



LSC TRANSPORTATION CONSULTANTS, INC.
2504 East Pikes Peak Avenue, Suite 304
Colorado Springs, CO 80909
(719) 633-2868
FAX (719) 633-5430
E-mail: lsc@lsctrans.com
Website: <http://www.lsctrans.com>

Sterling Ranch Filing No. 3
Transportation Memorandum
(LSC #184662)
EPC PDC File No. SF2132
April 19, 2022

Traffic Engineer's Statement

This traffic report and supporting information were prepared under my responsible charge and they comport with the standard of care. So far as is consistent with the standard of care, said report was prepared in general conformance with the criteria established by the County for traffic reports.



Developer's Statement

I, the Developer, have read and will comply with all commitments made on my behalf within this report.



V.P.

4/19/2022
Date



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April 19, 2022

Mr. Jim Morley
Morley-Bentley Investments, LLC
20 Boulder Crescent, 1st Floor
Colorado Springs, CO 80903

RE: Sterling Ranch Filing No. 3
El Paso County, Colorado
Transportation Memorandum
LSC #184662

Dear Mr. Morley:

LSC Transportation Consultants, Inc. has prepared this transportation memorandum to accompany the Sterling Ranch Filing No. 3 submittal. Sterling Ranch is located east of Vollmer Road near Lochwinnoch Lane between the future extensions of Marksheffel Road and Stapleton Drive in El Paso County, Colorado. This memorandum contains the following:

- A summary of the proposed land use and access plan;
- The projected average weekday and peak-hour vehicle trips to be generated by the Filing No. 3 land uses;
- Recommendations for street functional classifications for streets within Filing No. 3;
- The required Countywide Road Impact Fees; and
- An amendment to the Improvements Table from the Preliminary Plan (Table 4 from the *Sterling Ranch Filing No. 2 and Sterling Ranch Phase 2 TIA*).

PREVIOUS TRAFFIC REPORTS

LSC prepared a traffic impact study (TIS) for the entire Sterling Ranch development dated June 5, 2008. LSC also prepared a traffic impact analysis for the Phase 2 Preliminary Plan entitled *Sterling Ranch Filing No. 2 and Sterling Ranch Phase 2 Traffic Impact Analysis*, dated June 23, 2021. That Preliminary Plan TIS included the area now planned for Sterling Ranch Filing No. 3.

SITE DEVELOPMENT AND LAND USE

Sterling Ranch Filing No. 3 includes 63 lots for single-family homes. Two full-movement access points are proposed to Sterling Ranch Road. The land use and access plan are consistent with what was assumed in the Phase 2 TIS. The site plan for the currently-proposed Filing No. 3 is attached.

TRIP GENERATION

Estimates of the traffic volumes expected to be generated by the site have been made using the nationally-published trip-generation rates found in *Trip Generation, 10th Edition, 2017* by the Institute of Transportation Engineers (ITE). Table 1 shows the results of the trip-generation estimates.

As shown in Table 1, Sterling Ranch Filing No. 3 is projected to generate about 595 new vehicle trips on the average weekday, with about one-half of the vehicles entering and one-half of the vehicles exiting in a 24-hour period. During the morning peak hour, which generally occurs for one hour between 6:30 a.m. and 8:30 a.m., about 12 vehicles would enter and 35 vehicles would exit the site. During the afternoon peak hour, which generally occurs for one hour between 4:30 p.m. and 6:30 p.m., about 39 vehicles would enter and 23 vehicles would exit the site.

SHORT-TERM AND 2040 TOTAL TRAFFIC AND LEVELS OF SERVICE

Please refer to *Sterling Ranch Filing No. 2 and Sterling Ranch Phase 2 Traffic Impact Analysis* dated June 23, 2021 for the short-term, intermediate-term, and 2040-total traffic volumes and level of service analysis. These volumes include the Filing 3 site-generated traffic.

INTERSECTION SIGHT DISTANCE

The intersections proposed to provide access to Filing No. 3 were evaluated for intersection sight distance with the Preliminary Plan TIS. Please refer to Figure 4 of the *Sterling Ranch Filing No. 2 and Sterling Ranch Phase 2 TIA*. A copy of that Figure is attached for reference.

ROADWAY CLASSIFICATIONS

As shown in Figure 22 of the *Sterling Ranch Filing No. 2 and Sterling Ranch Phase 2 TIA*, all streets within Filing No. 3 should be classified as Urban Local. A copy of Figure 22 from that report is attached for reference.

RECOMMENDED IMPROVEMENTS

As shown in the attached Table 4 from the *Sterling Ranch Filing No. 2 and Sterling Ranch Phase 2 TIA* the following auxiliary lanes are recommended as part of Sterling Ranch Filing No. 3:

- A northbound right-turn deceleration lane on Sterling Ranch Road approaching Hazlett Drive. This lane should be 155' long plus a 160' taper.
- A southbound left-turn lane on Sterling Ranch Road approaching Hazlett Drive. This lane should be 305' long plus a 160' taper.
- A westbound right-turn deceleration lane will not be required on Sterling Ranch Road approaching Dines Boulevard.

All required improvements at the intersection of Marksheffel Road/Sterling Ranch Road are being completed as part of Sterling Ranch Filing No. 2.

The attached Table 4 from the *Sterling Ranch Filing No. 2 and Sterling Ranch Phase 2 TIA* is an amended version. The "Filing No. 3 amendment" to the table is shown in red font. The amendment is associated with **item no. 7** in the table.

ROADWAY IMPROVEMENT FEE PROGRAM

This project will be required to participate in the El Paso County Road Improvement Fee Program. Sterling Ranch Filing No. 3 will join the ten-mil PID. The ten-mil PID building permit fee portion associated with this option is \$1,221 per single-family dwelling unit. Based on 63 lots, the total building permit fee would be \$76,923.

* * * * *

Please contact me if you have any questions regarding this memo.

Respectfully Submitted,

LSC TRANSPORTATION CONSULTANTS, INC.

