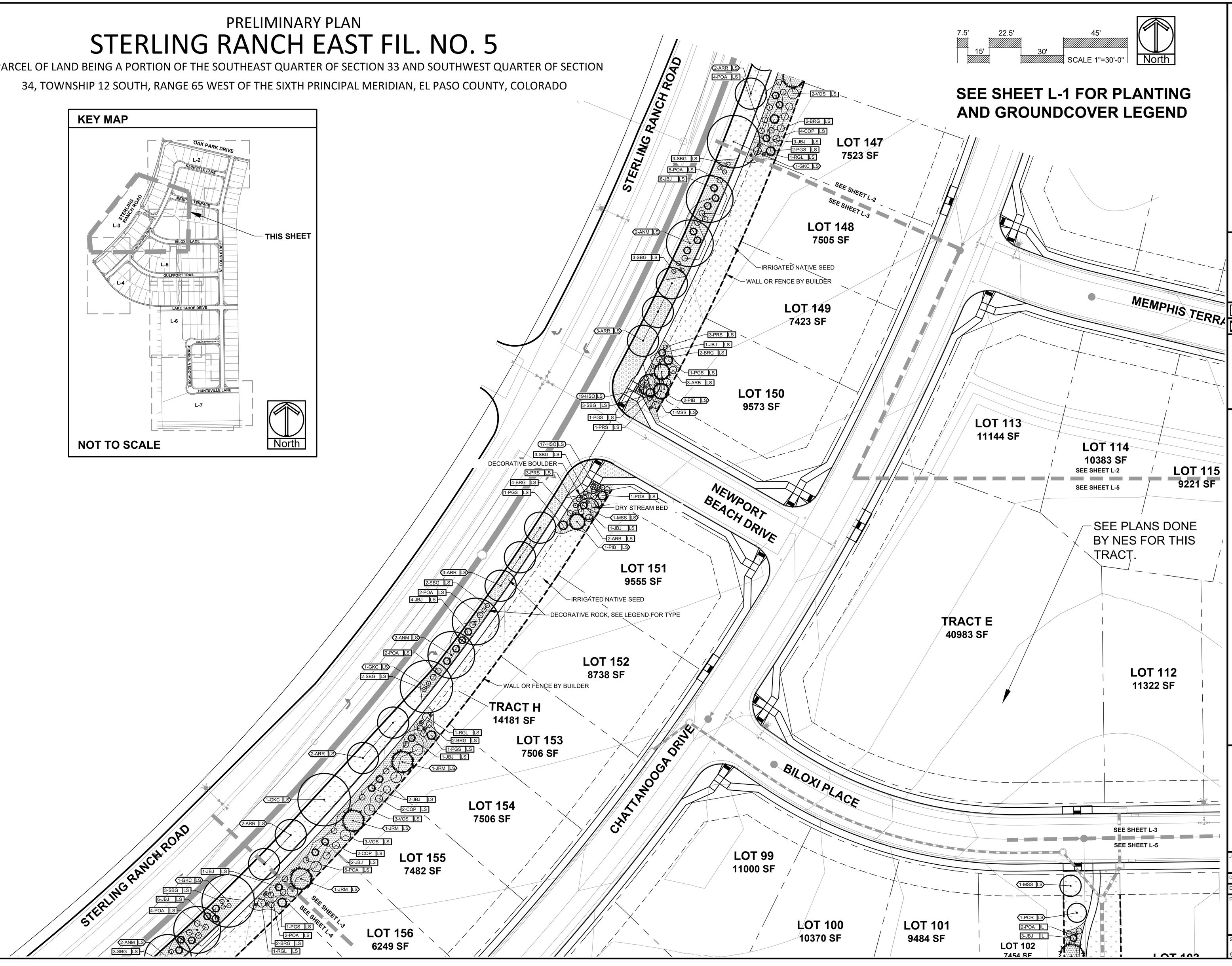

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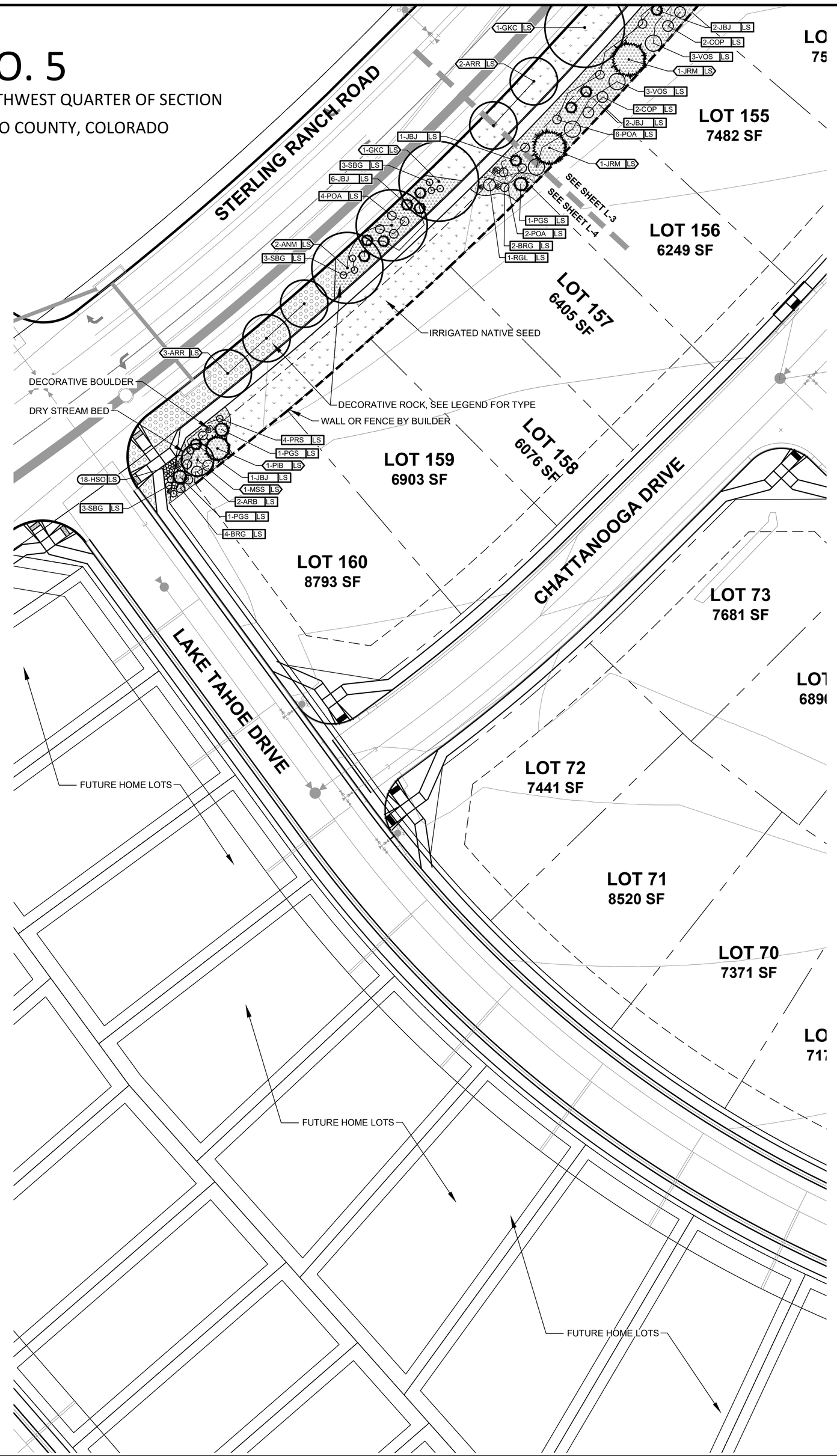
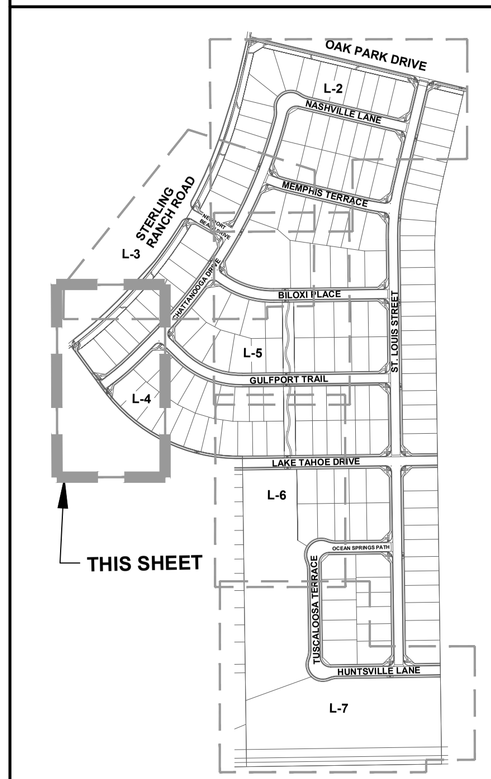


KEY MAP



NOT TO SCALE

North

SEE SHEET L-1 FOR PLANTING AND GROUNDCOVER LEGEND

7.5' 15' 22.5' 30' 45'

SCALE 1"=30'-0"

North

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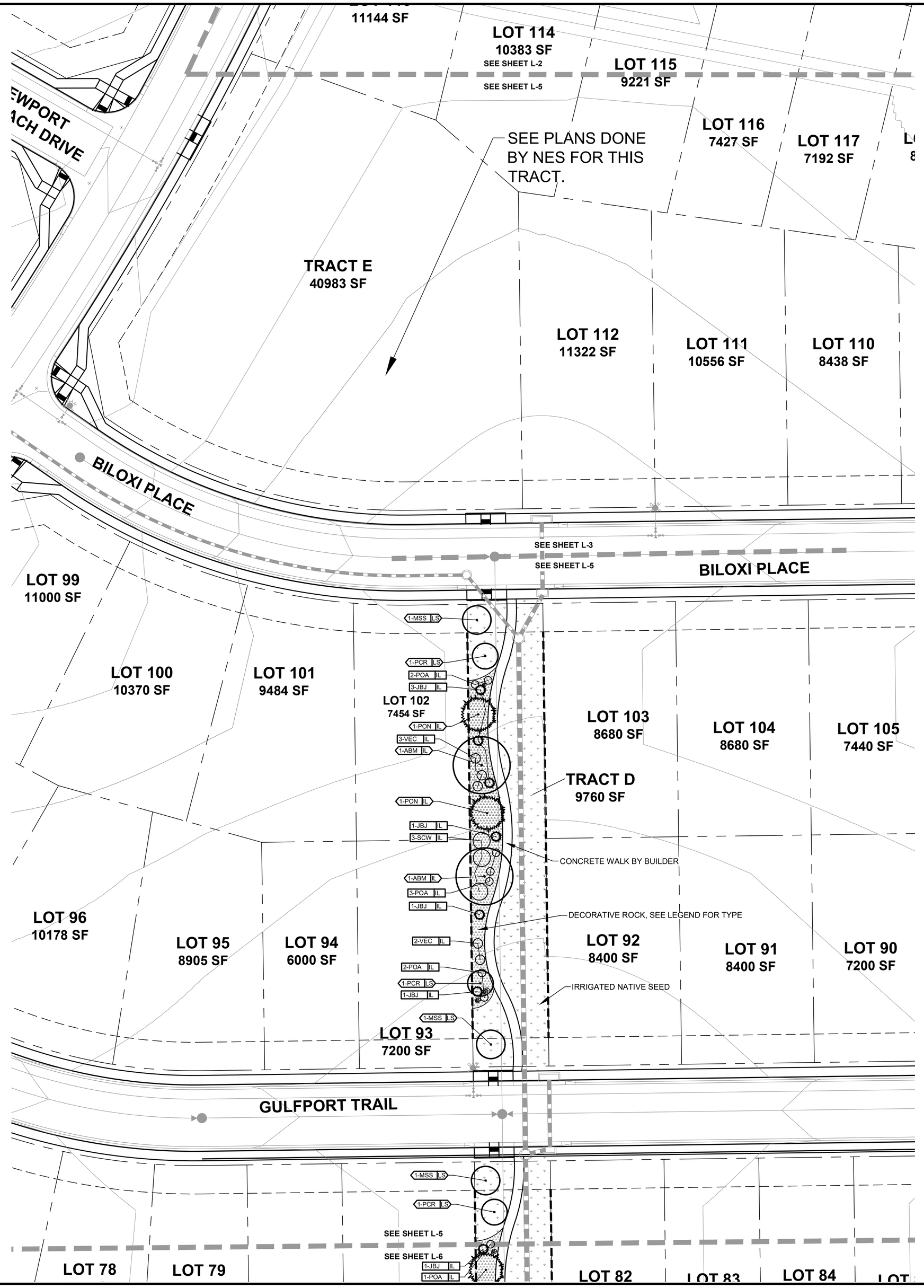
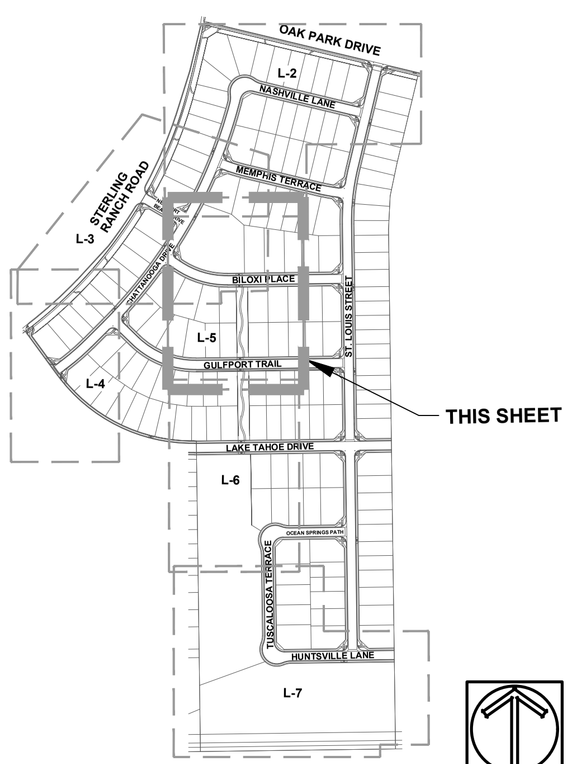


