

Mike Bramlett

From: Keith Curtis <keith@pprbd.org>
Sent: Monday, May 20, 2024 12:52 PM
To: Mike Bramlett
Cc: Bryan Law; Peter Morley
Subject: RE: Sterling Ranch Filing 3 - Tract C Future Development Tract - Replat to 3 lots

I don't have any concerns
Looks like tract C and the new lots are outside the SFHA.

Keith Curtis, PE, CFM, LEED AP
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From: Mike Bramlett <mbramlett@jrengineering.com>
Sent: Monday, May 20, 2024 11:26 AM
To: Keith Curtis <keith@pprbd.org>
Cc: Bryan Law <blaw@jrengineering.com>; Peter Morley <peter10morley@gmail.com>
Subject: Sterling Ranch Filing 3 - Tract C Future Development Tract - Replat to 3 lots

Keith,

In the near future, SR Land plans to move forward with submitting a replat of Tract Tract C of Sterling Ranch Filing No. 3 into the 3 residential lots that were shown on the Sterling Ranch Phase 2 Preliminary Plan. These 3 lots were held out of the initial SR F3 development because without the Sterling Ranch Road

bridge and some of the access/trail grading alongside the creek and adjacent to the rear of these lots, they were not buildable. Now that the Sterling Ranch Road Bridge and the maintenance access trail/wall adjacent to the tract have been built, SR Land is ready to move forward and plat the 3 lots.

The development of the 3 lots would be well above the existing floodplain as shown below;



I have attached the SR F3 plat (EPC File # SF 21-32) and the grading sheet from the approved Preliminary Plan (EPC File # SP 20-03) to help with the history.

I retired from JR at the end of February and Bryan Law has taken over my project list but I am still helping out SR Land on miscellaneous tasks such as this. Let me know if you see any concerns from a floodplain standpoint with SR Land moving forward with the replat.

Thanks

Mike Bramlett, PE
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