By: Jeffrey C. Hodsdon, P.E.
Principal

JCH/KDF:jas

Enclosures: Table 1
Sterling Ranch No. 3 Site Exhibit
Pages from *Sterling Ranch Filing No. 2 and Sterling Ranch Phase 2 TIA*
Table 4 from the *Sterling Ranch Filing No. 2 and Sterling Ranch Phase 2 TIA (w/April 2022 Filing 3 revision)*

Table 1

Table 3
Trip Generation Estimate
Sterling Ranch Filing No. 3

<p align="center">Table 3 Trip Generation Estimate Sterling Ranch Filing No. 3</p>												
Land Use Code	Land Use Description	Trip Generation Units	Trip Generation Rates ⁽¹⁾				Total External Trips Generated					
			Average Weekday Traffic	Morning Peak Hour		Evening Peak Hour		Average Weekday Traffic	Morning Peak Hour		Evening Peak Hour	
				In	Out	In	Out		In	Out	In	Out
210	Single-Family Detached Housing	63 DU	9.44	0.19	0.56	0.62	0.37	595	12	35	39	23
<p>Notes:</p> <p>(1) Source: "<i>Trip Generation, 10th Edition, 2017</i>" by the Institute of Transportation Engineers (ITE)</p> <p>(2) DU = dwelling unit</p>												
<p>Source: LSC Transportation Consultants, Inc.</p>												

Sep-21

Sterling Ranch No. 3 Site Exhibit



STERLING RANCH FILING NO. 3

A REPLAT OF ALL OF TRACT A, STERLING RANCH FILING NO. 2 RECORDED UNDER RECEPTION NO. _____ &

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN,

COUNTY OF EL PASO, STATE OF COLORADO

BE IT KNOWN BY THESE PRESENTS:

THAT SR LAND, LLC, BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND TO WIT:

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN A PORTION OF THE SW1/4 OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, STATE OF COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M. AS MONUMENTED AT THE SOUTHWEST CORNER OF SAID BY A 2-1/2" ALUMINUM CAP STAMPED "LS 11624" AND AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER BY A 2-1/2" ALUMINUM CAP STAMPED "LS 11624", SAID LINE BEARS N89°14'14"E, A DISTANCE OF 2,722.69 FEET.

COMMENCING AT SAID SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER (SW1/4) OF SAID SECTION 34; THENCE N76°27'59"W, A DISTANCE OF 3,285.79 FEET TO THE NORTHEASTERLY CORNER OF STERLING RANCH FILING NO. 2, RECORDED UNDER RECEPTION NO. _____ IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, SAID POINT BEING THE POINT OF BEGINNING;

THENCE ON THE SOUTHERLY LINE OF THAT 20' ELECTRIC EASEMENT RECORDED UNDER RECEPTION NO. 218054783, N76°19'20"E A DISTANCE OF 306.51 FEET;

THENCE DEPARTING SAID SOUTHERLY EASEMENT LINE, SIX (6) COURSES:

- S76°13'42"E A DISTANCE OF 113.48 FEET;
- S40°32'14"E A DISTANCE OF 104.08 FEET;
- S17°59'13"W A DISTANCE OF 156.80 FEET;
- S05°59'16"E A DISTANCE OF 253.00 FEET;
- S30°01'27"E A DISTANCE OF 151.07 FEET;
- S54°45'26"W A DISTANCE OF 199.63 FEET, TO A POINT ON THE SOUTHERLY LINE, AND ITS EXTENSION, OF THAT PROPERTY RECORDED UNDER RECEPTION NO. 21705379;

THENCE ON SAID SOUTHERLY LINE THE FOLLOWING TWO (2) COURSES:

- S78°47'17"W A DISTANCE OF 182.32 FEET;
- S35°56'43"W A DISTANCE OF 113.87 FEET, TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 33;

THENCE ON SAID SOUTH LINE, S89°04'30"W A DISTANCE OF 1,073.19 FEET, TO A POINT OF NON-TANGENT CURVE;

THENCE DEPARTING SAID SOUTH LINE, THE FOLLOWING THREE (3) COURSES:

- ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S61°10'09"E, HAVING A RADIUS OF 225.00 FEET, A CENTRAL ANGLE OF 17°06'47" AND AN ARC LENGTH OF 67.20 FEET, TO A POINT OF REVERSE CURVE;
- ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 175.00 FEET, A CENTRAL ANGLE OF 59°37'18" AND AN ARC LENGTH OF 182.10 FEET, TO A POINT OF TANGENT;
- N13°40'40"W A DISTANCE OF 303.66 FEET, TO A POINT ON THE NORTHERLY LINE OF THAT 20' ELECTRIC EASEMENT RECORDED UNDER RECEPTION NO. 218054783;

THENCE ON SAID NORTHERLY EASEMENT LINE, N76°19'20"E A DISTANCE OF 982.10 FEET;

THENCE DEPARTING SAID NORTHERLY EASEMENT LINE, N13°40'40"W A DISTANCE OF 80.00 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 910,909 SQUARE FEET OR 20.9116 ACRES.

ACCEPTANCE CERTIFICATE FOR TRACTS:

THE DEDICATION OF TRACTS A AND B ARE FOR LANDSCAPE PURPOSES, DRAINAGE, PEDESTRIAN ACCESS, OPEN SPACE, AND UTILITIES PURPOSES AND ARE HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY STERLING RANCH METROPOLITAN DISTRICT NO. 1.

BY: _____

AS: _____ OF STERLING RANCH METROPOLITAN DISTRICT NO. 1

STATE OF COLORADO)
) SS
COUNTY OF EL PASO)

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 202____, A.D.

BY: _____

AS: _____ OF STERLING RANCH METROPOLITAN DISTRICT NO. 1

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC: _____

OWNERS CERTIFICATE/ DEDICATION STATEMENT:

THE ABOVE OWNER HAVE CAUSED SAID TRACT OF LAND TO BE SURVEYED AND PLATTED INTO TRACTS, LOTS, STREETS, AND EASEMENTS AS SHOWN ON THE ACCOMPANYING PLAT, WHICH PLAT IS DRAWN TO A FIXED SCALES AS INDICATED THEREON AND ACCURATELY SETS FORTH THE BOUNDARIES AND DIMENSIONS OF SAID TRACT AND LOCATIONS OF SAID EASEMENTS, AND WHICH TRACT SO PLATTED SHALL BE KNOWN AS STERLING RANCH FILING NO. 3, EL PASO COUNTY, COLORADO.

ALL STREETS HEREBY PLATTED ARE HEREBY DEDICATED TO PUBLIC USE AND SAID OWNER DOES HEREBY PERSONALLY COVENANT AND AGREE THAT ALL PLATTED STREETS WILL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS, AND THAT PROPER DRAINAGE FOR SAME WILL BE PROVIDED AT HIS OWN EXPENSE, ALL TO THE SATISFACTION OF THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO, AND UPON ACCEPTANCE BY RESOLUTION, ALL STREETS SO DEDICATED WILL BECOME MATTERS OF MAINTENANCE BY EL PASO COUNTY, COLORADO.