KEY MAP



NOT TO SCALE

North

SEE SHEET L-1 FOR PLANTING AND GROUNDCOVER LEGEND

7.5' 22.5' 45'
15' 30'
SCALE 1"=30'-0"

North

ALL AMERICAN
LANDSCAPE ARCHITECTURE & IRRIGATION DESIGN
RESIDENTIAL & COMMERCIAL LANDSCAPE INSTALLATION
1925 AEROPLAZA DRIVE
COLORADO SPRINGS, CO 80916
719-637-0313

DATE	REVISION DESCRIPTION

☐ FOR CONSTRUCTION
☒ NOT FOR CONSTRUCTION

CLASSIC COMMUNITIES

STERLING RANCH EAST
FILING # 5
STERLING RANCH ROAD & LAKE TAHOE DRIVE

JOB NUMBER 2711-0723
DATE 7/27/2023
DRAWN BY MB
DRAWING DESCRIPTION
PRELIMINARY LANDSCAPE PLAN
SHEET # SHEET 14 OF 21

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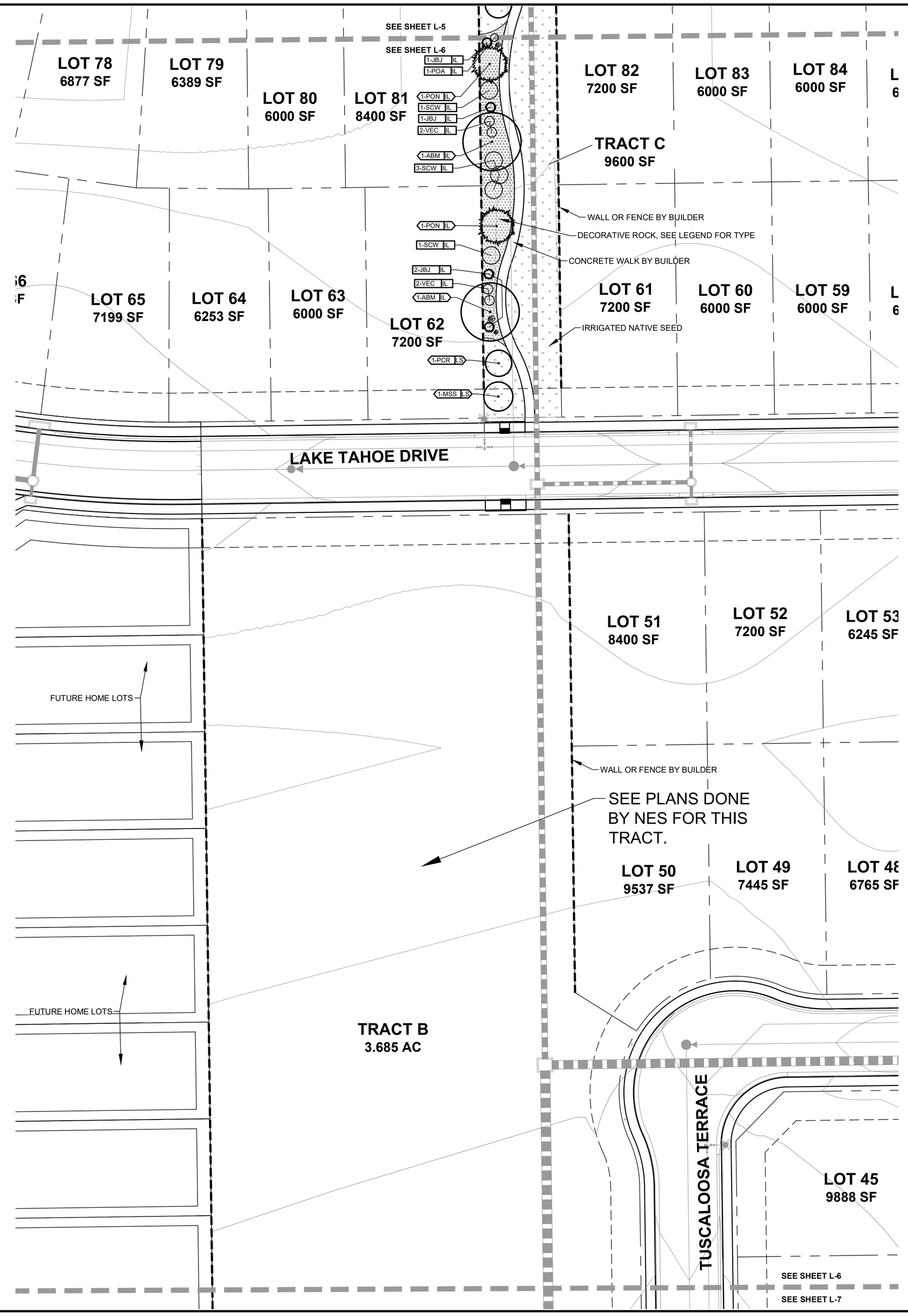
PRELIMINARY PLAN

STERLING RANCH EAST FIL. NO. 5

A PARCEL OF LAND BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 33 AND SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO



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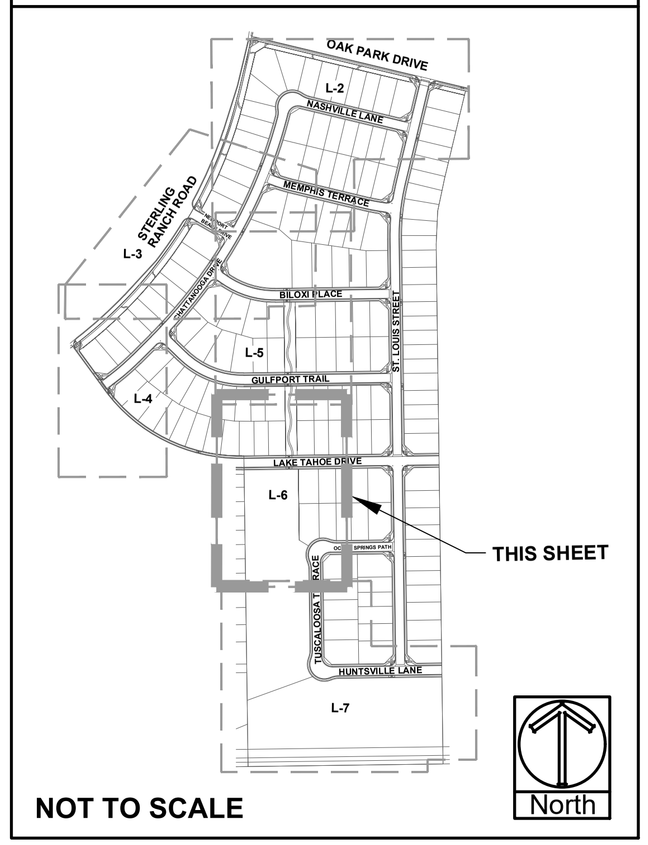
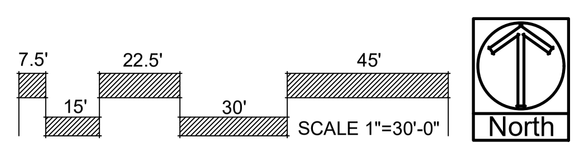


NOT TO SCALE

SEE SHEET L-1 FOR PLANTING AND GROUNDCOVER LEGEND



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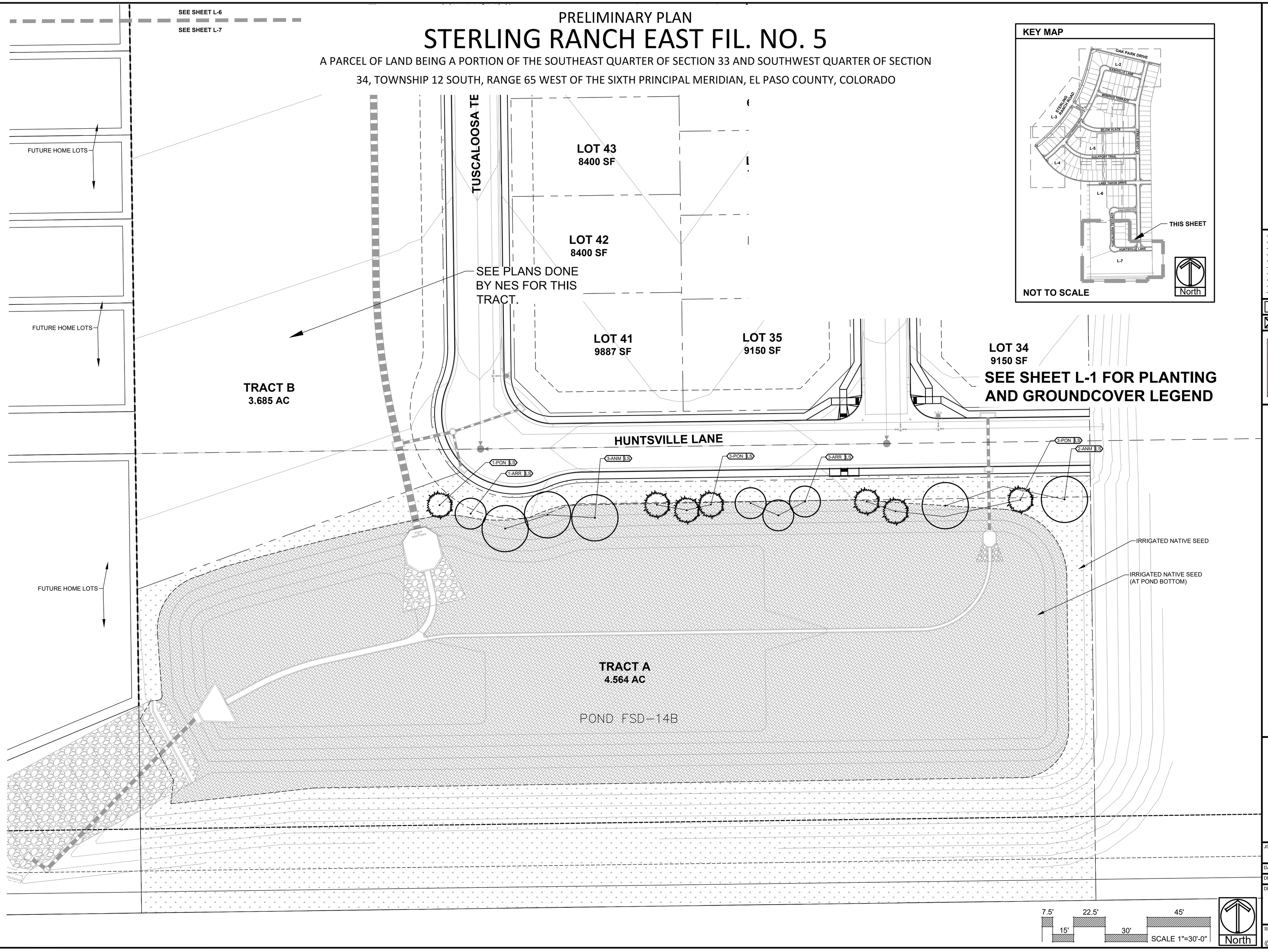

