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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

SUMMARY MEMORANDUM

TO: El Paso County Board of County Commissioners
FROM: Planning & Community Development
DATE: 6/20/2023
RE: PUDSP-22-007, Foursquare at Sterling Ranch PUD/Preliminary Plan, N.E.S. Inc.

Project Description

A request by Classic SRJ Land, LLC, for approval for approval of a combined planned unit development and preliminary plan to create 158 single-family residential lots in one phase. The 36-acre property is zoned RR-5 (Residential Rural) and is located east of Vollmer Road and adjacent to the north of the future Briargate Parkway/Stapleton Road extension. The PUD/preliminary plan is within the approved Sterling Ranch Sketch Plan area.

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.

The PUD/preliminary plan depicts 158 single-family residential lots with a minimum lot size of 3,272 square feet, eight (8) open-space tracts (5.2 acres), which includes a 2.5-acre designated community park within the center of the development with pedestrian connections to the overall development via sidewalks, a 14,366 square feet pocket park, and a 11.2-acre regional detention facility If the request for a PUD/preliminary plan is approved, the applicant will be required to obtain final plat approval, prior to the issuance of any building permits on the property. There is no opposition to the requested plan. The Planning Commission recommended approval (7-0).

Notation

Please see the Planning Commission Minutes for a complete discussion of the topic and the project manager's staff report for staff analysis and conditions.

Planning Commission Recommendation and Vote

Mr. Moraes moved / Ms. Fuller seconded for approval, for the PUD/preliminary plan, utilizing the resolution attached to the staff report, with eleven (11) conditions and three (3) notations, that this item be forwarded to the Board of County Commissioners for their consideration. The motion was **approved (7-0).** The item was heard as a consent agenda item.

Attachments

1. Planning Commission Minutes from May 18, 2023.
2. Signed Planning Commission Resolution.
3. Planning Commission Staff Report.
4. Draft BOCC Resolution.

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EL PASO COUNTY PLANNING COMMISSION

MEETING RESULTS (UNOFFICIAL RESULTS)

Planning Commission (PC) Meeting
Thursday, May 18th, 2023
El Paso County Planning and Community Development Department
2880 International Circle – Second Floor Hearing Room
Colorado Springs, Colorado

REGULAR HEARING, 9:00 A.M.

PC MEMBERS PRESENT AND VOTING: TOM BAILEY, JAY CARLSON (EXCUSED AFTER ITEM 4B), TIM TROWBRIDGE, BECKY FULLER, ERIC MORAES, KARA OFFNER, AND CHRISTOPHER WHITNEY.

PC MEMBERS VIRTUAL AND VOTING: NONE.

PC MEMBERS PRESENT AND NOT VOTING: NONE.

PC MEMBERS ABSENT: SARAH BRITTAIN JACK, JOSHUA PATTERSON, BRYCE SCHUETTPELZ, AND BRANDY MERRIAM.

STAFF PRESENT: MEGGAN HERINGTON, JUSTIN KILGORE, MINDY MADDEN, RYAN HOWSER, CRISTEL MADDEN, ED SCHOENHEIT, CHARLENE DURHAM, JEFF RICE, KYLIE BAGLEY, KELLY HILLS, MIRANDA BENSON, AND EL PASO COUNTY ATTORNEY LORI SEAGO.

OTHERS PRESENT AND SPEAKING: LINDA SPUR, JIM WHITE, AND ELIZABETH MCCOY.

1. **REPORT ITEMS**

   A. **Planning Department.** The next PC Hearing is Thursday, June 1st, 2023, at 9:00 A.M.

   B. **Designation of Officers.**

PC ACTION: TROWBRIDGE MOVED / MORAES SECONDED TO NOMINATE BAILEY AS CHAIR AND CARLSON AS VICE-CHAIR OF THE PLANNING COMMISSION. THE MOTION WAS APPROVED (7-0)

   C. **Call for public comment for items not on hearing agenda.** NONE.

2. **CONSENT ITEMS**

A. Adoption of Minutes of meeting held May 4th, 2023.

PC ACTION: THE MINUTES WERE APPROVED AS PRESENTED BY UNANIMOUS CONSENT (7-0).

B. P2219 **BAGLEY**

MAP AMENDMENT (REZONE)
6385 VESSEY ROAD REZONE RR-5 TO RR-2.5

A request by SMH Consultants for approval of a map amendment (rezoning) from RR-5 (Residential Rural) to RR-2.5 (Residential Rural). The 14-acre property is located 0.37 miles west of the intersection of Vessey Road and Black Forest Road and 0.15 miles south of the intersection of Vessey Road and Pine Castle Drive. (Parcel No. 52060-00-065) (Commissioner District No. 1).

PC ACTION: THIS ITEM WAS CALLED-UP TO BE HEARD AS A REGULAR ITEM.

C. PUDSP227 **PARSONS**

PUD/PRELIMINARY PLAN
FOURSQUARE AT STERLING RANCH PUD PRELIMINARY PLAN

A request by Classic SRJ Land, LLC, for approval of a combined planned unit development and preliminary plan to create 158 single-family residential lots in one phase. The 36-acre property is zoned RR-5 (Residential Rural) and is located east of Vollmer Road and adjacent to the north of the future Briargate Parkway/Stapleton Road extension. The PUD/preliminary plan is within the approved Sterling Ranch Sketch Plan area. If the request for a PUD/preliminary plan is approved, the applicant will be required to obtain final plat approval prior to the issuance of any building permits on the property. (Parcel Nos. 52000-00-552, 52000-00-553, and 52330-00-016) (Commissioner District No. 2).

PC ACTION: THIS ITEM WAS CALLED-UP TO BE HEARD AS A REGULAR ITEM.

3. CALLED-UP CONSENT ITEMS

2B. P2219 **BAGLEY**

MAP AMENDMENT (REZONE)
6385 VESSEY ROAD REZONE RR-5 TO RR-2.5

A request by SMH Consultants for approval of a map amendment (rezoning) from RR-5 (Residential Rural) to RR-2.5 (Residential Rural). The 14-acre property is located 0.37 miles west of the intersection of Vessey Road and Black Forest Road and 0.15 miles south of the intersection of Vessey Road and Pine Castle Drive. (Parcel No. 52060-00-065) (Commissioner District No. 1).

STAFF PRESENTATION & APPLICANT PRESENTATION

Mr. Moraes asked for Ms. Bagley's analysis of how the forested area, designated a key area in the Master Plan, will be impacted. The Master Plan says that any redevelopment in this area should be of lesser intensity to mitigate impacts.

Ms. Bagley answered that there is a small group of trees on the property which will remain. Many of this property's trees burned down in the Black Forest Fire. A minor subdivision

application has also been submitted for review, anticipated to be heard on 7/6/2023. If the rezone is approved, they are proposing to subdivide their parcel into three lots which range from 4 to 5 acres. Their proposal maintains a rural nature.

Mr. Moraes asked if there were other properties in the area that are under 5 acres.

Ms. Bagley stated that is correct. She referenced an area map.

Mr. Bailey clarified that even if they are under 5 acres, they are still zoned RR-5. Any properties in this area that are under 5 acres were a result of the previous zoning regulations. He asked if a rezone was the only avenue available to subdivide this parcel.

Ms. Bagley stated that is correct. A rezone is the only way this property owner could subdivide into 3 lots because their parcel is less than 15 acres.

Ms. Fuller asked if the applicant could request to subdivide to 5 lots if the rezone is approved.

Ms. Bagley answered that 5 lots would meet the minimum 2.5-acre standard; however, they have already applied to subdivide to 3 lots. They are scheduled to appear before PC on 7/6/2023.

Ms. Fuller asked why the rezone and subdivision proposals didn't come together.

Ms. Bagley answered that they would not meet the minimum lot size until the rezone is approved.

Ms. Fuller asked if there is any protection to the neighbors that this only be divided into 3 lots.

Ms. Bagley stated there would be nothing prohibiting the applicant from requesting 5 lots.

Mr. Bailey stated he was more comfortable with this proposal knowing that there is already an application submitted for a minor subdivision to 3 lots.

Mr. Carlson asked if there was another other way to subdivide to 3 lots, perhaps a variance?

Ms. Herington asked Ms. Bagley what the proposed sizes of the lots would be.

Ms. Bagley answered that one is 4 acres, one is 4.3 acres, and one is 5.3 acres.

Ms. Herington stated that they may have been able to do a lot size variance, but there are 2 lots less than 5 acres. It may have been the staff's determination that it be more appropriate to pursue a rezone instead of seeking variance.

Ms. Seago added that there is a process for administrative relief for up to 20% reduction in lot size; however, to seek that variance, the applicant must show a hardship. That may have been a factor.

Mr. Trowbridge commented that the minor subdivision application will be coming to the PC. They can remember this conversation if the applicant tries to change their proposal.

Mr. Bailey reiterated that the request for a minor subdivision has already been submitted.

Mr. Kilgore mentioned that it is within the board's authority to recommend an added condition that subdivided lots be limited to a certain size. He suggested discussing that with the applicant.

Ms. Seago recommended giving the applicant the opportunity to address comments that have been made. She also affirmed Mr. Kilgore's remark. She has seen it done in the past that something be rezoned to a less dense zone district but have an interim limit on the lot sizes. She doesn't think it's a great approach philosophically, but it is legally supportable.

Mr. Moraes stated that he is less concerned about the lots less than 5 acres. If this rezone is approved, the 5.3-acre lot could potentially come back to request further subdivision. If the current owner of the 5.3-acre lot were to sell it in the future, the next owner could split it. He is concerned that this could potentially result in 4 homes on 14 acres, quadrupling the current intensity, when the Master Plan says any redevelopment of this area *should* be of lower intensity.

Mr. Carlson asked Ms. Seago if they could suggest a condition that the applicant abide by the sizes of lots within the application that has already been submitted for the minor subdivision.

Ms. Seago recommended addressing the concern by imposing a minimum lot size rather than binding it to an application that is still in review. If the condition for this rezone is that there be a minimum lot size of 4 acres, then the 5-acre parcel could not be further subdivided.

Mr. Brett Louk, with SMH Consultants, stated that he discussed the concern with the owner. He stated they would be agreeable to the condition that no lot be smaller than 4 acres.

Ms. Seago restated a question that was asked by the audience. The question was, "Why does it need to be rezoned if the Planning Commission is leaning toward setting a minimum lot size of 4 acres?". The answer would be that the current zoning is RR-5 which has a minimum lot size of 5 acres. The next step down in terms of El Paso County zone districts is RR-2.5 which has a minimum lot size of 2.5 acres. However, the owner has indicated they are willing to accept a restriction to that RR-2.5 zoning that no lot in this subdivision will be less than 4 acres.

Ms. Herington suggested this item be heard as a regular item if citizens wish to speak.

Mr. Bailey stated that he provided the opportunity earlier, so he believes that requirement has been satisfied.

Mr. Trowbridge suggested this item be treated as a Regular Item.

PUBLIC COMMENT

Ms. Linda Spur lives in the area and has concerns about the proposal. She is concerned about water. She would prefer to see a variance instead of a rezone. This would add to traffic. If a road needs to be added for access, that will further reduce the lot sizes.

DISCUSSION

Mr. Moraes asked Ms. Bagley to address when water sufficiency and traffic are evaluated.

Ms. Fuller asked for the criteria of approval to be displayed.
Ms. Bagley pulled up the criteria and answered that water and traffic are both reviewed during the subdivision process.

Mr. Louk stated the applicant had no further comments and is agreeable to the added condition.

Ms. Fuller stated she believes the concerns will be resolved with the added condition. The PC appreciates public comments. The approval criteria is displayed to show what the PC must consider. She believes that this application will meet the spirit of RR-5 even though the zoning is changing. She is in favor of the proposal.

Mr. Moraes added that each stage of the process has its own approval criteria. He also appreciates public comment because neighbors often bring up unique facts of what's going on in the area. The neighbors are the boots on the ground. Those concerns can receive extra attention because they were brought up by the public.

Mr. Bailey commented that the applicant also has the opportunity to hear those concerns and be open to compromise, so everyone is satisfied.

PC ACTION: FULLER MOVED / CARLSON SECONDED TO RECOMMEND APPROVAL OF CALLED-UP CONSENT ITEM NUMBER 2B, P-22-019 FOR A MAP AMENDMENT (REZONE), 6385 VESSEY ROAD REZONE RR-5 TO RR-2.5, MODIFYING THE RESOLUTION ATTACHED TO THE STAFF REPORT TO ADD A THIRD CONDITION FOR 4-ACRE MINIMUM LOT SIZE, RESULTING IN THREE (3) CONDITIONS AND ZERO (0) NOTATIONS, AND THAT THIS ITEM BE FORWARDED TO THE BOARD OF COUNTY COMMISSIONERS FOR THEIR CONSIDERATION. THE MOTION WAS APPROVED (7-0).

2C. PUDSP227 **PARSONS**

PUD/PRELIMINARY PLAN
FOURSQUARE AT STERLING RANCH PUD PRELIMINARY PLAN

A request by SMH Consultants for approval of a map amendment (rezoning) from RR-5 (Residential Rural) to RR-2.5 (Residential Rural). The 14-acre property is located 0.37 miles west of the intersection of Vessey Road and Black Forest Road and 0.15 miles south of the intersection of Vessey Road and Pine Castle Drive. (Parcel No. 52060-00-065) (Commissioner District No. 1).

STAFF PRESENTATION & APPLICANT PRESENTATION

Mr. Trowbridge mentioned that he emailed PCD staff to request they discuss the density of the application and the appropriateness of Tract H, which is a full-scale detention pond. While the applicant has the right to include the tract, he doesn't think it should be part of the computation for density. He is requesting that staff address density and how the proposal fits within the sketch plan.

Mr. Howser, filling in for Ms. Parsons, referred to a slide in the presentation. He stated after calculating what the gross density would be in the subject area if Tract H were not included, it would be 6.8 dwelling units per acre (du/ac), which satisfies the sketch plan's 5-8 du/ac identification.

Mr. Trowbridge asked why it was appropriate for Tract H to be included in this preliminary plan when it is from a separate area across a proposed road that has a different density.
Mr. Howser stated that if the applicant were to later propose subdivision of Tract H, it should meet the lower density identified on the sketch plan as 3-5 du/ac (yellow on the sketch plan). He reiterated that if Tract H were removed from the calculation, this proposal would still meet the 5-8 du/ac identified as the orange section of the sketch plan.

Mr. Trowbridge stated including Tract H raised a red flag for him. By including Tract H, the area increased by 44%. He doesn't understand why that is allowed to be pulled into this proposal.

Mr. Howser apologized for the confusion.

Mr. Trowbridge asked for an explanation of the difference between gross and net density.

Mr. Howser explained that net density is used when trying to get an evaluation after everything else is removed. Just dwelling units and acreage, excluding the roadways, open space, etc. In some cases, it may be beneficial to consider net density, but there wouldn't be houses without roads. Landscaping and open space is required for a subdivision, so it doesn't make sense to exclude those in the calculation. In this proposal, it is relevant to include Tract G (which is within the proposed residential) in the calculation of overall density of this development because it is clearly part of the development and is ancillary to the residential use. Excluding all roads and open space would be disingenuous. He does understand why it would make sense to exclude Tract H. It's within a different density of the sketch plan.

Mr. Trowbridge stated that when he removed Tract H, he calculated a gross density of 6.2 du/ac. When he removed both tracts as well as public rights-of-way, he calculated a net density of 8.4 du/ac, which made him think this proposal didn't meet the requirements of the sketch plan. He now understands that the gross density is the controlling factor. He mentioned that he had an issue with the staff analysis regarding the open space calculation. He stated stormwater facilities should be excluded from open space calculation if they are more than 10% of the required open space. He believes Tract H should be excluded from that calculation.

Mr. Rice, with Public Works Engineering, explained that because Tract H provides drainage facilities for this proposed subdivision, it is required to be platted and addressed for ownership and maintenance. Including Tract H in this preliminary plan sets the stage for when the final plat is completed, it would be included for ownership and maintenance by the metro district.

Mr. Bailey expressed gratitude for the explanation. He commented that he believes within a PUD sketch plan, an applicant can choose to develop as they see fit, so including Tract H in this application may just be how it works out like for engineering reasons.

Mr. Carlson asked for clarification regarding the executive summary of the staff report mentioning the preliminary plan includes 158 single-family residential units on 13.5 acres. Does that exclude roads?

Mr. Trowbridge stated that it excludes the roads.

Mr. Kilgore advised Mr. Bailey that Ms. Benson will add Mr. Trowbridge's email to the PIO folder so it can be presented to the board.
Mr. Carlson asked for clarification on whether Tract H will need to be rezoned later. Could they move the detention pond somewhere else and develop Tract H at the 5-8 du/ac density?

Mr. Rice stated that it is unlikely this pond will be moved or changed based on the amount of improvement being designed to go there and the need to detain flow before it reaches Sand Creek.

Mr. Bailey asked for confirmation that if the applicant uses Tract H in this calculation of density, they cannot use it again in a later application.

Mr. Howser stated that is correct. He added that if they later proposed residential in the tract, it would still have to be consistent with the sketch plan unless they request an amendment.

Mr. Trowbridge stated that he had assumed the detention facility in the tract was meant to serve a broader area. He understands that the applicant is doing it now for timing and to meet the need to get this in place.

Ms. Shagin, with NES, stated that she agrees with the assessment of the net density and added that without Tract H, the application still meets the PUD requirements for open space.

NO PUBLIC COMMENT OR FURTHER DISCUSSION

PC ACTION: MORAES MOVED / FULLER SECONDED TO RECOMMEND APPROVAL OF CALLED-UP CONSENT ITEM NUMBER 2C, PUDSP-22-007 FOR A PUD/PRELIMINARY PLAN, FOURSQUARE AT STERLING RANCH PUD, UTILIZING THE RESOLUTION ATTACHED TO THE STAFF REPORT, WITH ELEVEN (11) CONDITIONS AND THREE (3) NOTATIONS, WITH A RECOMMENDED FINDING OF WATER SUFFICIENCY WITH REGARD TO QUALITY, QUANTITY, AND DEPENDABILITY, AND THAT THIS ITEM BE FORWARDED TO THE BOARD OF COUNTY COMMISSIONERS FOR THEIR CONSIDERATION. THE MOTION WAS APPROVED (7-0).

4. REGULAR ITEMS

A. PUDSP229 **HOWSER**

PUD/PRELIMINARY PLAN
WATERSIDE

A request by Lake Woodmoor Holdings, LLC, for approval of a map amendment (rezoning) from R-4 (Planned Development) to PUD (Planned Unit Development) and a preliminary plan for 52 single-family attached (townhome) lots and six (6) tracts. The 7.53-acre property is located on the east side of Woodmoor Drive, approximately one-half of a mile north of Highway 105. The applicant is requesting the PUD development plan be approved as a preliminary plan and a finding of sufficiency with regards to water quality, quantity, and dependability. If approved, the applicant will be required to submit and receive approval for final plat applications prior to issuance of any building permits on the site. (Parcel Nos. 71114-04-112 through 71114-04-194 (83 total parcels)) (Commissioner District No. 1).

STAFF PRESENTATION & APPLICANT PRESENTATION

Mr. Moraes read a statement from the staff report: "During peak school hours the street connections through the project will provide an alternative to existing background traffic that is currently turning onto Woodmoor Drive using the "Barn"/north school access." He asked what that meant.

Ms. Durham answered that it is a quote from the TIS. She referenced a photo of the slideshow to point out the Barn access and how it lines up with the school access. Her understanding is that if traffic from the school causes that access point to become congested, people can travel further along the internal road to access Woodmoor Drive at the second access point.

Mr. Moraes asked if the HOA could limit access to that road since it is a private road.

Ms. Durham stated that if they found it to be a nuisance, they could put in a gate or something.

Mr. Moraes asked if there had been any discussion about improvements to the shared driveway with The Barn and the southern townhomes.

Ms. Durham answered not at this stage. That may be discussed at final plat.

Mr. Moraes stated that he is concerned that he can foresee an HOA deciding they don't want people going through there anymore after having to do repairs. The presentation continued.

Mr. Moraes asked how much of the designated no-build area was actually in the water.

Mr. Swensen, with NES, answered anywhere from 30% to 50%. He added that it would be nice to designate that area as no-build to preserve the views.

Mr. Trowbridge asked if there was no access to Woodmoor Drive at the hammerhead due to its spacing with the Deer Creek Road intersection.

Mr. Swensen stated that is correct. He stated they wanted to minimize the access points to Woodmoor Drive. He added that the hammerhead is one of their PUD modifications. It does meet the fire turnaround requirements. Emergency services has reviewed the plans.

Mr. Moraes stated that when he saw the 4 requested PUD modifications, he reviewed the development standards and requirements. He stated that he can infer why the roads need to be narrower due to the walking path, but he doesn't see justification for the hammerhead. If a cul-de-sac were used instead, there would likely be more open space. After reviewing the Letter of Intent, he still doesn't see justification.

Mr. Swensen responded that a cul-de-sac would give more paved open space. The reason they pursued a PUD was to allow a more tailored approach. The hammerhead is how the proposal would lay out best while providing the density to make the project viable and preserving the open space that's more valuable. Because they couldn't connect with Deer Creek Road, they couldn't line buildings along both sides of the internal road.

Mr. Moraes stated that he understands that reasoning, but viability isn't one of the approval criteria for a modification of the development standards. He reiterated that he understands the reason for the narrower roads, but he doesn't see the justification for the hammerhead.

Mr. Bailey asked if making these internal roads private instead of public made a difference in meeting the justifications that Mr. Moraes mentioned.

Ms. Durham answered that in reviewing that modification, making it a private road gives them more leniency. The only thing being accessed off that road will be the 4 units, so it will have minimal traffic. They ensured that they had the fire department's approval. She also considered that they are limiting access to the public roads. The hammerhead seemed a viable situation with the layout provided. She doesn't see an issue with allowing it.

PUBLIC COMMENT

Mr. Jim White stated many of the issues raised at the community meeting were not addressed. He is concerned about traffic because traffic outside the school there is horrible during pick-up and drop-off times. The turn lane used by people getting their kids from school can be backed up for a block and a half. Deer Creek Road to Monument Hill Road is full of potholes. He doesn't think the estimated traffic out of the development is accurate. He is also concerned about water. He stated that everyone that uses Woodmoor Water & Sanitation District pays an additional $35 fee per month for future water. He stated there's no way water can be guaranteed for 300 years. He thinks people are choosing to ignore a severe water crisis. He stated there is a difference between R-4 and PUD because the majority of the Woodmoor area is .5 and 1-acre lots.

Ms. Elizabeth McCoy stated that when Palmer Ridge High School was built 10 years ago, they promised that traffic wouldn't be affected, and they would make repairs to Deer Creek West. The road may be designated a low-speed road, but as people travel downhill, it becomes a high-speed road. There are no sidewalks and kids traveling to school are not safe. She has experienced the traffic when trying to drop her kids off at school, which is horrible. Parking is also an issue. The hammerhead does not match the Woodmoor design; there are cul-de-sacs everywhere. She has concerns about water because this is the first time she has been on every-other-day watering restrictions. Why is Woodmoor Water telling the PC they have plenty of water when they are telling the residents that they don't? This area doesn't pass mill-levies for the schools, so the schools are overcrowded. Adding more houses will be overwhelming.

Mr. Swensen stated the TIS assessed school traffic and identified that the morning peak time was the only area of conflict but would not overburden the roadways. The traffic report does not assume one trip per day, but seven. He pointed out that what is currently being proposed is less than what is already approved. He stated that the applicant is working with the Woodmoor Improvement Association to advance a Safe Routes to School plan that will link trails and sidewalks in the area. Regarding water, the applicant is paying $370,000 in supplemental water fees to the district in addition to a $20,000 fee per unit. There is an overall water issue, but there is sufficient water for this development. There is also a housing crisis. He added that it was not assumed people would be exiting Woodmoor Drive to use the internal road to get back onto Woodmoor Drive. The Lake Woodmoor subdivision, 1.6 du/ac, is within R-4 and has a tighter density than the Woodmoor Oaks subdivision, but also has open space. An area south of Deer

Creek Road called toboggan hill and was made possible due to the PUD style of zoning. There are denser housing areas which keep open spaces preserved.

DISCUSSION

Mr. Moraes asked if the traffic study considers movement of the intersection, or does it also consider the queuing that happens for a school.

Ms. Durham answered that when a school is in the area, the traffic study considers a third peak hour, to include the afternoon school pick-up. The study considers a morning time, which indicated an overlap between people leaving for work and kids being dropped off at school, a mid-afternoon time, and an evening time.

Mr. Moraes asked if the study only considered turning movements.

Ms. Durham answered that it considers the entire scenario. Schools present a unique situation.

Mr. Moraes asked if Ms. Durham could elaborate on an anticipated project on Deer Creek West.

Ms. Durham stated she knows there is a project, but she doesn't know what stage it is in.

Mr. Moraes stated that he was concerned that proposed upgrades to a road in the area did not include sidewalks. He thinks that concern should be presented to Public Works. He asked if there would be a crosswalk in this area. He is concerned kids will cross directly to the school.

Ms. Durham answered that there would be a crosswalk as part of the Safe Routes to Schools project, but she thinks it will be south of the school. She thinks there is also a crosswalk at the northern end of Woodmoor.

Mr. Moraes asked for further explanation of the 300-year water review process.

Ms. Seago explained that there is no guarantee that water will be available for 300 years. What is required by the LDC, and what is reviewed when determining water sufficiency, is whether or not (in this case) the central water provider owns sufficient water rights to serve the subdivision for 300 years. This is colloquially called a paper water review. Any renewable water rights as well as ground water rights owned by the district are reviewed. She also reviews current commitments that the district has to serve existing developments, and whether they will have the additional water right to serve the proposed development. In her review of the documents provided by the State Engineers Office, the water district, as well as the applicant, she determined that they do own or have control of enough water rights to serve the anticipated water demand of this development for 300 years. However, there is never a guarantee that they will be able to do so.

Mr. Moraes clarified that water rights were determined by acre-feet.

Ms. Seago stated that is correct.

Mr. Bailey expressed gratitude for the explanation and added that El Paso County's 300-year rule is 3x the state mandated requirement.

Mr. Trowbridge added that the State of Colorado owns all the water in the state. Every drop of rain that falls in the state belongs broadly to the people of Colorado and the State Engineers Office is the executive agency that does all the controlling of the water rights. El Paso County is unique in that it requires a 300-year paper supply of water. He mentioned that all supporting documentation regarding traffic is available on the EDARP website.

Ms. Fuller mentioned that some of the concerns regarding water should be brought up with the Woodmoor Water & Sanitation District. She stated that she understands the rush of traffic that happens around schools, but this development is not adding to that; it's normal for any school.

PC ACTION: CARLSON MOVED / TROWBRIDGE SECONDED TO RECOMMEND APPROVAL OF REGULAR ITEM NUMBER 4A, PUDSP-22-009 FOR A PUD/PRELIMINARY PLAN, WATERSIDE, UTILIZING THE RESOLUTION ATTACHED TO THE STAFF REPORT, WITH SEVEN (7) CONDITIONS AND TWO (2) NOTATIONS, WITH A RECOMMENDED FINDING OF WATER SUFFICIENCY WITH REGARD TO QUALITY, QUANTITY, AND DEPENDABILITY, AND THAT THIS ITEM BE FORWARDED TO THE BOARD OF COUNTY COMMISSIONERS FOR THEIR CONSIDERATION. THE MOTION WAS APPROVED (6-1).

IN FAVOR: BAILEY, CARLSON, FULLER, OFFNER, TROWBRIDGE, AND WHITNEY.
IN OPPOSITION: MORAES.
COMMENT: MR. MORAES stated that he thinks it is generally a good proposal, but he doesn't think the application meets the justification for a modification of the development standards for the use of a hammerhead. He also has reservations regarding private roads that could get closed off in the future.

B. LDC231 **MADDEN**

EL PASO COUNTY LAND DEVELOPMENT CODE AMENDMENT
PERSONAL GREENHOUSES

A request by the El Paso County Planning and Community Development Department to amend Chapter 5 of the El Paso County Land Development Code (2022) as it pertains to personal greenhouses. The proposed revisions, in their entirety, are on file with the El Paso County Planning and Community Development Department. (All Commissioner Districts).

STAFF PRESENTATION & DISCUSSION

Mr. Carlson asked for clarification regarding the exclusion of marijuana. He asked if people could grow their own personal marijuana in the greenhouse.

Mr. Trowbridge asked when a building permit is currently required to build a greenhouse.

Ms. Madden answered Mr. Trowbridge. Any structure over 200 sq. ft. requires a building permit. The Agricultural (Ag) Exemption would bypass that requirement unless someone included electrical or plumbing. Ag Exemption already exists in the Land Development Code (LDC) but doesn't currently apply to greenhouses.

Ms. Seago answered Mr. Carlson. There is a use defined in the LDC, "personal cultivation of marijuana". She read the use-specific standards found in the LDC under 5.2.33(B) and (C). *"(B) Located in Primary Residence. Personal cultivation of marijuana may only occur in the primary*

residence of the patient, caregiver or person over 21 years old, or in an accessory structure on the same property. (C) Location within Primary Residence. All personal cultivation of marijuana must occur in a separate, enclosed, locked space, not to exceed 150 square feet for a single-family dwelling or 100 square feet for all other dwelling units, within the dwelling unit or accessory structure." Marijuana could be grown in a personal greenhouse if it meets those criteria.

Mr. Bailey asked why the Ag Exemption would then exclude marijuana.

Mr. Trowbridge thinks the Ag Exemption should be revised to say marijuana is prohibited *except* as specified under LDC 5.2.33.

Ms. Seago clarified that the reason they decided to exclude the intended use of growing marijuana from the Ag Exemption from the Building Code was because they wanted to ensure buildings used for the cultivation of marijuana, which often require electrical and plumbing, met Building Code standards.

Mr. Carlson stated he thinks the mention of marijuana should be removed altogether. If it remains a requirement to get a building permit for structures including electrical or plumbing, then that takes care of the concern.

Mr. Trowbridge clarified that the prohibiting of marijuana only falls under the Ag Exemption from the Building Code. The proposed change isn't talking about all greenhouses, just ones that are larger than 200 sq. ft. and are seeking an exemption from the Building Code. The proposed amendment says that you can't get the Ag Exemption if you're going to grow marijuana. He understood from Ms. Seago's comment that someone wouldn't be able to grow marijuana in an Ag Exempt structure anyway because it's either not in the principal residence or it's not in its own dedicated grow structure. But someone could build a small, 50 sq. ft. greenhouse to grow personal marijuana in addition to the larger structure they seek an Ag Exemption for.

Ms. Seago stated that is correct and continued by saying the marijuana provisions of the LDC do allow the cultivation in a portion of the accessory structure so long as that portion is no larger than 100 sq. ft. Under the proposed amendment, an accessory structure that includes a portion dedicated to marijuana (no greater than 100 sq. ft.) and is overall greater than 200 sq. ft. would require a building permit.

Mr. Bailey stated he thinks that discussion clarifies why growing marijuana is not allowed when seeking an Ag Exemption.

Mr. Carlson wonders why the proposed amendment wants to prohibit the cultivation of marijuana in an 800 sq. ft. greenhouse that would otherwise be eligible for the Ag Exemption if that person is willing to haul water to it, etc.

Ms. Madden referenced an email correspondence between herself and Ms. Seago where Ms. Seago did not consider the personal cultivation of marijuana as meeting the definition of agricultural use. She reiterated that people do not have to pursue the Ag Exemption, it is just an option. They can build a greenhouse as large as their zoning district allows. There are

standards to build a greenhouse and then there are further requirements if someone wants to seek the exemption.

Ms. Herington was excused from the meeting at this time.

Mr. Carlson reiterated that he thinks the exclusion of marijuana should be removed.

Ms. Offner mentioned that it does say later in the LDC that it's allowed if it meets the criteria listed in 5.2.33.

Mr. Bailey stated the prohibition would only apply to structures seeking an exemption from the Building Code, not all greenhouses. He asked for the opinion of a Regional Building employee.

Mr. Jay Eenhuis, with Regional Building, stated his department wouldn't care if the subject language was included or not. If someone wants to grow marijuana in an accessory structure less than 200 sq. ft., it's already exempt from needed a building permit. Regional Building is currently seeing greenhouses that exceed 200 sq. ft. constructed with bent PVC and plastic sheeting laid over it, which is not considered conventional construction. At that point an engineer needs to sign off on the plans. What someone does within the greenhouse is not up to their department, they leave that up to the County. He personally thought greenhouses were already included under the Ag Exemption.

Mr. Bailey stated he's starting to think the exclusion of marijuana cultivation isn't needed.

Mr. Moraes stated his understanding that anything under 200 sq. ft. is not a problem. Between 200 and 1,000 sq. ft. is where the potential of an Ag Exemption becomes relevant. The current proposal states that a greenhouse under 1,000 sq. ft. can be exempt from the Building Code, until you decide to put marijuana in it.

Mr. Whitney clarified that it can be done, they're just not eligible for the Ag Exemption.

Ms. Offner asked when the 100 sq. ft. specification mentioned by Ms. Seago becomes relevant.

Mr. Trowbridge thinks that you can build an accessory greenhouse for marijuana of 100 sq. ft., but it needs to meet the Building Code. Is that correct?

Ms. Madden stated that was not accurate. Structures under 200 sq. ft. would not need a building permit or an Ag Exemption, even if they want to grow marijuana.

Mr. Trowbridge clarified that is what is already allowed. What is being considered with this LDC amendment is an exemption from the Building Code for personal greenhouses. To be eligible for that exemption, the County is excluding buildings you intend to use for marijuana. By approving this amendment, the Planning Commission is agreeing that someone shouldn't be allowed to grow marijuana in a building greater than 200 sq. ft. that was exempted from the Building Code.

