

LETTER OF INTENT

Sterling Ranch East

Sterling Ranch Road crossing of Sand Creek

Owners: Classic SRJ Land, LLC
2138 Flying Horse Club Dr.
Colorado Springs, CO 80921
(719) 592-9333

SR Land, LLC
20 Boulder Crescent, Suite 102
Colorado Springs, CO 80903
(719) 339-1149

**Applicant/
Consultant:** Classic Consulting
619 N. Cascade Ave., Suite 200
Colorado Springs, CO 80903
(719) 785-2802

Tax Schedule No. 522330-00-017, 52330-00-013

REQUEST:

Construction Drawing Review for the proposed Sand Creek crossing structure at Sterling Ranch Road. This creek crossing is shown on both the Sterling Ranch Master Plan and the recent Homestead North at Sterling Ranch Filing No. 1 Final Plat, currently under review.

This request is just for the review of the bridge structure design and associated appurtenances (i.e. Structure foundation, headwalls, wingwalls and interim GEC Plan prior to approval of the channel improvement plans). Reference the Sterling Ranch Road Street Improvement Plans, Homestead North at Sterling Ranch Filing No. 1 Final Plat and Final Design Report and Sand Creek Restoration Plans, all prepared by JR Engineering, LLC for adjacent design information.

SITE DESCRIPTION:

This letter is prepared to provide sufficient information in support of the CDR request for the Sterling Ranch Road crossing of Sand Creek. The proposed 80' Right-of-way for Sterling Ranch Road will be platted with Homestead North at Sterling Ranch Filing No. 1 Final Plat, currently under review. However, the proposed structure staddles the current property ownership line between SR Land, LLC (Morley ownership) and Classic SRJ Land, LLC (Classic Homes ownership). Easement documents or a construction agreement between the two parties will be provided prior to the approval of this facility.

The proposed structure is located in section 33, township 12 south, range 65 west of the sixth principal meridian, El Paso County, Colorado. More specifically, located approximately 400 feet east of the intersection of Sterling Ranch Road and Dines Blvd.

PROJECT DESCRIPTION:

90 LF of BridgeCor Steel Box

38'-1" Span X 11'-11" Rise

Proposed ownership and maintenance by El Paso County

DESIGN DRAWINGS AND REPORT

The BridgeCor stamped design drawings prepared by Contech Engineered Solutions, LLC

The Foundation, Headwall and Wingwall stamped design drawings prepared by KBJW, Inc.

The Foundation, Headwall and Wingwall Design Report prepared by KBJW, Inc.

The Culvert Analysis and Design Report (CANDE) prepared by Contech Eng. Solutions, LLC

SUBSURFACE SOIL INVESTIGATION

The Soils Report provided by Entech Engineering, Inc., dated November 4, 2021 and revised March 24, 2022 outlines subsurface conditions, test boring results and foundation design recommendations as defined in the Engineering Criteria Manual and Code.

ROADWAY AND PEDESTRIAN CONNECTIVITY

Per the approved Sterling Ranch Sketch Plan, this collector road crossing of Sand Creek will allow for public roadway access for the Sterling Ranch development east of Sand Creek and pedestrian access in the form of min. 6' detached sidewalks along each side of the roadway. However, portions of this sidewalk may be wider (8' min.) to support the trail crossing along the west side of Sand Creek. Guardrail is planned adjacent to the urban roadway section to protect pedestrians and vehicular impact to the headwall structure.

DRAINAGE / CHANNEL DESIGN AND REPORTS

The overall Sterling Ranch Development was studied in the MDDP for Sterling Ranch prepared by M&S Civil Consultants, Inc., approved November 2018. An amendment to this MDDP, was prepared by JR Engineering, LLC and is currently under review by El Paso County.

The site-specific Final Design Report for Sand Creek Restoration was prepared by JR Engineering, LLC. Reference this report for all drainage design and flow analysis for this proposed roadway crossing. This report is currently under review by El Paso County.

The Sand Creek Restoration Channel Improvement Plans, prepared by JR Engineering, LLC provides details of the channel improvements up and down stream of the proposed roadway crossing. This report is currently under review by El Paso County. Any disturbance of the delineated wetlands will be appropriately permitted with the U.S Army Corps of Engineers. Prior to any disturbance within the waters of the U.S., a floodplain development permit will be approved by Regional Floodplain.

A 404 Wetlands Permit was issued for the Sterling Ranch Development that included this proposed crossing in February 2016. This permit is currently being updated based on the revised channel design and under review by the Corps of Engineers. If the permit is not updated prior to the construction of this bridge crossing of Sand Creek, construction area will be limited to that shown in the 2016 permit.