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SHEET # SHEET 16 OF 21

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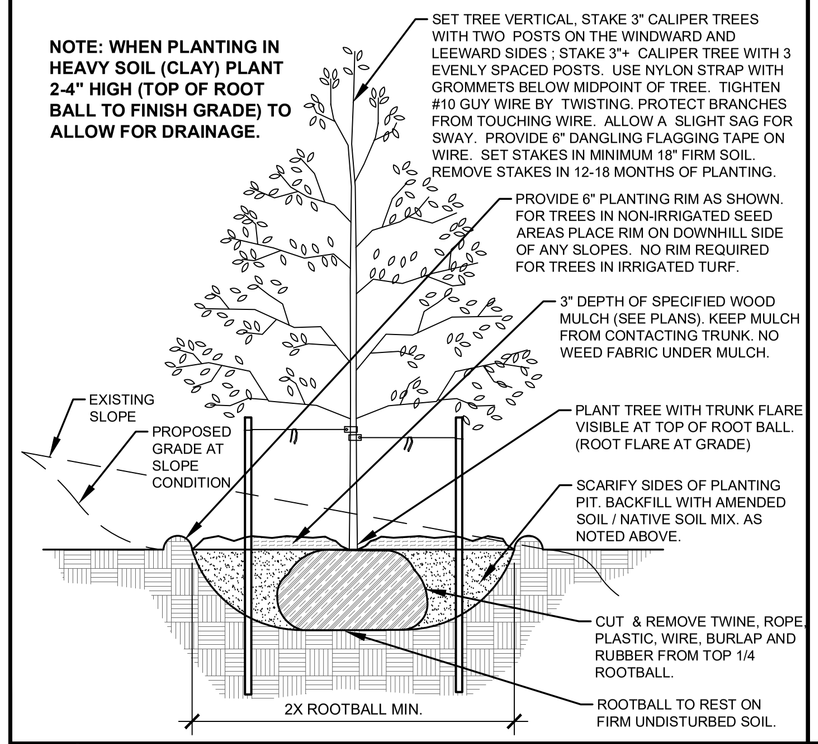
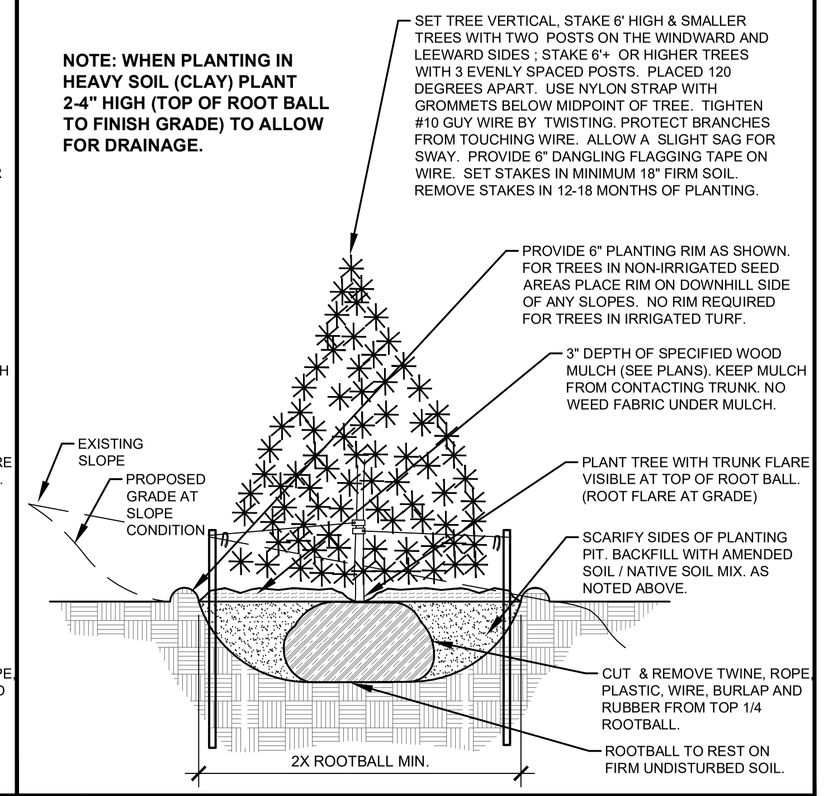
NOTES:
- MARK NORTH SIDE OF TREE AT NURSERY AND PLANT TREE IN THE SAME ORIENTATION.
- DON'T REMOVE OR CUT LEADER.
- PRUNE DEAD, BROKEN, CROSSING, OR WEAK BRANCHES PRIOR TO PLANTING. DO NOT REMOVE TERMINAL BUDS THAT EXTEND TO TREE CROWN.
- NO STRUCTURAL PRUNING OF TREE UNTIL AFTER ESTABLISHMENT PERIOD OF 2 GROWING SEASONS.
- REMOVE ANY DOUBLE LEADERS UNLESS OTHERWISE NOTED.
- KEEP TREE MOIST AND SHADED UNTIL PLANTING. AVOID FALL PLANTING IF POSSIBLE.
- 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.



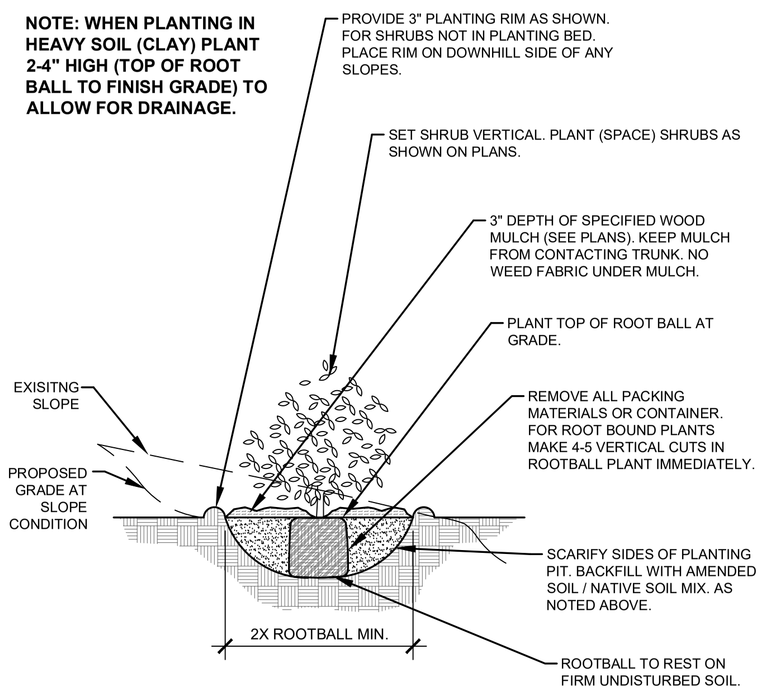
A DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE

NOTES:
- MARK NORTH SIDE OF TREE AT NURSERY AND PLANT TREE IN THE SAME ORIENTATION.
- DON'T REMOVE OR CUT LEADER.
- PRUNE DEAD, OR BROKEN BRANCHES PRIOR TO PLANTING.
- REMOVE ANY DOUBLE LEADERS UNLESS OTHERWISE NOTED.
- KEEP TREE MOIST AND SHADED UNTIL PLANTING.
- AMENDED BACK FILL SHALL BE 70% SOIL FROM PLANTING PIT AND 30% ORGANIC MATERIAL.
- PINE AND SPRUCE SPECIES TO BE SPRAYED FOR IPS BARK BEETLE PRIOR TO PLANTING COORDINATE WITH CITY FORESTRY.
- ALL TREES TO BE DEEP WATERED AT TIME OF PLANTING.



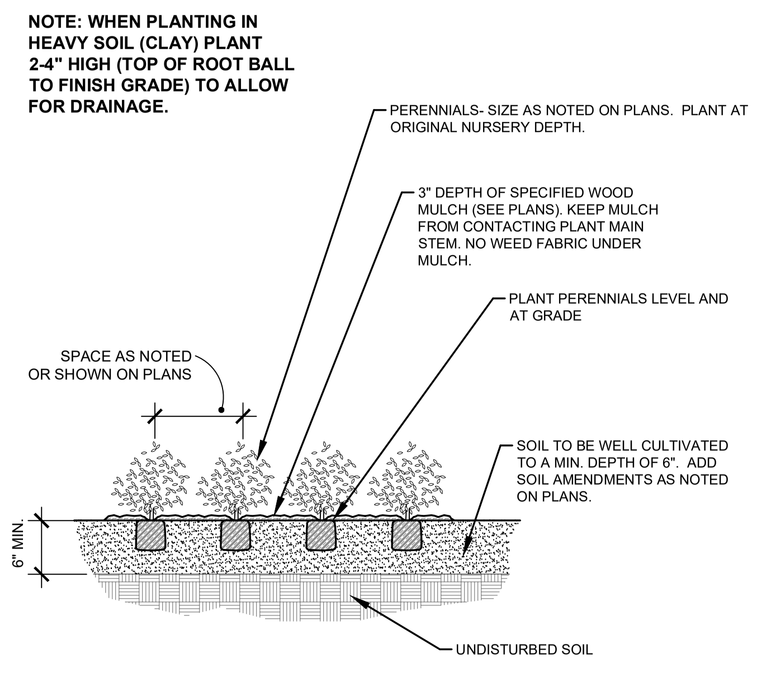
B EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE

NOTES:
- PRUNE DEAD, OR BROKEN BRANCHES PRIOR TO PLANTING.
- KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
- AMENDED BACK FILL SHALL BE 70% SOIL FROM 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.



C SHRUB PLANTING DETAIL
NOT TO SCALE

NOTES:
- PRUNE DEAD OR BROKEN PARTS PRIOR TO PLANTING.
- KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
- AMENDED BACK FILL SHALL BE 70% SOIL FROM PLANTING PIT AND 30% ORGANIC MATERIAL.
- ALL PERENNIALS PLANTED IN ROCK AREAS TO RECEIVE WOOD MULCH RINGS AROUND THE BASE OF THE PLANTS.
- DEEP WATER PERENNIALS AT TIME OF PLANTING.



D PERENNIAL PLANTING DETAIL
NOT TO SCALE

PRELIMINARY PLAN

STERLING RANCH EAST FIL. NO. 5

A PARCEL OF LAND BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 33 AND SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

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 (ALCC) , 2007 OR CURRENT EDITION FOR ALL LANDSCAPE CONSTRUCTION ON THIS SITE.
5. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THEFTS OR DAMAGE TO ALL PLANT 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.
   -- HARDSCAPE MATERIAL PLACEMENT / PLANTING BED EDGING.
   -- IRRIGATION MAIN LINE / HEAD PLACEMENT INSPECTION (AS APPLICABLE).

LANDSCAPE INSTALLATION NOTES

1. EDGING 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 GRADES. INSTALL PER MANUFACTURE'S RECOMMENDATIONS.
2. SOD TO BE BLUEGRASS SOD. LAY SOD WITH TIGHT STAGGERED EDGES. (IF APPLICABLE)
3. ALL SEEDED TURF / SOD 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 STAPLES AT 5' O.C. SEAMS IN FABRIC TO BE OVERLAPPED 6" MIN. AND SECURED WITH STAPLES. (IF APPLICABLE)
5. ROCK OR MULCH COVER SHALL BE CONTINUOUS 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 TURF AREAS TO RECEIVE A 24" DIAMETER MULCH RING. (IF APPLICABLE)
6. ALL BOULDERS (IF APPLICABLE) TO BE BURIED 1/3 BELOW GRADE 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 THIS PLAN ARE TO BE APPROVED BY OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT.
8. 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.
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 DOWNSPOUTS OR STORM DRAINAGE FROM ADJACENT LOTS WILL ADVERSELY AFFECT LANDSCAPED AREAS ON THESE PLANS.
12. TREES NOT TO BE PLACED ABOVE OR WITHIN 6' OF GAS, WATER, SEWER,STORM DRAINS OR ELECTRICAL UTILITIES. PLANTS NOT TO BE INSTALLED 3' OF ANY UTILITY BOXES THAT NEED TO BE ACCESSED FOR UTILITY MAINTENANCE.

EXISTING TREE PROTECTION (IF APPLICABLE)
ANY EXISTING TREES OR PLANT MATERIAL NOTED TO BE PROTECTED ON THESE PLANS ARE TO BE PROTECTED FROM CONSTRUCTION DAMAGE. CONTRACTOR WILL TAKE RESPONSIBILITY FOR ANY DAMAGE TO EXISTING PROTECTED TREES OR LANDSCAPE.

ANY DAMAGE TO EXISTING TREES OR PLANT MATERIAL CALLED OUT TO BE PROTECTED SHALL BE REPLACED WITH EQUIVALENT PLANT MATERIAL.