Mr. Bailey further clarified that the Ag Exemption was more restrictive than regular standards. Even if they designate a separate 100 sq. ft. section that could be locked, and even if it says

that's allowed in other places of the LDC, this proposal says that to be eligible for an Ag Exemption, you cannot grow marijuana in the structure.

Mr. Carlson thought he heard Ms. Seago say earlier that it would be allowed to grow marijuana in up to a 1,000 sq. ft. greenhouse with the Ag Exemption regardless of designating a separate 100 sq. ft. or not. He doesn't understand why the County is putting the restriction on marijuana. He thinks it should meet the criteria of agricultural use because it is a plant like any other.

Ms. Fuller clarified that this proposal would allow greenhouses up to 1,000 sq. ft. to be built without building permits and would exclude the cultivation of marijuana. If a residence that includes one of these accessory structures is sold, and the next owner puts marijuana in it, does the new owner need to seek a retro-active building permit? How would this be enforced?

Ms. Madden explained that an affidavit that permits inspection would be completed and recorded with the Clerk & Recorder. There is an exemption process in place for other Ag structures. Code Enforcement is complaint based. If there is a complaint, Code Enforcement would initiate a case and reach out to the owner to conduct an inspection to confirm compliance.

Ms. Fuller asked if the next owner would find the recorded affidavit through a title search.

Ms. Madden stated she wasn't sure but stated the seller should provide the new owner with that information.

Ms. Seago stated she read through the current use-specific standards in the LDC relating to the existing Ag Exemption from the Building Code, regardless of personal greenhouse or not, and there are already use-specific standards in section 5.2.5. Those provisions already state in paragraph D, subsection 3, that marijuana related uses are prohibited in an Ag structure that was exempted from the Building Code. It's already part of the LDC under the broader definition of the Ag Exemption. By prohibiting it in the subcategory of greenhouses, it is consistent with the rest of the LDC.

Mr. Whitney said he is more comfortable leaving the language restricting marijuana in the proposed amendment to greenhouses now that it is clear the Planning Commission is not making the arbitrary decision to restrict it where it would be allowed otherwise. This language does not add or restrict anything, it is just consistent.

Mr. Trowbridge read the proposed LDC amendment changes for clarity.

Mr. Bailey added that this will go to the BOCC who will ultimately approve the amendment, and they can further discuss the policy of excluding marijuana from the Ag Exemption if they so choose.

Mr. Carlson stated he felt comfortable leaving the language as presented after the discussion.

Ms. Madden added that a driving force behind the Ag Exemption section of the LDC that Ms. Seago referenced, adopted in 2019, was an overwhelming number of illegal marijuana growing sites in the County. People were able to come into PCD, sign one paper, and get an Ag

Exemption. There was an increase in illegal marijuana growing sites. This resulted in the BOCC adopting the language in the LDC as it is now.

NO PUBLIC COMMENT

PC ACTION: TROWBRIDGE MOVED / WHITNEY SECONDED TO RECOMMEND APPROVAL OF REGULAR ITEM NUMBER 4B, LDC-23-001, FOR A LAND DEVELOPMENT CODE AMENDMENT, PERSONAL GREENHOUSES, UTILIZING THE RESOLUTION ATTACHED TO THE STAFF REPORT, WITH NO ADDED CONDITIONS OR NOTATIONS, AND THAT THIS ITEM BE FORWARDED TO THE BOARD OF COUNTY COMMISSIONERS FOR THEIR CONSIDERATION. THE MOTION WAS APPROVED (7-0).

Mr. Carlson was excused from the meeting. The number of voting members is now six.

C. LDC232 **MADDEN**

EL PASO COUNTY LAND DEVELOPMENT CODE AMENDMENT
CARPORTS

A request by the El Paso County Planning and Community Development Department to amend Chapters 1 and 5 of the El Paso County Land Development Code (2022) as it pertains to carports. The proposed revisions, in their entirety, are on file with the El Paso County Planning and Community Development Department. (All Commissioner Districts).

STAFF PRESENTATION & DISCUSSION

Mr. Trowbridge asked if the reason for the 5-foot setback limit combined with the specification on side walls was to ensure visibility while driving.

Ms. Madden stated that was correct. Protection for the sides of vehicles was suggested by people getting Code Enforcement complaints. Hail, for example, does not always fall straight down. The presentation continued.

Mr. Whitney provided a hypothetical example. If someone were to have a one-car garage that has a single lane of paved driveway, and they put gravel next to the driveway, would they be allowed to put a carport over the graveled area so that they're not blocking access to their own garage?

Ms. Madden answered that if the carport is over the driveway, it would be allowed to extend into the easement and side-yard setbacks under this amendment. If the carport was put solely over the gravel drive and was not accessed by the approved access, that would not be allowed.

Mr. Whitney clarified that he was talking about if someone were to put gravel 4 feet to the side of their approved driveway.

Ms. Madden referenced pictures in her presentation. She stated that would not be allowed because they would have to drive over the curb to access the carport.

Mr. Bailey asked if it would be allowed if it were pushed further back from the street.

Mr. Whitney asked if it would be allowed if it were further back, flush with the garage. If the person used the approved concrete driveway but then pulled under the carport instead of into the garage, would that be allowed?

Ms. Madden stated that based on recommendations she received, that would not be allowed.

Mr. Trowbridge asked why prohibited materials needed to be listed when the list of approved materials is provided.

Ms. Madden explained that from a Code Enforcement standpoint, listing prohibited materials specifically is easier to enforce. This would deter people from building a 95% wood carport and then putting canvas on the sides.

Mr. Trowbridge expressed understanding. He then asked about the materials that were allowed. Would asphalt shingles be allowed? He does not see them on the approved list.

Ms. Madden answered that roofing materials were not included in construction materials. She stated they could add language to address roofing materials, but the proposed amendment as it is presented only covers the materials of the main structure.

Mr. Trowbridge asked if the roof is not part of the main structure.

Ms. Madden stated that it is, but she meant the proposed amendment is addressing the frame of the carport.

Mr. Trowbridge understood the explanation, but stated the amendment seems to be referring to all materials of the carport.

Ms. Madden stated she can add a section to address roofing materials.

Mr. Bailey added that he thinks most carports will be prefabricated kits.

Ms. Fuller doesn't like that the proposed amendment would prohibit people from putting a carport next to their driveways as Mr. Whitney described. That placement seems logical to her. To prohibit that doesn't seem like it was the intention of the LDC amendment. To add that the carport may be adjacent to the attached garage seems appropriate.

Ms. Madden thanked the board for the comments. She will look at adding language that allows a carport directly adjacent to an approved driveway access.

Mr. Bailey clarified that a site plan is required for a carport and would catch that people aren't going to enter on their driveway and then make an immediate turn to drive across the front yard.

Mr. Trowbridge reiterated that would be the reason it should be adjacent to an existing garage.

Mr. Moraes asked if carports counted in the maximum lot coverage percentage.

Mr. Kilgore answered that if a structure doesn't need a building permit, there is no way for PCD to track it. If a site plan comes through that has small lot with a house, barn, carport, greenhouse, etc. PCD staff, either planners or front counter, would see if a lot is getting close to their allowed coverage to evaluate their percentage.

Mr. Trowbridge added that he thinks it would only increase their imperviousness if it were *not* over the existing driveway.

Ms. Fuller asked if existing language would help staff enforce the spirit of the proposed change.

Mr. Bailey asked if the existing lot coverage standards would give PCD enough leverage to enforce.

Mr. Moraes thinks an issue would only arise with lot coverage if the carport was not proposed over an existing driveway. The water would go to the side instead of being immediately absorbed.

Ms. Madden clarified that the proposed carport amendment was meant to target lots less than half an acre. Areas that have bigger lots will not likely have an issue meeting setbacks. She stated she would work on making the suggested change regarding a carport allowed to be placed adjacent to an existing garage or approved driveway access.

NO PUBLIC COMMENT

PC ACTION: TROWBRIDGE MOVED / MORAES SECONDED TO RECOMMENDED APPROVAL OF REGULAR ITEM NUMBER 4C, LDC-23-002, FOR A LAND DEVELOPMENT CODE AMENDMENT, CARPORTS, MODIFYING THE RESOLUTION ATTACHED TO THE STAFF REPORT, ADDING THE SUGGESTIONS DISCUSSED, AND THAT THIS ITEM BE FORWARDED TO THE BOARD OF COUNTY COMMISSIONERS FOR THEIR CONSIDERATION. THE MOTION WAS APPROVED (6-0).

5. NON-ACTION ITEMS

A. Work Session with Lori Seago

Annual training regarding quasi-judicial processes, ex parte, and ethics.

MEETING ADJOURNED at 12:18.

Minutes Prepared By: Miranda Benson

MAP AMENDMENT (REZONE) – PLANNED UNIT DEVELOPMENT (PUD) AND PRELIMINARY PLAN (SP) (RECOMMEND APPROVAL)

Moraes moved that the following Resolution be adopted:

BEFORE THE PLANNING COMMISSION

OF THE COUNTY OF EL PASO

STATE OF COLORADO

RESOLUTION NO. PUDSP-22-007
FOURSQUARE AT STERLING RANCH PUD (REZONE) & PRELIMINARY PLAN

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 PUD (Planned Unit Development) zoning district with a preliminary plan proposing 158 single-family residential lots (13.5 acres), eight (8) tracts to be used for open space, detention, landscape, fencing, retaining walls, signage, utilities, and parkland (16.3 acres), and 6.65 acres of future right-of-way; and

WHEREAS, a public hearing was held by this Commission on May 18, 2023; and

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

1. The application was properly submitted for consideration by the Planning Commission;

2. Proper posting, publication, and public notice were provided as required by law for the hearing before the Planning Commission;

3. The hearing before the Planning Commission was extensive and complete, that all pertinent facts, matters, and issues were submitted and that all interested persons and the general public were heard at that hearing;

4. All exhibits were received into evidence;

5. The proposed land use does not permit the use of an area containing a commercial mineral deposit in a manner which would interfere with the present or future extraction of such deposit by an extractor;

6. All data, surveys, analyses, studies, plans, and designs as are required by the State of Colorado and El Paso County have been submitted, reviewed, and found to meet all sound planning and engineering requirements of the El Paso County Subdivision Regulations; and

7. For the above-stated and other reasons, the proposed amendment of the El Paso County Zoning Map is in the best interest of the health, safety, morals, convenience, order, prosperity, and welfare of the citizens of El Paso County.

WHEREAS, the Planning Commission and Board of County Commissioners shall determine that the following criteria for approval outlined in Section 4.2.6 and Section 7.2.1 of the El Paso County Land Development Code (2022) have been met to approve a PUD zoning district and Preliminary Plan:

1. The proposed PUD district zoning advances the stated purposes set forth in Chapter 4 of the Land Development Code.

2. The application is in general conformity with the Master Plan;

3. The proposed development is in compliance with the requirements of the Code and all applicable statutory provisions and will not otherwise be detrimental to the health, safety, or welfare of the present or future inhabitants of El Paso County;

4. The subject property is suitable for the intended uses and the use is compatible with both the existing and allowed land uses on the neighboring properties, will be in harmony and responsive with the character of the surrounding area and natural environment, and will not have a negative impact upon the existing and future development of the surrounding area;

5. The proposed development provides adequate consideration for any potentially detrimental use to use relationships (e.g. commercial use adjacent to single family use) and provides an appropriate transition or buffering between uses of differing intensities both on-site and off-site which may include innovative treatments of use to use relationships;

6. The allowed uses, bulk requirements and landscaping and buffering are appropriate to and compatible with the type of development, the surrounding neighborhood or area and the community;

7. Areas with unique or significant historical, cultural, recreational, aesthetic or natural features are preserved and incorporated into the design of the project;

8. Open spaces and trails are integrated into the development plan to serve as amenities to residents and provide reasonable walking and biking opportunities;

9. The proposed development will not overburden the capacities of existing or planned roads, utilities and other public facilities (e.g. fire protection, police protection, emergency services, and water and sanitation), and the required public services and facilities will be provided to support the development when needed;

10. The proposed development would be a benefit through the provision of interconnected open space, conservation of environmental features, aesthetic features and harmonious design, and energy efficient site design;

11. The proposed land use does not permit the use of any area containing a commercial mineral deposit in a manner which would unreasonably interfere with the present or future extraction of such deposit unless acknowledged by the mineral rights owner;

12. Any proposed exception or deviation from the requirements if the zoning resolution or the subdivision regulation is warranted by virtue of the design and amenities incorporated in the development plan and development guide; and

13. The owner has authorized the application.

WHEREAS, the applicants have also requested the proposed PUD be reviewed and considered as a Preliminary Plan, the requirements identified in Chapter 7 and Chapter 8 of the El Paso County Land Development Code (2022) for a Preliminary Plan requires the Planning Commission and the Board of County Commissioners find that the following additional criteria for approval of a Preliminary Plan have also been met:

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

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

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

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

5. A public sewage disposal system has been established and, if other methods of sewage disposal are proposed, the system complies with state and local laws and regulations, [C.R.S. §30-28-133 (6)(b)] and the requirements of Chapter 8 of the Code;

6. All areas of the proposed subdivision, which may involve soil or topographical conditions presenting hazards or requiring special precautions, have been identified and the proposed subdivision is compatible with such conditions. [C.R.S. §30-28-133 (6)(c)];

7. Adequate drainage improvements complying with State law [C.R.S. §30-28-133 (3)(c)(VIII)] and the requirements of the Code and the ECM are provided by the design;

8. The location and design of the public improvements proposed in connection with the subdivision are adequate to serve the needs and mitigate the effects of the development;

9. Legal and physical access is or will be provided to all parcels by public rights-of-way or recorded easement, acceptable to the County in compliance with the Code and the ECM;

10. The proposed subdivision has established an adequate level of compatibility by (1) incorporating natural physical features into the design and providing sufficient open spaces considering the type and intensity of the subdivision; (2) incorporating site planning techniques to foster the implementation of the County's plans, and encourage a land use pattern to support a balanced transportation system, including auto, bike and pedestrian traffic, public or mass transit if appropriate, and the cost effective delivery of other services consistent with adopted plans, policies and regulations of the County; (3) incorporating physical design features in the subdivision to provide a transition between the subdivision and adjacent land uses; (4) incorporating identified environmentally sensitive areas, including but not limited to, wetlands and wildlife corridors, into the design; and (5) incorporating public facilities or infrastructure, or provisions therefore, reasonably related to the proposed subdivision so the proposed subdivision will not negatively impact the levels of service of County services and facilities;

11. Necessary services, including police and protection, recreation, utilities, open space and transportation 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 an amendment to the El Paso County Zoning Map to rezone property located in the unincorporated area of El Paso County from RR-5 (Residential Rural) zoning district to PUD (Planned Unit Development) zoning district with a preliminary plan proposing 158

single-family residential lots (13.5 acres), eight (8) tracts to be used for open space, detention, landscape, fencing, retaining walls, signage, utilities, and parkland (16.3 acres), and 6.65 acres of future right-of-way be approved by the Board of County Commissioners with the following conditions and notations:

CONDITIONS

1. Development of the property shall be in accordance with this PUD development plan. Minor changes in the PUD development plan, including a reduction in residential density, may be approved administratively by the Director of the Planning and Community Development Department consistent with the Land Development Code. Any substantial change will require submittal of a formal PUD development plan amendment application.

2. Approved land uses are those defined in the PUD development plan and development guide.

3. All owners of record must sign the PUD development plan.

4. The PUD development plan and development guide shall be recorded in the office of the El Paso County Clerk & Recorder prior to any final plat approvals.

5. 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.

6. 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.

7. Applicant shall comply with all requirements contained in the Water Supply Review and Recommendations dated April 25, 2023, as provided by the County Attorney's Office.

8. Developer shall participate in a fair and equitable manner in offsite transportation improvements, including but not limited to the items listed in Table 5 of the Sterling Ranch East Rezoning and Preliminary Plan TIS, to be verified with an updated traffic impact analysis or memorandum as appropriate with each final plat in the FourSquare at Sterling Ranch PUD/Preliminary Plan area. Updated traffic signal analyses for the intersections of concern in the TIS shall be provided upon buildout of Sterling Ranch East Filing Nos. 1 and 2, and FourSquare at Sterling Ranch. Any resulting design and construction requirements shall be

provided by the developer at that time, in coordination with the City of Colorado Springs as applicable.

9. Because Sterling Ranch East Filing No. 2 and FourSquare at Sterling Ranch are to be constructed concurrently and are dependent on public improvements between them, approvals of all construction drawings, agreements, and financial assurances for both subdivisions are required prior to recording either plat.

10. The utility easements underlying proposed County rights-of-way shall be vacated or extinguished to the satisfaction of the County Attorney prior to County acceptance of the proposed roads.

11. Financial assurances for construction of Briargate Parkway adjacent to the site shall be provided with the FourSquare at Sterling Ranch final plat if not provided by an earlier plat.

NOTATIONS

1. Modifications to the final design of the intersection of Briargate Boulevard and Sterling Ranch Road as a result of the final technical design of adjacent roadways, pedestrian refuges, right-of-way width shall not require a PUD plan or preliminary plan amendment, or a dimensional variance for a lot size and or building setbacks to the affected lots, and structures permitted by the FourSquare at Sterling Ranch PUD. Minimum setbacks established within the FourSquare PUD shall be adhered to if final design of the above intersection does not impact the lot size.

2. Subsequent final plat filings may be approved administratively by the Planning and Community Development Director.

3. 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.

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

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

Fuller seconded the adoption of the foregoing Resolution.

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

Thomas Bailey	(aye) / no / abstain / absent
Sarah Brittain Jack	aye / no / abstain / (absent)
Jay Carlson	(aye) / no / abstain / absent

Becky Fuller	aye / no / abstain / absent
Brandy Merriam	aye / no / abstain / absent
Eric Moraes	aye / no / abstain / absent
Kara Offner	aye / no / abstain / absent
Joshua Patterson	aye / no / abstain / absent
Bryce Schuettpelz	aye / no / abstain / absent
Tim Trowbridge	aye / no / abstain / absent
Christopher Whitney	aye / no / abstain / absent

The Resolution was adopted by a vote of 7 to 0 by the Planning Commission of the County of El Paso, State of Colorado.

DONE THIS 18th day of May 2023, at Colorado Springs, Colorado.

EL PASO COUNTY PLANNING COMMISSION

By: _____
Tom Bailey, Chair

DATED: May 18, 2023

EXHIBIT A

LEGAL DESCRIPTION: FOURSQUARE AT STERLING RANCH EAST PUD/PRELIMINARY PLAN

A PARCEL OF LAND BEING A PORTION OF SECTIONS 33 AND 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 S19°38'14"E, A DISTANCE OF 3075.46 FEET TO THE POINT OF BEGINNING;

THENCE S50°26'12"E, A DISTANCE OF 587.17 FEET TO A POINT OF CURVE;
THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 26°05'19", A RADIUS OF 175.00 FEET AND A DISTANCE OF 79.68 FEET TO A POINT OF TANGENT;
THENCE S76°31'31"E, A DISTANCE OF 326.10 FEET;
THENCE S13°28'29"W, A DISTANCE OF 316.54 FEET;
THENCE S76°31'31"E, A DISTANCE OF 864.69 FEET;
THENCE S13°28'29"W, A DISTANCE OF 564.46 FEET;
THENCE N76°31'31"W, A DISTANCE OF 1212.26 FEET TO A POINT OF CURVE;
THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 26°05'19", A RADIUS OF 1935.00 FEET AND A DISTANCE OF 881.07 FEET TO A POINT OF TANGENT;
THENCE N50°26'12"W, A DISTANCE OF 181.33 FEET;
THENCE N39°33'48"E, A DISTANCE OF 980.00 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 36.762 ACRES

TO: **El Paso County Planning Commission**

FROM: **Kari Parsons, Senior Planner**
Jeff Rice, PE, CFM, Senior Engineer
Meggan Herington, AICP, Executive Director

RE: **Project File Number: PUDSP-22-007**
Project Name: FourSquare at Sterling Ranch PUD (Rezone) & Preliminary Plan
Parcel Numbers: 52000-00-552, 52000-00-553, and 52330-00-016

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:	**5/18/2023**
Board of County Commissioners Hearing Date:	**6/20/2023**

EXECUTIVE SUMMARY

A request by Classic SRJ Land, LLC, for approval of a map amendment rezone of 36.6 acres from RR-5 (Residential Rural) to PUD (Planned Unit Development) to allow for single-family detached residential lots. The applicants are also requesting the PUD development plan be approved as a preliminary plan with a finding of water sufficiency for water quality, dependability, and quantity.

The property is located immediately adjacent and to the north of the future extension of Briargate Parkway/Stapleton Corridor and is east of Sand Creek. The preliminary plan

includes 158 single-family residential lots (13.5 acres), eight (8) tracts to be used for open space, detention, landscape, fencing, retaining walls, signage, utilities, and parkland (16.3 acres), and 6.65 acres of future right-of-way.

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

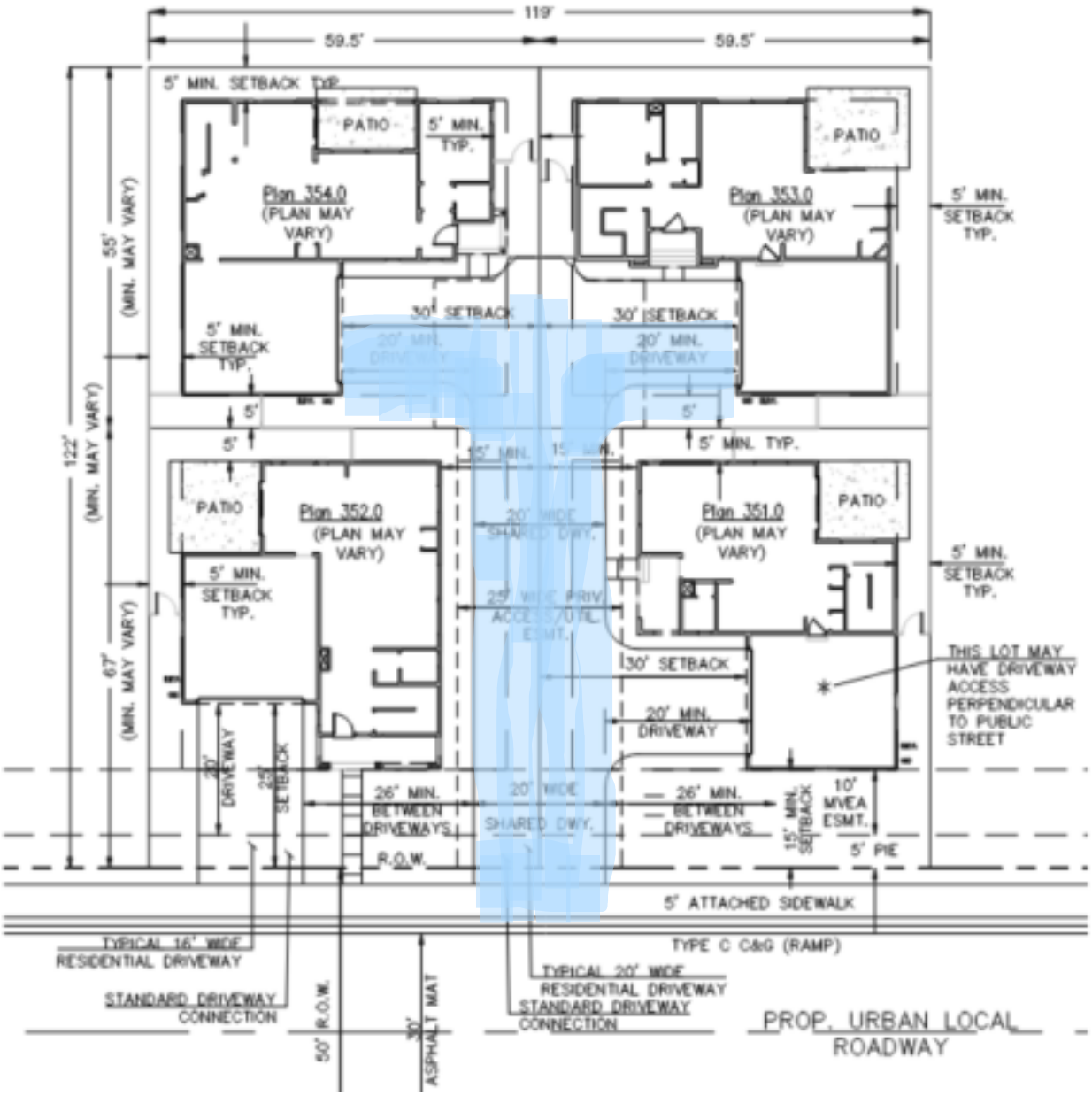
A. WAIVERS/MODIFICATIONS/AUTHORIZATION

Modifications:

Modification of Existing LDC or ECM Standard, Section 4.2.6.F.2.h, (PUD) of the El Paso County Land Development Code (2022). For approval of a modification of a general development standard in the LDC or criteria or standard of the ECM, the BoCC shall find that the proposal provides for the general health, safety, and welfare of the citizens and at least 1 of the following benefits:

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

A PUD Modification of Section 8.4.3.B.2.e of the Land Development Code is requested. More specifically, the modification will authorize the rear lots which do not meet the minimum 30-feet of frontage of a public roadway requirement within the development to share a driveway with the front lots adjacent to a public right-of-way, which will then access a public road.



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 planned unit development plan (rezoning), the Board of County Commissioners shall find that the request meets the criteria for approval outlined in Section 4.2.6, (PUD) of the El Paso County Land Development Code (2022):

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

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

The applicants have also requested the proposed PUD be reviewed and considered as a preliminary plan. In approving a preliminary plan, Section 7.2.1.D.2 of the El Paso County Land Development Code (2022) 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 this Code;
- The subdivision is in conformance with the subdivision design standards and any approved sketch plan;
- A sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of subdivision proposed, as determined in accordance with the standards set forth in the water supply standards [C.R.S. § 30-28-133(6)(a)] and the requirements of Chapter 8 of this Code (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 the 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 the 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 the Code; and
- The proposed subdivision meets other applicable sections of Chapter 6 and 8 of the Code.

C. LOCATION

North:	RS-5000 (Residential Suburban)	Undeveloped
South:	RS-5000 (Residential Suburban)	Undeveloped
East:	RR-5 (Residential Rural)	Undeveloped
West:	RS-5000/RS-6000 (Residential Suburban)	Undeveloped

Figure C1: Sterling Ranch Development Adjacent Lot Layout attached

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 residential units to 4,800.

The requested PUD rezone and preliminary plan have a density of 4.3 dwelling units per acre; are in conformance with the approved Sterling Ranch Sketch Plan which depicts a density of 5 to 8 dwelling units per acre, which is less dense than the sketch plan identified.

E. ANALYSIS

1. Land Development Code Compliance

The applicant is proposing a PUD, Planned Unit Development zoning district of 36.6 acres. In accordance with Section 4.2.6.E of the El Paso County Land Development Code (2022), A PUD Development Plan May be Approved as a Preliminary Plan.

The PUD and preliminary plan include 158 single-family residential lots with a minimum lot size of 3,272 square feet, eight (8) open-space tracts (5.2 acres), which includes a 2.5-acre designated community park within the center of the development with pedestrian connections to the overall development via sidewalks, a 14,366 square feet pocket park, and a 11.2-acre regional detention facility. The Sand Creek Regional trail is located further to the west of the development. Sidewalk connections through the development will connect to the adjacent development, which will provide a connection to the regional trail corridor. The adjacent property to the north, south and west are included in the Sterling Ranch East Phase 1 development scheduled for Board of County Commissioners hearing on May 16th, which includes RS-5000 (Residential Suburban) zoned single- family lots. A school site to be dedicated to Academy School District No. 20 is also included in the adjacent preliminary plan which is immediately south of the subject FourSquare development.

Section 4.2.6.F.8, Planned Unit Development District of the Land Development Code requires a minimum of ten (10) percent of the overall residential PUD be set aside as open space area. The PUD area is 36.6 acres in size, which would require a total of 3.66 acres of open space area. The applicants are providing 16.4 acres (45 percent) of

designated open space tracts which include: drainage, utilities, associated easements, trails, parkland, and landscaping. It should be noted that the applicants are providing 2.83-acres of useable open space (designated park sites) within the development where 25 percent (0.91-acres) of the overall open space is required.

Pursuant to the availability of central water and sanitation services in the area, 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 PUD zoning district are compatible with the existing and approved urban level residential development surrounding the subject property.

The proposed PUD and preliminary plan are consistent with the Your El Paso County Master Plan (2021). The PUD application meets the purpose of zoning and criteria of approval, in Chapter 4, and of the El Paso County Land Development Code (2022). 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 (2022).

The applicant will be required to comply with the above referenced section of the Code at the final plat stage of development.

2. Zoning Compliance

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

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, entirely within the Suburban Residential Placetype, which depicts a density range of 5-8 dwelling units per acre in the subject area. The applicant is proposing a density of 4.6 which is consistent with the placetype. The applicant is proposing single-family detached homes urban lots (3,272

Square Feet), designed in a grid pattern with shared driveways, which are proposed to maximize the lot area in an effort to reduce the home costs, and provide a variety of development in the context of the overall Sterling Ranch development. Relevant goals and objectives are as follows:

Goal 1.3 – *Encourage a range of development types to support a variety of land uses.*

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

Goal LU3 – *Encourage a range of development types to support a variety of land uses.*

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 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.*

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 entire Sterling Ranch development which includes the proposed PUD development plan and preliminary plan is 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 detached residential homes which are consistent with the planned development surrounding 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. The applicant, City, and County are coordinating on the design of Vollmer Road and Briargate Parkway/Stapleton Corridor. Continued coordination between the applicant, City, and County is anticipated to occur to ensure the design and construction for the Sand Creek Channel, and impacted roadways.

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. A school site is proposed south of the subject property which is anticipated to provide education and recreation opportunities to the area. The proposed PUD development plan 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.*

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 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.

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 Colorado Parks and Wildlife (CPW) 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 a response (see attachments) which includes an analysis regarding conformance with The El Paso County Parks Master Plan (2022).

Please see the Transportation Section below for information regarding conformance with the El Paso County 2016 Major Transportation Corridors Plan Update (MTCP).

G. PHYSICAL SITE CHARACTERISTICS

1. Hazards

No hazards which would preclude development in the development area were identified in the Soil, Geology, and Geologic Hazard Study prepared by Entech Engineering Inc., dated September 15, 2022, if mitigation, such as grading in addition to limiting basements were to occur. The applicants have agreed that no basements will be allowed within the development area due to "potentially shallow groundwater".

2. Floodplain

As shown on FEMA Flood Insurance Rate Map (FIRM) panel numbers 08041C0533G and 08041C0535G, no portion of the subject property is located within a FEMA floodplain. The Sand Creek drainageway is approximately 600 feet to the west of the property.

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 overland from north to south, with runoff eventually flowing to Sand Creek, which ultimately outfalls into Fountain Creek. Conveyance of offsite runoff from the property north of the subject property will be provided.

A Preliminary Drainage Report (PDR) was provided with the PUD/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." The portion of the site east of proposed Sterling Ranch Road is a tract proposed for detention/water quality facilities and open space.

The Sand Creek Drainage Basin Planning Study (DBPS) calls for the construction of a regional detention pond downstream known as Pond 3, northwest of the intersection of Woodmen Road and Marksheffel Road, which has been completed by the City of Colorado Springs, as well as stabilization improvements to the Sand Creek channel within Sterling Ranch and downstream. The Sterling Ranch MDDP Amendment No. 2 & Preliminary Drainage Report for Sterling Ranch East (2022) was reviewed and approved with the recent Sterling Ranch Sketch Plan amendment. The developer's consultants have designed facilities to comply with full-spectrum detention and water quality requirements with this PUD/preliminary plan, and the proposed drainage plan is in general conformance with the 2022 MDDP.

Improvements to the Sand Creek channel within Sterling Ranch are required in accordance with the Development Agreement for Sterling Ranch approved in July 2022 (project number DA-22-1). The proposed channel improvements will be eligible to offset drainage basin fees for FourSquare at Sterling Ranch.

An erosion and stormwater quality control permit (ESQCP), a grading and erosion control plan, a financial assurance estimate (FAE), a stormwater management plan (SWMP), and utility plans will be required prior to construction of the subject development. Construction Plans for Briargate Parkway and Sterling Ranch Road adjacent to the site are being reviewed under a separate construction drawing project. PUD/Preliminary Plan Drainage Overlay map attached.

4. Transportation

The FourSquare at Sterling Ranch PUD/preliminary plan areas is located approximately 2,000 feet southeast of the intersection of Vollmer Road and proposed Briargate Parkway, along the north side of the Briargate Parkway alignment and on both sides of the proposed Sterling Ranch Road. Access to the development is proposed from an intersection on Sterling Ranch Road, a proposed Non-Residential Collector, and from Boulder City Drive via a proposed 3/4 movement access on Briargate Parkway, a proposed Principal Arterial. The proposed 3/4 movement would allow right turns in and out and left turns into the subdivisions but not left turns out onto Briargate Parkway. Boulder City Drive is to be constructed with Sterling Ranch East Filing No. 2. Right-of-way for the segment of Briargate Parkway adjacent to the PUD/preliminary plan area was platted with

Homestead North at Sterling Ranch Filing No. 1 and construction plans are currently under review. Construction plans for the FourSquare at Sterling Ranch final plat are also under review.

A traffic memorandum (TIS) dated April 20, 2023, was provided with the PUD/preliminary plan submittals and addressing traffic impacts of the subject development. Table 5 of the previously approved Sterling Ranch East Rezoning & Preliminary Plan SP-22-004, P-22-012, P-22-013 Traffic Impact Study, provided for reference in the TIS, 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) was also recently approved.

