

SF-19-004

HOMESTEAD AT STERLING RANCH FILING 2 – FINAL PLAT

LETTER OF INTENT

FEBRUARY, 2019

OWNER/APPLICANT:

SR Land
20 Boulder Crescent St. Suite 102
Colorado Springs, CO. 80903

CONSULTANT:

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

REQUEST

SR Land request approval of the following application:

1. A Final Plat for Homestead at Sterling Ranch Filing No. 2, a replat of Tract E, Sterling Ranch Filing No. 1 Final Plat, as recorded at Reception No. 218714151. (TSN # 5233101003), into 104 single family lots and 3 tracts.

LOCATION

Homestead at Sterling Ranch Filing 2 is a replat of a Master Pad Site, Tract E, as contemplated in Sterling Ranch Filing No. 1. It is located west of Sand Creek, south of Briargate, and east of Vollmer Road.



PROJECT DESCRIPTION

The Homestead at Sterling Ranch Filing No. 2 Final Plat will create 104 single family dwelling units. The Final Plat contains approximately 29.658 acres and is wholly within and consistent with the 182.26 acre Sterling Ranch Preliminary Plan approved May 26, 2015 by the Board of County Commissioners. The zoning classification is RS-5000 and all proposed lots are greater than 5,000 square feet and meet all zoning standards. a minimum of

The property is located within the boundaries of Sterling Ranch Metropolitan District No. 2. Water, wastewater, storm water and park/recreational services will be provided by Sterling Ranch Metropolitan District No. 1 pursuant to an intergovernmental agreement with Sterling Ranch Metropolitan District No. 2. The Final Plat contains lots (23.542 acres), streets (5.807 acres) and 3 tracts containing .309 acres for landscaping, public improvements, public utility and mail kiosk purposes. These tracts, as well as certain off-site open space, landscaping, and storm water tracts previously dedicated as part of Sterling Ranch Filing No. 1, will be owned and maintained by Sterling Ranch Metropolitan District No. 1. There are no new grading or SWMP plans for Homestead at Sterling Ranch Filing No. 2. Grading plans approved in 2015 continue to be utilized. Verify with Engineering- We only have general early grading not specific subdivision plans approved at this time.

Drainage

Grading and SWMP were included in the application?

The drainage improvements associated with the Final Plat are consistent with the Master Development Drainage Plan and Preliminary Drainage Report for Sterling Ranch Phase One. The drainage improvements have been designed based upon the most current El Paso County Engineering Criteria Manual, Sand Creek Drainage Basin Planning Study, City of Colorado Springs/El Paso County Drainage Criteria Manual, and the Urban Storm Drainage Criteria Manual. Details related to the design, construction and maintenance of the required drainage improvements are set forth in the proposed Subdivision Improvements Agreement for the Final Plat. In addition to the on-site drainage improvements, a detention pond and related improvements will be constructed on Tract F, Sterling Ranch Filing No. 1, to serve this particular replat as required in the Subdivision Improvements Agreement for Sterling Ranch Filing No. 1.

In order to assure completion of Sand Creek Channel drainage improvements, such as drop structures, check structures and similar stabilization or protection improvements, as well as a fair apportionment of the costs of said drainage improvements amongst adjacent Sterling Ranch subdividers, the District agrees to establish a Sand Creek Channel Drainage Fee to be paid into a District Escrow Fund by adjacent subdividers at the time of final platting. The amount of the fee shall be a minimum of One Thousand Dollars (\$1,000.00) per single family lot. The funds in the Escrow Account may only be disbursed for the design and construction of regional drainage improvements pursuant to the Sand Creek Drainage Basin Planning Study and Sand Creek channel improvements after the prior written approval of the El Paso County Engineer.

Revise to comply with the conditions of approval for SF-16-013, Bank Stabilization Grade control structures etc shall be assured for and constructed with or prior to development within track E and K. See attached condition.

Roads

Call out the roadway segments that will be constructed to support this filing and to comply with the Sterling Ranch SIA.

In addition to the on-site road improvements, two lanes will be added to the existing two lane cross section of Vollmer Road adjacent to Sterling Ranch per the Sterling Ranch Filing 1 agreements. Certain intersection and turn lane improvements to Vollmer Road and Briargate Parkway, as more particularly described in the approved Construction Drawings for Sterling Ranch Filing No. 1, are being constructed to serve Homestead Filing #2.

Other:

- It is understood and agreed that applicable traffic impact fees in accordance with the County Road Impact Fee Program Resolution (Resolution No. 12-382) will be paid at or prior to the time of building permit submittals. The applicant elects to include the property into the 10 mil El Paso County Public Improvement District. The recommended plat note will be added to the Final Plat and all sales documents.

This needs to detail the agreement made this spring with Morley, Classic and Craig. There is to be ER road access thru a lot until improvements are made.

This res # has not been used in years. The most recent is 18-471

- Pursuant to Section 8.4.4(D)(2) of the El Paso County Land Development Code, "The second access shall be either a public road or a road located within an easement specifically constructed for emergency access purposes.". Therefore, an easement has been created and dedicated to the Sterling Ranch Metropolitan District, and construction plans have been approved by EPC for the "Branding Iron at Sterling Ranch Emergency Access Road Plans". This emergency access road will also serve as a second point of access for Homestead Filing #2. Per the approved Sketch Plan and Preliminary Plan for this subdivision, ultimately it is contemplated that the completed roads will be dedicated to El Paso County for acceptance and maintenance upon the approval of Sterling Ranch Filing No. 2, now under review by the County. At such time the Easement Agreement will terminate.