THE AFOREMENTIONED, SR LAND, LLC HAS EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____, 202____, A.D.

BY: _____

PRINTED NAME: _____

AS: _____ OF SR LAND, LLC

STATE OF COLORADO)
) SS
COUNTY OF EL PASO)

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 202____, A.D. BY: _____

AS: _____ OF SR LAND, LLC

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: _____
NOTARY PUBLIC

ACCEPTANCE CERTIFICATE FOR TRACTS:

THE DEDICATION OF TRACT C IS FOR FUTURE RESIDENTIAL DEVELOPMENT PURPOSES AND IS HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY SR LAND, LLC.

BY: _____

AS: _____ OF SR LAND, LLC

STATE OF COLORADO)
) SS
COUNTY OF EL PASO)

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 202____, A.D.

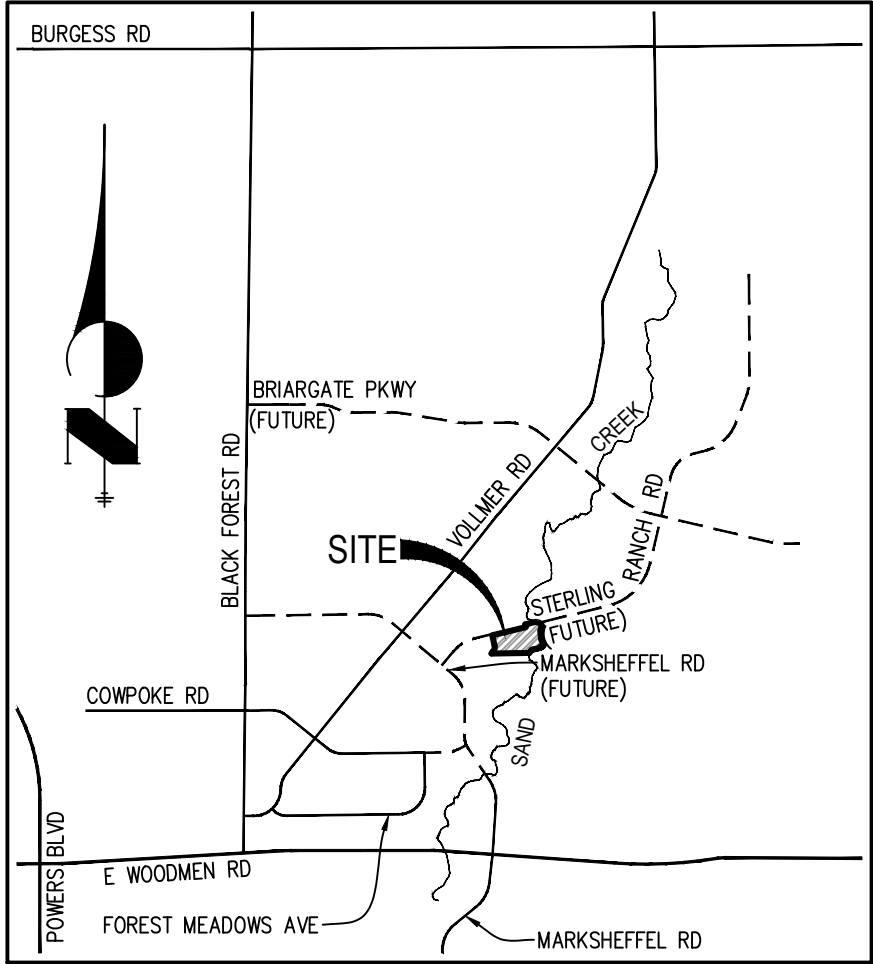
BY: _____

AS: _____ OF SR LAND, LLC

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC: _____



VICINITY MAP
N.T.S.

SURVEYOR'S CERTIFICATE:

THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, HEREBY STATES AND DECLARES THAT THE ACCOMPANYING PLAT WAS SURVEYED AND DRAWN UNDER HIS RESPONSIBLE CHARGE AND ACCURATELY SHOWS THE DESCRIBED TRACT OF LAND, AND SUBDIVISION THEREOF, AND THAT THE REQUIREMENTS OF TITLE 38 OF THE COLORADO REVISED STATUTES, 1973, AS AMENDED, HAVE BEEN MET TO THE BEST OF HIS KNOWLEDGE AND BELIEF.

JARROD ADAMS, PROFESSIONAL LAND SURVEYOR
COLORADO NO. 38252
FOR AND ON BEHALF OF JR ENGINEERING, LLC

NOTICE:

ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

PCD DIRECTOR CERTIFICATE:

THIS PLAT FOR "STERLING RANCH FILING NO. 3" WAS APPROVED FOR FILING BY THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR ON THIS _____ DAY OF _____, 202____, SUBJECT TO ANY NOTES OR CONDITIONS SPECIFIED HEREON.

CHAIR, PLANNING AND COMMUNITY
DEVELOPMENT DEPARTMENT

DATE

BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

THIS PLAT FOR "STERLING RANCH FILING NO. 3" WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THIS _____ DAY OF _____, 202____, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RESOLUTION OF APPROVAL. THE DEDICATIONS OF LAND TO THE PUBLIC (STREETS AND EASEMENTS) ARE ACCEPTED, BUT PUBLIC IMPROVEMENTS THEREON WILL NOT BECOME MAINTENANCE RESPONSIBILITY OF EL PASO COUNTY UNTIL PRELIMINARY ACCEPTANCE OF THE PUBLIC IMPROVEMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL AND THE SUBDIVISION IMPROVEMENTS AGREEMENT.

PRESIDENT, BOARD OF COUNTY COMMISSIONERS

DATE

CLERK AND RECORDER

STATE OF COLORADO)
) SS
COUNTY OF EL PASO)

I HEREBY CERTIFY THAT THIS INSTRUMENT 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.