Traffic generated from the 158 proposed dwelling units in this development is estimated to be approximately 1,490 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 PUD/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 4,500 linear feet of Urban Local public roads and 900 linear feet of a Non-residential Collector Road are proposed to be constructed within this subdivision as shown on Figure 3 of the TIS, copied below. Financial assurances for construction of Briargate Parkway adjacent to the site will be required with the FourSquare at Sterling Ranch final plat if not provided by an earlier final plat. LSC Short-term Roadway Connections Map is attached.

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). Black Hills Energy will provide Natural Gas. The agencies were sent a referral and have no outstanding comments.

5. Schools

A portion of the site is within the boundaries of the Academy School District No. 20. School dedication for the benefit of Academy School District No. 20 is anticipated within the Sterling Ranch Development Area in lieu of fees paid at plat recordation to District No. 20. A portion of the site is within the boundaries of Falcon School District No. 49. Fees are to be paid to District 49 with a subsequent plat recordation.

I. APPLICABLE RESOLUTIONS

See attached resolutions.

J. STATUS OF MAJOR ISSUES

No major issues remain.

K. RECOMMENDED CONDITIONS AND NOTATIONS

Should the Board of County Commissioners find that the request meets the criteria for approval outlined in Section 4.2.6 (PUD) and Section 7.2.1 (Subdivisions) of the El Paso County Land Development Code (2022) staff recommends the following conditions and notations:

CONDITIONS

1. Development of the property shall be in accordance with this PUD development plan. Minor changes in the PUD development plan, including a reduction in residential density, may be approved administratively by the Director of the Planning and Community Development Department consistent with the Land Development Code. Any substantial change will require submittal of a formal PUD development plan amendment application.

2. Approved land uses are those defined in the PUD development plan and development guide.

3. All owners of record must sign the PUD development plan.

4. The PUD development plan and development guide shall be recorded in the office of the El Paso County Clerk & Recorder prior to any final plat approvals.

5. 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.

6. 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.

7. Applicant shall comply with all requirements contained in the Water Supply Review and Recommendations dated April 25, 2023, as provided by the County Attorney's Office.

8. Developer shall participate in a fair and equitable manner in offsite transportation improvements, including but not limited to the items listed in Table 5 of the Sterling Ranch East Rezoning and Preliminary Plan TIS, to be verified with an updated traffic impact analysis or memorandum as appropriate with each final plat in the FourSquare at Sterling Ranch PUD/Preliminary Plan area. Updated traffic signal analyses for the intersections of concern in the TIS shall be provided upon buildout of Sterling Ranch East Filing Nos. 1 and 2, and FourSquare at Sterling Ranch. Any resulting design and construction requirements shall be provided by the developer at that time, in coordination with the City of Colorado Springs as applicable.

9. Because Sterling Ranch East Filing No. 2 and FourSquare at Sterling Ranch are to be constructed concurrently and are dependent on public improvements between them, approvals of all construction drawings, agreements, and financial assurances for both subdivisions are required prior to recording either plat.

10. The utility easements underlying proposed County rights-of-way shall be vacated or extinguished to the satisfaction of the County Attorney prior to County acceptance of the proposed roads.

11. Financial assurances for construction of Briargate Parkway adjacent to the site shall be provided with the FourSquare at Sterling Ranch final plat if not provided by an earlier plat.

NOTATIONS

1. Modifications to the final design of the intersection of Briargate Boulevard and Sterling Ranch Road as a result of the final technical design of adjacent roadways, pedestrian refuges, right-of-way width shall not require a PUD plan or preliminary

plan amendment, or a dimensional variance for a lot size and or building setbacks to the affected lots, and structures permitted by the FourSquare at Sterling Ranch PUD. Minimum setbacks established within the FourSquare PUD shall be adhered to if final design of the above intersection does not impact the lot size.

2. Subsequent final plat filings may be approved administratively by the Planning and Community Development Director.

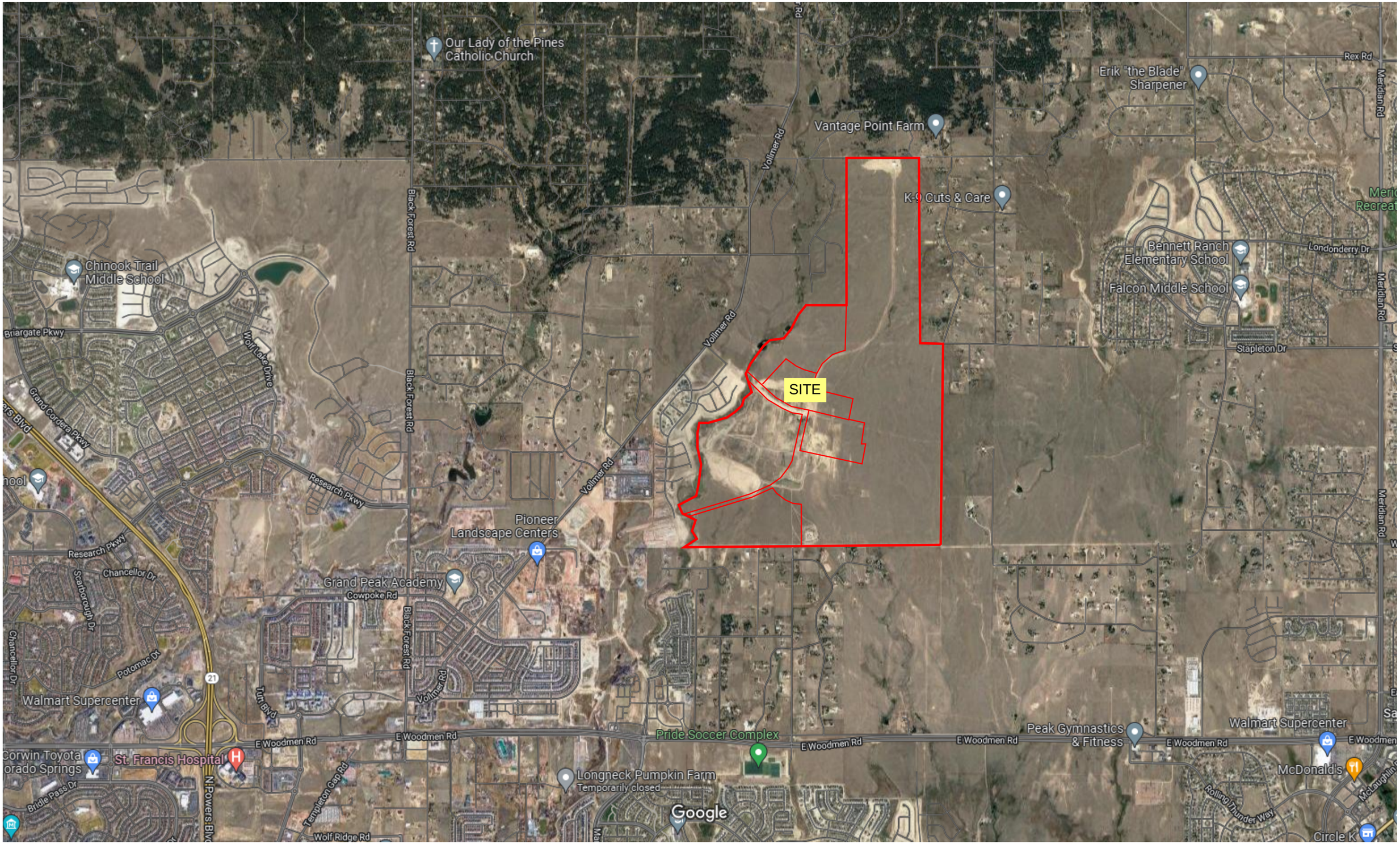
3. Approval of the preliminary plan will expire after twenty-four (24) months unless a final plat has been approved and recorded or a time extension has been granted.

L. PUBLIC COMMENT AND NOTICE

The Planning and Community Development Department notified 8 adjoining property owners on May 1, 2023, for the Planning Commission and Board of County Commissioner meetings. Responses will be provided at the hearing.

M. ATTACHMENTS

Vicinity Map
Letter of Intent
PUD/Preliminary Plan Drawing
Overall Sterling Ranch Map
Short-term Roadway Connections Map Overall Drainage Map
State Engineer's Letter
County Attorney's Letter
EPC Parks & Community Services Response
Draft PC PUD/Preliminary Plan Resolution



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VICINITY MAP

FOURSQUARE AT STERLING RANCH PUDSP

LETTER OF INTENT

REVISED MARCH 2023

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

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

CONSULTANT:
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SITE DETAILS:

TSN: 5200000552, 5200000553, AND 5233000016

LOCATION: NW CORNER OF THE INTERSECTION OF STERLING RANCH ROAD & BRIARGATE PARKWAY

ACREAGE: 36.647 AC

CURRENT ZONING: RR-5

CURRENT USE: VACANT

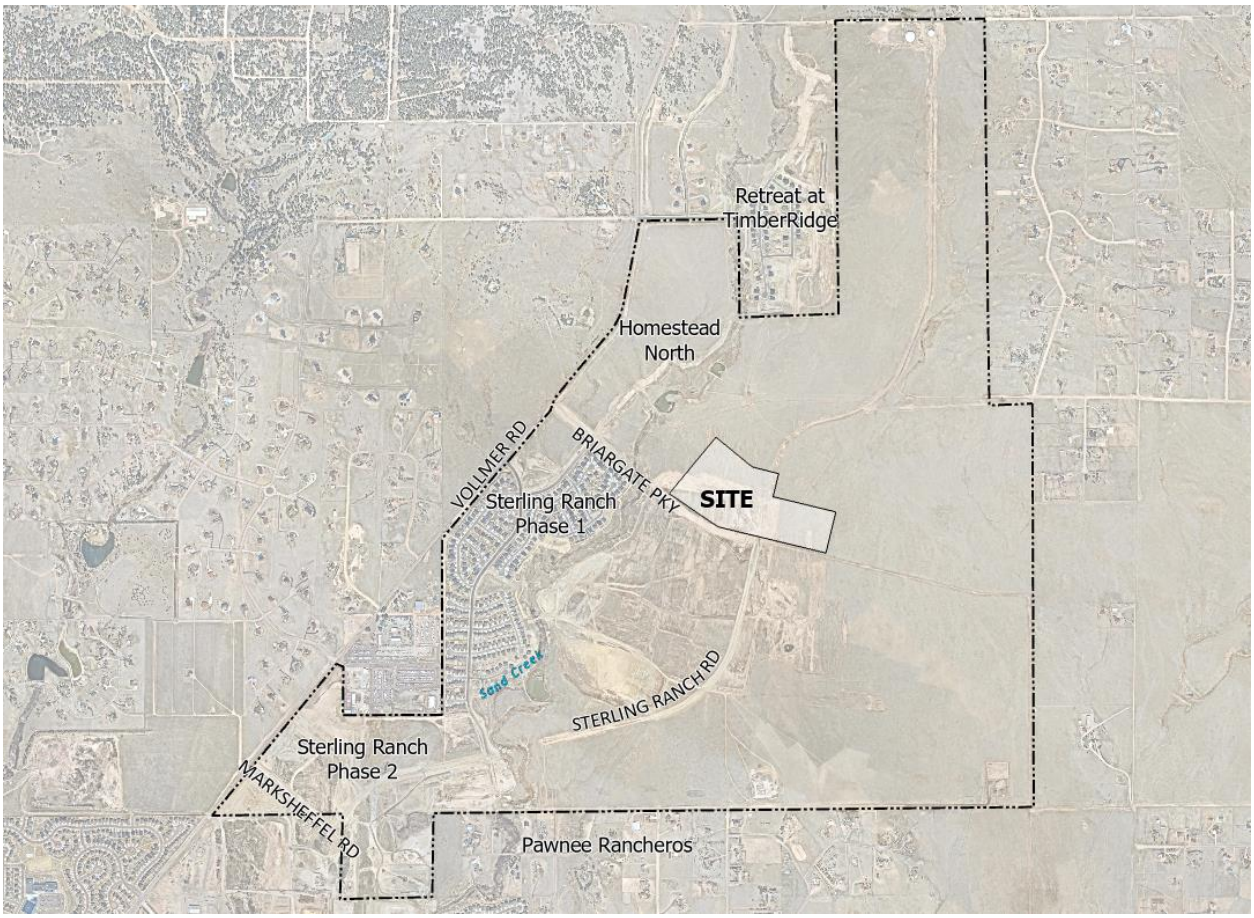
REQUEST

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

1. FourSquare at Sterling Ranch PUD Development Plan/Preliminary Plan; a 158 detached single-family development, with tracts for parks, open space, trails, utilities, landscaping and detention.
2. A rezone from RR-5 (Residential Rural) to PUD (Planned Unit Development).
3. Finding of water sufficiency and administrative approval of Final Plat.
4. PUD Modification Request to LDC 8.4.3(B)(2)(e) to allow for private shared driveways and lots utilizing shared driveways will not have direct frontage on or across from a public road

LOCATION

FourSquare at Sterling Ranch PUDSP includes 36.647 acres and is part of the overall Sterling Ranch master planned community, located east of Vollmer Road and east of the Sand Creek channel. The property lies north of the proposed extension of Briargate Parkway and north, west and east of the proposed extension of Sterling Ranch Road. Between Vollmer Road and Sand Creek to the west is the existing and recently approved residential development within Sterling Ranch Phases 1 and 2. The Sterling Ranch East Phase 1 Preliminary Plan area surrounds this site to the north, west, and south. The Retreat at TimberRidge development lies immediately to the north of the Preliminary Plan No. 1 area. The remainder of the Sterling Ranch property is situated to the east. The Pawnee Rancheros 5-acre rural residential subdivision is also located to the south of Sterling Ranch.



PROJECT DESCRIPTION AND CONTEXT

The project proposes 158 small lot detached single-family lots on 36.647 acres, with a proposed density of 5.16 dwelling units per acre, which is within the 5-8 du/ac range designated in the Sterling Ranch Sketch Plan Amendment currently under review. FourSquare is a higher density single family detached product, with a minimum lot area of 3,272 square feet. The units are arranged in packs of four (referred to as "FourSquare"), with two units adjacent to the public street and two units behind. Lot access is either off the public street or via a shared private driveway. These private driveways shall be maintained by the District. The units each have 2 car garages and twenty-foot driveways. The project proposes a 5-foot side, a 20-foot front, and 5-foot rear setbacks on all lots. A PUD Modification is requested relating to the need for all lots to have access to a public street and a minimum 30-foot frontage to a public street, to accommodate the unique FourSquare configuration and shared driveway access.

The 11.2-acre Tract H for Regional Detention Pond FSD-16 is included in this PUD. This facility will release into a large diameter downstream storm system within Briargate Pkwy, just east of the Sterling Ranch Road intersection. Please reference the "Drainage Letter for Sterling Ranch Road and Briargate Pkwy. Interim Plan," prepared by JR Engineering, LLC, dated January 2023 and the "Sterling Ranch Road and Briargate Pkwy. Storm Plans," prepared by JR Engineering, LLC, dated January 2023. The detention pond will also be designed to incorporate a perimeter trail and associated amenities so that it can serve a dual purpose as a recreational amenity for the Sterling Ranch East community.

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

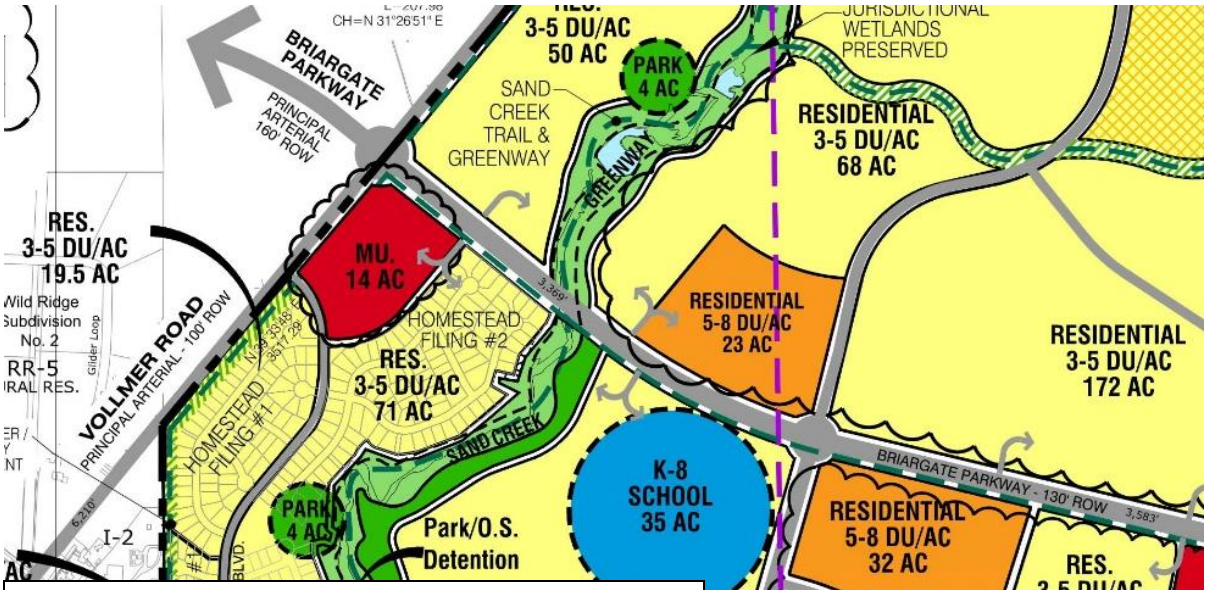
The FourSquare at Sterling Ranch includes the extension of Sterling Ranch from its intersection with Briargate Parkway to Idaho Falls Drive, which will be the primary access into the FourSquare community.

A finding of water sufficiency is requested with this PUDSP.

SKETCH PLAN CONSISTENCY:

The Sterling Ranch Sketch Plan for 4,800 dwelling units on 1,444 acres was approved December 19, 2022. The approved Sketch Plan identifies the area as residential with a density of 5-8 du/acre.

The proposed FourSquare PUDSP will result in a gross residential density of 4.03 du/ac, which is consistent with the densities on the approved Sterling Ranch Sketch Plan.



Approved Sterling Ranch Sketch Plan December 2022

COMPATIBILITY/TRANSITIONS:

Sterling Ranch has been intentionally designed to concentrate the higher density residential and more intense uses along the major arterials and intersections. In this part of Sterling Ranch East the primary intersection is Briargate Parkway and Sterling Ranch Road. The location of the higher density Foursquare at the northwest quadrant of this intersection provides a buffer and transition from the lower density detached single family proposed in Sterling Ranch East Phase 1 to the north and east to the major arterial street of Briargate Parkway. The higher density Foursquare product will be compatible with proposed 35-acre K-8 school site immediately south of Briargate Parkway. East of FourSquare lies an 11.2AC regional detention pond, which will transition to future lower density single-family residential proposed within Sterling Ranch to the east. The proposed Villages at Sterling Ranch East is located in the southeast quadrant of Briargate Parkway and Sterling Ranch Road intersection, which is a similar density to the Foursquare product.

TRAFFIC: A full-movement access is provided at the intersection of Sterling Ranch Road and Briargate Parkway. A second full-movement access is proposed at Sterling Ranch Road and Idaho Falls (an easterly extension from Sterling Ranch East Phase I). A ¾ movement access is proposed at the intersection of Briargate Parkway and Boulder City Place. This access point is shared with the adjacent development of Sterling Ranch East Phase I.

A deviation request for a ¾ movement access to Briargate Parkway has been included with Sterling Ranch East Phase 1 Preliminary Plan. A copy of the deviation request from ECM 2.3.2 for a ¾ access point at Boulder City Drive and a ¾ access point, located 160FT east of the proposed Boulder City Drive, for the future K-8 school site has been submitted with this Traffic Impact Study. Each ¾ access is a right in-out /left in design and has been analyzed with the traffic study presented for the Sterling Ranch East Preliminary Plan reviews.

The ¾ access at Boulder City Drive provides an opportunity for east bound traffic on Briargate Parkway to turn left (north) into future Sterling Ranch East Filing No. 2 and the westernmost units at the future FourSquare at Sterling Ranch East without having to continue onto Briargate Parkway to the Sterling Ranch Road intersection and then continue north to the eastern access points for these two developments. The right in, right out component of this intersection provides a similar opportunity for westbound Briargate travelers.

The ¾ access at the K-8 school site provides an opportunity for west bound traffic on Briargate Parkway to turn left (south) into the future school site as an alternative to turning south at the at Sterling Ranch Road intersection and then continue south to the main school site entrance. The right in-right out component of this intersection provides a similar opportunity for east bound Briargate Parkway travelers.

A Traffic Generation Analysis was prepared by LSC in February of 2023. This analysis assessed traffic generation for FourSquare at Sterling Ranch compared to the land use assumptions for the Sketch Plan Amendment area, Rezone areas, Preliminary Plan, and Briargate Stapleton Corridor study to considered the potential impacts to the adjacent roadways. The proposed traffic generated is not expected to create negative impacts to the roadways.

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

NOISE: Chapter 8.4.2(B)(2)(b)(ii) of the Land Development Code states that noise mitigation shall be required for single-family and duplex residential subdivisions, which contain lots that will be individually owned, and are located adjacent to expressways, principal arterials or railroads. Mitigation shall reduce the existing or projected exterior noise levels to 67 dBA Leq. A noise study to determine the area of potential impact is required where a subdivision includes or borders an expressway, principal arterial or railroad.

No site-specific noise study was undertaken for FourSquare at Sterling Ranch as a Noise Impact Study was undertaken for Homestead North, which is located immediately adjacent to Briargate Parkway. Because of the short proximity between Homestead North at Sterling Ranch and FourSquare at Sterling Ranch, the same study was utilized and noise mitigation recommendations are proposed to be implemented.

The Homestead North Noise Impact Study recommended a minimum 6-foot-high noise barrier along Briargate Parkway arterial road to reduce noise levels in the adjacent proposed development below 67 decibels. Based on this previous recommendation, a 6’ concrete panel noise wall is proposed along the rear of the lots backing to Briargate Parkway. 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 PUDSP plan set.

WATER: Water, wastewater, storm water will be provided by Falcon Area Water and Wastewater Authority (FAWWA). All Sterling Ranch Metro District assets will be allocated to FAWWA. FourSquare at

Sterling Ranch PUD and Preliminary Plan includes 158 lots which fall into high density development ratios for small lots, and roughly 1.424 acres of irrigated landscaping. The resulting demand is 50.73 acre-feet. FAWWA has sufficient supply and infrastructure in the area to serve this development. The total Sterling commitments stand at 877.21 acre-feet including all subdivisions committed through October 20, 2022. With the recent acquisition of McCune, Bar-X, and Shamrock West, the current available water supply for FAWWA is now 1901.83 acre feet for 300 years. This leaves a net excess of currently available water of 1024.62 AF for 300 years and therefore is more than sufficient water supply to meet the needs of FourSquare at Sterling Ranch PUD and Preliminary Plan on the 300 year basis.

The FAWWA water system has only been in operation for three years, so little-to-no usable historic Information would be reliable for unique, long-term planning. However, substantial nearby data from the Falcon area is available for use. As of the end of 2021, the system had approximately only 300 active users. Therefore, initial projections have been based on area-wide water user characteristics and a linear buildout rate. This rate is considered to be an average annual rate that might be reasonably maintainable over a 10-year period. The average growth rate is projected as 180 units added per year.

- 2040 Scenario: Based on the above factors, the FAWWA system might conservatively anticipate serving 3,710 SFEs in the year 2040. This number is a service area projection and includes the Retreat and The Ranch, as well as the main Sterling Ranch residents. This would require no additional water.

- 2060 Scenario: Based on the same factors, the Sterling system might be expected to serve 7,310 SFEs within its expanded service area, which includes the Retreat and The Ranch. This would be substantially greater than the actual Sterling Ranch. The annual acre-foot requirement might be 679 annual AF, but supply would include water from The Ranch which has not yet been added to inventory.

FAWWA currently has no system interconnections. However, in the Water Resources Report completed by JDS Hydro in October of 2022, FAWWA's main supply source is centralized at a point that both Cherokee Metropolitan District and Woodmen Hills Metropolitan District have adjacent major storage and delivery facilities. It is possible that future agreements could be made.

WASTEWATER: The wastewater commitment is for 27,176 gal/day on an average daily- maximum monthly basis. Sufficient supply is available as demonstrated by the water and sewer service commitment letter. The loading projected from this preliminary plan represents roughly 2.7% of the contractual capacity available to FAWWA. FAWWA therefore has more than adequate wastewater treatment capacity to provide service to this preliminary plan area. Public sewage disposal is further addressed in the Wastewater Report prepared by JDS Hydro in October 2022.

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 for natural gas supply. Will serve letters are included with the submittal.

DRAINAGE: The drainage improvements associated with the FourSquare PUDSP are consistent with the Master Development Drainage Plan for Sterling Ranch. A Preliminary Drainage Report was prepared for this site and is included in this submittal. A full spectrum regional detention pond is provided in Tract H.

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

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

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

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

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

In areas of high groundwater, foundations must have a minimum 30-inch depth for frost protection. Subsurface perimeter drains are recommended to help prevent the intrusion of water into the areas below grade, where high subsurface moisture conditions are anticipated periodically. Any grading in these areas should be done to direct surface flow around construction to avoid areas of ponded water. A minimum separation of 3 feet between foundation components and groundwater is recommended. All proposed structures will have crawlspaces, there are no proposed basements in this development.

SCHOOLS: The eastern portion of the FourSquare PUDSP area is within School District 49. The western portion is within School District 20. Land for schools within both school districts is to be dedicated with the various phases of the Sterling Ranch development to meet the needs of this growing part of the community. This includes a School District 20 K-8 school directly south of the FourSquare development, a School District 20 elementary school to the southwest and a School District 49 elementary school to the southeast.

TRAILS AND OPEN SPACE:

FourSquare PUD provides 5.166 acres of usable open space, including a 2.57-acre park (Tract G) centralized within the development and connected by pedestrian sidewalks that weave throughout the development. A 5' concrete trail loops through the park providing connections from Pagosa Springs Place, Idaho Falls Drive, Maricopa Court, and Rio Ranch Trail and open space tracts leading out of the development. A series of smaller tracts are located at the ends of blocks to provide small open spaces between the residential roadways and the proposed lots. All roadways include pedestrian sidewalks and connections to the Sterling Ranch parks and trails system, including Sand Creek Regional Trail. Parks and trails will be owned and maintained by the Sterling Ranch Metro District.

Tract H is approximately 11.2 acres and provides regional detention and is also designed to accommodate functional park space, perimeter walking trails and amenities.

DISTRICTS/ENTITIES SERVING THE PROPERTY:

The following districts will serve the property:

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

PUD MODIFICATIONS:

Chapter 4.2.6.F.2.g of the Land Development Code (LDC) allows for a PUD modification of a general development standard in the LDC or criteria of the Engineering Criteria Manual (ECM).

LDC Section	Category	Standard	Modification	Justification
8.4.3(B)(2)(e)	Minimum Lot Frontage	Lots shall have a minimum of 30 feet of frontage on and have access from a public road	Lots utilizing private shared driveways will not have direct frontage or access onto a public road	The proposed unique lot configuration and community design reflect the need for shared private driveways that directly connect to public streets with only 3 individual lots accessing each private shared driveway.

Section 8.4.3(B)(2)(e) of the LDC states that lots shall have a minimum of 30 feet of frontage and have access from a public road. The proposed unique lot configuration and community design reflect the need for shared private driveways that directly connect to public streets. The PUDSP proposes 4 lots on each shared private driveway with only 3 units loading onto the central shared driveway. The fourth lot will have its own private driveway loading onto the public street. Each driveway will be owned and maintained by the Sterling Ranch Metro District and are a standard 20' wide and 89.5' deep. All

driveways are surfaced with concrete. No trash or delivery trucks will use the shared driveway, all trash will be picked up from curb. The proposed roadways are public local streets with a 50' ROW. Adequate space is provided for trash pick up, delivery vehicles and parking on both sides of the street.

There is no ROW associated with the proposed driveway but there is an access easement that overlays the entire driveway area. Because of the limited depth, dead end design and private use, no design speed will be posted.

Shared driveways in this urban condition are a common tool to increase density and allows attainability to be focused on by keeping the lots smaller than typical single family detached homes. Pedestrian walkways are not provided along the length of the driveways; but will be provided from the edge of the driveway to each house. Additional walkways are provided across the driveway. This community design has been used successfully in the region, and most recently in the "Pathways" community west of Tutt Boulevard and north of Dublin within the City of Colorado Springs.

The modification supports the identified benefits in Chapter 4.2.6.F.2.h by allowing a more efficient layout that promotes the construction of an attainable housing product and the creation of a more compact and livable environment with centralized community open space that benefits the overall community.

RELATIONSHIP TO THE ADOPTED COUNTY MASTER PLANS

YOUR EL PASO MASTER PLAN

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

This area is located within a priority development area and is denoted as a "new development area" on the Areas of Change map. New development areas take place on largely undeveloped land adjacent to built out areas. These higher density FourSquare product is designed to integrate with and compliment adjacent development.

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

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

WATER MASTER PLAN

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

Goal 6.0 – Require adequate water availability for proposed development.

Policy 6.0.8 – Encourage development patterns and higher density, mixed use developments in appropriate locations that propose to incorporate meaningful water conservation measures.

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

Water, wastewater, storm water will be provided by Falcon Area Water and Wastewater Authority (FAWWA). All Sterling Ranch Metro District assets will be allocated to FAWWA. FourSquare at Sterling Ranch PUD and Preliminary Plan includes 158 lots which fall into high density development ratios for small lots, and roughly 1.424 acres of irrigated landscaping. The resulting demand is 50.73 acre-feet. FAWWA has sufficient supply and infrastructure in the area to serve this development. The total Sterling commitments stand at 877.21 acre-feet including all subdivisions committed through October 20, 2022. With the recent acquisition of McCune, Bar-X, and Shamrock West, the current available water supply for FAWWA is now 1901.83 acre feet for 300 years. This leaves a net excess of currently available water of 1024.62 AF for 300 years and therefore is more than sufficient water supply to meet the needs of FourSquare at Sterling Ranch PUD and Preliminary Plan on the 300 year basis.

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

> "Region 3 contains four growth areas west of Falcon projected to be completed by 2040. Other areas of 2040 growth are projected for the north-central part of the region west of Highway 24 extending from Falcon to 4-Way Ranch. North of Falcon along Highway 24, growth is projected by 2060 on both sides of the highway. Just west of Falcon, another small development is projected by 2060 on the north and south sides of Woodmen Road. On the east side of Highway 24, three separate areas of growth are projected for development by 2060, with the largest of the three spanning from south of Judge Orr Road to east of Peyton Highway into Region 4c. This development will likely consist of 35-acre lots that will require individual wells to use Denver Basin groundwater. The other two growth areas will be located on the north and south sides of Falcon Highway directly east of Falcon."

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

The FAWWA water system has only been in operation for three years, so little-to-no usable historic information would be reliable for unique, long-term planning. However, substantial nearby data from the Falcon area is available for use. As of the end of 2021, the system had approximately only 300 active users. Therefore, initial projections have been based on area-wide water user characteristics and a linear buildout rate. This rate is considered to be an average annual rate that might be reasonably maintainable over a 10-year period. The average growth rate is projected as 180 units added per year.

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

FAWWA currently has no system interconnections. However, in the Water Resources Report completed by JDS Hydro in October of 2022, FAWWA's main supply source is centralized at a point that both Cherokee Metropolitan District and Woodmen Hills Metropolitan District have adjacent major storage and delivery facilities. It is possible that future agreements could be made.

2040 MAJOR TRANSPORTATION CORRIDOR PLAN

The 2040 Functional Classification map shows the extension of Briargate Parkway/Stapleton Drive as a new 4-lane principal arterial roadway connection through Sterling Ranch. Plans for the construction of Briargate Parkway are being reviewed separately by the County (CDR-22-001).

EL PASO COUNTY PARKS MASTER PLAN

The Parks Master Plan does not identify any proposed parks or candidate open space on this site or in the vicinity. A 27.72-acre community park is included as part of Sterling Ranch East Phase 1. The Trails Master Plan map identifies a proposed Regional Trail adjacent to Sand Creek through Sterling Ranch. This has been accommodated in the Sterling Ranch filings already approved or in progress on the west side of the creek. There are no proposed regional trails in this portion of Sterling Ranch.

FourSquare PUDSP includes a total of 5.166 acres of open space, including a 2.57-acre central park space. Pedestrian walking trails around its centralized park connect to adjacent sidewalks and connectivity to the Sterling Ranch Parks and Trails including the proposed regional trails and community park adjacent to Sand Creek.

PROJECT JUSTIFICATION

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

PUD Zoning Criteria

FourSquare PUDSP is consistent with the PUD zoning approval criteria set forth in Chapter 4.2.6.D of the LDC as follows:

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

The FourSquare PUDSP will advance the following purposes of the PUD District designation:

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

A PUD zone allows more flexible development standards then afforded by straight zoning districts. This greater design flexibility enables the FourSquare PUD to provide a smaller lot residential development that meets a growing need and demand for higher density detached single-family housing with increased open space and access to maintained amenities such as trails and open space. Additionally, the smaller lots and homes within the FourSquare PUD expands the housing options and price points within the Sterling Ranch Community, which satisfies a need for existing and future El Paso County home buyers looking for more attainable housing.

The compact lot layout of FourSquare allows for additional open space including a 2.57-acre centralized park, and multiple sidewalks & trails promoting pedestrian connectivity throughout the community and to the Sterling Ranch Parks and Trail system.

The smaller single-family residential lots and the unique cluster layout of the FourSquare product provides a more livable environment as each lot is provided with a private patio and small yard with a 6’ fence.