BARK BEETLE PROTECTION NOTE (IF APPLICABLE)
LANDSCAPE CONTRACTOR TO PROVIDE PROTECTION FOR ALL NEW PINE TREES FOR BARK BEETLE PROTECTION . INSPECT ALL PINE TREES PRIOR TO PLANTING AND SPRAY TREES WITH THE FOLLOWING:
-- ASTROBRAND PERMITHRIN
-- APPLY TREATMENT 2 TIMES A YEAR FOR TWO CONSECUTIVE YEARS PER MANUFACTURE'S GUIDELINES

SLOPE PROTECTION (IF APPLICABLE)
CONTRACTOR TO INSTALL EROSION CONTROL BLANKETS OR EQUAL ON SEEDED SLOPES 3:1 AND STEEPER. SECURE BLANKETS TO SLOPE PER MANUFACTURE'S RECOMMENDATIONS.

EROSION CONTROL BLANKET TO CONTAIN 100% AGRICULTURAL STRAW BLANKET WITH PHOTO-DEGRADABLE NETTING ON BOTH SIDES.

CONTRACTOR TO PROVIDE 4-8" DIAMETER COBBLE (WITH LANDSCAPE FABRIC) FOR ALL CURB INLETS INTO DETENTION AREAS IF APPLICABLE. PROVIDE A SWALE FROM INLET TO DETENTION AREA A MINIMUM OF 2' WIDE AND MAXIMUM 3' WIDE. (IF APPLICABLE)

SEEDING NOTES

IRRIGATED NATIVE SEED TO BE EL PASO COUNTY CONVERSATION DISTRICT ALL-PURPOSE LOW GROW MIX 42 LBS/ACRE USING A ONE STEP HYDRO-SEED PROCESS. SEE BELOW FOR WHAT THE MIX CONTAINS.

--BUFFALOGRASS	25%
--GRAMA, BLUE	20%
--GRAMA, SIDEOATS	29%
--GREEN NEEDLEGRASS	5%
--WHEATGRASS, WESTERN	20%
--DROPSEED, SAND	1%

SOIL IN IRRIGATED SEED AREAS TO BE AMENDED WITH : 1/3 HIGH QUALITY TOP SOIL, 2/3 COW MANURE, AND 1/3 NATIVE SOIL AT 4 C.Y./1000 SF TILLED INTO TOP 4-6" OF SOIL PRIOR TO SEEDING. 2-3 WEEKS AFTER EMERGENCE ADD SUPER CROP FERTILIZER 20-20-10 AT 4 LBS PER 1,000 SF . ADD 1 LB. NITROGEN PER 1000 SF IN MID TO LATE JUNE, IN EARLY TO MID AUGUST, AND LATE SEPTEMBER.

IRRIGATED NATIVE SEED TO BE EL PASO COUNTY CONVERSATION DISTRICT ALL-PURPOSE MIX 42 LBS/ACRE USING A ONE STEP HYDRO-SEED PROCESS. SEE BELOW FOR WHAT THE MIX CONTAINS. (AT POND BOTTOM)

--BIG BLUESTEM	20%	--SWITCHGRASS	10%
--GRAMA, BLUE	10%	--PRAIRIE SANDREED	10%
--GREEN NEEDLEGRASS	10%	--YELLOW INDIANGRASS	10%
--WHEATGRASS WESTERN	20%	--GRAMA SIDEOATS	10%

SOIL IN IRRIGATED SEED AREAS TO BE AMENDED WITH : 1/3 HIGH QUALITY TOP SOIL, 2/3 COW MANURE, AND 1/3 NATIVE SOIL AT 4 C.Y./1000 SF TILLED INTO TOP 4-6" OF SOIL PRIOR TO SEEDING. 2-3 WEEKS AFTER EMERGENCE ADD SUPER CROP FERTILIZER 20-20-10 AT 4 LBS PER 1,000 SF . ADD 1 LB. NITROGEN PER 1000 SF IN MID TO LATE JUNE, IN EARLY TO MID AUGUST, AND LATE SEPTEMBER.

ANY EXISTING SEEDED AREAS THAT ARE DISTURBED NEAR PROPERTY BOUNDARIES TO BE SEEDED 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 FILL IN SUCH AREAS.

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PLANTING DETAILS & NOTES
SHEET # SHEET 17 OF 21

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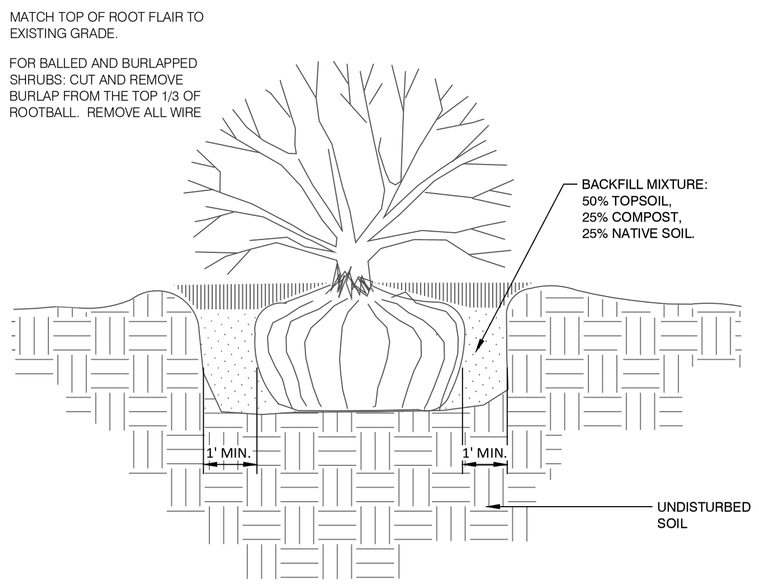
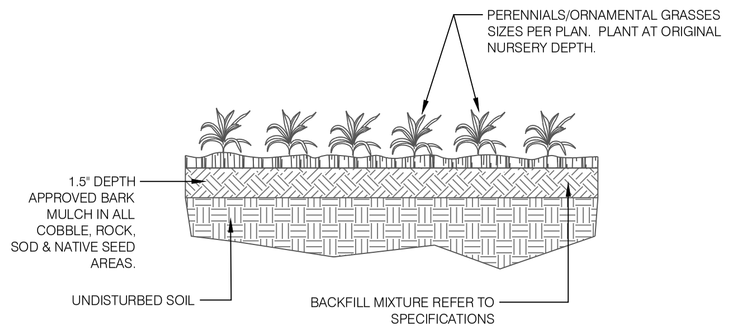


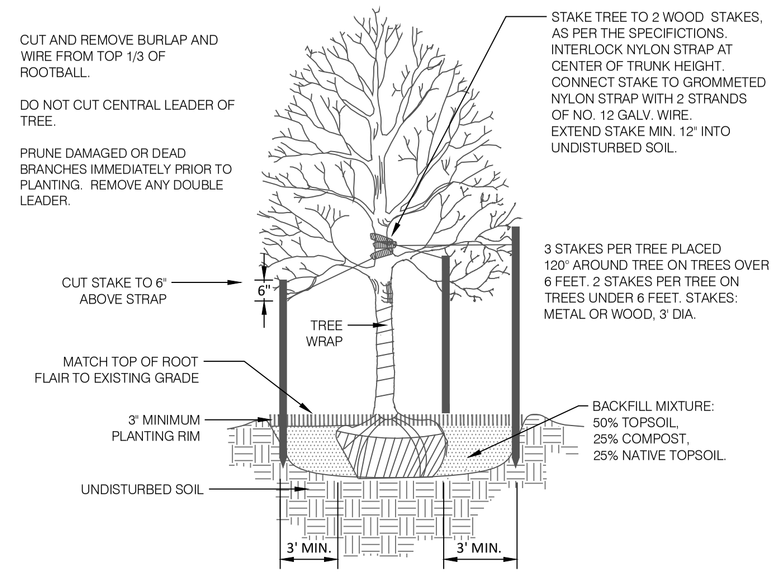
1 SHRUB PLANTING DETAIL

N.T.S. P-WA-24



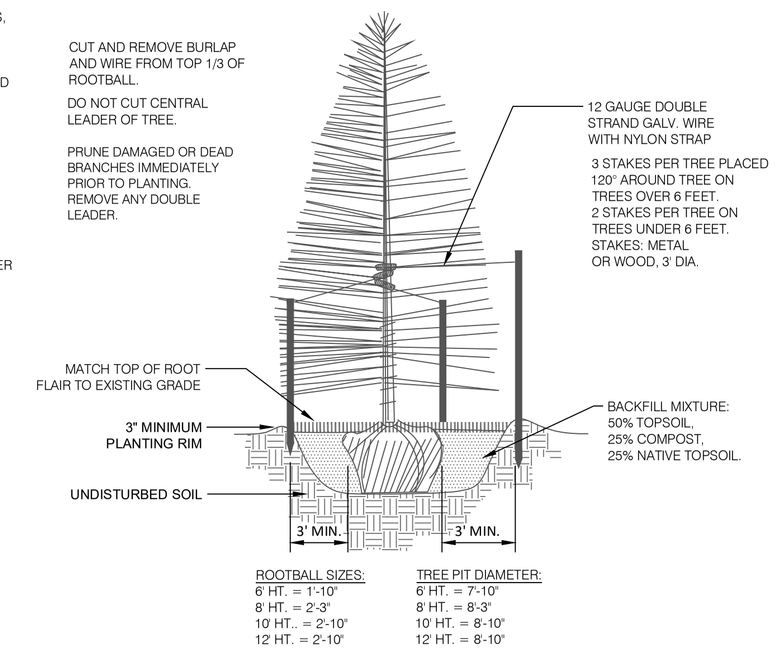
2 PERENNIAL / ORNAMENTAL GRASS PLANTING

N.T.S. 3293-04



3 DECIDUOUS TREE PLANTING DETAIL

N.T.S. P-WA-20



4 CONIFEROUS TREE PLANTING DETAIL

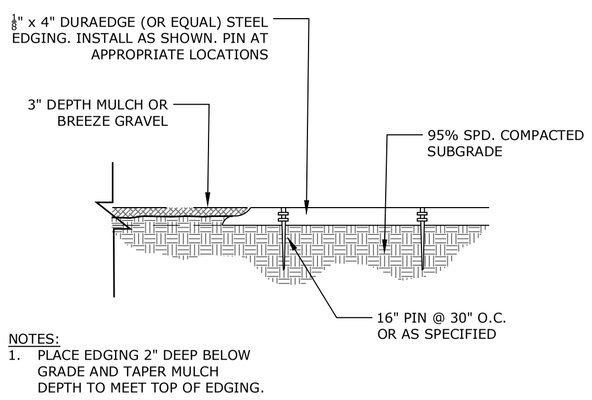
N.T.S. P-WA-21

PLANT SCHEDULE

DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND	KEY	KEY
	Ac2	2	Acer platanoides 'Columnare' / Columnar Norway Maple	45`	15`	2.5" Cal.	B&B		4S
	Tco	10	Tilia cordata / Littleleaf Linden	45`	35`	2" Cal.	B&B	NonX	
EVERGREEN TREES	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**	**HEIGHT**	**WIDTH**	**SIZE**	**COND**	**KEY**	**KEY**
	Js	28	Juniperus scopulorum 'Skyrocket' / Skyrocket Juniper	20`	4`	8` HT	B&B		125678D
	Ped	7	Pinus edulis / Pinon Pine	30`	20`	6` HT	B&B	Xeric	
	Pmu	3	Pinus mugo / Mugo Pine	20`	15`	6` HT	B&B	Xeric	
	Pni	6	Pinus nigra / Austrian Black Pine	60`	40`	8` HT	B&B	NonX	
ORNAMENTAL TREES	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**	**HEIGHT**	**WIDTH**	**SIZE**	**COND**	**KEY**	**KEY**
	Pcn	1	Prunus cerasifera `Newport` / Newport Flowering Plum	20`	15`	1.5" Cal.	B&B		45S
SHRUBS	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**	**HEIGHT**	**WIDTH**	**SIZE**	**COND**	**XERIC**	**KEY**
	Bda	1	Buddleja davidii / Butterfly Bush	5`	5`	5 GAL	CONT	NonX	
	Pmo	17	Physocarpus monogynus / Mountain Ninebark	4`	4`	5 GAL	CONT	Xeric	
	Rau	26	Ribes aureum / Golden Currant	6`	6`	5 GAL	CONT	Xeric	
	Str	32	Spiraea trilobata `Fairy Queen` / Fairy Queen Spirea	4`	4`	5 GAL	CONT	NonX	
EVERGREEN SHRUBS	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**	**HEIGHT**	**WIDTH**	**SIZE**	**COND**	**XERIC**	**KEY**
	Pgg	12	Picea pungens glauca `Globosa` / Globed Colorado Blue Spruce	10`	10`	5 GAL	CONT	NonX	
	Pm	8	Pinus mugo `Mops` / Mugo Pine	4`	4`	5 GAL	CONT	Xeric	1256D
GRASSES	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**	**HEIGHT**	**WIDTH**	**SIZE**	**COND**	**XERIC**	**KEY**
	Cxa	69	Calamagrostis x acutiflora `Karl Foerster` / Feather Reed Grass	5`	2`	1 GAL	CONT	NonX	
	Ssc	46	Schizachyrium scoparium / Little Bluestem Grass	4`	2.5`	1 GAL	CONT	NonX	
ANNUALS/PERENNIALS	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**	**HEIGHT**	**WIDTH**	**SIZE**	**COND**	**XERIC**	**KEY**
	Ami	31	Achillea millefolium / Common Yarrow	3`	2`	1 GAL	CONT	NonX	

