

HOMESTEAD AT STERLING RANCH FILING 2 – FINAL PLAT (SF-19-004)

LETTER OF INTENT

~~SEPTEMBER, 2019~~ - REVISED MARCH 2020

OWNER/APPLICANT:

SR Land, LLC
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 a minimum of 5,000 square feet and meet all zoning standards.

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. Tract B provides pedestrian access from the internal sidewalk network to the regional trail along Sand Creek. 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. Separate early utility, grading, and erosion control plans have been submitted for Homestead Filing 2 and Branding Iron Filing 2 (EGP-193). More detailed grading and utility plans are submitted with this application. The revised grading plans have removed the grading from the floodplain. Therefore, removing the need for a no rise letter.

Drainage

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 regional drainage improvements (the "Channel 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 has previously agreed 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, for such Channel Improvements. The amount of the fee is 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 the Channel Improvements pursuant to the Sand Creek Drainage Basin Planning Study after the prior written approval of the El Paso County Engineer.

Sand Creek Bank Stabilization and Channel Improvements

Slope grading and intermittent channel bank lining has been proposed for portions of the developable areas adjacent to Sand Creek to protect the developed lots and prevent excessive erosion until the DBPS recommended Sand Creek Channel improvements are installed (the “Bank Stabilization Improvements”). The proposed Bank Stabilization Improvements are intended to reduce outer bank grades and bring uniformity to areas where significant rilling and destabilization has occurred. The proposed Bank Stabilization Improvements include placement of soil riprap and turf reinforcement matting along embankment toes and along embankment slopes, both of which will function to retain soils and vegetation during heavy rains or larger flood flow events. All disturbed areas, not hardscaped will be re-vegetated with native species grasses, per El Paso County erosion control standards. Storm sewer outfalls into Sand Creek shall be protected by low-tailwater riprap basins.

In addition to the Bank Stabilization Improvements, check structures and rip-rap channel lining will be installed within Sand Creek Channel to handle the runoff from fully developed Sterling Ranch and up-gradient watershed in accordance with the Sand Creek DBPS. A discussion regarding the timing of these Channel Improvements is provided in the Sterling Ranch Filing No. 1 Subdivision Improvement agreement (SF-16-013).

Financial Assurance shall be posted for the proposed Bank Stabilization Improvements prior to recordation of the final plat. The Sand Creek Channel Drainage Fee for each lot shall be paid into a District Escrow Fund at the time of closing for such lot.

Roads

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 a portion of Sterling Ranch per the Sterling Ranch Filing 1 agreements no later than May 30, 2021. The project will be accessed via Dines Boulevard and Wheatland Drive. Dines Boulevard is planned to be constructed south from Vollmer Road to the future Sterling Ranch Road. A short, half section of Briargate Parkway is planned to be constructed between Vollmer Road and Wheatland Drive. Wheatland Drive is planned to be constructed south from Briargate Parkway to Dines Boulevard. The section of Sterling Ranch Road between Dines Boulevard and Marksheffel Road and the section of Marksheffel Road between Vollmer Road and Sterling Ranch Road are planned to be constructed with Sterling Ranch Filing 2, currently being processed through the County. An emergency access connection is provided through Lot 12 of the subdivision to provide a second point of access from the cul-de-sac to Dines Boulevard. An emergency access road is constructed southwest from the terminus of Dines Boulevard to Vollmer Road.

Wastewater

The District has an intergovernmental agreement with Meridian Service Metropolitan District for the provision of wastewater treatment services (the “Meridian System”). The District has also entered into an intergovernmental agreement with the City of Colorado Springs and Colorado Springs Utilities which provides for temporary wastewater treatment services while the District completes its connection to the

Meridian System. The agreement with the City provides for interim treatment services for a period of up to one year from the execution of the agreement, or August 12, 2020.

Subdivider shall provide construction drawings for the connection to the Meridian System, including the sewer line and lift station, that have been signed by the Meridian Service Metropolitan District, as well as Financial Assurance Estimates and collateral to assure the completion of such improvements (the "Meridian Line Collateral") to the County. It is agreed by the parties hereto that if the connection to the Meridian System is not substantially completed by June 30, 2020, or if the City of Colorado Springs has not by that date extended the interim wastewater agreement beyond the August 12, 2020, date, the County may draw on the Meridian Line Collateral to complete the District's wastewater connection to the Meridian System. It is understood by the parties hereto that, should it become necessary for the County to draw on the Meridian Line Collateral to complete the connection to the Meridian System, the County intends to authorize and designate Elite Properties of America, Inc. as the appropriate entity to complete said connection. A copy of an agreement between the Subdivider and Elite addressing this potential work has been provided to the County. Finally, it is agreed that, should it become necessary for the County to draw on the Meridian Line Collateral to complete the connection, the County may impose a moratorium on the issuance of additional building permits on lots located in all recorded final plats at Sterling Ranch until the District's wastewater connection is completed.

Other:

- It is understood and agreed that applicable traffic impact fees in accordance with the County Road Impact Fee Program Resolution (Resolution No. 18-471) 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 No. 2. The recommended plat note will be added to the Final Plat and all sales documents.
- 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. In addition, an emergency access connection is provided through Lot 12 of the Homestead Fil. 2 subdivision to provide access to Dines. 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.
- Financial Assurances for the landscape improvements along the southern portion of Briargate Parkway and Wheatland Drive adjacent to the project are included in the Financial Assurances Estimate. A Parks Land Agreement for Urban Park Fee Credit of \$29,952 was approved by the Parks Advisory Board on January 8, 2020. Regional Park Fees of \$47,424 will be paid at time of plat recording.

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, stormwater, parks, and recreation services to be provided by Sterling Ranch Metropolitan District No. 1
- Wastewater to be treated by CSU temporarily and ultimately by Meridian Service Metropolitan District

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. Existing conditions will impose only minor constraints on development. Avoidance, regrading, and proper engineering design and construction can mitigate any potential constraints. 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.

P:\Morley\Sterling Ranch Phase 1\Homestead Fil. No. 2\Letter of Intent Homestead Fil. 2.docx