The compact layout, design and density and the use of shared driveways to access lots ensures the most efficient use of public infrastructure and utilities as more homes will be served off fewer streets and with shorter main line utility extensions.
The activity centers proposed within Sterling Ranch are focused along Briargate Parkway and the location of the higher density FourSquare product at the intersection of Briargate Parkway and Serling Ranch Road is convenient for access to these future services. The proposed community park is located south on Sterling Ranch Road and will be accessible to the FourSquare community via the Sterling Ranch trail network.

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

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

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

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

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

Sterling Ranch has been intentionally designed to concentrate the higher density residential and more intense uses along the major arterials and intersections. In this part of Sterling Ranch East the primary intersection is Briargate Parkway and Sterling Ranch Road. The location of the higher density Foursquare at the northwest quadrant of this intersection provides a buffer and transition from the lower density detached single family proposed in Sterling Ranch East Phase 1 to the north and east to the major arterial street of Briargate Parkway. The higher density Foursquare product will be compatible with proposed 35-acre K-8 school site immediately south of Briargate Parkway. East of FourSquare lies an 11.19 ac regional detention pond, which will transition to future lower density single-family residential proposed within Sterling Ranch to the east. The proposed Villages at Sterling Ranch East is located in the southeast quadrant of Briargate Parkway and Sterling Ranch Road intersection, which is a similar density to the Foursquare product.

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

Foursquare provides a buffer and transition from the lower density detached single family proposed in Sterling Ranch East Phase 1 to the north and east to the major arterial street of Briargate Parkway. The higher density Foursquare product will be compatible with proposed 35-acre K-8 school site immediately south of Briargate Parkway. East of FourSquare lies an 11.19 ac regional

detention pond, which will transition to future lower density single-family residential proposed within Sterling Ranch to the east. The proposed Villages at Sterling Ranch East is located in the southeast quadrant of Briargate Parkway and Sterling Ranch Road intersection, which is a similar density to the Foursquare product.

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

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

The units are limited to 35-feet building height, which is compatible with the adjacent proposed developments within Sterling Ranch under the RS-5000 zoning, where building heights are limited to 30-feet. As a high density detached single family development, the proposed development provides a transition within Sterling Ranch from lower density suburban single family to the north and west detached density to higher density residential to the southeast, school to the south and commercial along Briargate Parkway, which is a principal arterial. A 25' building and landscape setback is included along Briargate Parkway and Sterling Ranch Road to provide an appropriate setback from the street and to create an attractive streetscape and entrance to the residential development. The setback is included in Tract A, which borders Sterling Ranch Road and Briargate Parkway and provides open space separation between units and the roadways. The overall width of Tract A varies between 26' and 49'. Within this tract is prosed streetscape landscaping, a retaining wall with a max height of 10' and proposed 6' meandering sidewalk. A proposed 6' concrete panel sound wall dually functions as a screen wall for all units along Sterling Ranch Road and Briargate Parkway.

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

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

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

The FourSquare PUDSP includes 5.166 acres of usable open space within Tracts B, C, D, E, G and part of Tract H. Tract H is approximately 11.2 acres and provides regional detention and is also designed to accommodate functional park space, perimeter walking trails and amenities. Accordingly, 50% of Tract H acreage is included within the usable open space figure to account for its dual use. Together

these tracts represent 29% of the overall PUDSP area, which exceeds the minimum 10% open space requirements for a PUD per Code. Code also requires that 25% of the available open space is usable and contiguous. Tract G is approximately 2.5 acres and is centralized within the development as a recreational park. Continuous pedestrian trails are provided within Tracts B, C, D, E & G to connect to the centralized park. Together these provide 3.31 acres of contiguous usable open space, which is 64% of the 5.166 acres of open space available in the PUDSP. The pedestrian trails provide connectivity throughout the development and to the overall Sterling Ranch parks and trails system, including the Sand Creek Regional Trail.

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

The proposed land use and access is in compliance with the Sterling Ranch Master TIS and Sterling Ranch East Phase 1 Preliminary Plan TIS. All required utilities are available to the development and the required will serve letters are provided. The proposed project will not negatively impact the levels of service of County services and facilities.

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

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

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

There are no mineral rights owners on this property.

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

PUD modifications are requested of LDC Chapter 8.4.3(B)(2)(e). The justification for these is set out above. The modification supports the identified benefits in Chapter 4.2.6.F.2.h by allowing a more efficient lot layout the allows the construction of a more attainable housing product and the creation of a more compact and livable environment with centralized community open space that benefits the overall community.

13. THE OWNER HAS AUTHORIZED THE APPLICATION.

Yes.

Preliminary Plan Review Criteria

FourSquare PUDSP is consistent with the approval criteria in Section 7.2.1.D.2.e of the LDC as follows:

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

See above analysis.

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

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

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

The Sterling Ranch Sketch Plan Amendment approved in December of 2022 identifies this parcel as medium density 5-8 du/ac. The proposed density of the FourSquare development is consistent with the Sketch Plan Amendment. The medium density residential at the corner of Briargate Parkway and Sterling Ranch Road is appropriate for a location adjacent to an interchange of principal arterial streets and directly north of the future school site. The high density detached single family development will provide a transition from the school site to the south to the proposed lower density single family to the north and west with Sterling Ranch East Phase 1.

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

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

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

The wastewater commitment is for 27,176 gal/day on an average daily- maximum monthly basis. Sufficient supply is available as demonstrated by the water and sewer service commitment letter.

Public sewage disposal is further addressed in the Wastewater Report prepared by RESPEC and JDS Hydro. All water and wastewater services will be provided by FAWWA.

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

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

In areas of high groundwater, foundations must have a minimum 30-inch depth for frost protection. Subsurface perimeter drains are recommended to help prevent the intrusion of water into the areas below grade, where high subsurface moisture conditions are anticipated periodically. Any grading in these areas should be done to direct surface flow around construction to avoid areas of ponded water. A minimum separation of 3 feet between foundation components and groundwater is recommended. All proposed structures will have crawlspaces, there are no proposed basements in this development.

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

These matters are addressed in the Drainage Report prepared by Classic Consulting. The drainage improvements associated with the FourSquare PUDSP are consistent with the Master Development Drainage Plan for Sterling Ranch. A full spectrum regional detention pond is provided in Tract H. All drainage facilities within this report were sized according to the Drainage Criteria Manual and the full-spectrum storm water quality requirements.

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

The public improvements proposed with this subdivision are all adequate to serve the needs of the proposed development. The PUDSP proposes to extend Sterling Ranch Road north from Briargate Parkway to provide access to the development at Idaho Falls Drive. Public local streets (with 50' ROW) are proposed that will provide access to the lots either directly or via private shared driveways. The regional detention pond include in this PUDSP is required to serve a broader area but its construction will be triggered by and will be installed with the Foursquare development. The required water and wastewater infrastructure and other utilities will be extend to serve the development by the Sterling Ranch master developers. The design of all public improvements meets the County's or relevant service providers design standards.

The traffic memo completed by LSC demonstrates a need to construct an eastbound left-turn lane on Briargate Parkway approaching Boulder City Place. This may be constructed with either the

Sterling Ranch East Filing 2 Final Plat or FourSquare at Sterling Ranch East. A copy of the deviation for this has been included with the traffic memo.

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;

One unit from each cluster of four will have direct access onto the public street. Three lots from each cluster of four will be accessible from a private shared driveway. The PUD modification and justification for lots not having access to a public street is included above.

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

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

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

FourSquare PUD provides 5.166 acres of usable open space, including a 2.57-acre park (Tract G) centralized within the development and connected by pedestrian sidewalks that weave throughout the development. Tract H is approximately 11.2 acres and provides regional detention and is also designed to accommodate functional park space, perimeter walking trails and amenities. A 5' concrete trail loops through the park providing connections from Pagosa Springs Place, Idaho Falls Drive, Maricopa Court and open space tracts leading out of the development. A series of smaller tracts are located at the ends of blocks to provide small open spaces between the residential roadways and the proposed lots. All roadways include pedestrian sidewalks and connections to the Sterling Ranch parks and trails system, including Sand Creek Regional Trail. Parks and trails will be owned and maintained by the Sterling Ranch Metro District.

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

5-foot sidewalks are included throughout the project and connect to the proposed Sterling Ranch community trails and the Sand Creek Regional Trail, which provide opportunities for pedestrian and bicycle transportation. The compact layout of FourSquare allows for additional open space including a 2.57-acre centralized park, and ease of connectivity to Sterling Ranch Parks and Trail. This development is an integral part of the overall Sterling Ranch development and provides a needed higher-density single-family housing in the area to provide a variety of housing options and price points in the community to meet the needs of present and future El Paso County residents.

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

Sterling Ranch has been intentionally designed to concentrate the higher density residential and more intense uses along the major arterials and intersections. In this part of Sterling Ranch East, the primary intersection is Briargate Parkway and Sterling Ranch Road. The location of the higher density Foursquare at the northwest quadrant of this intersection provides a buffer and transition from the lower density detached single family proposed in Sterling Ranch East Phase 1 to the north and east to the major arterial street of Briargate Parkway. The higher density Foursquare product will be compatible with proposed 35-acre K-8 school site immediately south of Briargate Parkway. East of FourSquare lies an 11.19 ac regional detention pond, which will transition to future lower density single-family residential proposed within Sterling Ranch to the east. The proposed Villages at Sterling Ranch East is located in the southeast quadrant of Briargate Parkway and Sterling Ranch Road intersection, which is a similar density to the Foursquare product. A 25' building and landscape setback is included along Briargate Parkway and Sterling Ranch Road to provide an appropriate setback from the street and to create an attractive streetscape and entrance to the residential development.

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

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

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

The traffic report completed by LSC demonstrates a need to construct an eastbound left-turn lane on Briargate Parkway approaching Boulder City Place. This may be constructed with either the Sterling Ranch East Filing 2 Final Plat or FourSquare at Sterling Ranch East.

A deviation for a ¾ movement at Boulder City Place and Briargate Parkway and a ¾ movement at the K-8 was submitted with the Sterling Ranch East Phase 1 Preliminary Plan. A copy of this deviation has been included with the FourSquare at Sterling Ranch Traffic Impact Study.

The reports relating to water supply, wastewater treatment and drainage demonstrate that there will be no negative impact on the levels of service of County services and facilities.

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

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

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

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

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

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

PUD Modifications

Per Chapter Section 4.2.6.F.2.h of the LDC, for approval of a modification of a general development standard in the LDC or criteria or standard of the ECM, the BoCC shall find that the proposal provides for the general health, safety, and welfare of the citizens and at least 1 of the following benefits:

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

The proposed PUD modification allows for an efficient lot layout for higher density detached single family that will create more open space, allow for a more efficient pedestrian system through open space tracts and create an overall more livable environment. Sidewalks and trails are proposed throughout the development providing connection to all tracts, and Sterling Ranch Parks. FourSquare PUD provides 5.166 acres of usable open space, including a 2.57-acre park (Tract G) centralized within the development and connected by pedestrian sidewalks that weave throughout the development. All roadways include pedestrian sidewalks and connections to the Sterling Ranch parks and trails system, including Sand Creek Regional Trail. Parks and trails will be owned and maintained by the Sterling Ranch Metro District.

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FOURSQUARE AT STERLING RANCH

COUNTY OF EL PASO, STATE OF COLORADO SECT. 34, TOWNSHIP 12S, RANGE 65 WEST

PUD DEVELOPMENT PLAN AND PRELIMINARY PLAN

PURPOSE AND INTENT:

THE FOURSQUARE AT STERLING RANCH PUD IS A PROPOSED 158 LOT DETACHED SINGLE-FAMILY COMMUNITY COMPRISED OF FOUR LOT SINGLE FAMILY DETACHED RESIDENTIAL CLUSTERS WITH THREE OF THE LOTS SHARING A COMMON PRIVATE DRIVE AISLE.

GENERAL PROVISIONS SECTION

A. AUTHORITY. THIS PUD IS AUTHORIZED BY CHAPTER 4 OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, ADOPTED PURSUANT TO THE COLORADO PLANNED UNIT DEVELOPMENT ACT OF 1972, AS AMENDED.

B. APPLICABILITY. THE PROVISIONS OF THIS PUD SHALL RUN WITH THE LAND. THE LANDOWNERS, THEIR SUCCESSORS, HEIRS, OR ASSIGNS SHALL BE BOUND BY THIS DEVELOPMENT PLAN, AS AMENDED AND APPROVED BY THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR OR BOARD OF COUNTY COMMISSIONERS.

C. ADOPTION. THE ADOPTION OF THIS DEVELOPMENT PLAN SHALL EVIDENCE THE FINDINGS AND DECISIONS OF THE EL PASO COUNTY BOARD OF COUNTY COMMISSIONERS THAT THIS DEVELOPMENT PLAN FOR FOURSQUARE AT STERLING RANCH IS IN GENERAL CONFORMITY WITH THE EL PASO COUNTRY MASTER PLAN, EL PASO COUNTY POLICY PLAN AND APPLICABLE SMALL AREA PLAN: IS AUTHORIZED UNDER THE PROVISION OF THE EL PASO COUNTY LAND DEVELOPMENT CODE; AND THAT THE EL PASO COUNTY LAND DEVELOPMENT CODE AND THIS DEVELOPMENT PLAN COMPLIES WITH THE COLORADO PLANNED UNIT DEVELOPMENT ACT OF 1972, AS AMENDED.

D. RELATIONSHIP TO COUNTY REGULATIONS. THE PROVISIONS OF THIS DEVELOPMENT PLAN SHALL PREVAIL AND GOVERN THE DEVELOPMENT OF FOURSQUARE AT STERLING RANCH, PROVIDED HOWEVER, THAT WHERE THE PROVISIONS OF THIS DEVELOPMENT PLAN DO NOT ADDRESS A PARTICULAR SUBJECT, THE RELEVANT PROVISIONS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE IN EFFECT AT THE TIME OF THE PUD PLAN APPROVAL (OR OWNER ACKNOWLEDGE THE PUD CHANGES WITH THE CODE), OR ANY OTHER APPLICABLE RESOLUTIONS OR REGULATIONS OF THE PASO COUNTY, SHALL BE APPLICABLE.

E. ENFORCEMENT. TO FURTHER THE MUTUAL INTEREST OF THE RESIDENTS, OCCUPANTS, AND OWNERS OF THE PUD AND OF THE PUBLIC IN THE PRESERVATION OF THE INTEGRITY OF THIS DEVELOPMENT PLAN, THE PROVISIONS OF THIS PLAN RELATING TO THE USE OF LAND AND THE LOCATION OF COMMON OPEN SPACE SHALL RUN IN FAVOR OF EL PASO COUNTRY AND SHALL BE ENFORCEABLE AT LAW OR IN EQUITY BY THE COUNTRY WITHOUT LIMITATIONS ON ANY POWER OR REGULATION OTHERWISE GRANTED BY LAW.

F. CONFLICT. WHERE THERE IS MORE THAN ONE PROVISION WITHIN THE DEVELOPMENT PLAN THAT COVERS THE SAME SUBJECT MATTER, THE PROVISION WHICH IS MOST RESTRICTIVE OR IMPOSES HIGHER STANDARDS OR REQUIREMENTS SHALL GOVERN.

G. MAXIMUM LEVEL OF DEVELOPMENT. THE TOTAL OF DWELLINGS IS THE MAXIMUM DEVELOPMENT REQUESTED FOR PLATTING OR CONSTRUCTION (PLUS ANY APPROVED DENSITY TRANSFERS). THE ACTUAL NUMBER OF DWELLINGS OR LEVEL OF DEVELOPMENT MAY BE LESS DUE TO SUBDIVISION OF SITE DEVELOPMENT PLAN REQUIREMENTS, LAND CARRYING CAPACITY, OR OTHER REQUIREMENTS OF THE BOARD OF COUNTY COMMISSIONERS.

H. PROJECT TRACKING. AT THE TIME OF ANY FINAL PLAT APPLICATION, THE APPLICANT SHALL PROVIDE A SUMMARY OF THE DEVELOPMENT TO DATE, TO PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT, IN ORDER TO ASSURE MAXIMUM DEVELOPMENT LIMITS ARE NOT EXCEEDED.

I. OVERALL PROJECT STANDARDS. THE STANDARD ZONING REQUIREMENTS OF EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED, INCLUDING OFF-STREET PARKING, LANDSCAPING, SITE DEVELOPMENT, ACCESSORY AND TEMPORARY USES, AND USE BY SPECIAL REVIEW AND VARIANCE PROCESSES SHALL APPLY TO THIS PUD, EXCEPT AS MODIFIED HEREIN.

FOURSQUARE AT STERLING RANCH DEVELOPMENT GUIDELINES:

A. PERMITTED USES AND STRUCTURES:

USE	NOTES
PRINCIPAL USES	
DWELLINGS – SINGLE FAMILY DETACHED	5' SIDEYARD SETBACKS
OPEN SPACE, PARKS AND TRAILS	
RECREATION AMENITIES	SUCH AS TRAILS, WALKS, PARKS
FAMILY CARE HOME, CHILD CARE CENTER, OR GROUP HOME	THESE USES ARE CONTROLLED BY STATE LAW AND RULES AND REGULATIONS, AND ARE EITHER ALLOWED OR SPECIAL USES DEPENDING ON THE SPECIFIC FACILITY TYPE AND NUMBER OF RESIDENTS / ENROLLMENTS.
DISTRICT UTILITIES, DETENTION PONDS	TO INCLUDE DETENTION FACILITIES AND ASSOCIATED ACCESS ROADS AND UTILITY LINES.
ACCESSORY USES	
ANIMAL KEEPING	UP TO 4 PETS (DOGS, CATS OR OTHER DOMESTICATED ANIMALS). THE KEEPING OF BEES, HENS, CHICKENS, OR PIGEONS IS NOT ALLOWED.
RESIDENTIAL HOME OCCUPATION	
SOLAR ENERGY SYSTEMS	FOR PERSONAL USE ONLY
DECK (ATTACHED OR DETACHED, COVERED OR UNCOVERED	
FENCE, WALL OR HEDGE	
ANTENNAS, RADIO FACILITIES, AND SATELLITE DISHES	
MAILBOXES	
TEMPORARY USES	
MODEL HOME / SUBDIVISION SALES OFFICE	
CONSTRUCTION EQUIPMENT STORAGE AND FIELD OFFICE	ONLY WHEN ASSOCIATED WITH A PERMITTED USE
YARD OR GARAGE SALES	
SPECIAL USES	
FAMILY CARE HOME, CHILD CARE CENTER, OR GROUP HOME	THESE USES ARE CONTROLLED BY STATE LAW AND RULES AND REGULATIONS, AND ARE EITHER ALLOWED OR SPECIAL USES DEPENDING ON THE SPECIFIC FACILITY TYPE AND NUMBER OF RESIDENTS / ENROLLMENTS.
CMRS FACILITY – STEALTH	
NOTES:	
1. ALL PERMITTED PRINCIPAL AND ACCESSORY STRUCTURES ARE SUBJECT TO THE DEVELOPMENT STANDARDS AT FOURSQUARE AT STERLING RANCH PRELIMINARY PLAN AND PUD DEVELOPMENT PLAN.	
2. PERMITTED ACCESSORY USES ARE SUBJECT TO THE USE-SPECIFIC DEVELOPMENT STANDARD SET OUT IN CHAPTER 5.1.7 OF THE EL PASO COUNTY LAND DEVELOPMENT CODE (AS AMENDED).	
3. PERMITTED TEMPORARY USES ARE SUBJECT TO THE STANDARD FOR REVIEW AND APPROVAL SET OUT IN CHAPTER 5.2.1 OF THE EL PASO COUNTY LAND DEVELOPMENT CODE (AS AMENDED).	
4. PERMITTED SPECIAL USES ARE SUBJECT TO THE STANDARD FOR REVIEW AND APPROVAL SET OUT IN CHAPTER 5.2.2 OF THE EL PASO COUNTY LAND DEVELOPMENT CODE (AS AMENDED).	

B. DEVELOPMENT STANDARD FOR RESIDENTIAL LOTS. (SEE LOT TYPICAL ON SHEET 2):

1. MAXIMUM LOT COVERAGE: 60 PERCENT.
2. .MINIMUM LOT SIZE: 3272 SF.
3. MAXIMUM BUILDING HEIGHT: THIRTY (35) FEET.
4. MINIMUM LOT DEPTH: 55.00 FEET.
5. OFF STREET PARKING: 2 CAR GARAGE AND 2 CAR DRIVEWAY PER LOT
6. SETBACK REQUIREMENTS (MEASURED FROM PROPERTY LINE):
   a. FRONT BUILDING: 15 FEET MIN. (FRONT DOOR SIDE ALONG PUBLIC STREETS, 5 FEET ON REAR LOTS (SEE TYPICAL DETAIL SHEET 2)).
   b. ATTACHED GARAGE: TWENTY (20) FEET FROM BACK OF SIDEWALK OR BACK OF CURB OR EDGE OF SHARED DRIVEWAY TO FRONT-LOADED GARAGE (SEE TYPICAL DETAIL SHEET 2).
   c. SIDE YARD: 5 FEET (SEE TYPICAL LOT DETAIL).
   d. CORNER LOT: STANDARD SIDE YARD SETBACK APPLIES ADJACENT TO A TRACT OR SHARED PRIVATE DRIVE AISLE.
   e. REAR YARD: 5 FEET MIN.

   NOTE: WHERE A CONFLICT ARISES BETWEEN THESE DEVELOPMENT STANDARDS AND WHAT IS DEPICTED ON THE PLAN, THE PLAN GOVERNS.

   NOTE: LOTS 21 & 22 WILL NOT NEED A DIMENSIONAL VARIANCE FOR LOT SIZE, OVERAGE OF LOT COVERAGE OR SETBACK ENCROACHMENTS IF FUTURE INTERSECTION IMPROVEMENTS OCCUR AT BRIARGATE PARKWAY AND STERLING RANCH ROAD. RELOCATION OF RETAINING WALL OR SOUND WALL DUE TO INTERSECTION IMPROVEMENTS WILL NOT REQUIRE AN APPROVAL THROUGH PCD.

C. PROJECTIONS INTO SETBACKS ARE COVERED BY THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED. ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICATED. HOMEBUILDERS ARE RESPONSIBLE TO ENSURE PROPER DRAINAGE AROUND STRUCTURES, INCLUDING ELEVATIONS OF FOUNDATIONS AND WINDOW WELLS IN RELATION TO SIDE LOT DRAINAGE EASEMENT AND SWALES. HOMEOWNERS SHALL NOT CHANGE THE GRADE OF THE LOT OR DRAINAGE SWALES, WITHIN SAID EASEMENT AS CONSTRUCTED BY THE BUILDER, IN A MANNER THAT WOULD CAUSE ADVERSE DRAINAGE IMPACTS TO PROPERTIES. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.

D. PROJECTION INTO SETBACKS

A. AWNINGS, CHIMNEY'S AND FLUES, SILLS BELTS COURSES, CORNICES, EAVES AND OTHER SIMILAR ARCHITECTURAL FEATURES MAY PROJECT NOT MORE THAN 2 FEET INTO REQUIRED FRONT, SIDE, OR REAR YARD SETBACKS.

B. CANTILEVERED BAY WINDOWS, NO GREATER THAN 12 FEET IN WIDTH, MAY PROJECT NOT MORE THAN 3 FEET INTO A REQUIRED FRONT OR REAR YARD SETBACK. THE WINDOW SHALL INCLUDED NO SUPPORTS THAT EXTEND INTO THE REQUIRED FRONT OR REAR YARD SETBACK.

E. LOT NOTES:

1. THE PUD DEVELOPMENT/PRELIMINARY PLAN AND THE PLAT ESTABLISH THE LOT SIZES FOR EACH LOT.
2. FOLLOWING INITIAL SUBDIVISION, NO VACATIONS AND REPLATS SHALL BE ALLOWED IF THESE WOULD RESULT IN THE ADDITION OF LOTS IN A MANNER NOT FULLY CONSISTENT WITH THE PUD DEVELOPMENT/PRELIMINARY PLAN.
3. MINOR ADJUSTMENTS TO LOT LINES, PRIVATE SHARED DRIVEWAYS AND TRACTS AREAS CAN BE MADE WITH THE FINAL PLATS WITHOUT REQUIRING AN AMENDMENT TO THIS PUD DEVELOPMENT/PRELIMINARY PLAN.

(CONTINUED):

F. STREETS:

STREETS IDENTIFIED AS PUBLIC WITHIN FOURSQUARE AT STERLING RANCH PROVIDE GENERAL VEHICULAR CIRCULATION THROUGHOUT THE DEVELOPMENT. STREETS SHALL BE PUBLICLY OWNED AND MAINTAINED. CONSTRUCTION WILL BE TO EL PASO COUNTY STANDARDS EXCEPT WHERE PUD MODIFICATIONS AND DEVIATIONS ARE APPROVED BY THE COUNTY. ALL STREETS SHALL BE PAVED WITH CURB AND GUTTER. PUBLIC STREETS TO BE MAINTAINED BY EL PASO COUNTY. SHARED PRIVATE DRIVEWAYS TO BE MAINTAINED BY STERLING RANCH METROPOLITAN DISTRICT.

G. ARCHITECTURAL CONTROL COMMITTEE REVIEW/COVENANTS:

COVENANTS FOR FOURSQUARE AT STERLING RANCH WILL BE CREATED BY SEPARATE DOCUMENTS AND RECORDED PRIOR TO FINAL PLAT. THE COVENANTS ESTABLISH RULES AND REGULATIONS FOR THE PROPERTY WITHIN THE SUBDIVISIONS AND ESTABLISH THE GOVERNANCE MECHANISM OF THE SUBDIVISION. INCLUDING THE CREATION OF THE ARCHITECTURAL CONTROL COMMITTEE.

H. ACCESS LIMITATION:

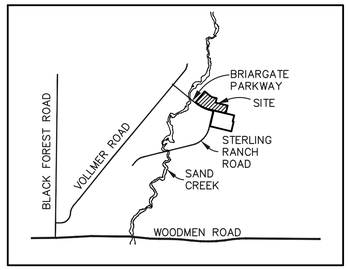
THERE SHALL BE NO DIRECT VEHICULAR LOT ACCESS TO BRIARGATE PARKWAY AND STERLING RANCH ROAD.

I. SHARED PRIVATE DRIVEWAYS:

THE PRIVATE SHARED DRIVEWAYS AS SHOWN WILL BE MAINTAINED BY THE STERLING RANCH METROPOLITAN DISTRICT. THE PRIVATE SHARED DRIVEWAYS AS SHOWN WILL NOT BE MAINTAINED BY EL PASO COUNTY. A MAXIMUM OF 3 LOTS ALLOWED TO UTILIZE EACH PRIVATE SHARED DRIVEWAY.

GENERAL NOTES:

1. ALL PUBLIC STREETS SHALL BE CONSTRUCTED TO EL PASO COUNTY STANDARD, DEDICATED TO EL PASO COUNTY, AND UPON ACCEPTANCE BY EL PASO COUNTY, SHALL BE MAINTAINED BY EL PASO COUNTY.
2. ALL PRIVATE SHARED DRIVEWAYS SHALL BE OWNED AND MAINTAINED BY THE STERLING RANCH METROPOLITAN DISTRICT.
3. PUBLIC UTILITY/DRAINAGE EASEMENTS SHALL BE PROVIDED ON ALL LOTS AS FOLLOWS:
   a. FRONT: FIVE (5) FEET W/ TEN (10) FEET MVEA EASEMENT
   b. SIDE: FIVE (5) FEET
   c. REAR: FIVE (5) FEET
   d. STREETS: TEN (10) FEET
4. ALL OPEN SPACE/TRAIL/LANDSCAPE TRACTS SHALL BE LIMITED TO NON-MOTORIZED USE ONLY.
5. DEVELOPMENT OF THE PROPERTY SHALL BE IN ACCORDANCE WITH THE APPROVED PUD DEVELOPMENT PLAN AND SHALL BE LIMITED TO A TOTAL OF ONE HUNDRED FIFTY EIGHT (158) SINGLE FAMILY LOTS.
6. THE PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR SHALL HAVE THE ABILITY TO GRANT AN ADMINISTRATIVE VARIANCE OF UP TO 20% OF DIMENSIONAL STANDARD LISTED ON THIS PUD DEVELOPMENT PLAN ON A CASE BY CASE BASIS.
7. FLOODPLAIN STATEMENT: NO PORTION OF THE SITE IS WITHIN A FEMA FLOODPLAIN PER MAP NO. 08041C0533G DATED DECEMBER 7, 2018.
8. ALL TRACTS WILL BE OWNED AND (WHERE REQUIRED) MAINTAINED BY STERLING RANCH METROPOLITAN DISTRICT.
9. SIGHT DISTANCE TRIANGLE EASEMENTS ARE IDENTIFIED ON THESE PLANS.
10. SOIL AND GEOLOGY CONDITIONS:
    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 "SOIL, GEOLOGY, AND GEOLOGIC HAZARD STUDY FOR FOURSQUARE AT STERLING RANCH EAST PRELIMINARY PLAN NO. 2-PARCEL NO.19, EL PASO COUNTY, COLORADO" BY ENTECH ENGINEERING, INC. DATED SEPT. 15, 2022 IN FILE PUD SP-22-227 AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT:
    – POTENTIALLY UNSTABLE SLOPE AREAS – THE ENTIRE SITE WILL BE REGRADED AND SLOPES WILL BE PROPERLY BENCHED TO NOT CREATE ANY UNSTABLE SLOPE CONDITIONS.
    – RADON – AS THESE SINGLE FAMILY DETACHED HOMES WILL NOT BE CONSTRUCTED WITH BASEMENTS, INCREASED VENTILATION IS NOT REQUIRED.
11. NO BASEMENTS ARE PERMITTED IN THE FOURSQUARE AT STERLING RANCH DEVELOPMENT.
12. HOMEOWNER IS RESPONSIBLE FOR DRIVEWAY / ASPHALT / SIDEWALK REPLACEMENT IF SANITARY SEWER AND WATER SERVICES ARE REPAIRED.
13. NOTICE OF POTENTIAL AIRCRAFT OVERFLIGHT AND NOISE IMPACT ASSOCIATED WITH AIRPORT: THIS SERVES AS NOTICE OF POTENTIAL AIRCRAFT OVERFLIGHT AND NOISE IMPACTS ON THIS PROPERTY DUE TO ITS CLOSE PROXIMITY TO AN AIRPORT, WHICH IS BEING DISCLOSED TO ALL PROSPECTIVE PURCHASERS CONSIDERING THE USE OF THIS PROPERTY FOR RESIDENTIAL AND OTHER PURPOSES. THIS PROPERTY IS SUBJECT TO THE OVERFLIGHT AND ASSOCIATED NOISE OF ARRIVING AND DEPARTING AIRCRAFT DURING THE COURSE OF NORMAL AIRPORT OPERATIONS.
14. IF USE OF EQUIPMENT (PERMANENT OR TEMPORARY) WILL EXCEED 100 FEET ABOVE GROUND LEVEL IN HEIGHT AT THIS SITE, THE APPLICANT IS TO FILE AN AIRSPACE EVALUATION CASE WITH THE FEDERAL AVIATION ADMINISTRATION (FAA) AND PROVIDE THE RESULTS TO THE AIRPORT BEFORE THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES.
15. SNOW STORAGE SHALL BE ACCOMMODATED ONSITE IN AVAILABLE TRACTS AND AT DEAD ENDS OF THE PRIVATE DRIVE AISLES, NOT IN THE PUBLIC RIGHT-OF-WAY.
16. ADA COMPLIANCE: APPROVAL OF THE PLAN AND ASSOCIATED CONSTRUCTION DOCUMENTS 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. IT IS THE RESPONSIBILITY OF THE DEVELOPER / HOME BUILDER TO ENSURE ADA ACCESSIBILITY DURING CONSTRUCTION OF THE PUBLIC AND PRIVATE SIDEWALKS. THE SUBDIVIDER/DEVELOPER HAS FAMILIARIZED ITSELF WITH CURRENT AMERICANS WITH DISABILITIES ACT (ADA) LAWS AND ACCESSIBILITY STANDARDS AND HAS LAID OUT THE PLAT AND ASSOCIATED GRADING AND CONSTRUCTION PLANS TO THAT ALL SITE ELEMENTS MEET THE APPLICABLE ADA DESIGN STANDARDS AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAT AND ASSOCIATED CONSTRUCTION DOCUMENTS 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. IT IS THE RESPONSIBILITY OF THE DEVELOPER / HOME BUILDER TO ENSURE ADA ACCESSIBILITY DURING CONSTRUCTION OF THE PRIVATE STREETS.
17. STERLING RANCH METROPOLITAN DISTRICT TO MAINTAIN SITE RETAINING WALLS.
18. NO LANDSCAPING SHALL OBSTRUCT SIGHT DISTANCE TRIANGLES OR PEDESTRIAN FACILITIES PER ENGINEERING CRITERIA MANUAL REFERENCE 2.3.6.C.2 & 2.5.3.H RESPECTIVELY. THE MINIMUM HORIZONTAL CLEARANCE FOR SIDEWALKS AROUND UTILITY STRUCTURES, FURNITURE AND OTHER ENCROACHMENTS SHALL BE 4 FEET OR GREATER TO PROVIDE SAFE CONDITIONS FOR PEDESTRIAN AND BICYCLISTS PER THE ENGINEERING CRITERIA MANUAL.
19. SPECIAL DISTRICT DISCLOSURE:
    A TITLE 32 SPECIAL DISTRICT ANNUAL REPORT AND DISCLOSURE FORM SATISFACTORY TO THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT SHALL BE RECORDED WITH EACH PLAT
    STERLING RANCH METROPOLITAN DISTRICT NOTE:
    NOTICE: THIS PROPERTY WILL BE INCLUDED WITHIN A SPECIAL TAXING DISTRICT, STERLING RANCH METROPOLITAN DISTRICT, CREATED FOR THE PURPOSE OF CONSTRUCTING AND MAINTAINING CERTAIN DRAINAGE, UTILITY, ROADWAY AND PARK AND RECREATION IMPROVEMENTS. SPECIAL TAXING DISTRICTS ARE SUBJECT TO A GENERAL OBLIGATION INDEBTEDNESS THAT IS PAID BY REVENUES PRODUCED FROM ANNUAL TAX LEVIES ON THE TAXABLE PROPERTY WITHIN SUCH DISTRICTS. THE BUYER SHOULD FAMILIARIZE HIMSELF/ HERSELF WITH THIS POTENTIALITY AND RAMIFICATIONS THEREOF.
20. THE SUBDIVIDER(S) AGREES 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 RESOLUTION (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.
21. SHARED ACCESS EASEMENT PROVIDING ACCESS TO THREE LOTS TO REMAIN CLEAR OF ANY OBSTRUCTIONS OR PARKED VEHICLES.
22. ALL PUBLIC INTERSECTIONS WERE EXAMINED FOR SIGHT DISTANCE CRITERIA ADHERENCE. DISTANCES ARE LESS THAN CRITERIA ONLY IN THOSE AREAS WHERE VEHICLES ARE TURNING AND THEREFORE HAVE REDUCED SPEEDS (NO THRU TRAFFIC).