GROUND COVER LEGEND

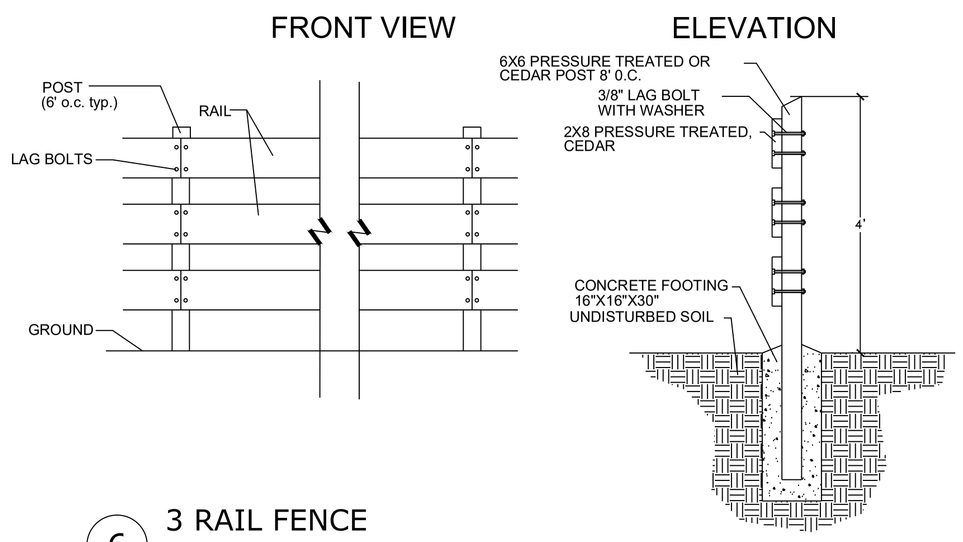
LOW ALTERNATIVE TURF GRASS LOW-GROW NATIVE SEED MIX	105,032 sf	TALL FESCUE SOD	24,035 sf
ROCK MULCH	12,131 sf	PLAYGROUND MULCH	2,883 sf



NOTES:
1. PLACE EDGING 2" DEEP BELOW GRADE AND TAPER MULCH DEPTH TO MEET TOP OF EDGING.

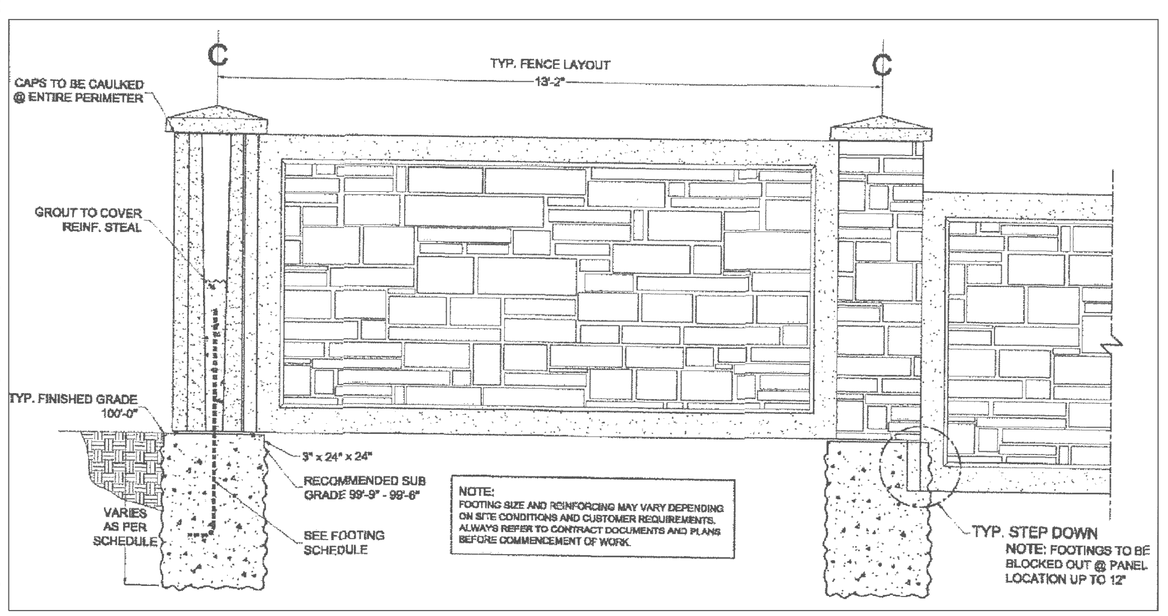
5 STEEL EDGING

N.T.S. 329413-09



6 3 RAIL FENCE

SCALE: NOT TO SCALE



7 6' CONCRETE SLAT WALL

N.T.S.

NES

N.E.S. Inc.
619 N. Cascade Avenue, Suite 200
Colorado Springs, CO 80903

Tel. 719.471.0073
Fax 719.471.0267

www.nescolorado.com

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PLANNER / LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

STERLING RANCH EAST FILING 5

TRACT E & B PARK PLAN

PROJECT INFO

DATE: 07.27.23
PROJECT MGR: A. BARLOW
PREPARED BY: B. WILLIAMS

STAMP

ISSUE INFO

ISSUE / REVISION

SHEET TITLE: LANDSCAPE DETAILS

SHEET NUMBER: 18

18 OF 21

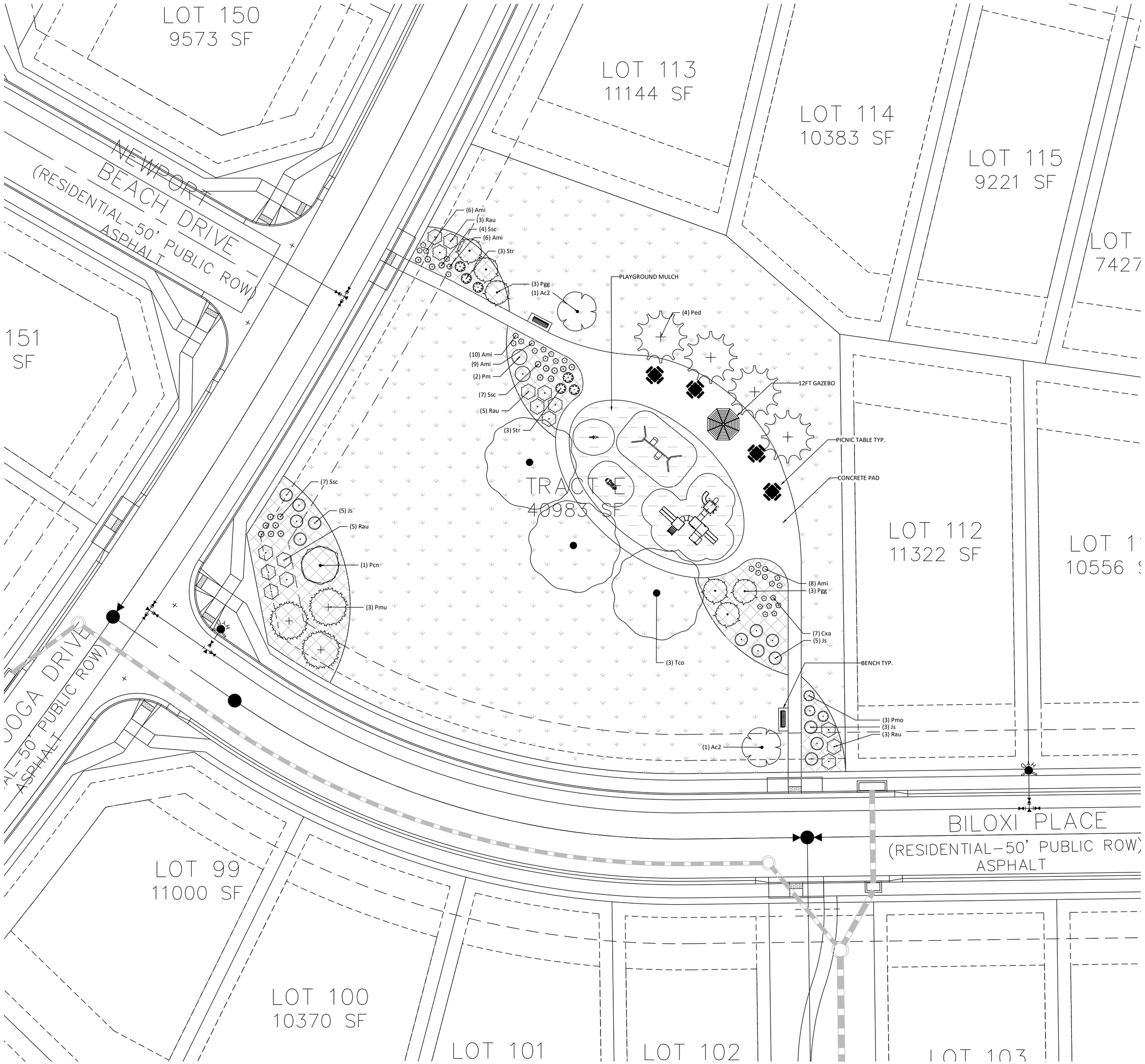
PLAN FILE #

P:\Classic2\Sterling Ranch East\Admin\Submittals\Sterling Ranch East Filing 5\Drawings\L-Arch\PLP\Tract E and B park plan.dwg [Landscape Details] 11/20/2023 3:30:42 PM bnab

PRELIMINARY PLAN

STERLING RANCH EAST FIL. NO. 5

A PARCEL OF LAND BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 33 AND SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO



GROUND COVER LEGEND

LOW ALTERNATIVE TURF GRASS LOW-GROW NATIVE SEED MIX	105,032 sf
ROCK MULCH	12,131 sf
TALL FESCUE SOD	24,035 sf
PLAYGROUND MULCH	2,883 sf

NORTH

0 10 20 40

SCALE: 1" = 20'

NES

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PLANNER / LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