CHUCK BROERMAN, RECORDER

BY: _____
DEPUTY

JOB NO. 25188.02
JUNE 7, 2021
SHEET 1 OF 3

FEES:

DRAINAGE FEE: _____
BRIDGE FEE: _____
SCHOOL FEE: _____
PARK FEE: _____

SUMMARY:

63 LOTS	9.0622 ACRES	43.33%
3 TRACTS	7.5238 ACRES	35.98%
RIGHTS-OF-WAY	4.3256 ACRES	20.69%
TOTAL	20.9116 ACRES	100.00%

FILE NO. SF-21-XXX



Centennial 303-740-9393 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

STERLING RANCH FILING NO. 3

A REPLAT OF ALL OF TRACT A, STERLING RANCH FILING NO. 2 RECORDED UNDER RECEPTION NO. _____ &
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN,
COUNTY OF EL PASO, STATE OF COLORADO

PLAT NOTES:

1. BASIS OF BEARINGS:
BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M. AS MONUMENTED AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER BY A 2-1/2" ALUMINUM CAP STAMPED "LS 11624" AND AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER BY A 2-1/2" ALUMINUM CAP STAMPED "LS 11624", SAID LINE BEARS N89°14'14"E, A DISTANCE OF 2,722.56 FEET.

2. WATER SERVICE SHALL BE SUPPLIED BY STERLING RANCH METROPOLITAN DISTRICT NO. 1.

3. SEWER SERVICE SHALL BE SUPPLIED BY STERLING RANCH METROPOLITAN DISTRICT NO. 1.

4. ELECTRIC SERVICES SHALL BE PROVIDED BY MOUNTAIN VIEW ELECTRIC ASSOCIATION.

5. NATURAL GAS SERVICES SHALL BE PROVIDED BY COLORADO SPRINGS UTILITIES.

6. FIRE PROTECTION BY THE BLACK FOREST FIRE PROTECTION DISTRICT.

7. ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER, CURRENTLY LICENSED IN THE STATE OF COLORADO.

8. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE PRELIMINARY PLAN SP 20-03 OR FINAL PLAT FOR THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: TRANSPORTATION IMPACT STUDY; DRAINAGE REPORT; WATER RESOURCES REPORT; WASTEWATER DISPOSAL REPORT; NATURAL HAZARDS REPORT; GEOLOGY AND SOILS REPORT; WETLAND STUDY/ 404 PERMIT.

9. 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. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.

10. UNLESS OTHERWISE INDICATED, ALL SIDE LOT LINES ARE HEREBY PLATTED ON EITHER SIDE WITH A 5 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT, EXCEPT WHEN THE SIDE YARD IS ADJACENT TO A PUBLIC STREET AND THEREFORE A 10 FOOT PUBLIC IMPROVEMENT, PUBLIC UTILITY AND DRAINAGE EASEMENT. ALL FRONT LOT LINES ARE HEREBY PLATTED WITH A 10 FOOT PUBLIC IMPROVEMENT, PUBLIC UTILITY AND DRAINAGE EASEMENT, AND ALL REAR LOT LINES ARE HEREBY PLATTED WITH A 10 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. ALL EXTERIOR SUBDIVISION BOUNDARIES ARE HEREBY PLATTED WITH A 7 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY FOR THE SURFACE MAINTENANCE OF EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.

11. 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 PARKS AND WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORP OF ENGINEERS AND THE U.S. FISH AND WILDLIFE SERVICE REGARDING THE ENDANGERED SPECIES ACT, PARTICULARLY AS IT RELATES TO THE LISTED SPECIES.

12. THE ADDRESS EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.

13. NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.

14. NO LOT OR INTEREST THEREIN, SHALL BE SOLD, CONVEYED, OR TRANSFERRED WHETHER BY DEED OR BY CONTRACT, NOR SHALL BUILDING PERMITS BE ISSUED, UNTIL AND UNLESS EITHER THE REQUIRED PUBLIC AND COMMON DEVELOPMENT IMPROVEMENTS HAVE BEEN CONSTRUCTED AND COMPLETED AND PRELIMINARILY ACCEPTED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE APPLICANT/ OWNER AND EL PASO COUNTY AS RECORDED UNDER RECEPTION NUMBER _____ IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO OR, IN THE ALTERNATIVE, OTHER COLLATERAL IS PROVIDED TO MAKE PROVISION FOR THE COMPLETION OF SAID IMPROVEMENTS IN ACCORDANCE WITH THE EL PASO COUNTY LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL. ANY SUCH ALTERNATIVE COLLATERAL MUST BE APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE PLANNING AND COMMUNITY DEVELOPMENT CHAIR AND MEET THE POLICY AND PROCEDURE REQUIREMENTS OF EL PASO COUNTY PRIOR TO THE RELEASE BY THE COUNTY OF ANY LOTS FOR SALE, CONVEYANCE OR TRANSFER.

THIS PLAT RESTRICTION MAY BE REMOVED OR RESCINDED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE PLANNING AND COMMUNITY DEVELOPMENT CHAIR UPON EITHER APPROVAL OF AN ALTERNATIVE FORM OF COLLATERAL OR COMPLETION AND PRELIMINARY ACCEPTANCE BY THE EL PASO BOARD OF COUNTY COMMISSIONERS OF ALL IMPROVEMENTS REQUIRED TO BE CONSTRUCTED AND COMPLETED IN ACCORDANCE WITH SAID SUBDIVISION IMPROVEMENTS AGREEMENT. THE PARTIAL RELEASE OF LOTS FOR SALE, CONVEYANCE OR TRANSFER MAY ONLY BE GRANTED IN ACCORDANCE WITH ANY PLANNED PARTIAL RELEASE OF LOTS AUTHORIZED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT.

PLAT NOTES:

15. NO STRUCTURES OR FENCES ARE PERMITTED WITHIN DESIGNATED "FLOODPLAIN" AREAS. (MODIFICATION OF THIS NOTE MAY BE ALLOWED IF THE PLAN APPROVED BY THE FLOODPLAIN ADMINISTRATOR, PROVIDED THIS CREATES NO CONFLICT WITH APPROVED PLANS OR CONDITIONS.)

16. A PORTION OF THIS SITE IS LOCATED WITHIN A DESIGNATED FEMA FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY MAP NUMBER 08041C0533G, EFFECTIVE DATE DECEMBER 7, 2018.

17. NOTICE: THIS PROPERTY MAY BE ADVERSELY IMPACTED BY NOISE, DUST, FUMES, AND LIGHT POLLUTION CAUSED BY ADJACENT INDUSTRIAL PROPERTIES AND ACTIVITIES. THE BUYERS SHOULD RESEARCH AND BE AWARE OF THIS POTENTIALITY AND THE RAMIFICATIONS THEREOF.

18. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO CRS 18-4-508.

19. ALL PROPERTY WITHIN THIS SUBDIVISION IS INCLUDED IN STERLING RANCH METROPOLITAN DISTRICT NO. 1.

20. THE STERLING RANCH METROPOLITAN DISTRICT NO. 1 WILL BE RESPONSIBLE FOR MAINTENANCE OF THE ROADS AND DRAINAGE FACILITIES UNTIL PRELIMINARY ACCEPTANCE OF THE PUBLIC IMPROVEMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, AND THE SUBDIVISION IMPROVEMENTS AGREEMENT.

21. ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO A DECLARATION OF COVENANT AS RECORDED AT RECEPTION NUMBER _____ OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER.

22. SPECIAL DISTRICT DISCLOSURE:
A TITLE 32 SPECIAL DISTRICT ANNUAL REPORT AND DISCLOSURE FORM SATISFACTORY TO THE DEVELOPMENT SERVICES DEPARTMENT SHALL BE RECORDED WITH EACH PLAT.

23. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATION.

24. 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. TRANSPORTATION IMPACT FEES ARE TO BE PAID AT BUILDING PERMIT. THE SUBDIVIDER AGREES TO THE INCLUSION OF THE STERLING RANCH FILING NO. 2 INTO THE EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT NO. 2 AS RECORDED AT RECEPTION NO. _____.

25. THERE SHALL BE NO DIRECT RESIDENTIAL LOT ACCESS TO DINES BOULEVARD, VOLLMER ROAD, MARKSHEFFEL ROAD, OR STERLING RANCH ROAD.

26. THE FOLLOWING LOTS HAVE BEEN FOUND TO BE IMPACTED BY GEOLOGIC HAZARDS, MITIGATION MEASURES AND A MAP OF THE HAZARD AREA CAN BE FOUND IN THE GEOLOGIC HAZARD REPORT BY ENTEC DATED MAY 4, 2021 IN SF-20-03 AVAILABLE AT THE EL PASO PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT. THE FOLLOWING LOTS AND TRACTS ARE IMPACTED:

FLOODPLAIN: TRACT C

27. NO REPLAT OR RESUBDIVISION OF TRACT C SHALL BE RECORDED UNTIL AND UNLESS THE IMPROVEMENTS DESCRIBED IN EXHIBIT A TO THE SUBDIVISION IMPROVEMENTS AGREEMENT FOR STERLING RANCH FILING NO. 3 HAVE BEEN COMPLETED BY THE SUBDIVIDER AND DISTRICT AND APPROVED BY THE COUNTY AND THE DISTRICT FOR PRELIMINARY ACCEPTANCE PURSUANT TO THE COUNTY'S ENGINEERING CRITERIA MANUAL.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S31°19'20"W	49.50'
L2	N58°40'39"W	36.77'
L3	N31°19'21"E	36.76'
L4	N58°40'39"W	36.77'
L5	N31°19'21"E	36.77'
L6	S52°18'05"E	41.65'
L7	N69°40'42"E	45.79'
L8	N28°31'11"E	25.00'
L9	S89°04'30"W	20.00'
L10	S76°19'20"W	24.34'
L11	S76°19'20"W	25.34'
L12	S76°19'20"W	3.38'
L13	S31°19'20"W	36.77'
L14	N89°04'30"E	51.26'
L15	N58°40'39"W	36.78'
L16	N31°19'21"E	35.41'
L17	N56°25'30"W	38.20'
L18	N31°19'21"E	36.78'
L19	N58°40'40"W	49.50'
L20	N31°19'20"E	49.50'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	7°13'05"	175.00'	22.05'
C2	12°55'39"	200.00'	45.13'
C3	77°14'51"	52.00'	70.11'
C4	23°33'23"	60.00'	24.67'
C5	23°33'23"	60.00'	24.67'
C6	30°12'01"	60.00'	31.63'
C7	41°09'31"	60.00'	43.10'
C8	39°14'51"	60.00'	41.10'
C9	13°45'14"	60.00'	14.40'
C10	12°45'09"	200.00'	44.51'
C11	12°45'09"	175.00'	38.95'
C12	12°45'09"	225.00'	50.08'
C13	2°36'42"	225.00'	10.26'
C14	10°08'27"	225.00'	39.82'
C15	23°33'23"	60.00'	24.67'
C16	7°03'31"	60.00'	7.39'
C17	16°29'52"	60.00'	17.28'
C18	90°00'00"	52.00'	81.68'
C19	23°33'08"	60.00'	24.66'
C20	17°19'01"	60.00'	18.13'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C21	6°14'06"	60.00'	6.53'
C22	15°22'55"	200.00'	53.69'
C23	0°57'24"	175.00'	2.92'
C24	48°26'52"	55.00'	46.51'
C25	8°20'43"	55.00'	8.01'
C26	59°13'39"	55.00'	56.85'
C27	121°14'22"	55.00'	116.38'
C28	40°12'40"	55.00'	38.60'
C29	37°26'41"	55.00'	35.94'
C30	17°52'41"	55.00'	17.16'
C31	23°07'25"	55.00'	22.20'
C32	5°41'56"	225.00'	22.38'

AREA TABLE		
PARCEL #	AREA (SF)	AREA (AC)
TRACT A	22,033	0.5058
TRACT B	277,403	6.3683
TRACT C	28,300	0.6497
1	7,842	0.1800
2	6,751	0.1550
3	12,130	0.2785
4	6,178	0.1418
5	9,835	0.2258
6	5,500	0.1263
7	5,499	0.1262
8	5,177	0.1189
9	5,411	0.1242
10	5,251	0.1205
11	5,250	0.1205
12	5,250	0.1205
13	5,250	0.1205
14	5,250	0.1205
15	5,250	0.1205
16	5,250	0.1205
17	5,250	0.1205
18	5,250	0.1205
19	5,109	0.1173
20	4,979	0.1143

AREA TABLE		
PARCEL #	AREA (SF)	AREA (AC)
21	7,491	0.1720
22	7,462	0.1713
23	6,000	0.1377
24	8,638	0.1983
25	6,732	0.1545
26	5,597	0.1285
27	5,597	0.1285
28	5,597	0.1285
29	5,686	0.1305
30	6,197	0.1423
31	8,237	0.1891
32	5,000	0.1148
33	5,283	0.1213
34	5,849	0.1343
35	6,415	0.1473
36	6,972	0.1600
37	7,163	0.1644
38	9,613	0.2207
39	7,767	0.1783
40	5,500	0.1263
41	5,500	0.1263
42	5,500	0.1263
43	7,362	0.1690