VICINITY MAP
N.T.S.

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

	LDC SECTION	CATEGORY	STANDARD	MODIFICATION	JUSTIFICATION
1	8.4.3(B)(2)(e)	MINIMUM LOT FRONTAGE	LOTS TO HAVE A MINIMUM OF 30 FEET OF FRONTAGE ON AND ACCESS FROM A PUBLIC ROAD	LOTS UTILIZING PRIVATE SHARED DRIVEWAYS WILL NOT HAVE DIRECT FRONTAGE ON OR ACROSS FROM A PUBLIC ROAD	THE PROPOSED UNIQUE LOT CONFIG. AND COMMUNITY DESIGN REFLECT THE NEED FOR SHARED PRIVATE DRIVEWAYS THAT DIRECTLY CONNECT TO PUBLIC STREETS, WITH ONLY 3 INDIVIDUAL LOTS ACCESSING EACH PRIVATE SHARED DRIVEWAY.

LEGAL DESCRIPTION:

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

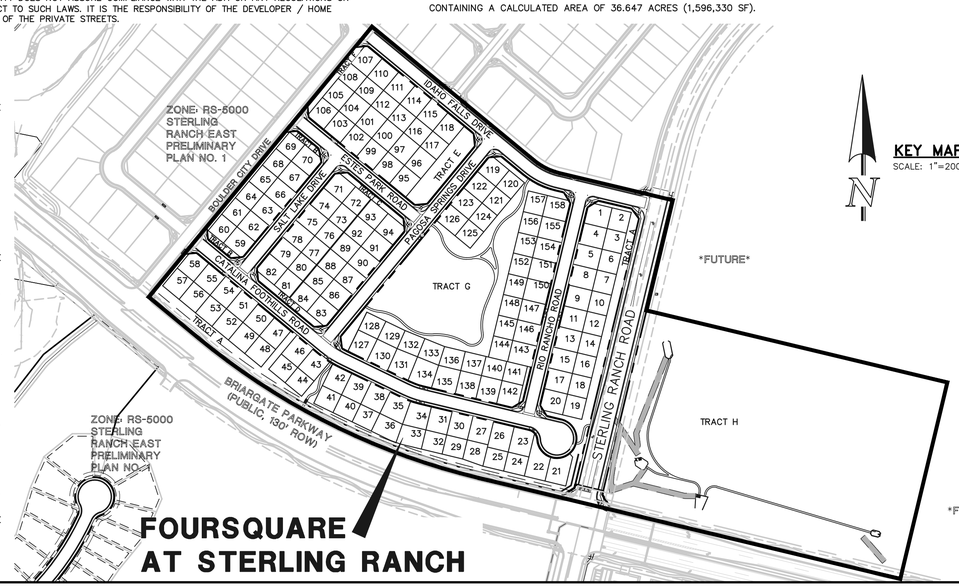
BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE WEST END WHICH IS THE CENTER-EAST ONE-SIXTEENTH CORNER OF SAID SECTION 28, BY A 3-1/4" ALUMINUM SURVEYORS CAP STAMPED "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 S19°38'14"E, A DISTANCE OF 3075.46 FEET TO THE POINT OF BEGINNING;

THENCE S50°26'12"E, A DISTANCE OF 587.17 FEET TO A POINT OF CURVE;
THENCE ON A CURVE TO THE LEFT, HAVING A DELTA OF 26°05'19", A RADIUS OF 175.00 FEET, AND A DISTANCE OF 79.68 FEET TO A POINT OF TANGENT;
THENCE S76°31'31"E, A DISTANCE OF 326.08 FEET;
THENCE S13°28'29"W, A DISTANCE OF 316.54 FEET;
THENCE S76°31'31"E, A DISTANCE OF 864.70 FEET;
THENCE S13°28'29"W, A DISTANCE OF 564.46 FEET;
THENCE N76°31'31"W, A DISTANCE OF 829.70 FEET;
THENCE N31°31'31"W, A DISTANCE OF 49.50 FEET;
THENCE N13°28'29"E, A DISTANCE OF 10.00 FEET;
THENCE N76°31'31"W, A DISTANCE OF 80.00 FEET;
THENCE S13°28'29"W, A DISTANCE OF 10.00 FEET;
THENCE S58°28'13"W, A DISTANCE OF 49.50 FEET;
THENCE N76°31'31"W, A DISTANCE OF 232.56 FEET TO A POINT OF CURVE;
THENCE ON A CURVE TO THE RIGHT, HAVING A DELTA OF 26°05'19", A RADIUS OF 1,935.00 FEET, AND A DISTANCE OF 881.07 FEET TO A POINT OF TANGENT;
THENCE N50°26'12"W, A DISTANCE OF 161.33 FEET;
THENCE N05°26'12"W, A DISTANCE OF 28.28 FEET;
THENCE N39°33'48"E, A DISTANCE OF 960.00 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 36.647 ACRES (1,596,330 SF).



KEY MAP
SCALE: 1"=200'

APPLICANT / DEVELOPER PROPERTY OWNER

CLASSIC SRJ LAND, LLC
2138 FLYING HORSE CLUB DRIVE
COLORADO SPRINGS, CO 80921
MR. LOREN MORELAND
(719) 592-9333

PROPERTY ADDRESS

TBD BRIARGATE PARKWAY &
STERLING RANCH ROAD
COLORADO SPRINGS, CO 80922

APPLICANT REPRESENTATION

CLASSIC CONSULTING ENGINEERS & SURVEYORS, LLC
619 N. CASCADE AVENUE, SUITE 200
COLORADO SPRINGS, CO 80903
MR. KYLE CAMPBELL, P.E.
(719) 785-0790

DEVELOPMENT DATA:

EXISTING ZONING:	RR-5
TAX SCHEDULE NO.:	5200000552, 5200000553, 5233000016
TOTAL AREA:	36.647 ACRES
NUMBER OF LOTS:	158
TOTAL LOT AREA:	13.50 ACRES (37%)
AVERAGE LOT SIZE:	3,722 SF
MINIMUM LOT SIZE:	3,272 SF
MINIMUM LOT WIDTH:	55'
MINIMUM LOT DEPTH:	59.5'
MAXIMUM LOT COVERAGE:	60%
GROSS DENSITY:	4.30 DU/AC
NET DENSITY (W/O PUBLIC ROW):	5.25 DU/AC
ROW (PUBLIC)	6.65 ACRES (18%)
TOTAL OPEN SPACE:	5.166 ACRES

OWNER CERTIFICATION:

CLASSIC SRJ LAND, LLC
NAME OF LANDOWNER

LANDOWNER'S SIGNATURE

STATE OF COLORADO)
) ss
COUNTY OF EL PASO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF_____, 20__, A.D. BY _____ AS_____ OF ELITE PROPERTIES OF AMERICA, INC., A COLORADO CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES: _____
NOTARY PUBLIC

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

SIGNATURE

STATE OF COLORADO)
) ss
COUNTY OF EL PASO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF_____, 20__, A.D. BY _____ AS_____ OF _____

WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES: _____
NOTARY PUBLIC

COUNTY CERTIFICATION:

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

DIRECTOR, PLANNING & COMMUNITY DEVELOPMENT — DATE

BOARD OF COUNTY COMMISSIONER — DATE

CLERK AND RECORDER CERTIFICATION:

STATE OF COLORADO)
) ss
COUNTY OF EL PASO)

I HEREBY CERTIFY THAT THIS PLAN WAS FILED FOR RECORD IN MY OFFICE AT_____ O'CLOCK__M. THIS_____DAY OF_____, 20___, A.D., AND IS DULY RECORDED AT RECEPTION NO._____OF THE RECORDS OF EL PASO COUNTY, COLORADO.

BY: _____
EL PASO COUNTY CLERK AND RECORDER

SHEET INDEX

COVER SHEET	SHEET 1	OF 19
PUD & PRELIMINARY PLAN	SHEETS 2-6	OF 19
PRELIMINARY GRADING & UTILITIES PLAN	SHEETS 7-11	OF 19
LANDSCAPE TITLE SHEET	SHEET 12	OF 19
LANDSCAPE PLAN – OVERALL	SHEET 13	OF 19
LANDSCAPE PLAN	SHEETS 14-18	OF 19
PLANTING DETAILS AND NOTES	SHEET 19	OF 19

EL PASO COUNTY FILE NUMBER: PUD SP-22-227

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

FOURSQUARE AT STERLING RANCH
PUD DEVELOPMENT PLAN & PRELIMINARY PLAN
TITLE SHEET

CLASSIC CONSULTING

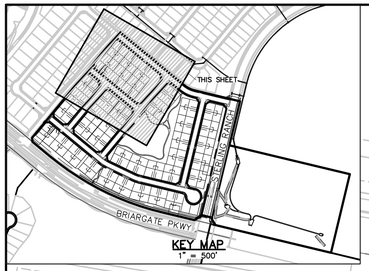
DESIGNED BY	EAS	SCALE		DATE	03/08/2022
DRAWN BY	EAS	(H) 1"= 200'		SHEET	1 OF 19
CHECKED BY		(V) 1"= N/A		JOB NO.	1183.20

BOCC Report Packet

FOURSQUARE AT STERLING RANCH

COUNTY OF EL PASO, STATE OF COLORADO SECT. 34, TOWNSHIP 12S, RANGE 66 WEST

PUD DEVELOPMENT PLAN AND PRELIMINARY PLAN



KEY MAP
1" = 500'

PENDING
STERLING RANCH EAST
FILING NO. 3
SINGLE FAMILY
ZONE: RS-5000

CORVALLIS DRIVE
(PUBLIC LOCAL, 50' ROW)

BOUNDARY

PROP. 5' ATTACHED SIDEWALK
PROP. TYPE A C&G
S50°26'12"E
286.02'
N39°33'48"E
37.00'
SIGHT LINE 280'
PROP. TYPE C C&G
S50°26'12"E
587.17'

IDAHO FALLS DRIVE
(PUBLIC LOCAL, 50' ROW)

PROP. TYPE R SUMP INLETS

PENDING
STERLING RANCH EAST
FILING NO. 1
SINGLE FAMILY
ZONE: RS-5000

BOULDER CITY DRIVE
(PUBLIC LOCAL 50' ROW)
(TO BE CONSTRUCTED WITH STERLING RANCH EAST PRELIMINARY PLAN NO. 1 CONCURRENT WITH FOURSQUARE)

280' SIGHT LINE
EX. TYPE A C&G W/ FILING NO. 1
5' ATTACHED SIDEWALK WITH FILING NO. 1
TRACT F 4334 SF
N39°33'48"E 247.10'
S50°26'12"E 434.00'
S50°26'12"E 160.98'
S50°26'12"E 128.17'
LP
SIGHT LINE 280'
103.17'

107	3972 SF	END SCREEN WALL	
108	3272 SF	SCREEN WALL	
105	4106 SF		
106	3972 SF	BEGIN SCREEN WALL	
110	3987 SF	5' PUE (TYP.)	
109	3273 SF		
104	4105 SF	ACCESS ESMT (TYP.) (SEE DETAIL RIGHT)	
103	3987 SF	SHARED DRIVEWAY (TYP.) (SEE DETAIL RIGHT)	
111	3986 SF		
112	3272 SF		
101	4106 SF		
102	3986 SF		
114	3987 SF	5' PIE	
113	3273 SF	5' PUE (TYP.)	
100	4105 SF		
99	3987 SF		
115	3986 SF		
116	3272 SF		
97	4106 SF		
98	3986 SF		
118	3987 SF	10' MVEA EASEMENT	
117	3273 SF	ACCESS ESMT (TYP.) (SEE DETAIL RIGHT)	
96	4105 SF		
95	3987 SF		

TRACT E
14,366 SF
OPEN SPACE/
MAIL KIOSK(S)

119	3986 SF	10' MVEA EASEMENT, 5' PIE
120	3273 SF	
122	3986 SF	
121	3273 SF	
123	3986 SF	
124	3273 SF	
126	3986 SF	ACCESS ESMT (TYP.) (SEE DETAIL SHEET 2)
125	3273 SF	

N50°26'12"W 67.00'
55.00'
5' PUE (TYP.)
SHARED DRIVEWAY (TYP.)
S50°26'12"E 67.00'
S50°26'12"E 122.00'

MATCHLINE SEE SHEET 3

PAGOSA SPRINGS PLACE
(PUBLIC LOCAL, 50' ROW)

PROP. TYPE A C&G
PROP. TYPE C C&G
PROP. 5' ATTACHED SIDEWALK
PROP. 5' PARK SIDEWALK

ESTES PARK PATH
(PUBLIC LOCAL, 50' ROW)

S50°26'12"E 302.00'
S50°26'12"E 203.10'
S50°26'12"E 235.10'
SIGHT LINE 280'

TRACT B
6991 SF
TRACT C
3506 SF

69	3273 SF	SCREEN WALL
70	3987 SF	10' MVEA EASEMENT
68	3272 SF	5' PUE (TYP.)
67	3986 SF	5' PIE
65	3273 SF	
66	3987 SF	
71	3987 SF	10' MVEA EASEMENT, 5' PIE
72	3273 SF	
74	3986 SF	
73	3272 SF	
75	3987 SF	5' PUE (TYP.)
76	3273 SF	
93	3749 SF	
94	3987 SF	10' MVEA EASEMENT
92	3748 SF	ACCESS ESMT (TYP.) (SEE DETAIL RIGHT)
91	3986 SF	5' PIE
89	3749 SF	
90	3987 SF	

SHARED DRIVEWAY (TYP.)
ACCESS ESMT (TYP.) (SEE DETAIL RIGHT)
10' MVEA EASEMENT
5' PIE

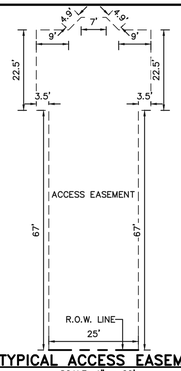
SALT LAKE WAY
(PUBLIC LOCAL, 50' ROW)

HP
191' SIGHT LINE
PROP. TYPE A C&G
PROP. 5' ATTACHED SIDEWALK
S50°26'12"E 157.00'
S50°26'12"E 78.10'
S50°26'12"E 111.82'
S50°26'12"E 385.10'
S50°26'12"E 56.82'

TRACT G
111,968 SF
2.57 AC
OPEN SPACE/PARK

N39°33'48"E 980.00'
S39°33'48"W 442.00'
N39°33'48"E 343.10'
N39°33'48"E 442.00'
S39°33'48"W 439.55'

MATCHLINE SEE SHEET 4



TYPICAL ACCESS EASEMENT
SCALE: 1" = 20'

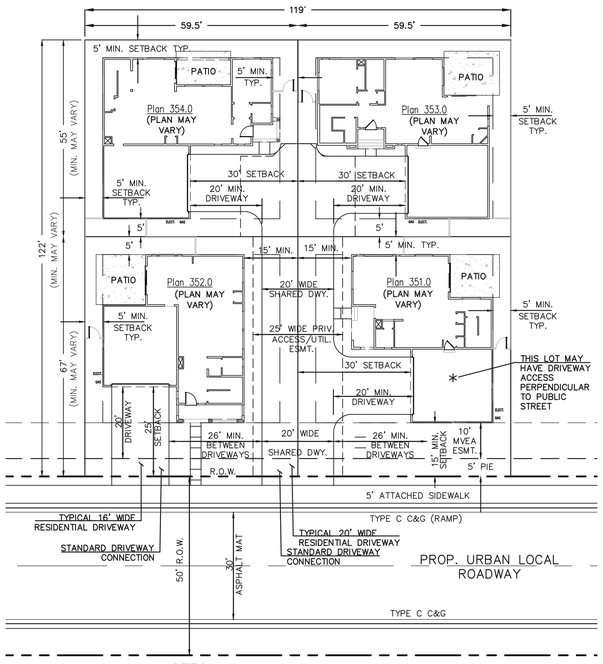
FOURSQUARE AT STERLING RANCH SUMMARY TABLE:

PARCELS	SQUARE FEET	PERCENTAGE	OWNER	MAINTENANCE
TRACT A, B, C, D, E, E, F, G (SEE TABLE BELOW)	223,989	14.03% *	STERLING RANCH METROPOLITAN DISTRICT	STERLING RANCH METROPOLITAN DISTRICT
TRACT H (STORMWATER FSD & RECREATION)	487,493	30.53%	STERLING RANCH METROPOLITAN DISTRICT	STERLING RANCH METROPOLITAN DISTRICT
LOTS (158 TOTAL)	592,810	37.13%	INDIVIDUAL LOT OWNERS	
PUBLIC R.O.W.	292,242	18.31%	COUNTY	COUNTY
TOTAL	1,596,534	100%		

*TRACTS B, C, D, E, AND G ARE ALL 100% USEABLE OPEN SPACE. SEE TABLE BELOW.

TRACT TABLE

TRACT	SIZE (SF)	LANDSCAPE/ PARK/ OPEN SPACE/ TRAIL	POCKET PARK	MAILBOXES	SIGNAGE/ PUBLIC IMPROVEMENTS	DRAINAGE/ DETENTION	PUBLIC UTILITIES	ELECTRIC EASEMENT	FENCE/ WALLS	OWNED BY	MAINTAINED BY
A	78,604	X			X		X	X	X	SRMD	SRMD
B	6,991	X			X		X	X	X	SRMD	SRMD
C	3,506	X		X	X		X	X	X	SRMD	SRMD
D	4,220	X		X	X		X	X	X	SRMD	SRMD
E	14,366	X	X	X	X		X	X	X	SRMD	SRMD
F	4,334	X			X		X	X	X	SRMD	SRMD
G	111,968	X	X		X		X	X	X	SRMD	SRMD
H	487,493	X			X	X	X	X	X	SRMD	SRMD
TOTAL	711,482										



NOTES:

TYPICAL DETAIL SHOWN IS FOR SETBACK AND ACCESS PURPOSES ONLY. SPECIFIC HOUSE PLAN AND DRIVEWAY ACCESS CONFIGURATIONS MAY VARY.

LOT LINE DIMENSIONS MAY VARY (SEE SITE PLAN)
NO TRASH OR DELIVERY TRUCKS TO USE SHARED DRIVEWAY. REAR LOT TRASH CANS TO BE TAKEN TO CURB.

TYPICAL LOT DETAIL
SCALE: 1" = 20'

LEGEND

- BOUNDARY LINE
- PROPERTY LINE
- EASEMENT SETBACK LINE
- LINE OF SIGHT
- NO PARKING SIGNED OR STRIPED CURB
- EXISTING WATER LINE (W)
- EXISTING SANITARY SEWER (S)
- EXISTING STORM LINE

30 15 0 30 60
SCALE: 1" = 30'

ADDITIONAL SERVICE PROVIDERS
GENERAL NOTES FROM TITLE SHEET

A.	WATER PROVIDER	STERLING RANCH METROPOLITAN DISTRICT
B.	WASTEWATER PROVIDER	STERLING RANCH METROPOLITAN DISTRICT
C.	ELECTRIC PROVIDER	MOUNT VIEW ELECTRIC ASSOCIATION
D.	GAS PROVIDER	COLORADO SPRINGS UTILITIES
E.	FIRE PROTECTION DISTRICT	BLACK FOREST FIRE PROTECTION
F.	EMERGENCY SERVICES (AMBULANCE)	EL PASO COUNTY
G.	EMERGENCY SERVICES (POLICE)	EL PASO COUNTY SHERIFF

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STERLING RANCH EAST
PRELIMINARY PLAN NO. 2
PUD DEVELOPMENT PLAN &
PRELIMINARY PLAN

CLASSIC CONSULTING

DESIGNED BY	EAS	SCALE		DATE	03/08/2022
DRAWN BY	EAS	(H) 1"=	30'	SHEET	2 OF 19
CHECKED BY		(V) 1"=	N/A	JOB NO.	1183.20

FOURSQUARE AT STERLING RANCH

COUNTY OF EL PASO, STATE OF COLORADO SECT. 34, TOWNSHIP 12S, RANGE 66 WEST

PUD DEVELOPMENT PLAN AND PRELIMINARY PLAN

PENDING
STERLING RANCH EAST
FILING NO. 3
SINGLE FAMILY
ZONE: RS-5000

UNPLATTED
FUTURE DEVELOPMENT

MATCHLINE SEE SHEET 2

MATCHLINE SEE SHEET 6

MATCHLINE SEE SHEET 5

BOUNDARY

IDAHO FALLS DRIVE
(PUBLIC LOCAL, 50' ROW)

Δ=26°05'19"
R=175.00'
L=79.68'

S76°31'31"E
326.10'

S13°28'29"W 316.54'

BOUNDARY/ROW

RIO RANCHO TRAIL
(PUBLIC LOCAL, 50' ROW)

TRACT A
78,604 SF

STERLING RANCH ROAD (PUBLIC URBAN COLLECTOR, 80' ROW)

TRACT G
111,968 SF
2.57 AC
OPEN SPACE/PARK

TRACT H
PROPOSED FULL SPECTRUM
DETENTION POND 16A
488,118 SF
11.21 AC

PROP. TYPE R SUMP INLETS
PROP. TYPE A C&G
PROP. TYPE C C&G
PROP. 5' ATTACHED SIDEWALK
PROP. 5' DETACHED SIDEWALK
PROP. 5' PARK SIDEWALK
PROP. DOUBLE YELLOW STRIPING
PROP. WHITE STRIPING
PROP. SCREEN WALL
PROP. FOREBAY
PROP. TRICKLE CHANNEL
PROP. POND MAINTENANCE ACCESS
SIGHT LINE 280'
SIGHT LINE 445'
SIGHT LINE 206'
END ROAD
10' MVEA EASEMENT
5' PUE (TYP.)
5' PIE
ACCESS ESMT (TYP.) (SEE DETAIL RIGHT)
SHARED DRIVEWAY (TYP.)
ED DRIVEWAY (TYP.)

1 3986 SF
2 3273 SF
3 3273 SF
4 3986 SF
5 3986 SF
6 3273 SF
7 3273 SF
8 3986 SF
9 3986 SF
10 3273 SF
11 3986 SF
12 3273 SF
13 3986 SF
14 3273 SF
15 3986 SF
16 3273 SF
18 3273 SF
120 3273 SF
121 3273 SF
124 3273 SF
125 3273 SF
151 3986 SF
152 3273 SF
153 3273 SF
154 3986 SF
155 3986 SF
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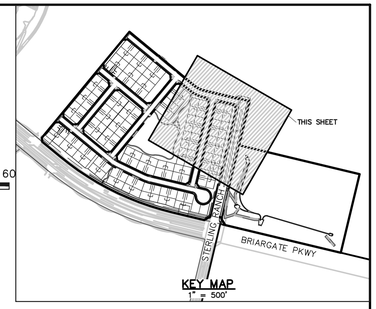
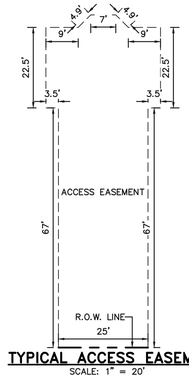
148 3273 SF
149 3273 SF
150 3986 SF



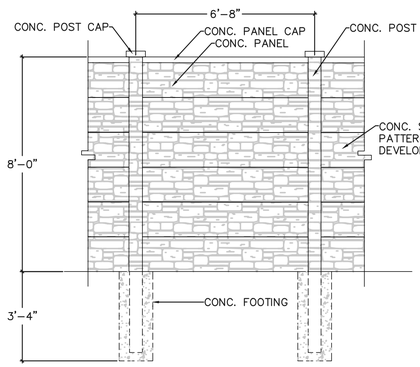
30 15 0 30 60
SCALE: 1" = 30'

LEGEND

- BOUNDARY LINE
- PROPERTY LINE
- EASEMENT SETBACK LINE
- LINE OF SIGHT
- NO PARKING SIGNED OR STRIPED CURB
- EXISTING WATER LINE (W)
- EXISTING SANITARY SEWER (S)
- EXISTING STORM LINE



TYPICAL ACCESS EASEMENT
SCALE: 1" = 20'



6' CONCRETE PANEL WALL
SCALE: N.T.S.

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STERLING RANCH EAST
PRELIMINARY PLAN NO. 2
PUD DEVELOPMENT PLAN &
PRELIMINARY PLAN

CLASSIC CONSULTING

DESIGNED BY	EAS	SCALE		DATE	03/08/2022
DRAWN BY	EAS	(H) 1"= 30'		SHEET	3 OF 19
CHECKED BY		(V) 1"= N/A		JOB NO.	1183.20

FOURSQUARE AT STERLING RANCH

COUNTY OF EL PASO, STATE OF COLORADO SECT. 34, TOWNSHIP 12S, RANGE 66 WEST

PUD DEVELOPMENT PLAN AND PRELIMINARY PLAN

MATCHLINE SEE SHEET 2

MATCHLINE SEE SHEET 5

PENDING STERLING RANCH EAST FILING NO. 1 SINGLE FAMILY ZONE: RS-5000

BOULDER CITY DRIVE (PUBLIC LOCAL, 50' ROW) (TO BE CONSTRUCTED WITH STERLING RANCH EAST PRELIMINARY PLAN NO. 1) CONCURRENT WITH FOURSQUARE EX. TYPE A C&G W/ FLING NO. 1

SALT LAKE WAY (PUBLIC LOCAL, 50' ROW)

PAGOSA SPRINGS PLACE (PUBLIC LOCAL, 50' ROW)

MARICOPA COURT (PUBLIC LOCAL, 50' ROW)

BOUNDARY

N39°33'48"E 980.00'

S50°26'12"E 181.33'

BOUNDARY/ROW

TRACT A 78,604 SF

TRACT B 6891 SF

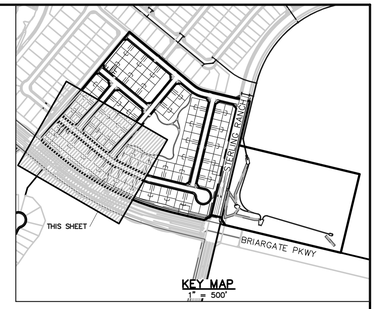
TRACT D 4220 SF

TRACT G 111,968 SF 2.57 AC OPEN SPACE/PARK

EX. BRIARGATE PARKWAY (PUBLIC ARTERIAL, 130' ROW) (TO BE CONSTRUCTED WITH HOMESTEAD NORTH DEVELOPMENT)

STERLING RANCH EAST FILING NO. 1 FUTURE SCHOOL SITE

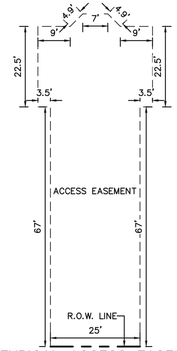
Δ=26°05'19" R=1935.00' L=881.07'



KEY MAP 1" = 500'

LEGEND

- BOUNDARY LINE
- PROPERTY LINE
- EASEMENT SETBACK LINE
- LINE OF SIGHT
- NO PARKING SIGNED OR STRIPED CURB
- EXISTING WATER LINE
- EXISTING SANITARY SEWER
- EXISTING STORM LINE



TYPICAL ACCESS EASEMENT SCALE: 1" = 20'

30 15 0 30 60

SCALE: 1" = 30'

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STERLING RANCH EAST PRELIMINARY PLAN NO. 2

PUD DEVELOPMENT PLAN & PRELIMINARY PLAN

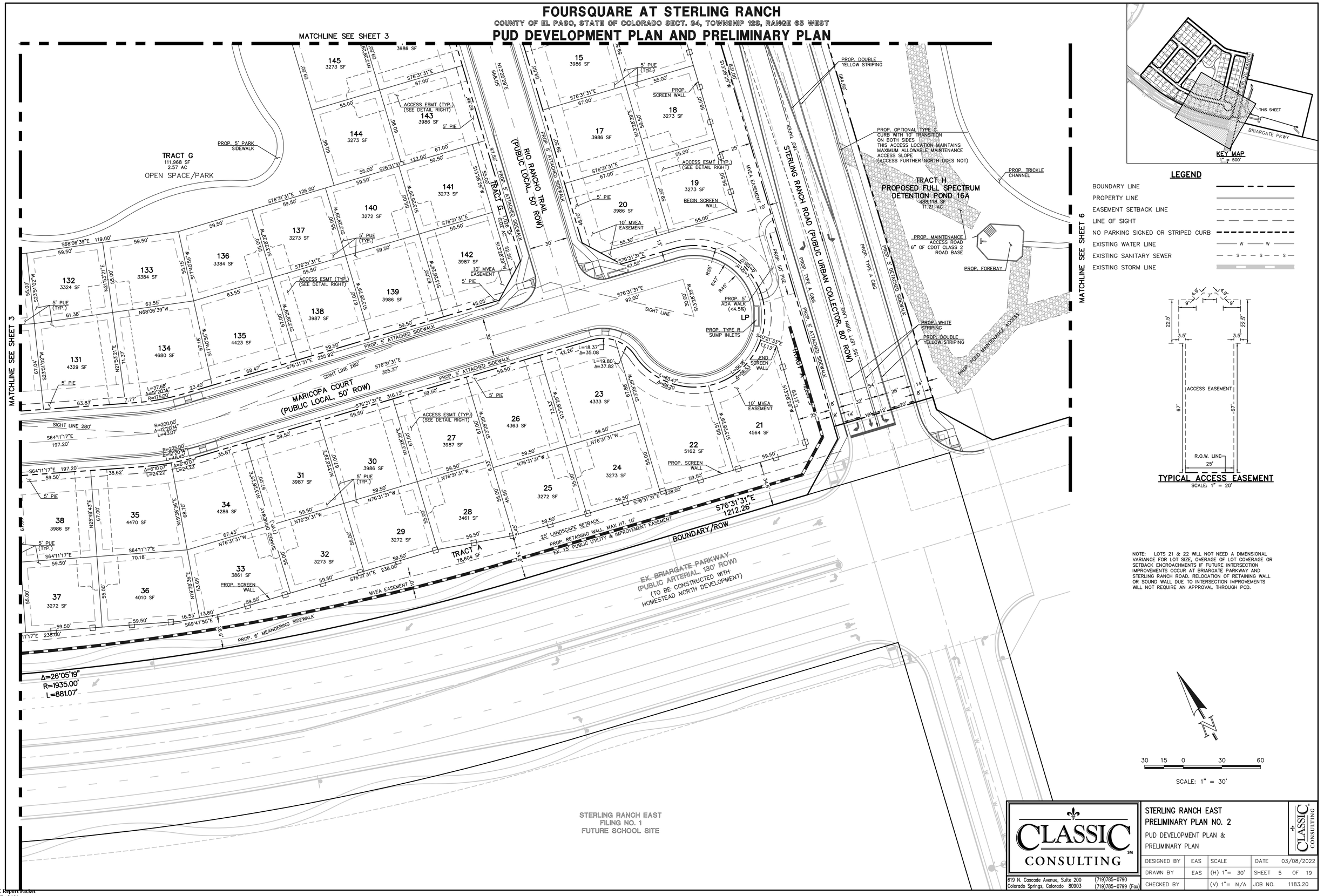
CLASSIC CONSULTING

DESIGNED BY	EAS	SCALE	DATE 03/08/2022
DRAWN BY	EAS	(H) 1"= 30'	SHEET 4 OF 19
CHECKED BY		(V) 1"= N/A	JOB NO. 1183.20

FOURSQUARE AT STERLING RANCH

COUNTY OF EL PASO, STATE OF COLORADO SECT. 34, TOWNSHIP 12S, RANGE 66 WEST

PUD DEVELOPMENT PLAN AND PRELIMINARY PLAN



LEGEND

- BOUNDARY LINE
- PROPERTY LINE
- EASEMENT SETBACK LINE
- LINE OF SIGHT
- NO PARKING SIGNED OR STRIPED CURB
- EXISTING WATER LINE
- EXISTING SANITARY SEWER
- EXISTING STORM LINE

TYPICAL ACCESS EASEMENT

SCALE: 1" = 20'

NOTE: LOTS 21 & 22 WILL NOT NEED A DIMENSIONAL VARIANCE FOR LOT SIZE, OVERAGE OF LOT COVERAGE OR SETBACK ENCROACHMENTS IF FUTURE INTERSECTION IMPROVEMENTS OCCUR AT BRIARGATE PARKWAY AND STERLING RANCH ROAD. RELOCATION OF RETAINING WALL OR SOUND WALL DUE TO INTERSECTION IMPROVEMENTS WILL NOT REQUIRE AN APPROVAL THROUGH PCD.