STERLING RANCH EAST FILING 5

TRACT E & B PARK PLAN

PROJECT INFO

DATE: 07.27.23
PROJECT MGR: A. BARLOW
PREPARED BY: B. WILLIAMS

STAMP

ISSUE INFO

ISSUE / REVISION

SHEET TITLE

TRACT E LANDSCAPE PLAN

SHEET NUMBER

19

19 OF 21

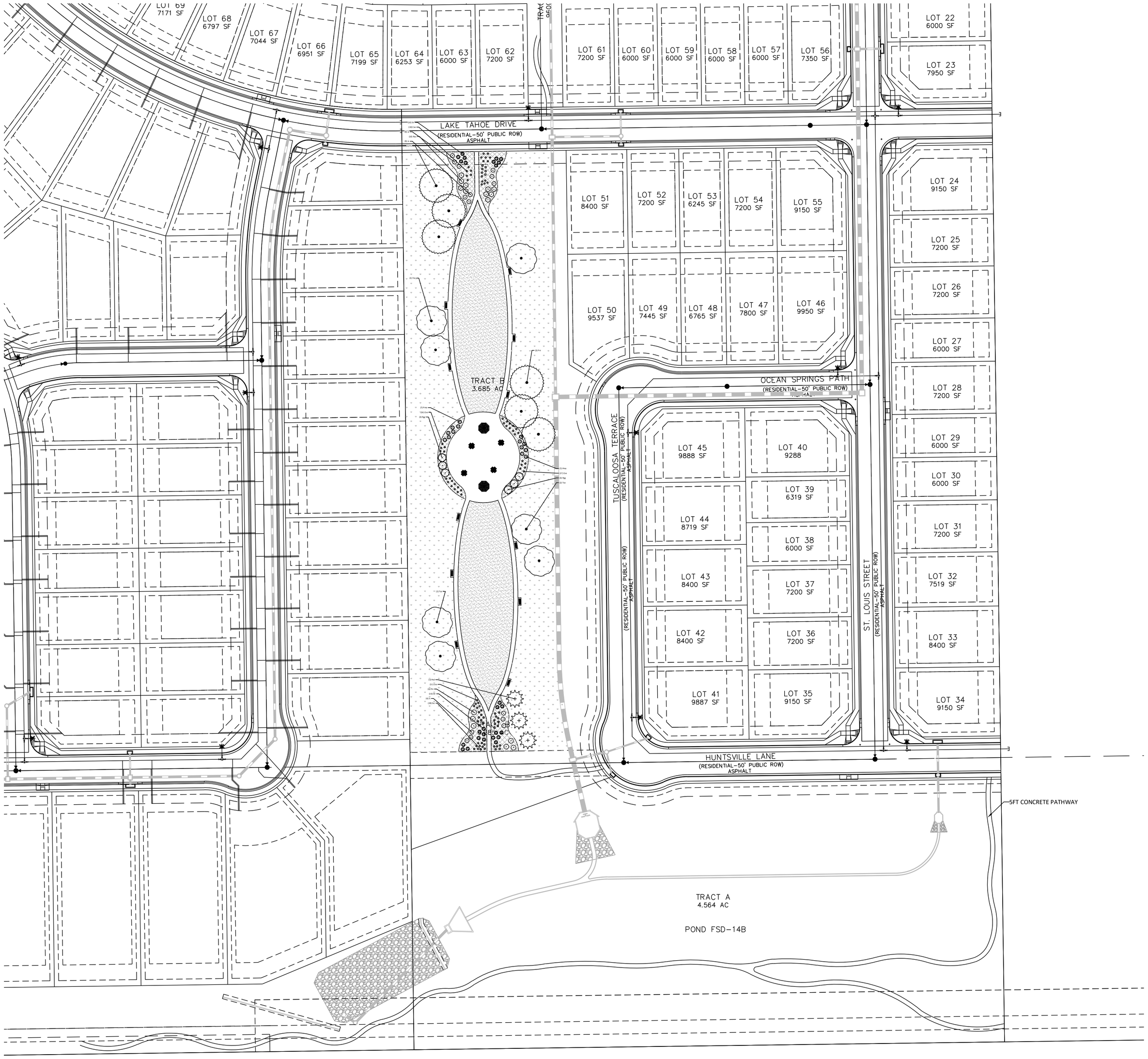
PLAN TITLE #

P:\Classic2\Sterling Ranch East\Admin\Submittals\Sterling Ranch East Filing 5\Drawings\L-Arch\PLP\Tract E and B park plan.dwg [Tract E] 11/20/2023 3:29:53 PM tknab

PRELIMINARY PLAN

STERLING RANCH EAST FIL. NO. 5

A PARCEL OF LAND BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 33 AND SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO



GROUND COVER LEGEND

LOW ALTERNATIVE TURF GRASS LOW-GROW NATIVE SEED MIX	105,032 sf
ROCK MULCH	12,131 sf
TALL FESCUE SOD	24,035 sf
PLAYGROUND MULCH	2,883 sf

NORTH

0 30 60 120

SCALE: 1" = 60'

NES

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Fax 719.471.0267

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PLANNER / LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

STERLING RANCH EAST FILING 5

TRACT E & B PARK PLAN

PROJECT INFO

DATE: 07.27.23
PROJECT MGR: A. BARLOW
PREPARED BY: B. WILLIAMS

STAMP

ISSUE INFO

ISSUE / REVISION

SHEET TITLE

TRACT B PRELIMINARY LANDSCAPE PLAN

SHEET NUMBER

20

20 OF 21

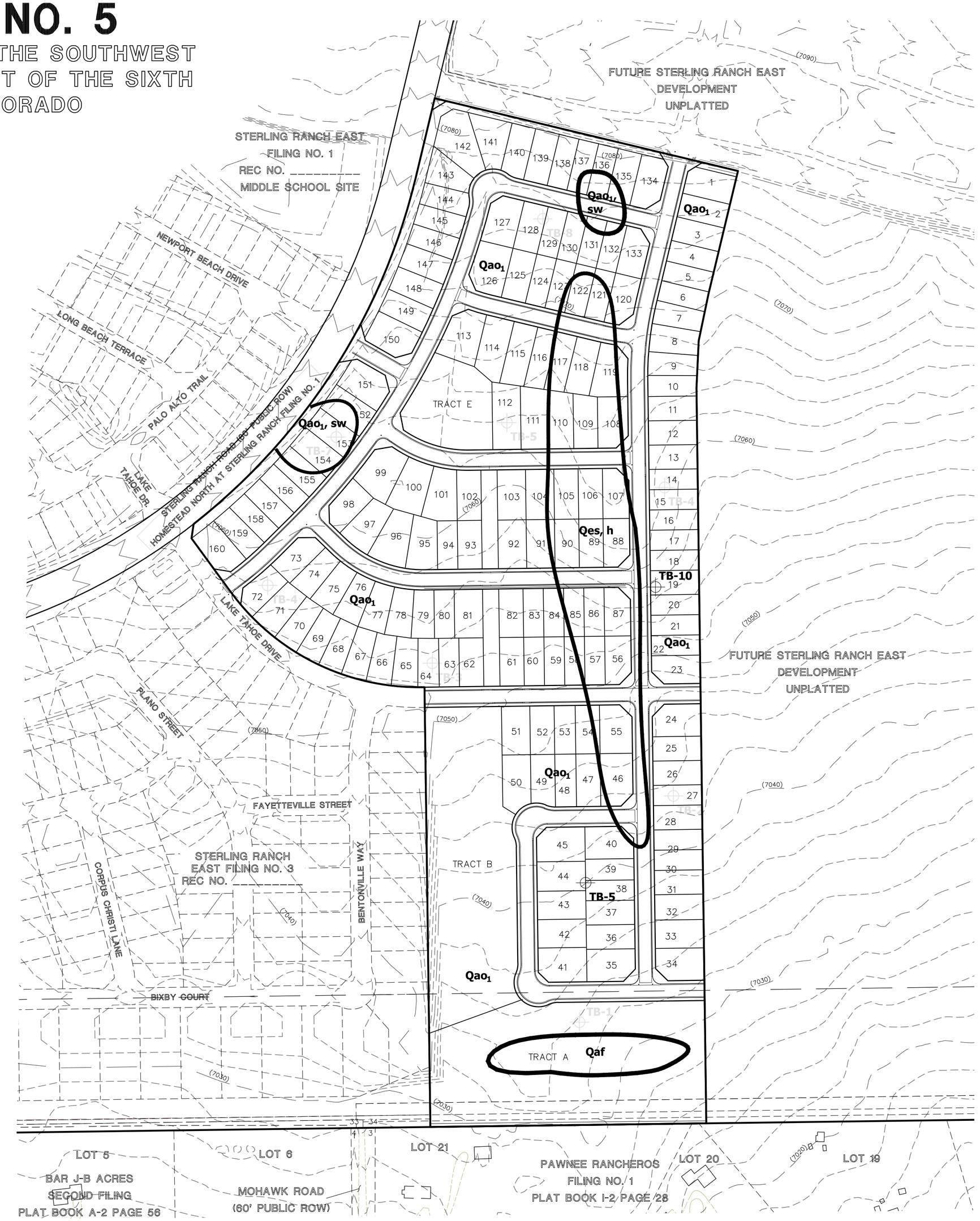
PLAN TITLE #

P:\Classic2\Sterling Ranch East\Admin\Submittals\Sterling Ranch East Filing 5\Drawings\L-Arch\PLP\Tract E and B park plan.dwg [Tract B] 11/20/2023 3:30:13 PM tonab

STERLING RANCH EAST FILING NO. 5

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 33 AND THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, STATE OF COLORADO

PRELIMINARY PLAN



LEGEND

Qaf – ARTIFICIAL FILL OF HOLOCENE AGE:
MAN-MADE FILL DEPOSITS

Qes – EOLIAN SAND OF HOLOCENE AND PLEISTOCENE AGE:
WIND DEPOSITED SANDS

Qao_1 – OLD ALLUVIUM ONE OF LATE-MIDDLE PLEISTOCENE AGE:
OLDER TERRACE DEPOSIT

h – HYDROCOMPACTION

sw – SEASONAL SHALLOW GROUNDWATER AREA

TB – APPROXIMATE TEST BORING LOCATION AND NUMBER

REFERENCE:

SOILS AND GEOLOGY STUDY
STERLING RANCH EAST – FILING NO. 5
PRELIMINARY PLAN
COLORADO SPRINGS, CO

PREPARED BY
ENTECH ENGINEERING, INC.
DATED JUNE 27, 2023

N

150 75 0 150 300

SCALE: 1" = 150'
U.S. SURVEY FOOT

CLASSIC CONSULTING
619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903
(719)785-0790
(719)785-0799 (Fax)

STERLING RANCH EAST FILING NO. 5
PRELIMINARY PLAN
GEOLOGIC CONSTRAINTS EXHIBIT

DESIGNED BY	MAW	SCALE	DATE	05/12/2023
DRAWN BY	MAW	(H) 1"= 150	SHEET 21 OF 21	
CHECKED BY		(V) 1"= N/A	JOB NO. 1183.25	

N:\1183.25\DRAWINGS\DEVELOPMENT\PRELIMINARY PLAN\1183.25-SP-21.dwg, 1/8/2024 8:55:02 AM, 1:1

December 11, 2023

Kari Parsons, Project Manager
El Paso County Development Services Department
Sent via online portal at: https://epcdevplanreview.com/Agencies/Home

Re: Sterling Ranch East Filing No. 5
File #: PUDSP232
Part of the E ½ SE ¼ of Sec. 33 and W ½ SW ¼ of Sec. 34, Twp. 12S, Rng. 65W, 6th P.M.
Water Division 2, Water District 10
CDWR Assigned Subdivision File No. 30925 – 2nd Letter

Dear Kari Parsons:

We have received the above-referenced re-submittal to divide 47.1 acres located in the E ½ of the SE ¼ of Sec. 33 and part of the W ½ of the SW ¼ of Sec. 34, Twp. 12S, Rng. 65W, 6th P.M. into 160 single-family lots, ROWs, community parks, open space, and tracts for detention facilities. This filing is directly east of Phase 1 consisting of Filings 1-4. The proposed source of water supply is service provided by the Falcon Area Water and Wastewater Authority (FAWWA). This letter supersedes the comments provided by this office on September 1, 2023.

Water Supply Demand

The estimated water demand for residential use is 54.66 acre-feet/year for all 160 lots. The estimated water demand for irrigated landscaping is 2.42 acre-feet/year. Therefore, the total annual demand for this filing is 57.08 acre-feet/year.

Source of Water Supply

The proposed source of water supply is service provided by the Falcon Area Water and Wastewater Authority (FAWWA). According to the letter dated August 11, 2023, the FAWWA is committed to serving the 57.08 acre-feet/year of water required by Filing No. 5.

According to the Water Resources Report prepared by RESPEC dated August 2023 ("Report") and the information provided by John McGinn on September 25, 2023 to this office, the FAWWA has a water supply of 1,930.03 acre-feet/year based on a 300-year supply consisting of Denver Basin aquifer water adjudicated in Water Court case nos. 85CW131 (Shamrock West water), 86CW19, 91CW35, 93CW18/85CW445 (Bar-X Ranch water), 08CW113, 17CW3002, 18CW3002, and 20CW3059 and Determination of Water Right nos. 1689-BD, 1690-BD, and 1691-BD (McCune water). A summary of these water rights is provided in Table 3 of that Report. Because FAWWA anticipates serving 3,710 SFEs in 2040 and 7,310 SFEs in 2060, FAWWA may seek to connect with other water suppliers and investigate the use of lawn irrigation return flow (LIRF) credits and aquifer storage/recharge to increase its supply. Note that our office calculates that 1,929.85 acre-feet/year is available based on a 300-year supply. This discrepancy appears to originate from a difference in the quantity of water calculated to be available from case no. 91CW35. **The FAWWA should be aware that they are limited to the decreed amounts in 91CW35 which are as follows: 3,400 acre-feet from the Dawson aquifer, 7,600 acre-feet from the Denver aquifer, 4,900 acre-feet (not the 4,936 acre-feet claimed in Table 3) from the Arapahoe aquifer, and 3,600 acre-feet (not the 3,623 acre-feet claimed in Table 3) from the Laramie-Fox Hills aquifer.**

There are 970.5 acre-feet/year of uncommitted supply available to the FAWWA based on our estimate of 1,929.85 acre-feet/year of supply and 959.35 acre-feet/year of commitments, including this filing.

Therefore, there appears to be more than sufficient legal supply to supply this development on a 300-year basis.

The proposed source of water for this subdivision is bedrock aquifers in the Denver Basin. The State Engineer's Office does not have evidence regarding the length of time for which this source will be a physically and economically viable source of water. The Denver Basin water rights adjudications have been decreed by the State of Colorado, Water Division 1 District Court, Water Division 2 District Court, and the Colorado Groundwater Commission. According to 37-90-137(4)(b)(I), C.R.S., "Permits issued pursuant to this subsection (4) shall allow withdrawals on the basis of an aquifer life of one hundred years." Based on this **allocation** approach, the annual amounts of water decreed are equal to one percent of the total amount, as determined by rules 8.A and 8.B of the Statewide Nontributary Ground Water Rules, 2 CCR 402-7. Additionally, according to 37-90-107(7)(a), C.R.S., "Permits issued pursuant to this subsection (7) shall allow withdrawals on the basis of an aquifer life of 100 years." In addition, based on this **allocation** approach, the annual amounts of water allocated in the determinations are equal to one percent of the total amount, as determined by rule 5.3.2.1 of the Designated Basin Rules, 2 CCR 410-1. Therefore, the water may be withdrawn in those annual amounts shown on attached Table 1 for a maximum of 100 years.