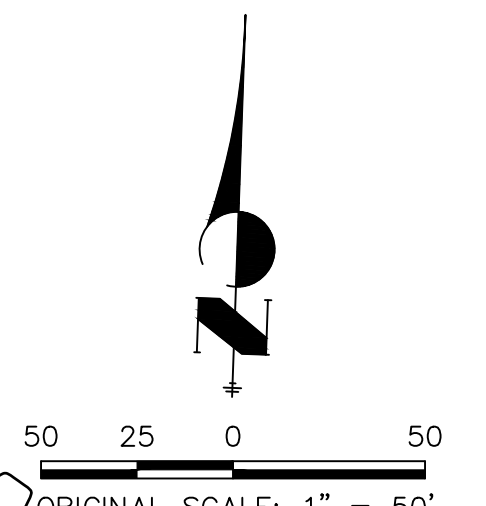
AREA TABLE		
PARCEL #	AREA (SF)	AREA (AC)
44	7,024	0.1613
45	5,750	0.1320
46	5,750	0.1320
47	5,750	0.1320
48	5,750	0.1320
49	5,750	0.1320
50	5,750	0.1320
51	5,750	0.1320
52	5,750	0.1320
53	5,750	0.1320
54	5,750	0.1320
55	5,750	0.1320
56	6,900	0.1584
57	6,900	0.1584
58	7,025	0.1613
59	6,262	0.1438
60	5,500	0.1263
61	6,354	0.1459
62	6,068	0.1393
63	6,650	0.1527

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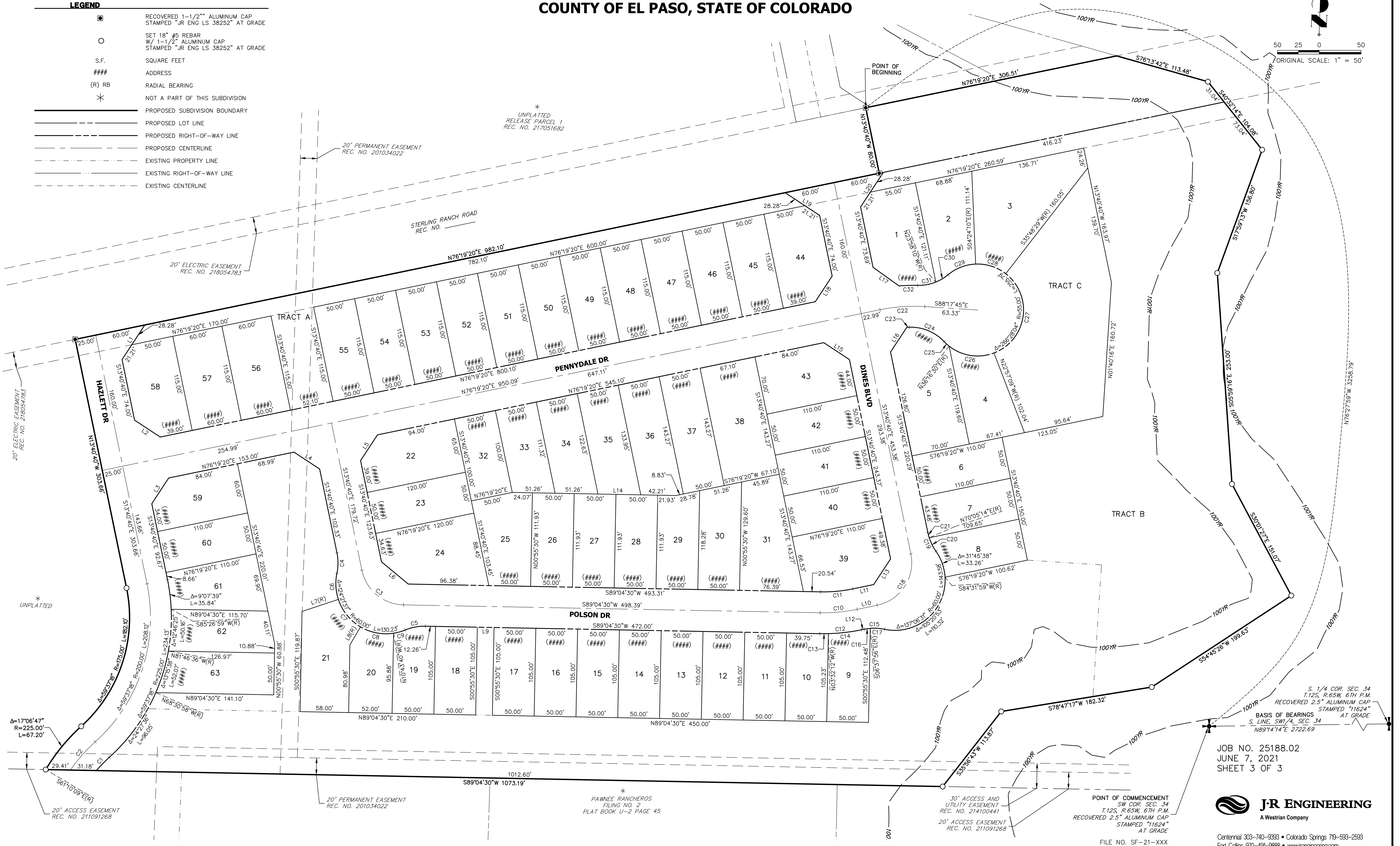
STERLING RANCH FILING NO. 3

A REPLAT OF ALL OF TRACT A, STERLING RANCH FILING NO. 2 RECORDED UNDER RECEPTION NO. _____ &
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN,
COUNTY OF EL PASO, STATE OF COLORADO