30 15 0 30 60

SCALE: 1" = 30'

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STERLING RANCH EAST
PRELIMINARY PLAN NO. 2
PUD DEVELOPMENT PLAN & PRELIMINARY PLAN

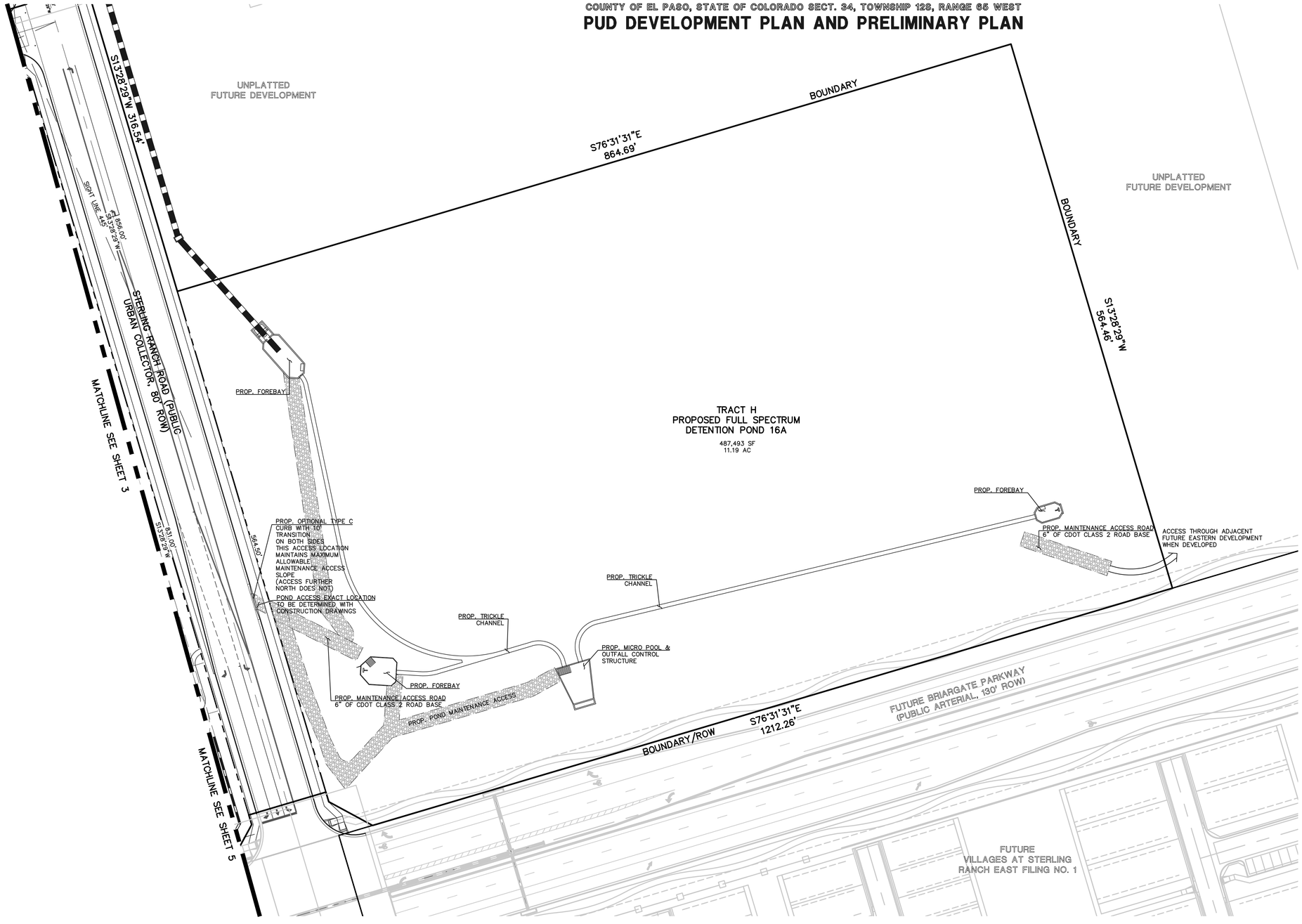
CLASSIC CONSULTING

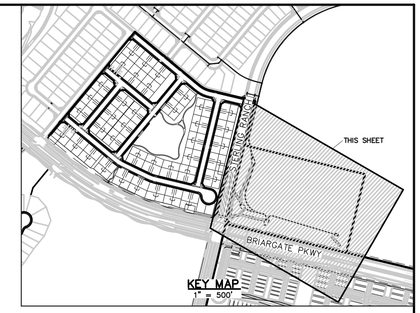
DESIGNED BY	EAS	SCALE	DATE 03/08/2022
DRAWN BY	EAS	(H) 1"= 30'	SHEET 5 OF 19
CHECKED BY		(V) 1"= N/A	JOB NO. 1183.20

FOURSQUARE AT STERLING RANCH

COUNTY OF EL PASO, STATE OF COLORADO SECT. 34, TOWNSHIP 12S, RANGE 66 WEST

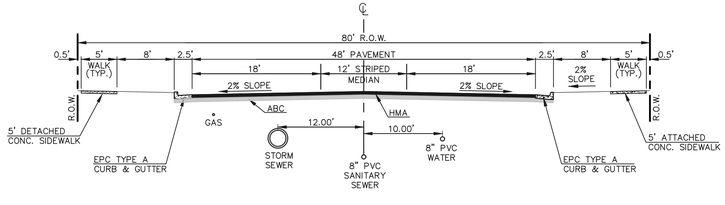
PUD DEVELOPMENT PLAN AND PRELIMINARY PLAN



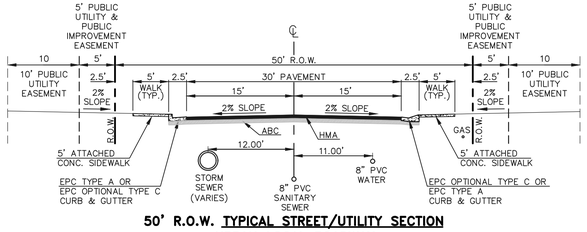


LEGEND

- BOUNDARY LINE
- PROPERTY LINE
- EASEMENT SETBACK LINE
- LINE OF SIGHT
- NO PARKING SIGNED OR STRIPED CURB
- EXISTING WATER LINE (W)
- EXISTING SANITARY SEWER (S)
- EXISTING STORM LINE



80' R.O.W. TYPICAL STREET/UTILITY SECTION
URBAN NON-RESIDENTIAL COLLECTOR
N.T.S.



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

50 25 0 50 100

SCALE: 1" = 50'

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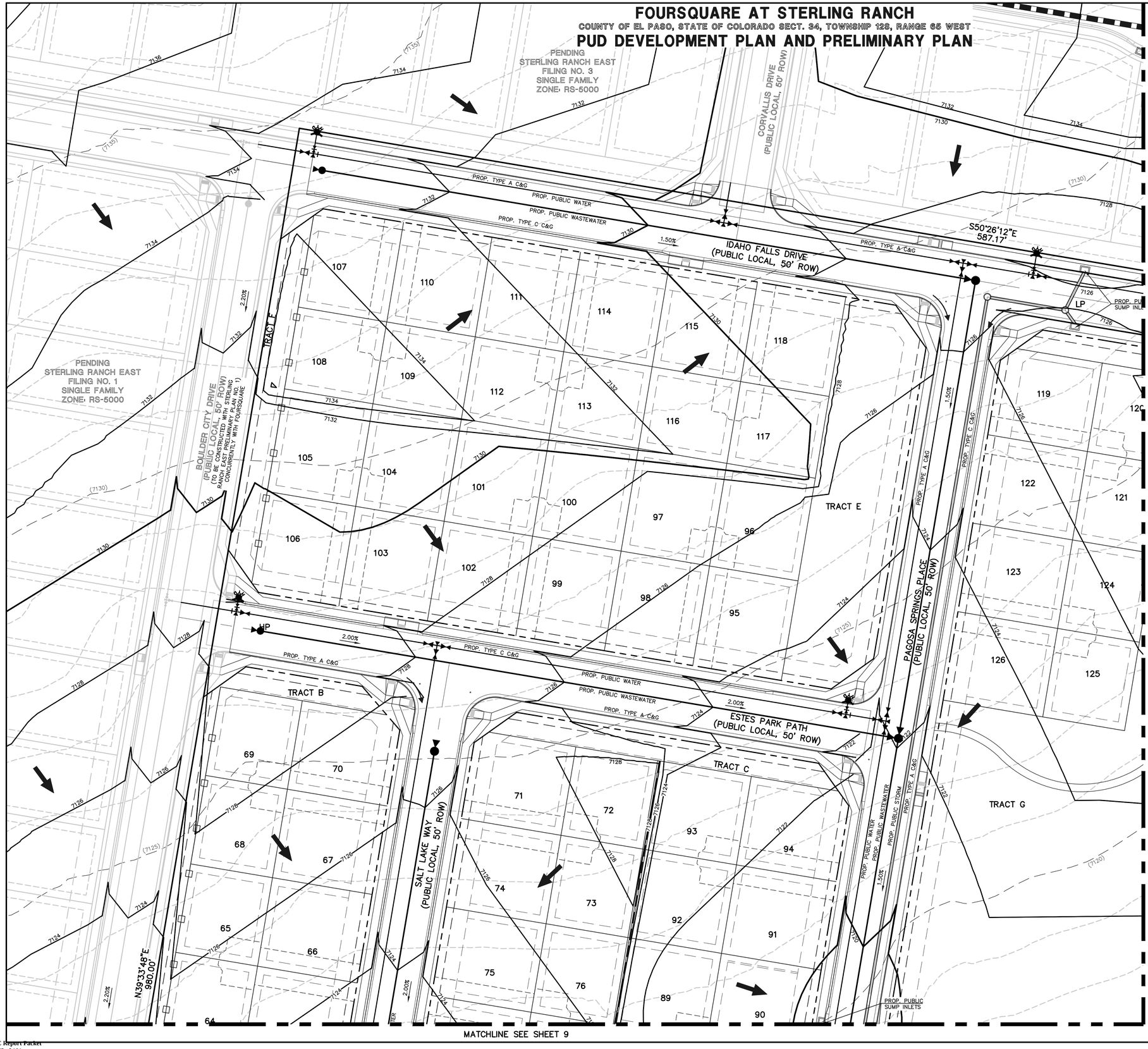
Colorado Springs, Colorado 80903 (719)785-0799 (Fax)

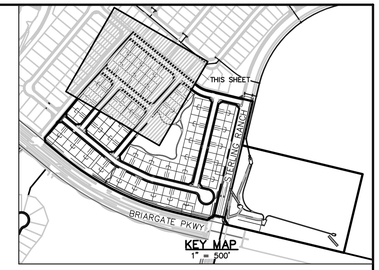
STERLING RANCH EAST PRELIMINARY PLAN NO. 2					
PUD DEVELOPMENT PLAN & PRELIMINARY PLAN					
DESIGNED BY	EAS	SCALE		DATE	03/08/2022
DRAWN BY	EAS	(H) 1"= 30'		SHEET	6 OF 19
CHECKED BY		(V) 1"= N/A		JOB NO.	1183.20

FOURSQUARE AT STERLING RANCH

COUNTY OF EL PASO, STATE OF COLORADO SECT. 34, TOWNSHIP 12S, RANGE 66 WEST

PUD DEVELOPMENT PLAN AND PRELIMINARY PLAN





LEGEND

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

30 15 0 30 60

SCALE: 1" = 30'

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Colorado Springs, Colorado 80903 (719)785-0799 (Fax)

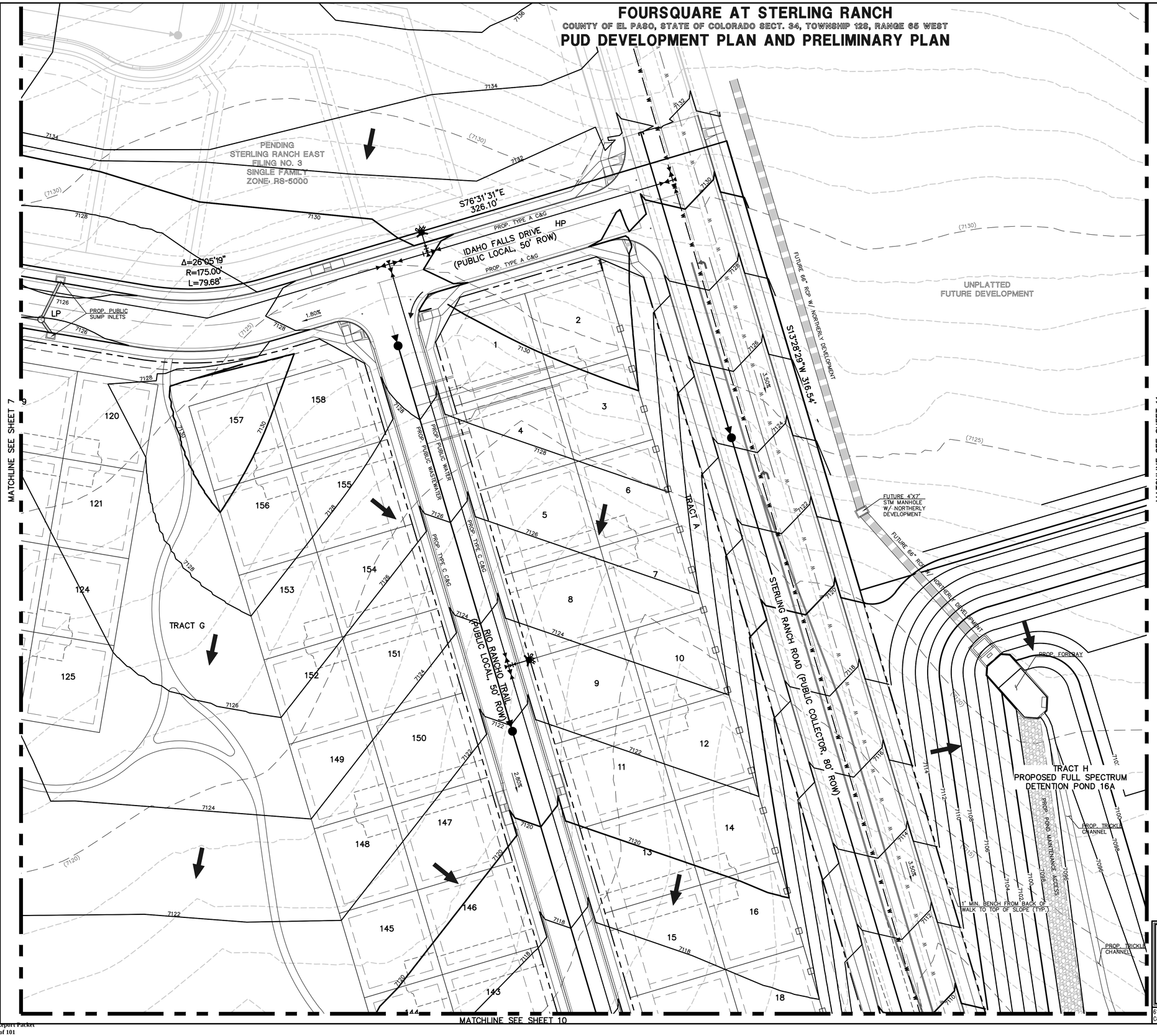
STERLING RANCH EAST
PRELIMINARY PLAN NO. 2
PRELIMINARY GRADING & UTILITIES PLAN

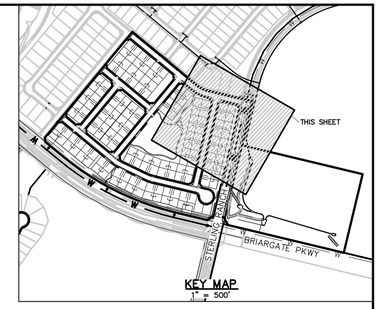
DESIGNED BY	EAS	SCALE		DATE	03/08/2022
DRAWN BY	EAS	(H) 1"= 30'		SHEET	7 OF 19
CHECKED BY		(V) 1"= N/A		JOB NO.	1183.20

FOURSQUARE AT STERLING RANCH

COUNTY OF EL PASO, STATE OF COLORADO SECT. 34, TOWNSHIP 12S, RANGE 66 WEST

PUD DEVELOPMENT PLAN AND PRELIMINARY PLAN





LEGEND

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

30 15 0 30 60

SCALE: 1" = 30'

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STERLING RANCH EAST
PRELIMINARY PLAN NO. 2
PRELIMINARY GRADING & UTILITIES PLAN

CLASSIC CONSULTING

DESIGNED BY	EAS	SCALE	DATE 03/08/2022
DRAWN BY	EAS	(H) 1"= 30'	SHEET 8 OF 19
CHECKED BY		(V) 1"= N/A	JOB NO. 1183.20

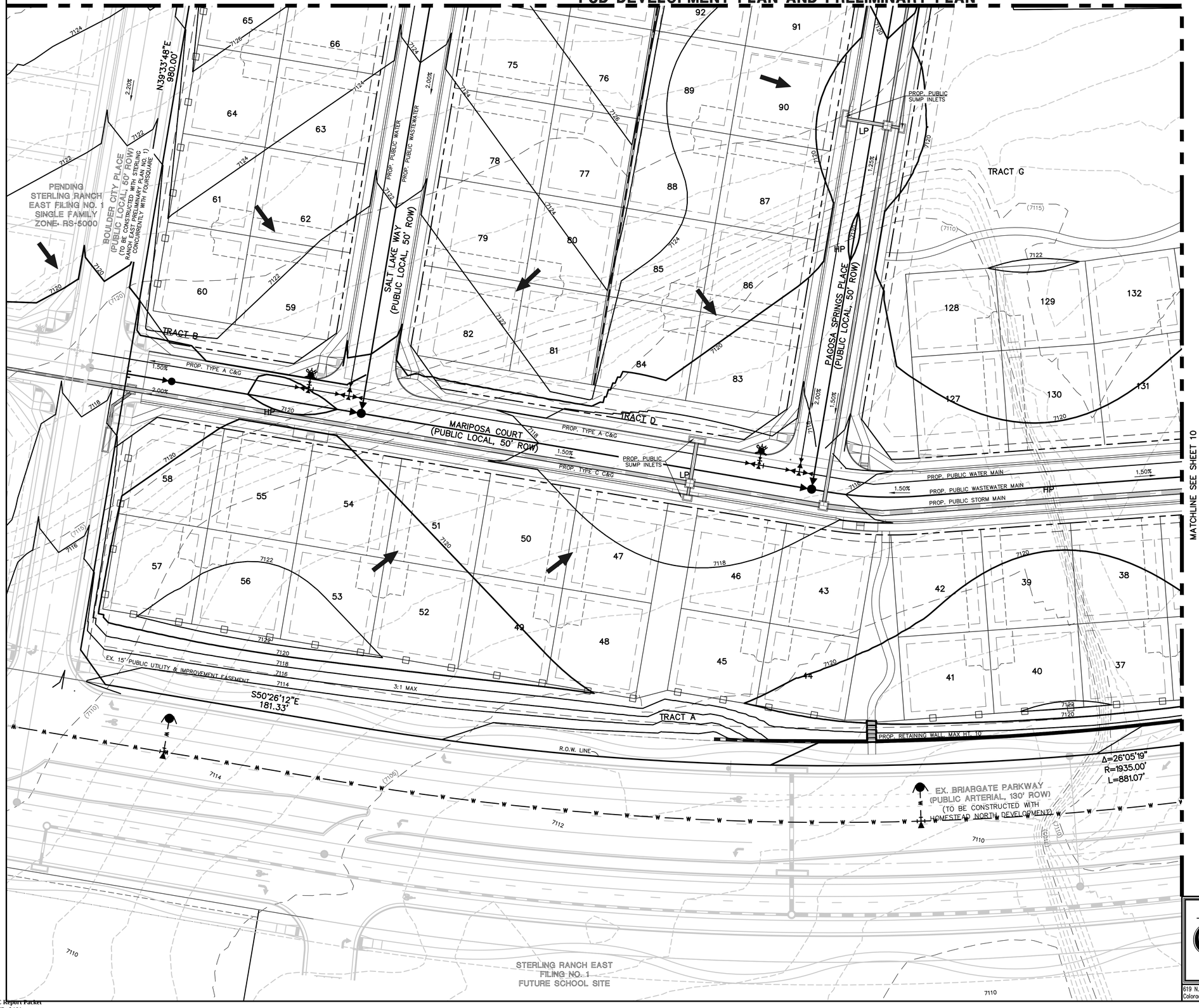
FOURSQUARE AT STERLING RANCH

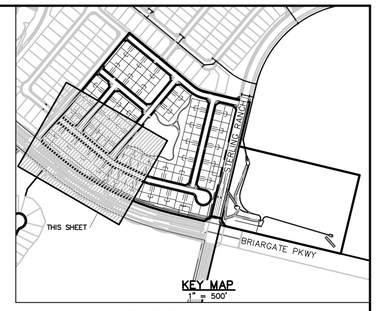
COUNTY OF EL PASO, STATE OF COLORADO SECT. 34, TOWNSHIP 12S, RANGE 66 WEST

PUD DEVELOPMENT PLAN AND PRELIMINARY PLAN

MATCHLINE SEE SHEET 7

MATCHLINE SEE SHEET 10

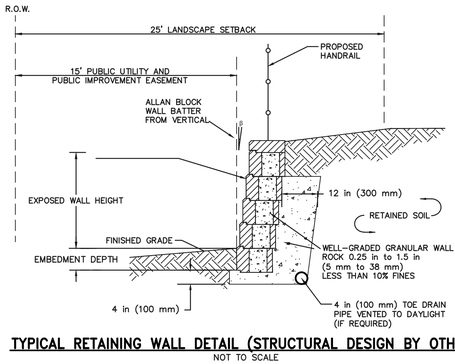




KEY MAP
1" = 500'

LEGEND

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



TYPICAL RETAINING WALL DETAIL (STRUCTURAL DESIGN BY OTHERS)
NOT TO SCALE

30 15 0 30 60

SCALE: 1" = 30'

CLASSIC CONSULTING
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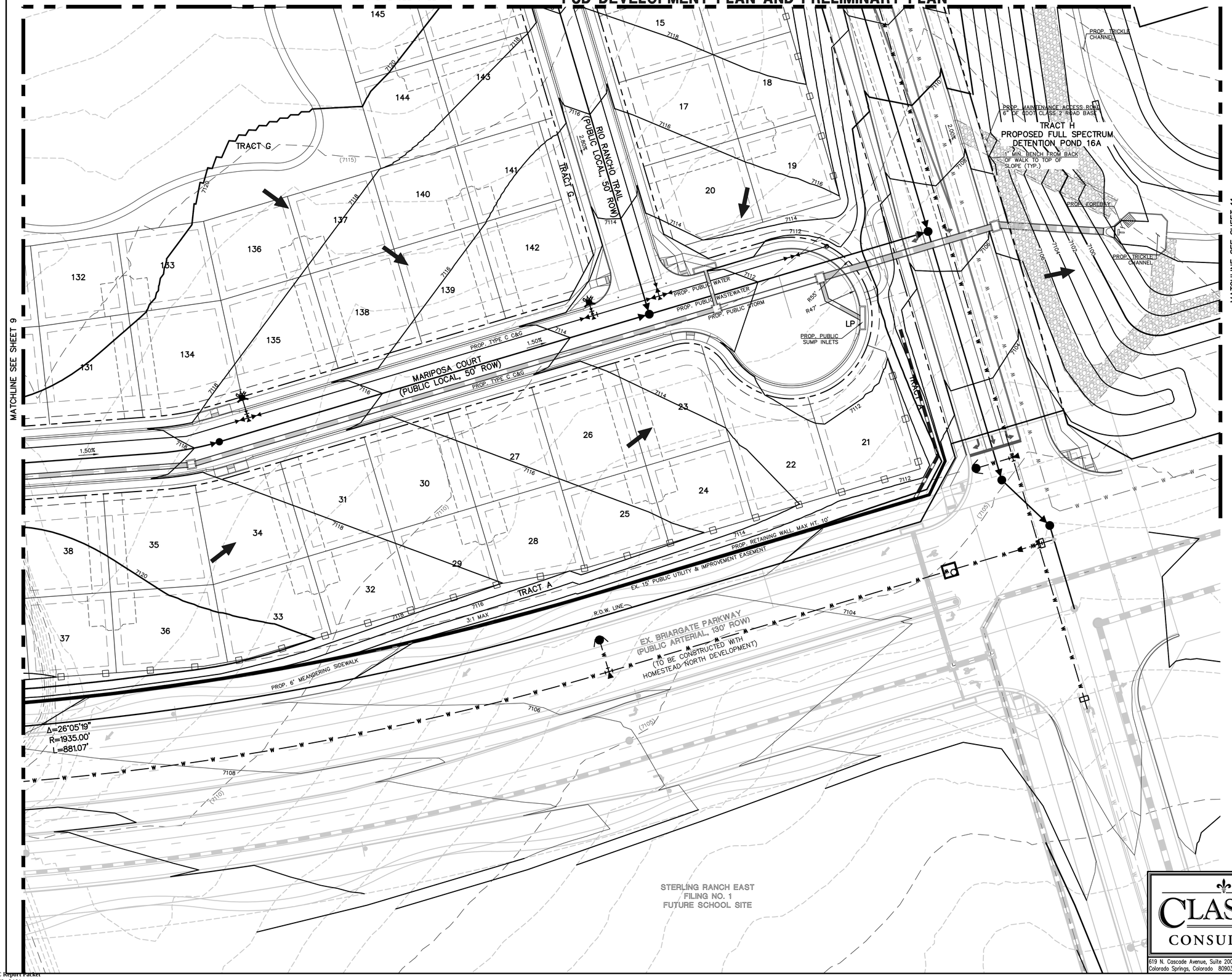
STERLING RANCH EAST
PRELIMINARY PLAN NO. 2
PRELIMINARY GRADING & UTILITIES PLAN

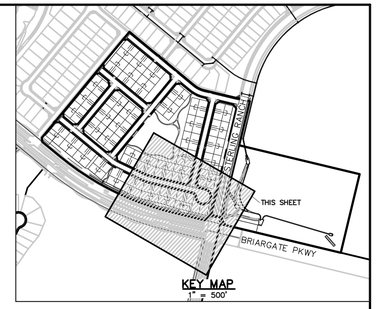
DESIGNED BY	EAS	SCALE		DATE	03/08/2022
DRAWN BY	EAS	(H) 1"= 30'		SHEET	9 OF 19
CHECKED BY		(V) 1"= N/A		JOB NO.	1183.20

FOURSQUARE AT STERLING RANCH

COUNTY OF EL PASO, STATE OF COLORADO SECT. 34, TOWNSHIP 12S, RANGE 66 WEST

PUD DEVELOPMENT PLAN AND PRELIMINARY PLAN





LEGEND

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

30 15 0 30 60

SCALE: 1" = 30'

CLASSIC CONSULTING

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Colorado Springs, Colorado 80903 (719)785-0799 (Fax)

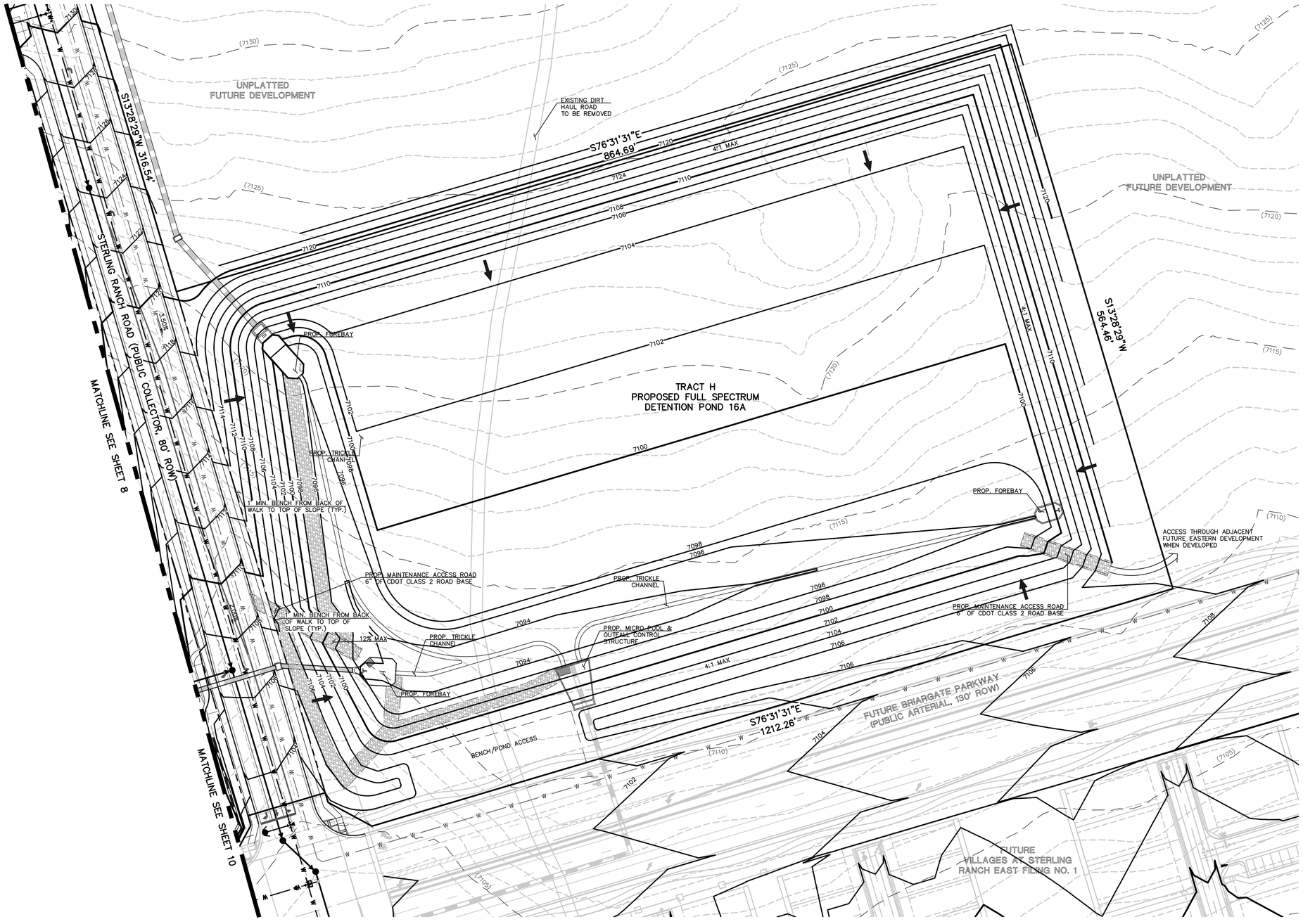
STERLING RANCH EAST
PRELIMINARY PLAN NO. 2
PRELIMINARY GRADING & UTILITIES PLAN

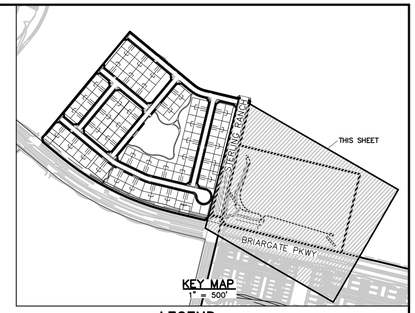
DESIGNED BY	EAS	SCALE	DATE 03/08/2022
DRAWN BY	EAS	(H) 1"= 30'	SHEET 10 OF 19
CHECKED BY		(V) 1"= N/A	JOB NO. 1183.20

FOURSQUARE AT STERLING RANCH

COUNTY OF EL PASO, STATE OF COLORADO SECT. 34, TOWNSHIP 12S, RANGE 66 WEST

PUD DEVELOPMENT PLAN AND PRELIMINARY PLAN





LEGEND

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

N

50 25 0 50 100

SCALE: 1" = 50'

CLASSIC CONSULTING SM

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Colorado Springs, Colorado 80903 (719)785-0799 (Fax)