Districts Serving the Property:

- Academy School District 20
- Mountain View Electric Association
- City of Colorado Springs Utilities Department - Gas
- Black Forest Fire Protection District
- Tracts containing open space, landscaping and trails will be maintained by Sterling Ranch Metropolitan District No. 1.
- Water, wastewater, stormwater and parks and recreation services to be provided by Sterling Ranch Metropolitan District No. 1

See above.

PID inclusion?

PROJECT JUSTIFICATION

Consistency with County Plans

The proposed plat is consistent with the goals and objectives set forth in the Black Forest Preservation Plan, the Falcon-Peyton Small Area Plan, the Sterling Ranch Sketch Plan, approved in November of 2008, and the Sterling Ranch Preliminary Plan, approved in 2015. A detailed analysis of the relationship between the Sterling Ranch development and the goals and objectives of the two applicable Small Area Plans was previously provided at the sketch plan, zoning and preliminary plan stages with findings of consistency having been made by the Planning Commission and Board of County Commissioners. These

included the provision of adequate buffering and transition from low density residential development, the provision of adequate urban services by Sterling Ranch Metropolitan District, an interconnected system of trails, open spaces and neighborhood parks, and the preservation of natural areas.

Consistency with Plat Approval Criteria. The Final Plat is in substantial compliance with the approved preliminary plan and is consistent with the County's subdivision design standards and regulations. All areas of the proposed subdivision that may involve soil or topographical conditions presenting hazards or requiring special precautions have been identified and the proposed subdivision is compatible with such conditions. Adequate drainage improvements are proposed that comply with State Statute C.R.S. 30-28-133 (3)(c)(VIII) and the requirements of the Land Development Code and the Engineering Criteria Manual. Necessary services, including police and fire protection, recreation, utilities, and transportation systems, are or will be made available to serve the proposed subdivision. The final plans provide evidence to show that the proposed methods for fire protection comply with Chapter 6 of the Land Development Code. Necessary off-site improvements have been evaluated through the various reports submitted with the Final Plat, as well as the previously approved Preliminary Plan, and will mitigate the impacts of the subdivision in accordance with the applicable requirements of Chapter 8 of the Land Development Code. All public facilities and infrastructure reasonably related to the Final Plat have either been constructed or are financially guaranteed through the Subdivision Improvements Agreement so the impacts of the subdivision will be adequately mitigated. The extraction of any known commercial mining deposit will not be impeded by this subdivision.

Please provide the channel design and wetland plan as requested. No geo report was submitted and constraints were not specifically identified on plat

15. The applicants and Sterling Ranch Metropolitan District No. 2 shall be responsible for constructing the necessary improvements in the Sand Creek channel in accordance with the Subdivision Improvements Agreement and Storm Water Escrow Agreement. The improvements include the following:

a. Bank stabilization within Tracts D, F, and CC shall be constructed with or prior to development within Tracts E and K. The respective portion of the channel that will require bank stabilization shall be commensurate with the adjacent or proximate area of development, as determined appropriate by the County Engineer. In addition, bank stabilization will also be required within Tract D upon construction of public improvements in areas adjacent or in close proximity to the Tract, as determined appropriate by the County Engineer.

b. Grade control structures, regional ponds, and bank stabilization of the opposing side of the Sand Creek channel, and other improvements to stabilize the Sand Creek channel flowline through the Sterling Ranch development and downstream, pursuant to the revised MDDP. These improvements shall be preliminarily accepted by the County, or collateral shall be provided for such improvements, prior to the sale of any residential lot adjacent to a tract containing a regulatory floodplain in the Sterling Ranch development. If it is determined by the County Engineer that these improvements need to be constructed sooner due to unanticipated channel erosion and/or the creation of a hazard to public safety, then the improvements shall be constructed prior to the recordation of any additional final plats or replats within the Sterling Ranch development.

Markup Summary

Steve Kuehster (5)



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15. The applicants and Sterling Ranch Metropolitan District No. 2 shall be responsible for constructing the necessary improvements in the Sand Creek channel in accordance with the Subdivision Improvements Agreement and Storm Water Escrow Agreement. The improvements include the following:

a. Bank stabilization within Tracts D, F, and CC shall be constructed with or prior to development within Tracts E and K. The respective portion of the channel that will require bank stabilization shall be commensurate with the adjacent or proximate area of development, as determined appropriate by the County Engineer. In addition, bank stabilization will also be required within Tract D upon construction of public improvements in areas adjacent or in close proximity to the Tract, as determined appropriate by the County Engineer.

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Grading and SWMP were included in the application?



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Revise to comply with the conditions of approval for SF-16-013, Bank Stabilization Grade control structures etc shall be assured for and constructed with or prior to development within track E and K. See attached condition.



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Call out the roadway segments that will be constructed to support this filing and to comply with the Sterling Ranch SIA.

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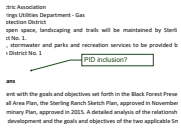
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dspdparsons (7)



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Please provide the channel design and wetland plan as requested. No geo report was submitted and constraints were not specifically identified on plat



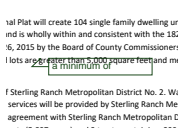
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PID inclusion?



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Verify with Engineering- We only have general early grading not specific subdivision plans approved at this time.



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a minimum of



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This needs to detail the agreement made this spring with Morley, Classic and Craig. There is to be ER road access thru a lot until improvements are made.



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