LEGEND

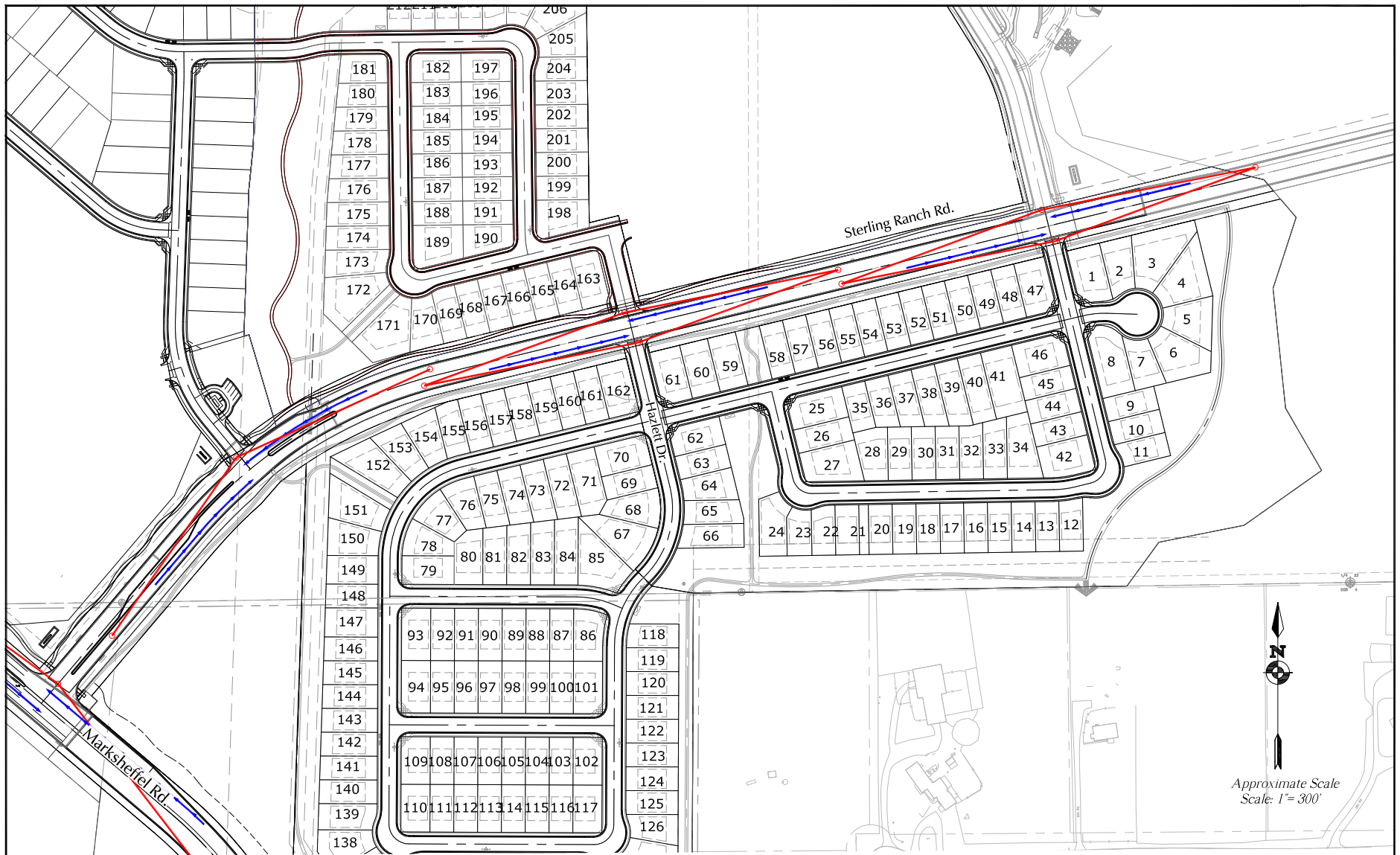
- RECOVERED 1-1/2" ALUMINUM CAP
STAMPED "JR ENG LS 38252" AT GRADE
- SET 18" #5 REBAR
W/ 1-1/2" ALUMINUM CAP
STAMPED "JR ENG LS 38252" AT GRADE
- S.F. SQUARE FEET
- #### ADDRESS
- (R) RB RADIAL BEARING
- * NOT A PART OF THIS SUBDIVISION
- PROPOSED SUBDIVISION BOUNDARY
- PROPOSED LOT LINE
- PROPOSED RIGHT-OF-WAY LINE
- PROPOSED CENTERLINE
- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING CENTERLINE



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JUNE 7, 2021
SHEET 3 OF 3

J-R ENGINEERING
A Westrian Company

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Fort Collins 970-491-9888 • www.jrengineering.com



LEGEND:

- = ECM Required Intersection Sight Distance (445' from Table 2-21 Based on a Design Speed of 40mph)
- = ECM Required Stopping Sight Distance (305' from Table 2-17 Based on a Design Speed of 40mph)

Sterling Ranch Road Sight Distance Analysis

Sterling Ranch Filing No. 2 and Sterling Ranch Phase 2 (LSC #184660)