STERLING RANCH EAST
PRELIMINARY PLAN NO. 2
PRELIMINARY GRADING & UTILITIES PLAN

CLASSIC CONSULTING

DESIGNED BY	EAS	SCALE	DATE 03/08/2022
DRAWN BY	EAS	(H) 1"= 30'	SHEET 11 OF 19
CHECKED BY		(V) 1"= N/A	JOB NO. 1183.20

FOURSQUARE AT STERLING RANCH

COUNTY OF EL PASO, STATE OF COLORADO SECT. 34, TOWNSHIP 12S, RANGE 65 WEST

PUD DEVELOPMENT PLAN AND PRELIMINARY PLAN

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					
AAM	34	Acer ginnala 'Flame'	Maple, Amur	1-1/2"	R,DE,F,Z=3, 8.5K,A,SIG
ABM	9	Acer x freemanii 'Autumn Blaze'	Maple, Autumn Blaze	1-1/2"	Z=4, 6.5K,S,SIG
ANM	50	Acer platanoides	Maple, Norway	1-1/2"	Z=4, 6.5K,S,SIG
CCH	26	Crataegus crus-galli 'Inermis'	Hawthorn, Cockspur (Thornless)	1-1/2"	R,DE,F,Z=4,8.5K,A,D,SIG
MSS	32	Malus 'Spring Snow'	Crabapple,Spring Snow	1-1/2"	F,Z=4, 8.5K,S,SIG
TAR	33	Tilla americana 'Redmond'	Linden, Redmond	1-1/2"	Z=3, 6K,S,SIG
TGL	18	Tilla cordata 'Greenspire'	Linden, Greenspire	1-1/2"	Z=4, 6K,S,SIG
EVERGREEN TREES					
PIB	6	Picea pungens 'Bakeri'	Spruce, Bakeri	6'	R,DE,Z=2, 8K,S,SIG
PIE	5	Pinus edulis	Pine, Pinyon	6'	X,R,DE,Z=3, 7.5K,D,SIG
PIP	5	Picea pungens	Spruce, Colorado Blue	6'	R,DE,Z=3, 10K,S,SIG
PON	34	Pinus ponderosa	Pine, Ponderosa	6'	R,DE,Z=3, 9.5K,D,SIG
DECIDUOUS SHRUBS					
ABR	76	Aronia arbutifolia 'Brilliantissima'	Chokeberry, Brilliant Red	5 Gal	R,DE,Z=5, 7.5K,S,SIG
ASB	27	Amelanchier alnifolia 'Saskatoon'	Serviceberry, Saskatoon	5 Gal	DE,F,Z=3, 10K,A,D,SIG
BRG	28	Berberis thunbergii 'Rose Glow'	Barberry, Rosy Glow	5 Gal	R,DE,Z=4, 7K,A,SIG
COP	31	Contoneaster acutifolia	Contoneaster, peking	5 Gal	R,DE,Z=4, 10K,S,SIG
EBB	33	Euonymous alatus	Burning Bush	5 Gal	R,DE,F,Z=3, 7.5K,S,SIG
POA	44	Potentilla fruticosa 'Abbotswood'	Potentilla, Abbotswood	5 Gal	R,DE,F,Z=2, 10K,S,SIG
POG	167	Potentilla fruticosa 'Gold finger'	Potentilla, Gold finger	5 Gal	R,DE,F,Z=2, 10K,S,SIG
RGL	35	Rhus aromatica 'Gro-low'	Sumac, Gro-Low	5 Gal	DE,Z=3, 8.5K,A,D,SIG
SPF	32	Spiraea x bumalda 'Froebel'	Spirea, Froebel	5 Gal	R,DE, 7.5K,A,S,SIG
SYR	46	Syringa x josiflexa 'Royalty'	Lilac, Royalty	5 Gal	R,DE,Z=4,9K,A,SIG
VOS	22	Viburnum opulus 'Roseum'	Viburnum Snowball	5 Gal	R,DE, 7.5K,A,SIG
EVERGREEN SHRUBS					
JBJ	128	Juniperus Sabina	Juniper, Buffalo	5 Gal	R,DE,Z=3,8.5K,A,SIG
JUA	89	Juniperus chinensis 'Armstrong'	Juniper, Armstrong	5 Gal	R,DE,Z=3, 7.5K,A,D,SIG
PGS	40	Picea pungens 'Glauca Globosa'	Spruce, Globe Blue	5 Gal	Z=2, 10K,S,SIG
ORNAMENTAL GRASSES					
CAA	18	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	1 Gal	R,DE,Z=3, 6.5K,A,SIG

GROUNDCOVER LEGEND

SYMBOL	DESCRIPTION	QUANTITY
	STEEL EDGING	2,571 LF
	1-1/2" CIMARRON GRANITE ROCK 3" IN DEPTH WITH WEED FABRIC	84,218 SF
	2-4" BLUE GREY COBBLE 3" IN DEPTH WITH WEED FABRIC	26,463 SF
	3" CLEAR CREEK ROCK 3" IN DEPTH WITH WEED FABRIC	24,389 SF
	4-8" AND 2-4" MIX OF BLUE GREY COBBLE 3" IN DEPTH WITH WEED FABRIC	7,275 SF
	CASCADE MULCH 3" IN DEPTH WITH NO WEED FABRIC (QUANTITY AT RIGHT NOT SHOWN FOR MULCH RINGS AT PLANTS LOCATED IN ROCK OR NATIVE SEED)	TBD
	DECORATIVE BOULDER	69 TOTAL
	KENTUCKY BLUEGRASS SOD	38,647 SF
	IRRIGATED NATIVE SEED EL PASO COUNTY ALL PURPOSE LOW GROW MIX (PROVIDE EROSION CONTROL BLANKETS ON SLOPES 3:1 OR STEEPER SEE NOTES)	63,632 SF
	IRRIGATED NATIVE SEED EL PASO COUNTY ALL PURPOSE MIX AT DET. POND (PROVIDE EROSION CONTROL BLANKETS ON SLOPES 3:1 OR STEEPER SEE NOTES)	211,916 SF
	NON- IRRIGATED NATIVE SEED EL PASO COUNTY ALL PURPOSE MIX AT DET. POND BOTTOM (PROVIDE EROSION CONTROL BLANKETS ON SLOPES 3:1 OR STEEPER SEE NOTES)	245,527 SF
	BERM	2,799 SF

PROJECT SITE DATA

ZONING: PUD (SINGLE FAMILY HOMES)
PROPERTY AREA: 1,601,390 SF (36.76 ACRES)
PARKING SPOTS: 0
TOTAL LANDSCAPE AREA: 212,825 (HOME SITE AREA) 210,435 (POND AREA)

LANDSCAPE REQUIREMENTS

LANDSCAPE SETBACKS (LS)

Street Name / Boundary	Street Classification	Width (ft.) Req. / Prov.	Linear Footage	Tree Req. / Ft.	Tree Req. /Prov.
Briargate Parkway	Minor Arterial	20'/20'	1,330'	1/25	54 / 49
Sterling Ranch Raod	Minor Arterial	20'/20'	806'	1/25	33 / 30
West Road	Non Arterial	10'/10'	830'	1/30	28 / 22
North Road	Non Arterial	10'/10'	836'	1/30	28 / 22

Shrub Substitutions Req. / Prov.	Ornamental grass Req. / Prov.	Setback Abbr.	Percent Ground Plane Cov. Req./Pro
50/50	0/0	LS	75%/75%
30/30	0/0	LS	75%/75%
60/60	0/0	LS	75%/75%
60/60	0/0	LS	75%/75%

Motor Vehicle (MV)

Number of Parking Spots	Shade Trees (1/15 Spaces) Req. / Prov.	Vehicle Lot Frontage	Linear Footage	2/3 Length Frontage
NA	NA	NA	NA	NA

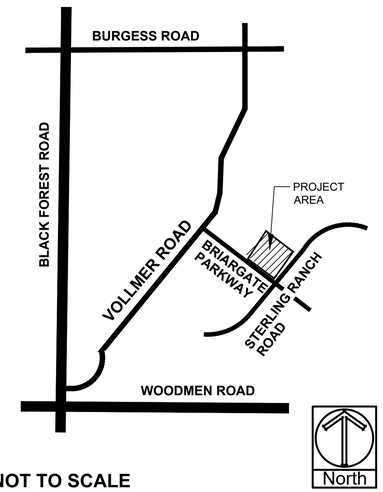
Min. 3' High Screening Plants Req. / Prov.	Length Screen Wall / Berm Prov.	Abbrev. on Plan	Plane	% Ground Plane Cov. Req. /Prov.
NA	NA	MV		75%/75%

Internal Landscaping (IL)

Net Site Area (SF) (Less Public R.O.W.)	Internal Area (SF) Req. / Prov.	Internal Trees (1/500 SF) Req. / Prov.
957,685 SF (Pond area not included) 97,200 SF (Internal landscape area is based off of 162 lots x 500 SF each lot =81,000 SF required for small lot PUD)	81,000 / 130,942	162 / 129

Shrub Substitutions Req. / Prov.	Ornamental grass Req. / Prov.	Setback Abbr.	Percent Ground Plane Cov. Req./Prov.
330 / 330+	0/0	IL	75%/75%

VICINTIY MAP



NOT TO SCALE

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

DATE	REVISION DESCRIPTION
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3/7/2023	Steps out and ramp in revision) near South East corner.

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☒ NOT FOR CONSTRUCTION

CLASSIC COMMUNITIES

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

JOB NUMBER 2673-0122
DATE 5/31/2022
DRAWN BY MB
DRAWING DESCRIPTION TITLE SHEET
SHEET # L-TS

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FOURSQUARE AT STERLING RANCH

COUNTY OF EL PASO, STATE OF COLORADO SECT. 34, TOWNSHIP 12S, RANGE 65 WEST

PUD DEVELOPMENT PLAN AND PRELIMINARY PLAN

CALLOUT KEY

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

PLANT SYMBOL KEY

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

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.

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.

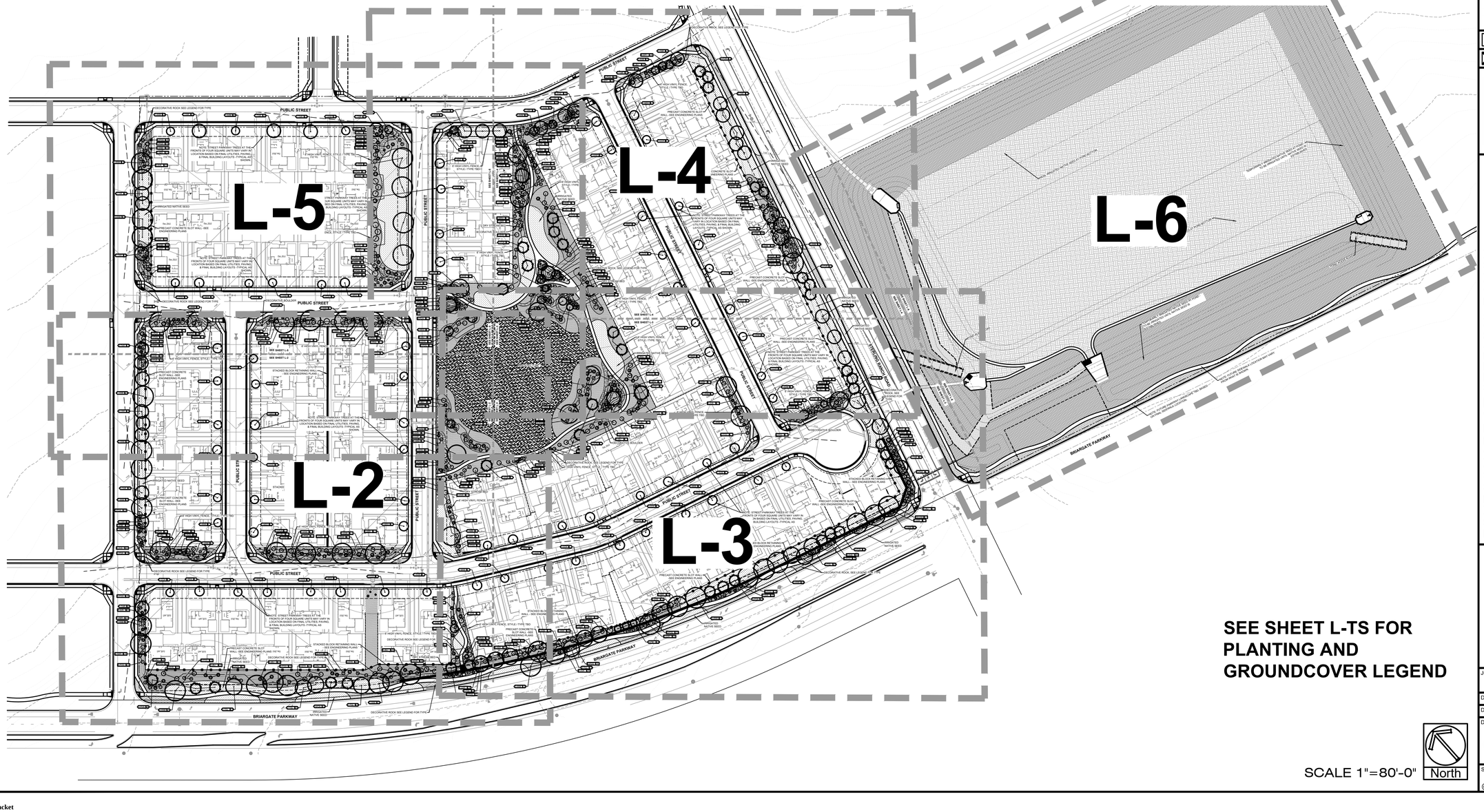
WINTER WATERING IS TO BE DONE AFTER MOISTURE CHECKS HAVE BEEN COMPLETED OF ALL PLANTS AND TREES. WARRANTY DOES NOT COVER PLANTS AND TREES DUE TO LACK OF WATER.

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 MULCH AREAS. TURF OR IRRIGATED SEED AREAS TO BE SPRAY IRRIGATED WITH POP UP SPRAY OR ROTOR HEADS.



SEE SHEET L-TS FOR PLANTING AND GROUNDCOVER LEGEND

SCALE 1"=80'-0"

North

ALL AMERICAN
LANDSCAPE ARCHITECTURE & IRRIGATION DESIGN
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719-637-0313

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CLASSIC COMMUNITIES

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

JOB NUMBER 2673-0122

DATE 5/31/2022

DRAWN BY MB

DRAWING DESCRIPTION
OVERALL PRELINARY LANDSCAPE PLAN

SHEET # L-1

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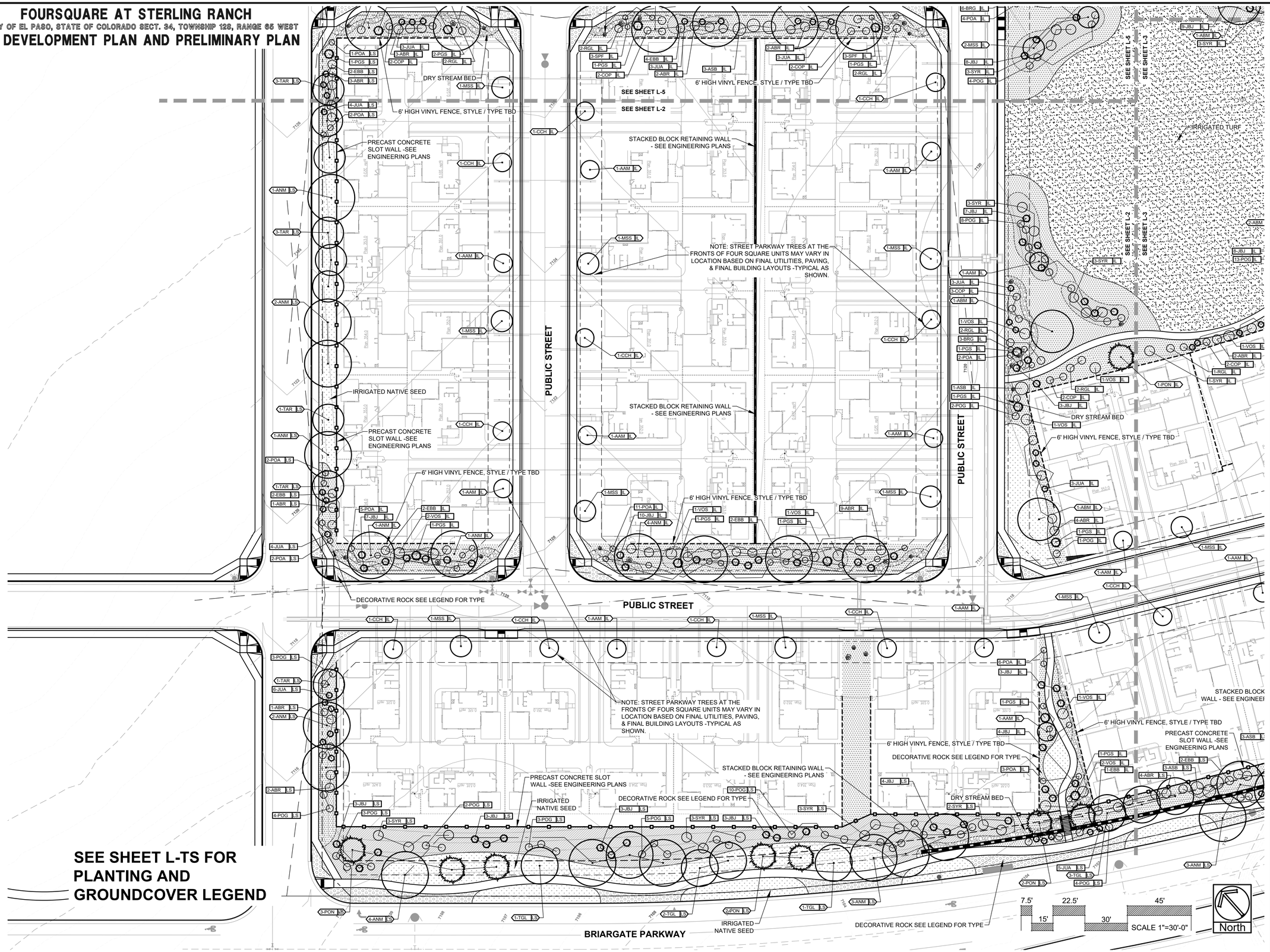
FOURSQUARE AT STERLING RANCH

COUNTY OF EL PASO, STATE OF COLORADO SECT. 34, TOWNSHIP 12S, RANGE 65 WEST

PUD DEVELOPMENT PLAN AND PRELIMINARY PLAN



SEE SHEET L-TS FOR PLANTING AND GROUNDCOVER LEGEND

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

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DATE 5/31/2022

DRAWN BY MB

DRAWING DESCRIPTION
PRELIMINARY LANDSCAPE PLAN

SHEET # L-2

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FOURSQUARE AT STERLING RANCH

COUNTY OF EL PASO, STATE OF COLORADO SECT. 34, TOWNSHIP 12S, RANGE 65 WEST

PUD DEVELOPMENT PLAN AND PRELIMINARY PLAN

SEE SHEET L-4

SEE SHEET L-3

SEE SHEET L-5

SEE SHEET L-3

SEE SHEET L-2

SEE SHEET L-3

IRRIGATED TURF

6' HIGH VINYL FENCE, STYLE / TYPE TBD

IRRIGATED NATIVE SEED

DECORATIVE BOULDER

DECORATIVE ROCK, SEE LEGEND FOR TYPE

DRY STREAM BED

PUBLIC STREET

STERLING RANCH ROAD

POND ACCESS RD

PRECAST CONCRETE SLOT WALL -SEE ENGINEERING PLANS

NOTE: STREET PARKWAY TREES AT THE FRONTS OF FOUR SQUARE UNITS MAY VARY IN LOCATION BASED ON FINAL UTILITIES, PAVING, & FINAL BUILDING LAYOUTS -TYPICAL AS SHOWN.

STACKED BLOCK RETAINING WALL - SEE ENGINEERING PLANS

BRIARGATE PARKWAY

SEE SHEET L-TS 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
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719-637-0313

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

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DRAWING DESCRIPTION
PRELIMINARY LANDSCAPE PLAN

SHEET # L-3

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FOURSQUARE AT STERLING RANCH

COUNTY OF EL PASO, STATE OF COLORADO SECT. 34, TOWNSHIP 12S, RANGE 65 WEST

PUD DEVELOPMENT PLAN AND PRELIMINARY PLAN

SEE SHEET L-TS FOR PLANTING AND GROUNDCOVER LEGEND

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

North

PUBLIC STREET

PUBLIC STREET

PUBLIC STREET

STERLING RANCH ROAD

DECORATIVE ROCK, SEE LEGEND FOR TYPE

6' HIGH VINYL FENCE, STYLE / TYPE TBD

PRECAST CONCRETE SLOT WALL -SEE ENGINEERING PLANS

IRRIGATED NATIVE SEED

NOTE: STREET PARKWAY TREES AT THE FRONTS OF FOUR SQUARE UNITS MAY VARY IN LOCATION BASED ON FINAL UTILITIES, PAVING, & FINAL BUILDING LAYOUTS -TYPICAL AS SHOWN.

DRY STREAM BED

DECORATIVE BOULDER

IRRIGATED TURF

SEE SHEET L-4

SEE SHEET L-3

SEE SHEET L-5

SEE SHEET L-2

SEE SHEET L-6

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CLASSIC COMMUNITIES℠

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COUNTY OF EL PASO, STATE OF COLORADO SECT. 34, TOWNSHIP 12S, RANGE 65 WEST

PUD DEVELOPMENT PLAN AND PRELIMINARY PLAN

SEE SHEET L-TS FOR PLANTING AND GROUNDCOVER LEGEND

PUBLIC STREET

PUBLIC STREET

PUBLIC STREET

DECORATIVE ROCK SEE LEGEND FOR TYPE

NOTE: STREET PARKWAY TREES AT THE FRONTS OF FOUR SQUARE UNITS MAY VARY IN LOCATION BASED ON FINAL UTILITIES, PAVING, & FINAL BUILDING LAYOUTS -TYPICAL AS SHOWN.

6' HIGH VINYL FENCE, STYLE / TYPE TBD

IRRIGATED NATIVE SEED

PRECAST CONCRETE SLOT WALL -SEE ENGINEERING PLANS

DECORATIVE BOULDER

DRY STREAM BED

SEE SHEET L-5

SEE SHEET L-2

SEE SHEET L-4

SEE SHEET L-3

STACKED BLOCK RETAINING WALL - SEE ENGINEERING PLANS

IRRIGATED TURF

7.5' 15' 22.5' 30' 45'

SCALE 1"=30'-0"

North

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FOURSQUARE AT STERLING RANCH
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COUNTY OF EL PASO, STATE OF COLORADO SECT. 34, TOWNSHIP 12S, RANGE 65 WEST

PUD DEVELOPMENT PLAN AND PRELIMINARY PLAN

SEE SHEET L-TS FOR PLANTING AND GROUNDCOVER LEGEND

STERLING RANCH ROAD

SEE SHEET L-4

SEE SHEET L-6

SEE SHEET L-3

SEE SHEET L-6

NON- IRRIGATED NATIVE SEED AT POND BOTTOM.

TEMPORARILY IRRIGATED NATIVE SEED AT POND - TO BE IRRIGATED UNTIL NATIVE SEED IS ESTABLISHED.

POND ACESS ROAD

NON- IRRIGATED NATIVE SEED AT POND BOTTOM.

TEMPORARILY IRRIGATED NATIVE SEED AT POND - TO BE IRRIGATED UNTIL NATIVE SEED IS ESTABLISHED.

POND ACESS ROAD

BRIARGATE PARKWAY

NOTE: FUTURE PARKWAY LANDSCAPE TBD, BASED ON FINAL SIDEWALK LOCATION.

NOTE: FUTURE SIDEWALK LOCATION MAY VARY FROM WHAT IS SHOWN.

7.5' 15' 22.5' 30' 45'

SCALE 1"=30'-0"

North

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LANDSCAPE ARCHITECTURE & IRRIGATION DESIGN
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CLASSIC COMMUNITIES

FOURSQUARE AT STERLING RANCH
BRIARGATE PARKWAY & STERLING RANCH ROAD
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DRAWING DESCRIPTION
PRELIMINARY LANDSCAPE PLAN

SHEET # L-6

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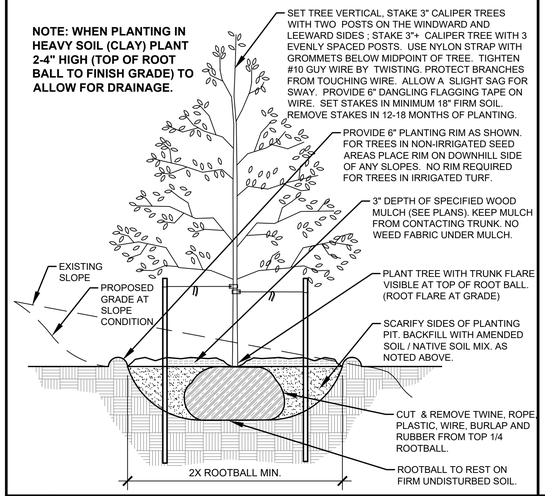
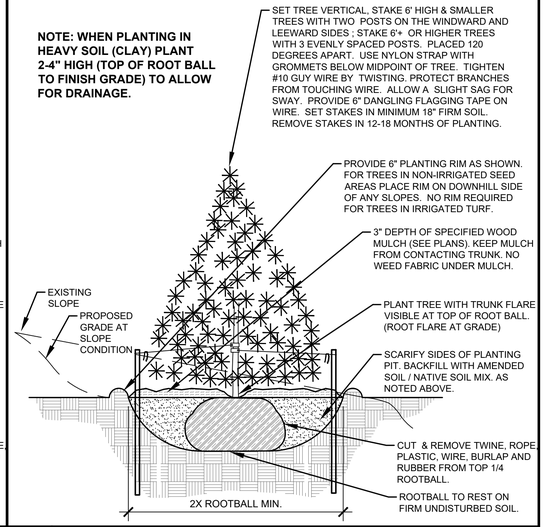
NOTES:
- MARK NORTH SIDE OF TREE AT NURSERY AND PLANT TREE IN THE SAME ORIENTATION.
- DONT REMOVE OR CUT LEADER.
- PRUNE DEAD, BROKEN, CROSSING, OR WEAK BRANCHES PRIOR TO PLANTING. DO NOT REMOVE TERMINAL BUDS THAT EXTEND TO TREE CROWN.
- NO STRUCTURAL PRUNING OF TREE UNTIL AFTER ESTABLISHMENT PERIOD 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.



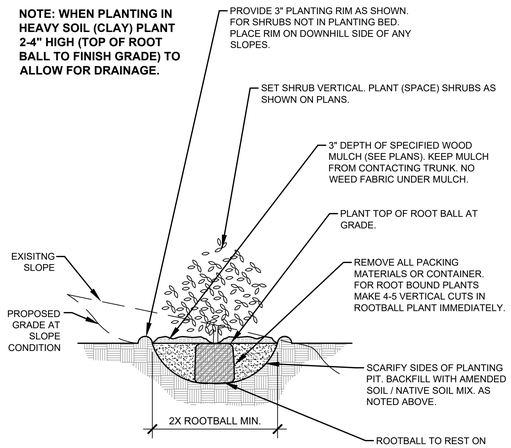
A DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE

NOTES:
- MARK NORTH SIDE OF TREE AT NURSERY AND PLANT TREE IN THE SAME ORIENTATION.
- DONT 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.



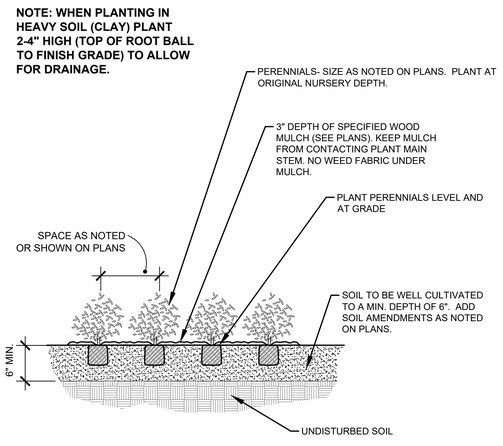
B EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE

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

FOURSQUARE AT STERLING RANCH
COUNTY OF EL PASO, STATE OF COLORADO SECT. 34, TOWNSHIP 12S, RANGE 65 WEST
PUD DEVELOPMENT PLAN AND PRELIMINARY PLAN

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.

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.

–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 LOW GROW 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.

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

DATE	REVISION DESCRIPTION
9/19/2022	City comment revisions
10/3/2022	Added shrub callouts, base revised (lot locations)
3/7/2023	Steps out and ramp in revision) near South East corner.

☐ FOR CONSTRUCTION
☒ NOT FOR CONSTRUCTION

CLASSIC COMMUNITIES

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

JOB NUMBER 2673-0122
DATE 5/31/2022
DRAWN BY MB
DRAWING DESCRIPTION PLANTING DETAILS & NOTES
SHEET # L-7

© 2013 BY ALL AMERICAN • ALL RIGHTS RESEARVED

5 AC LOTS

2.5 AC LOTS

2.5 AC LOTS

5 AC LOTS

RETREAT AT TIMBERIDGE

1 AC LOTS

2.5 AC LOTS

<1 AC LOTS

JAYNES PROPERTY

STERLING RANCH

SITE

BRIARGATE PARKWAY

VOLLMER ROAD

DIXIE'S BOOTLEG RD

STERLING RANCH RD

MARKSHEFFEL ROAD

BANNING LEWIS PKY

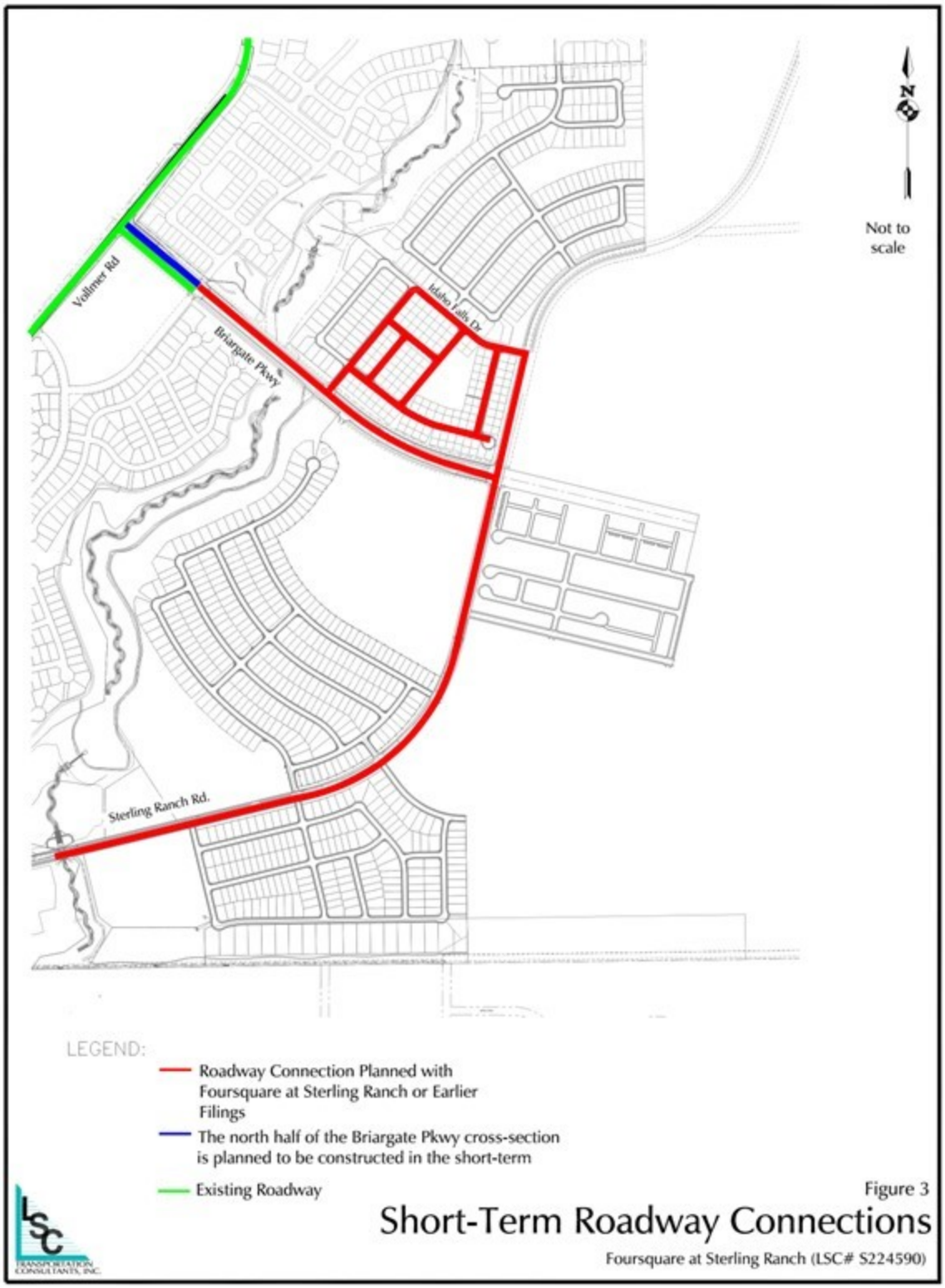
Classic Homes

THE RANCH

CITY OF

PERCHERON

RHETORIC SITE


Vollmer Rd
Briargate Pkwy
Idaho Falls Dr
Sterling Ranch Rd.
N
Not to scale
LEGEND:
Roadway Connection Planned with Foursquare at Sterling Ranch or Earlier Filings
The north half of the Briargate Pkwy cross-section is planned to be constructed in the short-term
Existing Roadway
Figure 3
Short-Term Roadway Connections
Foursquare at Sterling Ranch (LSC# S224590)

December 19, 2022

Ms. Kari Parsons
El Paso County Development Services Department
2880 International Circle, Suite 110
Colorado Springs, CO 80910
Sent via online portal at: https://epcdevplanreview.com/Agencies/Home

RE: FourSquare at Sterling Ranch
Preliminary Plan
Sec. 33 & 34, Twp. 12S, Rng. 65W, Sixth P.M.
Water Division 2, Water District 10
CDWR Assigned Subdivision No. 30553

Dear Ms. Parsons,

We have received information regarding the above-referenced submittal to divide a 36.76 +/- acre tract of land (Tract G, Sterling Ranch Filing No. 1) into 158 single-family lots. The proposed source of water supply and wastewater disposal is to be served by the Falcon Area Water and Wastewater Authority (FAWWA) pursuant to an intergovernmental agreement with Sterling Ranch Metropolitan District No. 1.

Water Supply Demand

According to the Water Supply Information Summary, the estimated water demand for the development is 50.73 acre-feet/year. This corresponds to 47.17 acre-feet/year for 158 residential lots (0.30 acre-feet/year per residential lot), and 3.56 acre-feet/year for the irrigation of a 1.424 acres (2.50 acre-feet/acre).

Source of Water Supply

The source of water for the proposed development is to be served by the Falcon Area Water and Wastewater Authority ("FAWWA"). A letter of commitment for 50.73 acre-feet/year dated June 10, 2022 from Sterling Ranch Metropolitan Districts (predecessor to FAWWA) was provided with the referral materials. According to the submittal, the District will provide water from Denver, Arapahoe and Laramie-Fox Hills aquifer wells to a central system utilizing the water rights shown in Table 1, below.