The *El Paso County Land Development Code*, Section 8.4.7.(B)(7)(b) states:

> "(7) Finding of Sufficient Quantity
>
> > (b) Required Water Supply. The water supply shall be of sufficient quantity to meet the average annual demand of the proposed subdivision for a period of 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

The application materials indicate that a stormwater detention structure will be constructed as a part of this project. 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), C.R.S., 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*, attached, 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* to meet the notification requirements, located at https://maperture.digitaldataservices.com/gvh/?viewer=cswdif.

State Engineer's Office Opinion

Based upon the above and pursuant to section 30-28-136(1)(h)(I) and 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 Divisions 1 and 2 Water Courts and the Ground Water Commission has 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 aquifer, and identified in this letter, are calculated based on estimated current aquifer conditions. The source of water is from a non-renewable aquifer, 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.

Please contact Wenli.Dickinson@state.co.us or (303) 866-3581 x8206 with any questions.

Sincerely,

Ioana Comaniciu, P.E.
Water Resource Engineer

Attachment: *Administrative Statement Regarding the Management of Storm Water Detention Facilities and Post-Wildland Fire Facilities in Colorado*

COLORADO
Division of Water Resources
Department of Natural Resources

1313 Sherman Street, Room 821
Denver, CO 80203

Administrative Statement Regarding the Management of Storm Water Detention Facilities and Post-Wildland Fire Facilities in Colorado

February 11, 2016

The Division of Water Resources (DWR) has previously administered storm water detention facilities based on DWR's "Administrative Approach for Storm Water Management" dated May 21, 2011. Since the passage of Colorado Senate Bill 15-212, that administrative approach has been superseded. This document describes SB 15-212, codified in section 37-92-602(8), Colorado Revised Statutes (C.R.S.), and how the law directs administrative requirements for storm water management. The document is for informational purposes only; please refer to section 37-92-602(8) for comprehensive language of the law.

Pursuant to section 37-92-602(8), storm water detention facilities and post-wildland fire facilities shall be exempt from administration under Colorado's water rights system only if they meet specific criteria. The provisions of SB15-212 apply to surface water throughout the state. SB15-212 *only* clarifies when facilities may be subject to administration by the State Engineer; all facilities may be subject to the jurisdiction of other government agencies and must continue to obtain any permits required by those agencies.

Storm Water Detention Facilities

Pursuant to section 37-92-602(8), a storm water detention and infiltration facility ("Detention Facility") is a facility that:

- Is owned or operated by a government entity or is subject to oversight by a government entity, including those facilities that are privately owned but are required by a government entity for flood control or pollution reduction.
- Operates passively and does not subject storm water to any active treatment process.
- Has the ability to continuously release or infiltrate at least 97 percent of all of the water from a rainfall event that is equal to or less than a five-year storm within 72 hours of the end the rainfall event.
- Has the ability to continuously release or infiltrate at least 99 percent of all of the water from a rainfall event that is greater than a five-year storm within 120 hours of the end the rainfall event.
- Is operated solely for storm water management.

In addition, to qualify for the allowances provided in SB-212, the facility:

- Must not be located in the Fountain Creek watershed, unless the facility is required by or operated pursuant to a Colorado Discharge Permit System Municipal Separate Storm Sewer System Permit issued by the Department of Public Health and Environment pursuant to Article 8 of Title 25, C.R.S.
- Must not use water detained in the facility for any other purpose nor release it for subsequent diversion by the person who owns, operates, or has oversight over the facility. The facility cannot be operated as the basis for a water right, credit, or other water use right.
- Must not expose ground water.
- May include a structure or series of structures of any size.

If the Detention Facility was constructed *on or before* August 5, 2015 and meets all the requirements listed above, it does not cause material injury to vested water rights and will not be subject to administration by the State Engineer.

If the Detention Facility is constructed after August 5, 2015, meets the requirements listed above, and the operation of the detention facility does not cause a reduction to the natural hydrograph as it existed prior to the upstream development, it has a rebuttable presumption of non-injury pursuant to paragraph 37-92-602(8)(c)(II). A holder of a vested water right may bring an action in a court of competent jurisdiction to determine whether the operation of the detention facility is in accordance with paragraph 37-92-602(8)(c)(II)(A) and (B) has caused material injury. If the court determines that the vested water rights holder has been injured, the detention facility will be subject to administration.

In addition, for Detention Facilities constructed after August 5, 2015, the entity that owns, operates, or has oversight for the Detention Facility must, prior to the operation of the facility, provide notice of the proposed facility to the Substitute Water Supply Plan (SWSP) Notification List for the water division in which the facility is located. Notice must include: the location of proposed facility, the approximate surface area at design volume of the facility, and data that demonstrates that the facility has been designed to comply with section 37-92-602(8)(b) paragraphs (B) and (C). The State Engineer has not been given the statutory responsibility to review notices, however, DWR staff may choose to review notices in the course of their normal water administration duties. Not reviewing notices does not preclude the Division Engineer from

taking enforcement action in the event that the above criteria are not met in design and/or operation.

To satisfy the notification requirement, operators are encouraged to use the Colorado Stormwater Detention and Infiltration Facility Notification Portal developed by Urban Drainage and Flood Control District ("UDFCD"), located at: https://maperture.digitaldataservices.com/gvh/?viewer=cswdif.

Types of detention Facilities contemplated under this statute include underground detention vaults, permanent flood detention basins,[1] extended detention basins,[2] and full spectrum detention basins.[3] Storm Water Best Management Practices[4] (BMPs) not contemplated above, including all Construction BMPs and non-retention BMPs, do not require notice pursuant to SB-212 and are allowed at the discretion of the Division Engineer. Green roofs are allowable as long as they intercept only precipitation that falls within the perimeter of the vegetated area. Green roofs should not intercept or consume concentrated flow, and should not store water below the root zone. BMPs that rely on retention, such as retention ponds and constructed wetlands, will be subject to administration by the State Engineer.

Any detention facility that does not meet all of the statutory criteria described above, in design or operation, is subject to administration by the State Engineer.

[1] Flood detention basin: An engineered detention basin designed to capture and slowly release peak flow volumes to mitigate flooding (Urban Drainage and Flood Control, 2010).
[2] Extended detention basin: An engineered detention basin with an outlet structure designed to slowly release urban runoff over an extended time period (Urban Drainage and Flood Control, 2010).
[3] Full spectrum detention basin: An extended detention basin designed to mimic pre-development peak flows by capturing the Excess Urban Runoff Volume and release it over a 72 hour period (Urban Drainage and Flood Control, 2010).
[4] Best management practice: A technique, process, activity, or structure used to reduce pollutant discharges in stormwater (Urban Drainage and Flood Control, 2010).

Post-Wildland Fire Facilities

Pursuant to section 37-92-602(8), a post-wildland fire facility is a facility that:

- Includes a structure or series of structures that are not permanent.
- Is located on, in or adjacent to a nonperennial stream[5].
- Is designed and operated to detain the least amount of water necessary, for the shortest duration of time necessary, to achieve the public safety and welfare objectives for which it is designed.
- Is designed and operated solely to mitigate the impacts of wildland fire events that have previously occurred.

In addition, to qualify for the allowances provided in SB-212, the facility:

- Must be removed or rendered inoperable after the emergency conditions created by the fire no longer exist, such that the location is returned to its natural conditions with no detention of surface water or exposure of ground water.
- Must not use water detained in the facility for any other purpose nor release it for subsequent diversion by the person who owns, operates, or has oversight over the facility. The facility will not be operated as the basis for a water right, credit, or other water use right.

If the post-wildland fire facility meets the requirements listed above, it does not cause material injury to vested water rights. While DWR recognizes that post-wildland fire facilities are essential to the protection of public safety and welfare, property, and the environment, DWR may, from time to time, request that the person who owns, operates, or has oversight of the post-wildland fire facility supply information to DWR to demonstrate they meet the criteria set forth above.

If a post-wildland fire facility does not meet all the criteria set forth above, it will be subject to administration by the State Engineer.

[5] DWR may use the National Hydrography Dataset or other reasonable measure to determine the classification of a stream

Resources and References

Colorado Stormwater Detention and Infiltration Facility Notification Portal:
https://maperture.digitaldataservices.com/gvh/?viewer=cswdif

Colorado Senate Bill15-212:
http://www.leg.state.co.us/CLICS/CLICS2015A/csl.nsf/fsbillcont3/13B28CF09699E67087257DE8006690D8?Open&file=212_enr.pdf

United States Geological Survey National Hydrography Dataset: http://nhd.usgs.gov/

Urban Drainage and Flood Control District 37-92-602(8) explanation memo and FAQ's:
http://udfcd.org/crs-37-93-6028-explanation-memo-and-faqs/

Urban Drainage and Flood Control District. (2010). *Urban Storm Drainage Criteria Manual: Volume 3, Best Management Practices*, updated November 2015. Located at:
http://udfcd.org/volume-three

Kenneth R. Hodges, County Attorney
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200 S. Cascade, Suite 150
Colorado Springs, CO 80903
www.ElPasoCo.com

Board of County Commissioners
Holly Williams, District 1
Carrie Geitner, District 2
Stan VanderWerf, District 3
Longinos Gonzalez, Jr., District 4
Cami Bremer, District 5

December 13, 2023

SP-23-5 Sterling Ranch East Filing No. 5
Preliminary Plan

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

WATER SUPPLY REVIEW AND RECOMMENDATIONS

Project Description

1. This is a proposal by Classic SJF Land LLC ("Applicant"), to subdivide an approximately 47.168 +/- acre tract of land into 160 single-family lots. The property is zoned RS-5000/RR-0.5 (Residential Rural).

Estimated Water Demand

2. Pursuant to the *Water Supply Information Summary* ("WSIS"), the Applicant estimated its annual water needs to serve this subdivision at 57.08 acre-feet/year. The Applicant estimates household indoor use at 54.66 annual acre-feet for 160 lots based on an average demand of 0.342 annual acre-feet per lot,[1] plus irrigation of 1.59 acres for a demand of 2.42 annual acre-feet, for a total water demand of 57.08 acre-feet/year for Sterling Ranch East Filing No. 5. Based on these figures, the Applicant must provide a supply of 17,124 acre-feet of water (57.08 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 Authority was recently created to serve Sterling Ranch and The Retreat at TimberRidge, previously served by Sterling Ranch

[1] The *Water Resources Report* breaks this calculation down further to estimate 0.318 annual acre-feet per lot for 52 smaller lots and 0.353 annual acre-feet per lot for 108 standard lots.

Metropolitan District. 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 1930.03 annual acre-feet/300 years. The total water commitment is currently at 957.84 annual acre-feet/300 years as of August 2023. "This leaves a net excess of currently available water of 972.19 annual AF/300 years and therefore there is more than sufficient water supply to meet the needs of Sterling Ranch East Filing 5 on the 300-year basis."

4. The Falcon Area Water & Wastewater Authority provided a letter of commitment for Sterling Ranch East Filing 5 dated August 11, 2023, in which the Authority committed to providing water service for the 160 single family lots plus irrigation, for an annual water requirement of 57.08 acre-feet/year.

State Engineer's Office Opinion

5. In a letter dated December 11, 2023, the State Engineer's Office reviewed the application to subdivide the 47.1 +/- acres into 160 single-family lots. The State Engineer stated that "[t]he proposed source of water supply is service provided by the Falcon Area Water and Wastewater Authority (FAWWA)." Further, the State Engineer stated that ". . . pursuant to section 30-28-136(1)(h)(I) and 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." The Engineer further advised that their opinion that the water can be provided without injury is based on the determination that the amount of water that is legally available on an annual basis, according to the statutory allocation approach is greater than the annual amount of water required to supply existing water commitments and the estimated demands of the proposed subdivision.