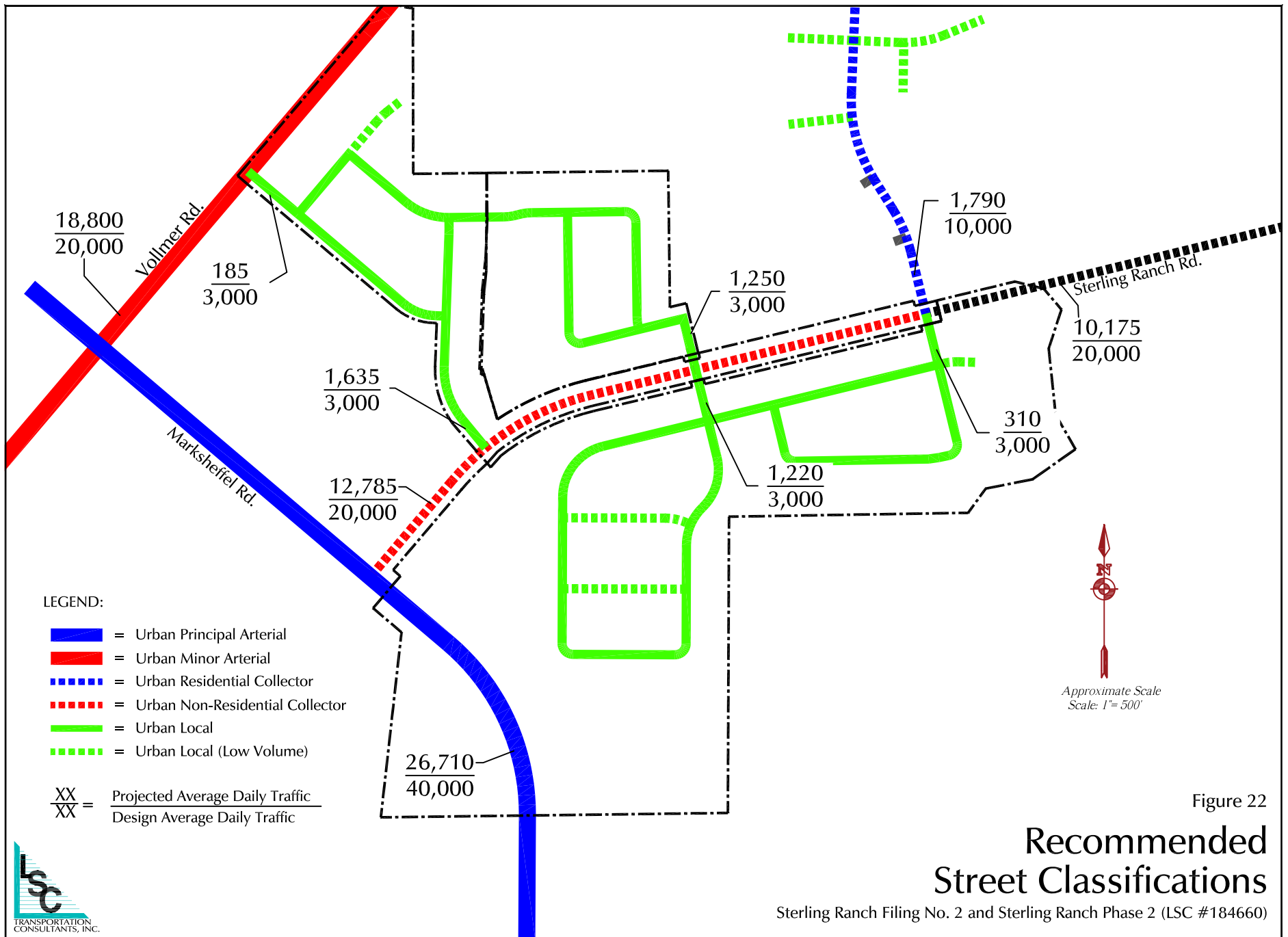


Figure 22
**Recommended
 Street Classifications**

Sterling Ranch Filing No. 2 and Sterling Ranch Phase 2 (LSC #184660)

Table 4 from the Sterling Ranch Filing No. 2 and Sterling Ranch Phase 2 TIA

(w/April 2022 Filing 3 revision)



10	V3	Improve Vollmer Road from Lochwinnoch Lane to Sterling Ranch/McClintock Station boundary to provide 36' of pavement (existing pavement approx. 23.38') and stripe for one through lane and plus a 6' paved, striped outside shoulder in each direction ⁽³⁾	Short-Term Future (With Homestead North)	11,000 (Note: Existing Capacity 8,000)	7,230	8,855	18,735	Sterling Ranch
11		Improve Vollmer Road from Lochwinnoch Lane to Sterling Ranch/McClintock Station boundary south of Dines Boulevard to a standard 4-Lane Urban Minor Arterial Cross Section ⁽³⁾	Long-Term Future	20,000	6,415	8,040	17,735	Sterling Ranch and/or Others
12	V4	Improve Vollmer Road from Sterling Ranch/McClintock Station boundary south of Dines Boulevard to Sam Bass Drive to a standard 4-Lane Urban Minor Arterial Cross Section ⁽³⁾	Short-Term Future (With Homestead North Fil 1)	20,000	5,935	8,110	17,385	Sterling Ranch
13	B1	Construct the south half section of Briargate Pkwy (4-Lane Principal Arterial) between Vollmer Road and Wheatland Dr	Short-Term Future (With Homestead at Sterling Ranch Fil 2)	20,000	1,190	1,190	36,400	Sterling Ranch
14		Construct the north half section of Briargate Pkwy (4-Lane Principal Arterial) between Vollmer Road and Wheatland Dr	Long-Term Future	40,000				Sterling Ranch and/or others
15	B2-B3	Construct Briargate Pkwy as a 4-Lane Principal Arterial Wheatland Dr and Banning Lewis Parkway	Long-Term Future	40,000	0	0	36,675 ⁽⁵⁾	Sterling Ranch and/or others
16	B4	Construct Briargate Pkwy as a 4-Lane Principal Arterial between Banning Lewis Parkway and Meridian Road	Long-Term Future	40,000	0	0	34,375 ⁽⁶⁾	Others
17	B5	Construct Briargate Pkwy as a 4-Lane Principal Arterial between its current terminus and Black Forest Road and between Black Forest Road and Vollmer Road	Long-Term Future	40,000	0	0	33,160	Others
18	---	Construct Banning Lewis Parkway as a 4-Lane Principal Arterial between the south Sterling Ranch boundary and Briargate Pkwy	Long-Term Future	40,000	0	0	---	Sterling Ranch and/or others w/ cost recovery
19	---	Construct Banning Lewis Parkway as a 4-Lane Principal Arterial between Woodmen Road and the south Sterling Ranch boundary	Long-Term Future	40,000	0	0	---	Others
20	---	Widen Woodmen Road from 4-lane to 6-lane section from Powers Boulevard to US 24	Long-Term Future	---	---	---	---	Woodmen Road Metro District/ Others
21	---	Widen Black Forest Road from 2-lane to 6-lane section from Woodmen Road to Baker Road	Long-Term Future	---	---	---	---	Woodmen Heights District/ Wolf Ranch/ Other Adjacent Properties
Notes:								
(1) See Figure 23								
(2) See Exhibit 1								
(3) Adequate transition/redirect tapers would be needed between the various cross sections on Vollmer Road. Based on the criteria contained in Table 2-29 of the <i>El Paso Engineering Criteria Manual</i> an appropriate taper ratio for a roadway with a design speed of 40 mile per hour is 20:1								
(4) Source: Table 20 <i>Road Impact Fee Study Updated</i> November 16, 2016								
(5) Source: <i>The Ranch Sketch Plan Master Traffic Impact Study</i> by LSC Transportation Consultants, Inc. July 9, 2019 PCD File No. SKP-18-006								
(6) Source: <i>Homestead North Phase 1 Traffic Impact Study</i> by LSC Transportation Consultants, Inc. August 5, 2020 PCD File No. SP-20-008								
Source: LSC Transportation Consultants, Inc. (January 2021 w/Filing No. 3 Revision in red 4/6/2022)								