Table 1 – Denver Basin Ground Water Rights

Aquifer	Decree	Tributary Status	Volume (AF)	Annual Allocation 100 Year (AF/Year)	Annual Allocation 300 Year (AF/Year)
Laramie-Fox Hills	86CW19	NT	53,900	539	179.67
Laramie-Fox Hills	08CW113	NT	40	0.4	0.13
Laramie-Fox Hills	20CW3059	NT	2,780	27.80	9.27
Laramie-Fox Hills	1689-BD	NT	26,300	263	87.67
Arapahoe	85CW131	NT	47,400	474	158
Arapahoe	86CW18	NT	57,500	575	191.67
Arapahoe	93CW18	NT	74,250	742.5	247.5
Arapahoe	08CW113	NNT	60	0.60	0.20
Arapahoe	20CW3059	NNT	4,311	43.11	14.37*
Arapahoe	1690-BD	NT	39,800	398	132.67
Denver	85CW131	NT	18,700	187	62.33
Denver	93CW18	NT	37,581	375.81	124.11*
Denver	08CW113	NNT	72,893	728.93	242.98
Denver	20CW3059	NNT	4,556	45.56	15.19*
Denver	1691-BD	NT	51,300	513	171
Total			491,028	4,910.28	**1,636.76**

*The available water as decreed from 20CW3059 varies slightly from the rates in the submitted Water Resources Report.

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 is equal to one percent of the total amount available as determined by Rules 8.A and 8.B of the Statewide Nontributary Ground Water Rules, 2 CCR 402-7. Therefore, the water may be withdrawn in those amounts for a maximum of 100 years.

In the *El Paso County Land Development Code,* effective November, 1986, Chapter 5, Section 49.5, (D), (2) states:

"-Finding of Sufficient Quantity – The water supply shall be of sufficient quantity to meet the average annual demand of the proposed subdivision for a period of three hundred (300) years."

The State Engineer's Office does not have evidence regarding the length of time for which this source will "meet the average annual demand of the proposed subdivision." However, treating El Paso County's requirement as an **allocation** approach based on three hundred years, the allowed average annual amount of withdrawal of 4,910.28 acre-feet/year would be reduced to one third of that amount, or 1,636.76 acre-feet/year, which is greater than the annual estimated commitments for FAWWA. As a result, the water may be withdrawn in that annual amount for a maximum of 300 years.

Additional Comments

Should the development include construction and/or modification of any storm water structure(s), the applicant should be aware that, unless the structure can meet the requirements of a "storm water detention and infiltration facility" as defined in section 37-92-602(8), Colorado Revised Statutes, the structure may be subject to administration by

this office. The applicant should review DWR's *Administrative Statement Regarding the Management of Storm Water Detention Facilities and Post-Wildland Fire Facilities in Colorado*, located at https://dnrweblink.state.co.us/dwr/ElectronicFile.aspx?docid=3576581&dbid=0 to ensure that the notification, construction and operation of the proposed structure meets statutory and administrative requirements. The applicant is encouraged to use *Colorado Stormwater Detention and Infiltration Facility Notification Portal*, located at https://maperture.digitaldataservices.com/gvh/?viewer=cswdif, to meet the notification requirements.

State Engineer's Office Opinion

Pursuant to the provision of C.R.S. 30-28-136(1)(h)(II), it is the opinion of this office that the proposed water supply is expected to be adequate and can be provided without injury to existing 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 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 estimated demands of the proposed subdivision.

Our opinion is qualified by the following:

The Division 2 Water Court has retained jurisdiction over the final amount of water available pursuant to the above-referenced decrees, pending actual geophysical data from the aquifer.

The amounts of water in the Denver Basin aquifers, and identified in this letter, are calculated based on estimated current aquifer conditions. For planning purposes 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 300 years used for allocation due to anticipated water level declines. We recommend that the county determine whether it is appropriate to require development of renewable water resources for this subdivision to provide for a long-term water supply.

Should you or the applicant have questions regarding any of the above, please contact Kate Fuller of this office.

Sincerely,

K. Fuller

Kate Fuller, P.E.
Water Resource Engineer

ec: Bill Tyner, Division 2 Engineer
Jacob Olson, District 10 Water Commissioner

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

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

April 25, 2023

PUDSP-22-7 FourSquare at Sterling Ranch
PUD/Preliminary Plan

Reviewed by: Lori Seago, Senior Assistant County Attorney

WATER SUPPLY REVIEW AND RECOMMENDATIONS

Project Description

1. This is a PUD/Preliminary Plan proposal by Classic SRJ Land, LLC ("Applicant"), to subdivide an approximately 36.76-acre tract of land into 158 single-family lots, plus tracts for parks, open space, utilities, landscaping, and stormwater detention. The property is proposed to be rezoned to PUD (Planned Unit Development) as part of this application.

Estimated Water Demand

2. Pursuant to the *Water Supply Information Summary* ("WSIS"), the Applicant estimated its annual water needs to serve this subdivision at 50.73 acre-feet/year. The Applicant estimates household use at 0.30 acre-feet per lot, which results in an annual water demand of 47.17 acre-feet for 158 lots, plus irrigation of 1.424 acres with a demand of 3.56 annual acre-feet, for a total water demand of 50.73 acre-feet/year for FourSquare at Sterling Ranch. Based on these figures, the Applicant must provide a supply of 15,219 acre-feet of water (50.73 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 Metropolitan District. The *Water Resources Report* ("Report"), which applies to the entire preliminary plan area for

FourSquare at Sterling Ranch, 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, and from off-site sources known as the McCune, Bar X, and Shamrock water rights. The *Report* indicates that the current developed physical supply is 1901.83 annual acre-feet/300 years. The total water commitment for the Authority is currently at 877.21 annual acre-feet. "This leaves a net excess of currently available water of 1024.62 annual AF/300 years and therefore there is more than sufficient water supply to meet the needs of FourSquare at Sterling Ranch PUD and Preliminary Plan on the 300-year basis."

4. FAWWA provided a letter of commitment for FourSquare at Sterling Ranch dated March 22, 2023, in which the Authority committed to providing water service for the 158 single family lots plus irrigation of landscaping, for an annual water requirement of 50.73 acre-feet/year.

State Engineer's Office Opinion

5. In a letter dated December 19, 2022, the State Engineer's Office reviewed the application to subdivide the 36.76 acres into 158 single-family lots. The State Engineer stated that "the proposed source of water supply . . . is to be served by the Falcon Area Water and Wastewater Authority (FAWWA) pursuant to an intergovernmental agreement with Sterling Ranch Metropolitan District No. 1." The letter noted that the estimated water demand for the development is 50.73 acre-feet/year and that the amount of decreed water owned by the District exceeds its annual estimated commitments. The State Engineer offered the opinion that "[p]ursuant to the provision of C.R.S. 30-28-136(1)(h)(II), it is the opinion of this office that the proposed water supply is expected to be adequate and can be provided without injury to existing water rights." The State Engineer further advised that their opinion that the water supply is adequate is based on the "determination that the amount of water required annually to serve the subdivision is currently physically available, based on current estimated aquifer conditions."

Recommended Findings

6. Quantity and Dependability. Applicant's water demand for the FourSquare at Sterling Ranch PUD/Preliminary Plan is 50.73 acre-feet per year for a total demand of 15,219 acre-feet for the subdivision for 300 years, to be supplied by FAWWA. **Based on the Authority's available water supply of approximately 1901.83 annual acre-feet, the County Attorney's Office recommends a finding of sufficient water quantity and dependability for FourSquare at Sterling Ranch.**

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

8. Basis. The County Attorney's Office reviewed the following documents in preparing this review: the *Water Supply Information Summary* provided March 22, 2023, the *Water Resources Report* dated October 2022, the *FAWWA* letter dated March 22, 2023, and the *State Engineer Office's Opinion* dated December 19, 2022. 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 subdivision shall be advised of, and comply with, the conditions, rules, regulations, limitations, and specifications set by the Authority.

cc: Kari Parsons, Senior Planner

EL PASO COUNTY
COLORADO

COMMISSIONERS:
CAMI BREMER (CHAIR)
CARRIE GEITNER (VICE -CHAIR)

HOLLY WILLIAMS
STAN VANDERWERF
LONGINOS GONZALEZ, JR.

DEPARTMENT OF PARKS AND COMMUNITY SERVICES

March 27, 2023

Kari Parsons
Project Manager
El Paso County Development Services Department
2880 International Circle
Colorado Springs, CO 80910

Subject: **FourSquare at Sterling Ranch East Filing No. 1 PUD Development Plan and Preliminary Plan, Submittal #2 – Final Comments (PUDSP-22-007)**

FourSquare at Sterling Ranch East Filing No. 1 Final Plat, Submittal #2 – Final Comments (SF-22-036)

Hello Kari,

The Park Operations Division of the Parks and Community Services Department has reviewed the FourSquare at Sterling Ranch East Filing No. 1 PUD Development Plan and Preliminary Plan, Submittal #2, as well as the FourSquare at Sterling Ranch East Filing No. 1 Final Plat, Submittal #2, and has no additional comments of behalf of El Paso County Parks. The PUD Development Plan and Preliminary Plan application was presented to and endorsed by the Park Advisory Board on August 10, 2022. The Final Plat application and the following comments and recommendations were presented to and endorsed by the Park Advisory Board for endorsement on January 11, 2023 – these comments supersede those of the PUD Development Plan and Preliminary Plan:

"This is a request by Classic Consulting, LLC, on behalf of Classic SRJ Land, LLC, for endorsement of FourSquare at Sterling Ranch East Filing No. 1 Final Plat, which includes 158 small single-family residential lots on 36.65 acres, laid out in a dense "four square" urban arrangement. The property is currently zoned as a Planned Unit Development (PUD) and is located east of Vollmer Road and east of Sand Creek, near the intersection of Sterling Ranch Road and the future extension of Briargate Parkway.

The 2013 and 2022 update of the El Paso County Parks Master Plan shows no parks, trails, or open space impacted by this project. The Sand Creek Regional Trail is located approximately 0.25 mile west of the property on the western banks of Sand Creek, while the proposed Briargate Parkway Bicycle Route is located immediate south and adjacent the project site along an east-west alignment. A dedicated public right-of-way already exists along the aforementioned bicycle route, so no easement requests are necessary at that location; however, the applicant is advised that multi-model transportation options will be developed within the rights-of-way in the future.

The 2022 El Paso County Parks Master Plan includes an update to the Candidate Open Space Areas, utilizing a weighted overlay of numerous natural and man-made attributes which contribute to strong candidate open space areas. The FourSquare at Sterling Ranch East Filing No. 1 falls completely within the bounds of the updated Black Forest South Candidate Open Space Area. Open space attribute values here include the Sand Creek corridor, surface water and wetland areas, floodplains, moderate wildlife impacts, and open high prairie grasslands along the southern boundary of Black Forest. The project site is located to the east of Sand Creek, its floodplains, and wetlands and will have very limited impacts on the creek corridor or surrounding open space attributes.

The project plan includes an interconnected trail and sidewalk system that affords the residents easy access to the sidewalk system along Briargate Parkway and in turn, the surrounding neighborhood, proposed school sites, neighborhood and community parks, as well as the nearby Sand Creek Regional Trail.

The current application shows 16.36 acres, or 44.6% of open space, dedicated to public and private open space, passive use parks, internal trail corridors, landscaping tracts, and drainage infrastructure. Tracts A through H comprise of 5.17 acres, or 31.5% of the available open space and are primarily designed for recreational purposes, pedestrian movement, and extensive landscape tracts. Tract I, at 11.2 acres or 68.5% of available open space, is comprised primarily of a large stormwater detention basin. The applicant's Letter of Intent states the following in regard to parks, trails, and open spaces:

- *"Tract I is approximately 11.2 acres and provides regional detention and is also designed to accommodate functional park space, perimeter walking trails, and amenities."*

- *"The detention pond will also be designed to incorporate a perimeter trail and associated amenities so that it can serve a dual purpose as a recreational amenity for the Sterling Ranch East community."*

- *"Foursquare PUD provides 10.74 acres of usable open space, including a 2.57-acre park (Tract G) centralized within the development and connected by pedestrian sidewalks that weave throughout the development. A 5' concrete trail loops through the park providing connections from Catalina Foothills roads, Estes Park Road, Idaho Fall Drive and open space tracts leading out of the development. A series of smaller tracts are located at the end of the block to provide small open spaces between the residential roadways and the proposed lots. All roadways include pedestrian sidewalks and connections to the Sterling Ranch parks and trails system, including Sand Creek Regional Trail. Parks and trails will be owned and maintained by the Sterling Ranch Metro District."*

The El Paso County Land Development Code (LDC) states the following guidelines:

- *Section 4.2.6 of the LDC states that "Constructed storm water facilities may be included in the open space calculation if **comprising less than 10%** of the required open space, recreational areas, trails and greenways."*

- *Section 4.2.6 of the LDC states that "Open space shall be concentrated in large usable areas. No less than 25% of the gross land area of open space shall be contiguous and usable."*

- *Section 8.5.2 of the LDC states that "The dedicated park land shall be conveniently located and have public access. The land shall be **free of hazards** that would threaten the safety of those using the land."*

Staff is pleased the FourSquare at Sterling Ranch East Filing No. 1 Final Plat contains a large percentage of passive-use park and open space areas, however, the inclusion of the large regional stormwater detention facility in the open space calculations as a dual-purpose drainage and recreational facility is concerning. As noted above, stormwater facilities may only comprise 10% or less of the open space calculations, whereas Tract I comprises 30.5% of the total project area and as noted above, 68.5% of the available open space.

Furthermore, Parks staff highly discourages the construction of recreational facilities in an active stormwater detention facility, especially one of this size and magnitude. In order to maintain a hazard-free recreational environment, a multi-use turf field located at the bottom of the detention facility would need to be adequately fenced from the concrete trickle channels, forebays, and outlet works, thus disrupting the overall efficiency of the detention facility itself.

Because Tracts A through H, at 5.17 acres, comprise over 14% of the total project area and therefore meet and exceed the PUD 10% open space requirement, staff recommends the applicant remove the regional stormwater detention facility from the open space calculations in order to conform to the recommended guidelines of the Land Development Code.

Staff does, however, encourage the applicant to construct the trail and trail-related amenities around the upper perimeter of the stormwater detention facility, keeping user safety in the forefront of plan design. Staff also encourages the applicant to plan and develop active-use amenities within the 2.57-acre neighborhood park, which could include playgrounds, picnic tables and pavilions, and perhaps exercise areas. These types of amenities would allow for a wide variety of recreational choices to users of all age groups and abilities. Lastly, staff recommends fees in lieu of land dedication for regional and urban park purposes, to be paid upon the recording of the forthcoming final plats.

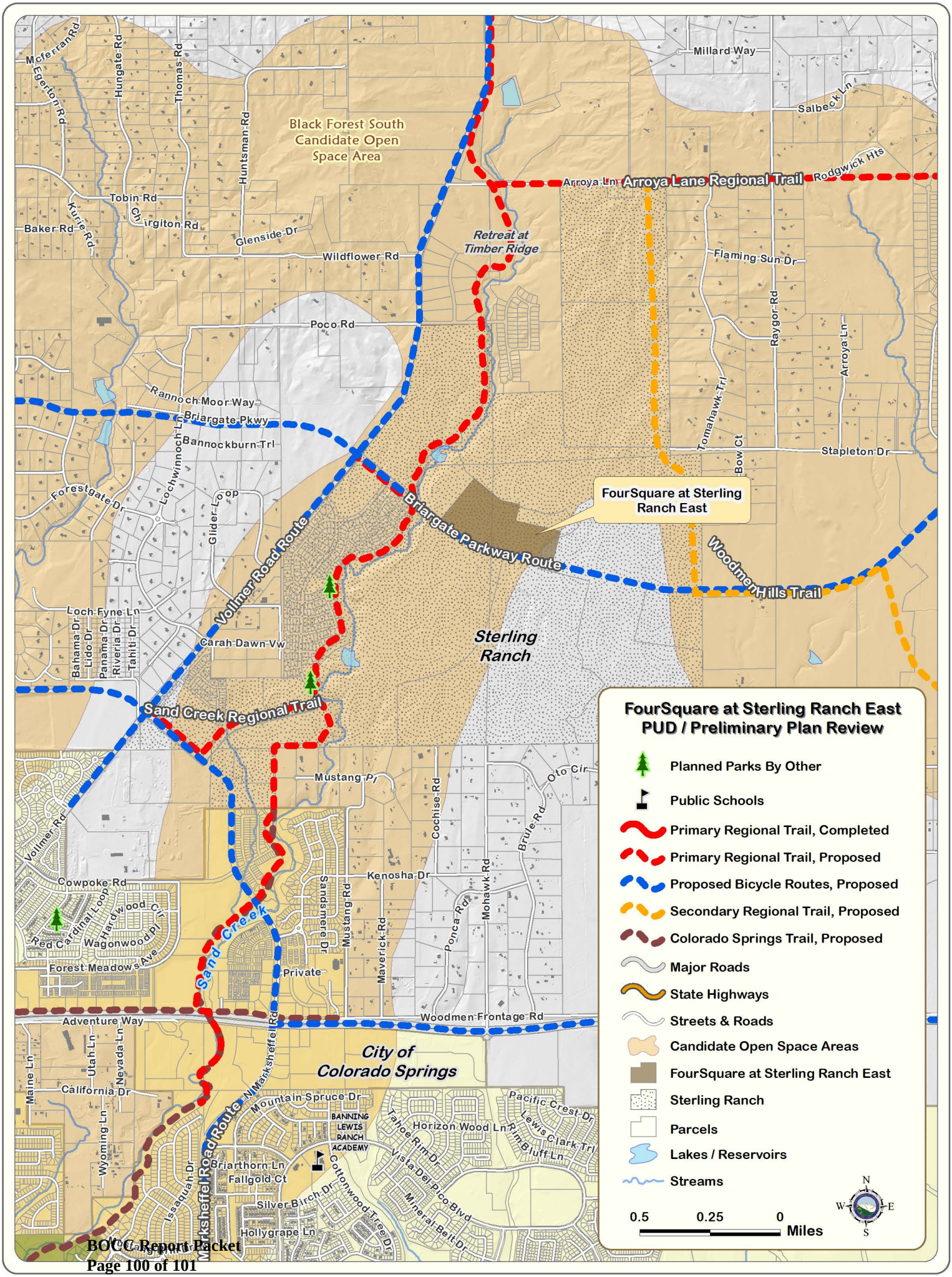
Recommended Motion (Filing No.1 Final Plat):

> *"The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving FourSquare at Sterling Ranch East Filing No. 1 Final Plat: (1) per the open space area computation guidelines of the El Paso County Land Development Code, remove the Tract I stormwater detention facility from the open space acreage calculations; (2) remove the planned future park from the regional stormwater detention facility and design safe pedestrian trails around its perimeter; (3) recommend the applicant explore a wide variety of active-use park and open space amenities to strengthen recreational opportunities for residents of all ages and abilities; (4) fees in lieu of land dedication for regional park purposes in the amount of $72,680 and urban park purposes in the amount of $45,820 will be required at time of the recording of this 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 Final Plat."*

Please feel free to contact me should you have any questions or concerns.

Sincerely,

Ross A. Williams
Park Planner
Park Operations Division
Parks and Community Services Department
rosswilliams@elpasoco.com


Black Forest South Candidate Open Space Area
Arroya Lane Regional Trail
Retreat at Timber Ridge
FourSquare at Sterling Ranch East
Briargate Parkway Route
Vollmer Road Route
Woodmen Hills Trail
Sterling Ranch
Sand Creek Regional Trail
Sand Creek
City of Colorado Springs
Millard Way
Salbeck Ln
Rodgwick Hts
Arroya Ln
Tobin Rd
Baker Rd
Kurie Rd
Chirgiton Rd
Glenside Dr
Wildflower Rd
Huntsman Rd
Hungate Rd
Thomas Rd
McferranRd
Egerton Rd
Poco Rd
Flaming Sun Dr
Raygor Rd
Arroya Ln
Tomahawk Trl
Bow Ct
Stapleton Dr
Rannoch Moor Way
Briargate Pkwy
Bannockburn Trl
Lochwinnoch Ln
Forestgate Dr
Glider Loop
Loch Fyne Ln
Bahama Dr
Lido Dr
Panama Dr
Riviera Dr
Tahiti Dr
Carah Dawn Vw
Mustang Pl
Cochise Rd
Oto Cir
Brule Rd
Vollmer Rd
Cowpoke Rd
Kenosha Dr
Mohawk Rd
Ponca Rd
Maverick Rd
Mustang Rd
Sandstone Dr
Red Cardinal Loop
Hardwood Cir
Wagonwood Pl
Forest Meadows Ave
Private
Adventure Way
Woodmen Frontage Rd
Marksheffel Rd
Marksheffel Road Route
Maine Ln
Utah Ln
Nevada Ln
California Dr
Wyoming Ln
Issaquah Dr
Mountain Spruce Dr
BANNING LEWIS RANCH ACADEMY
Briarthorn Ln
Fallgold Ct
Silver Birch Dr
Cottonwood Tree Dr
Hollygrape Ln
Tahoe Rim Dr
Horizon Wood Ln
Vista Del Pico Blvd
Mineral Belt Dr
Rim Bluff Ln
Lewis Clark Trl
Pacific Crest Dr
FourSquare at Sterling Ranch East PUD / Preliminary Plan Review
Planned Parks By Other
Public Schools
Primary Regional Trail, Completed
Primary Regional Trail, Proposed
Proposed Bicycle Routes, Proposed
Secondary Regional Trail, Proposed
Colorado Springs Trail, Proposed
Major Roads
State Highways
Streets & Roads
Candidate Open Space Areas
FourSquare at Sterling Ranch East
Sterling Ranch
Parcels
Lakes / Reservoirs
Streams
0.5
0.25
0
Miles
N
W
E
S

Development Application Permit Review

EL PASO COUNTY

COMMUNITY SERVICES DEPARTMENT

Park Operations - Community Outreach - Environmental Services

Veterans Services - Recreation / Cultural Services

August 10, 2022

Subdivision requirements referenced in Section 8.5.2 of the El Paso County Land Development Code. Fees are based on average land values within designated areas. See El Paso County Board of County Commissioners (BoCC) Resolution for fees established on an annual basis. The Park Advisory Board meets the second Wednesday of each month, 1:30 p.m., BoCC Auditorium, second floor of Centennial Hall, 200 South Cascade Avenue, Colorado Springs.

Name: FourSquare at Sterling Ranch East PUD / Preliminary Plan

PCD Reference #: PUDSP-22-007

Application Type: PUD / Prelim Plan

Total Acreage: 36.76

Total # of Dwelling Units: 158

Dwelling Units Per 2.5 Acres: 10.75

Regional Park Area: 2

Urban Park Area: 2, 3

Existing Zoning Code: RR-5

Proposed Zoning Code: PUD

Applicant / Owner:
Classic SRJ Land, LLC
2138 Flying Horse Club Drive
Colorado Springs, CO 80921

Owner's Representative:
N.E.S., Inc.
Andrea Barlow
619 North Cascade Avenue
Colorado Springs, CO 80903

REGIONAL AND URBAN PARK DEDICATION AND FEE REQUIREMENTS

Regional Park land dedication shall be 7.76 acres of park land per 1,000 projected residents, while Urban Park land dedication shall be 4 acres of park land per 1,000 projected residents. The number of projected residents shall be based on 2.5 residents per dwelling unit.

The EPC Land Development Code defines urban density as land development of higher density and intensity which is characteristically provided with services of an urban nature. This category of development includes residential uses with densities of more than one dwelling unit per 2.5 acres.

LAND REQUIREMENTS

Urban Density (>= 1 Dwelling Unit Per 2.5 Acres): **YES**

Regional Park Area: 2

0.0194 Acres x 158 Dwelling Units = 3.065

Total Regional Park Acres: 3.065

Urban Park Area: 2, 3

Neighborhood: 0.00375 Acres x 158 Dwelling Units = 0.59

Community: 0.00625 Acres x 158 Dwelling Units = 0.99

Total Urban Park Acres: 1.58

FEE REQUIREMENTS

Regional Park Area: 2

$460 / Dwelling Unit x 158 Dwelling Units = $72,680

Total Regional Park Fees: $72,680

Urban Park Area: 2, 3

Neighborhood: $114 / Dwelling Unit x 158 Dwelling Units = $18,012

Community: $176 / Dwelling Unit x 158 Dwelling Units = $27,808

Total Urban Park Fees: $45,820

ADDITIONAL RECOMMENDATIONS

Staff Recommendation:

The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving FourSquare at Sterling Ranch East PUD Development Plan and Preliminary Plan: (1) recommend the applicant explore a wide variety of active-use park and open space amenities to strengthen recreational opportunities for residents of all ages and abilities; (2) fees in lieu of land dedication for regional park purposes in the amount of $72,680 and urban park purposes in the amount of $45,820 will be required at time of the recording of the forthcoming final plat(s).

Park Advisory Board Recommendation: **PAB Endorsed 08/10/2022**

RESOLUTION NO. 23-

BOARD OF COUNTY COMMISSIONERS
COUNTY OF EL PASO, STATE OF COLORADO

APPROVAL OF PLANNED UNIT DEVELOPMENT/PRELIMINARY PLAN
FOURSQUARE AT STERLING RANCH PUD PRELIMINARY PLAN (PUDSP-22-007)

WHEREAS, Classic SRJ Land, LLC, did file an application with the El Paso County Planning and Community Development Department for an amendment to the El Paso County Zoning Map to rezone property located within the unincorporated area of the County and more particularly described in Exhibit A, which is attached hereto and incorporated by reference, from the RR-5 (Residential Rural) zoning district to the PUD (Planned Unit Development) zoning district in conformance with the supporting PUD Development plan; and

WHEREAS, in accordance with Section 4.2.6.E of the El Paso County Land Development Code (2022) (hereinafter "Code"), A PUD Development Plan May be Approved as a Preliminary Plan, the applicants are also requesting the PUD development plan be approved as a preliminary plan with a finding of water sufficiency for water quality, dependability, and quantity; and

WHEREAS, a public hearing was held by the El Paso County Planning Commission on May 18, 2023, upon which date the Planning Commission did by formal resolution recommend approval of the subject Planned Unit Development and Preliminary Plan; and

WHEREAS, a public hearing was held by this Board on June 20, 2023; and

WHEREAS, based upon the evidence presented, including 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, comments by the El Paso County Planning Commission Members, and comments by the Board of County Commissioners during the hearing, this Board finds as follows:

1. The application was properly submitted for consideration by the Board of County Commissioners.

2. Proper posting, publication, and public notice were provided as required by law for the hearings before the Planning Commission and Board of County Commissioners of El Paso County.

3. The hearings before the Planning Commission and Board of County Commissioners were extensive and complete, all pertinent facts, matters and issues were submitted and reviewed, and all interested persons were heard at those hearings.

4. The proposed PUD District zoning advances the stated purposes set forth in Chapter 4, Section 4.2.6, of the Code.

5. The application is in general conformity with the El Paso County Master Plan.

6. The proposed development is in compliance with the requirements of this Code and all applicable statutory provisions and will not otherwise be detrimental to the health, safety, or welfare of the present or future inhabitants of El Paso County.

7. The subject property is suitable for the intended uses and the use is compatible with both the existing and allowed land uses on the neighboring properties, will be in harmony and responsive with the character of the surrounding area and natural environment, and will not have a negative impact upon the existing and future development of the surrounding area.

8. The proposed development provides adequate consideration for any potentially detrimental use to use relationships (e.g., commercial use adjacent to single family use) and provides an appropriate transition or buffering between uses of differing intensities both on-site and off-site which may include innovative treatments of use-to-use relationships.

9. The allowed uses, bulk requirements and landscaping and buffering are appropriate to and compatible with the type of development, the surrounding neighborhood or area and the community.

10. Areas with unique or significant historical, cultural, recreational, aesthetic or natural features are preserved and incorporated into the design of the project.

11. Open spaces and trails are integrated into the development plan to serve as amenities to residents and provide reasonable walking and biking opportunities.

12. The proposed development will not overburden the capacities of existing or planned roads, utilities and other public facilities (e.g., fire protection, police protection, emergency services, and water and sanitation), and the required public services and facilities will be provided to support the development when needed.

13. The proposed development would be a benefit through the provision of interconnected open space, conservation of environmental features, aesthetic features and harmonious design, and energy efficient site design.

14. The proposed land use does not permit the use of any area containing a commercial mineral deposit in a manner which would unreasonably interfere with the present or future extraction of such deposit unless acknowledged by the mineral rights owner.

15. Any proposed exception or deviation from the requirements if the zoning resolution or the subdivision regulation is warranted by virtue of the design and amenities incorporated in the development plan and development guide.

16. The owner has authorized the application.

17. The proposed subdivision is in general conformance with the goals, objectives, and policies of the El Paso County Master Plan.

18. The subdivision is consistent with the purposes of the Code.

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

20. 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.

21. 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.

22. 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)].

23. Adequate drainage improvements complying with State law [C.R.S. §30-28- 133(3)(c)(VIII)] and the requirements of the Code and the El Paso County Engineering Criteria Manual (hereinafter "ECM") are provided by the design.

24. 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.

25. 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.

26. 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.

27. Necessary services, including police and protection, recreation, utilities, open space and transportation system, are or will be available to serve the proposed subdivision.

28. The subdivision provides evidence to show that the proposed methods for fire protection comply with Chapter 6 of the Code.

29. The proposed subdivision meets other applicable sections of Chapter 6 and 8 of this Code.

30. For the above-stated and other reasons, the proposed zoning is in the best interest of the health, safety, morals, convenience, order, prosperity and welfare of the citizens of El Paso County.

NOW, THEREFORE, BE IT RESOLVED the El Paso County Board of County Commissioners hereby approves the application to amend 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 PUD (Planned Unit Development) zoning district in conformance with the supporting PUD Development Plan.

BE IT FURTHER RESOLVED that in accordance with Section 4.2.6.E of the El Paso County Land Development Code (2022), the Board of County Commissioners hereby approves the FOURSQUARE AT STERLING RANCH PUD Development Plan as a preliminary plan.

BE IT FURTHER RESOLVED the following conditions and notations shall be placed upon this approval:

CONDITIONS

1. Development of the property shall be in accordance with this PUD development plan. Minor changes in the PUD development plan, including a reduction in residential density, may be approved administratively by the Director of the Planning and Community Development Department consistent with the Land Development Code. Any substantial change will require submittal of a formal PUD development plan amendment application.

2. Approved land uses are those defined in the PUD development plan and development guide.

3. All owners of record must sign the PUD development plan.

4. The PUD development plan and development guide shall be recorded in the office of the El Paso County Clerk & Recorder prior to any final plat approvals.

5. 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.

6. 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.

7. Applicant shall comply with all requirements contained in the Water Supply Review and Recommendations dated April 25, 2023, as provided by the County Attorney's Office.

8. Developer shall participate in a fair and equitable manner in offsite transportation improvements, including but not limited to the items listed in Table 5 of the Sterling Ranch East Rezoning and Preliminary Plan TIS, to be verified with an updated traffic impact analysis or memorandum as appropriate with each final plat in the FourSquare at Sterling Ranch PUD/Preliminary Plan area. Updated traffic signal analyses for the intersections of concern in the TIS shall be provided upon buildout of Sterling Ranch East Filing Nos. 1 and 2, and FourSquare at Sterling Ranch. Any resulting design and construction requirements shall be provided by the developer at that time, in coordination with the City of Colorado Springs as applicable.

9. Because Sterling Ranch East Filing No. 2 and FourSquare at Sterling Ranch are to be constructed concurrently and are dependent on public improvements between them, approvals of all construction drawings, agreements, and financial assurances for both subdivisions are required prior to recording either plat.

10. The utility easements underlying proposed County rights-of-way shall be vacated or extinguished to the satisfaction of the County Attorney prior to County acceptance of the proposed roads.

11. Financial assurances for construction of Briargate Parkway adjacent to the site shall be provided with the FourSquare at Sterling Ranch final plat if not provided by an earlier plat.

NOTATIONS

1. Modifications to the final design of the intersection of Briargate Boulevard and Sterling Ranch Road as a result of the final technical design of adjacent roadways, pedestrian refuges, right-of-way width shall not require a PUD plan or preliminary plan amendment, or a dimensional variance for a lot size and or building setbacks to the affected lots, and structures permitted by the FourSquare at Sterling Ranch PUD. Minimum setbacks established within the FourSquare PUD shall be adhered to if final design of the above intersection does not impact the lot size.

2. Subsequent final plat filings may be approved administratively by the Planning and Community Development Director.

3. 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.

AND BE IT FURTHER RESOLVED the record and recommendations of the El Paso County Planning Commission be adopted, except as modified herein.

DONE THIS 20 day of June, year, at Colorado Springs, Colorado.

BOARD OF COUNTY COMMISSIONERS
OF EL PASO COUNTY, COLORADO

ATTEST:

By: _____
Chair

By: _____
County Clerk & Recorder

EXHIBIT A

LEGAL DESCRIPTION: FOURSQUARE AT STERLING RANCH EAST PRELIMINARY PLAN

A PARCEL OF LAND BEING A PORTION OF SECTIONS 33 AND 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 S19°38’14”E, A DISTANCE OF 3075.46 FEET TO THE POINT OF BEGINNING;

THENCE S50°26’12”E, A DISTANCE OF 587.17 FEET TO A POINT OF CURVE;
THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 26°05’19”, A RADIUS OF 175.00 FEET AND A DISTANCE OF 79.68 FEET TO A POINT OF TANGENT;
THENCE S76°31’31”E, A DISTANCE OF 326.10 FEET;
THENCE S13°28’29”W, A DISTANCE OF 316.54 FEET;
THENCE S76°31’31”E, A DISTANCE OF 864.69 FEET;
THENCE S13°28’29”W, A DISTANCE OF 564.46 FEET;
THENCE N76°31’31”W, A DISTANCE OF 1212.26 FEET TO A POINT OF CURVE;
THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 26°05’19”, A RADIUS OF 1935.00 FEET AND A DISTANCE OF 881.07 FEET TO A POINT OF TANGENT;
THENCE N50°26’12”W, A DISTANCE OF 181.33 FEET;
THENCE N39°33’48”E, A DISTANCE OF 980.00 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 36.762 ACRES