Recommended Findings

6. Quantity and Dependability. Applicant's water demand for Sterling Ranch East Filing No. 5 is 57.08 acre-feet per year for a total demand of 17,124 acre-feet for the subdivision for 300 years, to be supplied by FAWWA. **Based on the Authority's available water supply of approximately 972.19 annual acre-feet, the County Attorney's Office recommends a finding of sufficient water quantity and dependability for Sterling Ranch East Filing No. 5.**

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

2023, the *Falcon Area Water & Wastewater Authority* letter dated August 11, 2023, and the *State Engineer Office's Opinion* dated December 12, 2023. 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, Senior Planner

MAP AMENDMENT - REZONE (RECOMMEND APPROVAL)

_____ moved that the following Resolution be adopted:

BEFORE THE PLANNING COMMISSION

OF THE COUNTY OF EL PASO

STATE OF COLORADO

RESOLUTION NO. P237
STERLING RANCH EAST FILING NO. 5 REZONE

WHEREAS, Classic SRJ Land, LLC, did file an application with the El Paso County Planning and Community Development Department for an amendment of the El Paso County Zoning Map to rezone property in the unincorporated area of El Paso County as described in Exhibit A, which is attached hereto and incorporated herein by reference, from the RR-5 (Residential Rural) zoning district to the RS-5000 (Residential Suburban) zoning district; and

WHEREAS, a public hearing was held by this Commission on February 1, 2024; 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, when approving a Map Amendment (rezoning), the Planning Commission and the Board of County Commissioners shall find that the request meets the criteria for approval outlined in Section 5.3.5 (Map Amendment, Rezoning) of the El Paso County Land Development Code, as amended:

1. The application is in general conformance with the El Paso County Master Plan including applicable Small Area Plans or there has been a substantial change in the character of the neighborhood since the land was last zoned;

2. The rezoning is in compliance with all applicable statutory provisions including, but not limited to C.R.S § 30-28-111, § 30-28-113, and § 30-28-116;

3. The proposed land use or zone district is compatible with the existing and permitted land uses and zone districts in all directions; and

4. The site is suitable for the intended use, including the ability to meet the standards as described in Chapter 5 of the Land Development Code, for the intended zone district.

NOW, THEREFORE, BE IT RESOLVED, the El Paso County Planning Commission recommends that the petition of Classic SRJ Land, LLC for an amendment to the El Paso County Zoning Map to rezone property located in the unincorporated area of El Paso County from the RR-5 (Residential Rural) zoning district to the RS-5000 (Residential Suburban) zoning district be approved by the Board of County Commissioners with the following conditions and notations:

CONDITIONS

1. The developer shall comply with federal and state laws, regulations, ordinances, review and permit requirements, and other agency requirements. Applicable agencies include but are not limited to the Colorado Parks and Wildlife, Colorado Department of Transportation, U.S. Army Corps of Engineers and the U.S. Fish and Wildlife Service regarding the Endangered Species Act, particularly as it relates to the Preble's Meadow Jumping Mouse as a listed threatened species.

2. Any future or subsequent development and/or use of the property shall be in accordance with the use, density, and dimensional standards of the RS-5000 (Residential Suburban) zoning district as described in the legal description for the Map Amendment, and with the applicable sections of the El Paso County Land Development Code and Engineering Criteria Manual.

NOTATION

1. Map Amendment (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.

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
Brandy Merriam	aye / no / non-voting / recused / absent
Eric Moraes	aye / no / non-voting / recused / absent
Kara Offner	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 Planning Commission of the County of El Paso, State of Colorado.

DONE THIS 1st day of February 2024 at Colorado Springs, Colorado.

EL PASO COUNTY PLANNING COMMISSION

By: _____
Chair

EXHIBIT A

LEGAL DESCRIPTION: STERLING RANCH EAST FILING NO. 5 REZONE

A PARCEL OF LAND BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 33 AND THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE WEST END WHICH IS THE CENTER-EAST ONE-SIXTEENTH CORNER OF SAID SECTION 28, BY A 3-1/4" ALUMINUM SURVEYORS CAP STAMPED "ESI PLS 10376, 2006" AND AT THE EAST END, WHICH IS A 30' WITNESS CORNER TO THE EAST OF THE EAST QUARTER CORNER OF SAID SECTION 28, BY A 3-1/4" ALUMINUM SURVEYORS CAP STAMPED "ESI 10376, 2006", IS ASSUMED TO BEAR N89°08’28"E, A DISTANCE OF 1356.68 FEET.

COMMENCING AT THE CENTER-EAST ONE-SIXTEENTH CORNER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN EL PASO COUNTY, COLORADO, SAID POINT BEING THE SOUTHWESTERLY CORNER OF RETREAT AT TIMBERRIDGE FILING NO. 1 RECORDED UNDER RECEPTION NO. 220714653 RECORDS OF EL PASO COUNTY, COLORADO;

THENCE S07°13’18”E, A DISTANCE OF 6440.55 FEET TO A POINT ON CURVE SAID POINT BEING ON THE EASTERLY RIGHT OF WAY LINE OF STERLING RANCH ROAD AS PLATTED IN HOMESTEAD NORTH AT STERLING RANCH FILING NO. 1 RECORDED UNDER RECEPTION NO. 223715150 SAID POINT BEING THE POINT OF BEGINNING;

THENCE ON THE EASTERLY RIGHT OF WAY LINE OF SAID STERLING RANCH ROAD THE FOLLOWING TWO (2) COURSES:

1. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N38°03'24"W, HAVING A DELTA OF 38°28'07", A RADIUS OF 1540.00 FEET AND A DISTANCE OF 1033.96 FEET TO A POINT OF TANGENT;
2. N13°28'29"E, A DISTANCE OF 203.00 FEET;

THENCE S76°31'31"E, A DISTANCE OF 770.18 FEET;
THENCE S13°28'29"W, A DISTANCE OF 312.80 FEET;
THENCE S11°50'41"W, A DISTANCE OF 117.53 FEET;
THENCE S02°44'13"W, A DISTANCE OF 116.36 FEET;
THENCE S00°46'00"E, A DISTANCE OF 1,487.66 FEET;
THENCE S89°14'00"W, A DISTANCE OF 681.43 FEET;
THENCE N00°46'00"W, A DISTANCE OF 757.66 FEET;
THENCE S89°14'00"W, A DISTANCE OF 7.06 FEET TO A POINT OF CURVE;
THENCE ON THE ARC OF A CURVE TO THE RIGHT, HAVING A DELTA OF 54°34'00", A RADIUS OF 575.00 FEET, AND A DISTANCE OF 547.61 FEET TO A POINT OF TANGENT;
THENCE N36°12'00"W, A DISTANCE OF 163.72 FEET;
THENCE N08°06'02"E, A DISTANCE OF 35.78 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 42.033 ACRES (1,830,966 SF).

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. SP235
STERLING RANCH EAST FILING NO. 5 PRELIMINARY PLAN

WHEREAS, Classic SRJ Land, LLC, did file an application with the El Paso County Planning and Community Development Department for the approval of a Preliminary Plan for the proposed Sterling Ranch East Filing No. 5 Preliminary Plan for property in the unincorporated area of El Paso County as described in Exhibit A, which is attached hereto and incorporated herein by reference; and

WHEREAS, a public hearing was held by this Commission on February 1, 2024; 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. 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

6. 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, when approving a Preliminary Plan, the Planning Commission and Board of County Commissioners shall find that the request meets the criteria for approval outlined in Section 7.2.1.D.2.e of the Land Development Code, as amended:

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 (this finding may not be deferred to Final Plat if the applicant intends to seek administrative Final Plat approval);

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 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 fire protection, recreation, utilities, open space and transportation system, 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 Land Development Code.

NOW, THEREFORE, BE IT RESOLVED, the El Paso County Planning Commission recommends that the petition of Classic SRJ Land, LLC, for the approval of a Preliminary Plan for the proposed Sterling Ranch East Filing No. 5 Preliminary Plan Subdivision for property located in the unincorporated area of El Paso County be approved by the Board of County Commissioners with the following conditions and notations:

CONDITIONS

1. Developer shall comply with federal and state laws, regulations, ordinances, review and permit requirements, and other agency requirements, if any, of applicable agencies including, but not limited to, the Colorado Division of Wildlife, Colorado Department of Transportation, U.S. Army Corps of Engineers and the U.S. Fish and Wildlife Service regarding the Endangered Species Act, particularly as it relates to the Preble's Meadow Jumping Mouse as a listed species.

2. The Subdivider(s) agrees on behalf of him/herself and any developer or builder successors and assigns that Subdivider and/or said successors and assigns shall be required to pay traffic impact fees in accordance with the Countywide Transportation Improvement Fee Resolution (Resolution 19-471), as amended, at or prior to the time of building permit submittals. The fee obligation, if not paid at Final Plat recording, shall be documented on all sales documents and on plat notes to ensure that a title search would find the fee obligation before sale of the property.

3. Applicant shall comply with all requirements contained in the Water Supply Review and Recommendations dated December 13, 2023, as provided by the County Attorney's Office.

4. Applicable park, drainage, bridge, and traffic fees shall be paid to El Paso County Planning and Community Development at the time of Final Plat(s) recordation.

NOTATIONS

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

2. Approval of the Preliminary Plan will expire after twenty-four (24) months unless a Final Plat has been approved and recorded or a time extension has been granted.

3. Preliminary Plans not forwarded to the Board of County Commissioners for consideration within 180 days of Planning Commission action will be deemed to be withdrawn and will have to be resubmitted in their entirety.

4. Modifications to the Preliminary Plan as a result of the final technical design of adjacent roadways, shall not require a Preliminary Plan amendment.

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
Brandy Merriam	aye / no / non-voting / recused / absent
Eric Moraes	aye / no / non-voting / recused / absent
Kara Offner	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 Planning Commission of the County of El Paso, State of Colorado.

DONE THIS 1st day of February 2024 at Colorado Springs, Colorado.

EL PASO COUNTY PLANNING COMMISSION

By: _____
Chair

EXHIBIT A

LEGAL DESCRIPTION: STERLING RANCH EAST FILING NO. 5 PRELIMINARY PLAN

A PARCEL OF LAND BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 33 AND THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE WEST END WHICH IS THE CENTER-EAST ONE-SIXTEENTH CORNER OF SAID SECTION 28, BY A 3-1/4" ALUMINUM SURVEYORS CAP STAMPED "ESI PLS 10376, 2006" AND AT THE EAST END, WHICH IS A 30' WITNESS CORNER TO THE EAST OF THE EAST QUARTER CORNER OF SAID SECTION 28, BY A 3-1/4" ALUMINUM SURVEYORS CAP STAMPED "ESI 10376, 2006", IS ASSUMED TO BEAR N89°08’28"E, A DISTANCE OF 1356.68 FEET.

COMMENCING AT THE CENTER-EAST ONE-SIXTEENTH CORNER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN EL PASO COUNTY, COLORADO, SAID POINT BEING THE SOUTHWESTERLY CORNER OF RETREAT AT TIMBERRIDGE FILING NO. 1 RECORDED UNDER RECEPTION NO. 220714653 RECORDS OF EL PASO COUNTY, COLORADO;

THENCE S07°13’18”E, A DISTANCE OF 6440.55 FEET TO A POINT ON CURVE SAID POINT BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF STERLING RANCH ROAD AS PLATTED IN HOMESTEAD NORTH AT STERLING RANCH FILING NO. 1 RECORDED UNDER RECEPTION NO. 223715150 SAID POINT BEING ALSO THE NORTHEASTERLY CORNER OF STERLING RANCH EAST FILING NO. 3 RECORDED UNDER RECEPTION NO. _____ SAID POINT BEING THE POINT OF BEGINNING;

THENCE ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID STERLING RANCH ROAD THE FOLLOWING TWO (2) COURSES:

1. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N38°03'24"W, HAVING A DELTA OF 38°28'07", A RADIUS OF 1540.00 FEET AND A DISTANCE OF 1033.96 FEET TO A POINT OF TANGENT;
2. N13°28'29"E, A DISTANCE OF 203.00 FEET;

THENCE S76°31'31"E, A DISTANCE OF 770.18 FEET;
THENCE S13°28'29"W, A DISTANCE OF 312.80 FEET;
THENCE S11°50'41"W, A DISTANCE OF 117.53 FEET;
THENCE S02°44'13"W, A DISTANCE OF 116.36 FEET;
THENCE S00°46'00"E, A DISTANCE OF 1,815.92 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF PAWNEE RANCHEROS FILING NO. 1 RECORDED IN PLAT BOOK I-2 AT PAGE 28;
THENCE S89°14'14"W, ON THE NORTHERLY BOUNDARY OF SAID PAWNEE RANCHEROS FILING NO. 1, A DISTANCE OF 681.43 FEET TO THE SOUTHEASTERLY CORNER OF SAID STERLING RANCH FILING NO. 3;

THENCE ON THE EASTERLY BOUNDARY OF SAID STERLING RANCH FILING NO. 3 THE FOLLOWING FIVE (5) COURSES:

1. N00°46'00"W, A DISTANCE OF 1,085.87 FEET;
2. S89°14'00"W, A DISTANCE OF 7.06 FEET TO A POINT OF CURVE;
3. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A DELTA OF 54°34'00", A RADIUS OF 575.00 FEET, AND A DISTANCE OF 547.61 FEET TO A POINT OF CURVE;
4. N36°12'00"W, A DISTANCE OF 163.72 FEET;
5. N08°06'02"E, A DISTANCE OF 35.78 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 47.168 ACRES.