

STERLING RANCH EAST FILING 6 FINAL PLAT

LETTER OF INTENT

MARCH 2026

OWNER:

CLASSIC SRJ LAND, LLC
2138 FLYING HORSE CLUB DR.
COLORADO SPRINGS, CO 80921

APPLICANT:

CLASSIC SRJ LAND, LLC
2138 FLYING HORSE CLUB DR.
COLORADO SPRINGS, CO 80921

CONSULTANT:

N.E.S. INC.
ANDREA BARLOW
619 N. CASCADE AVE. SUITE 200
COLORADO SPRINGS, CO 80903
719.471.0073
ABARLOW@NESCOLORADO.COM

SITE DETAILS:

TSN: PORTIONS OF 5234200001 & 5200000586

ADDRESS: 34-12-65

ACREAGE: 62.49 AC

CURRENT ZONING: RS-5000

CURRENT USE: VACANT

REQUEST:

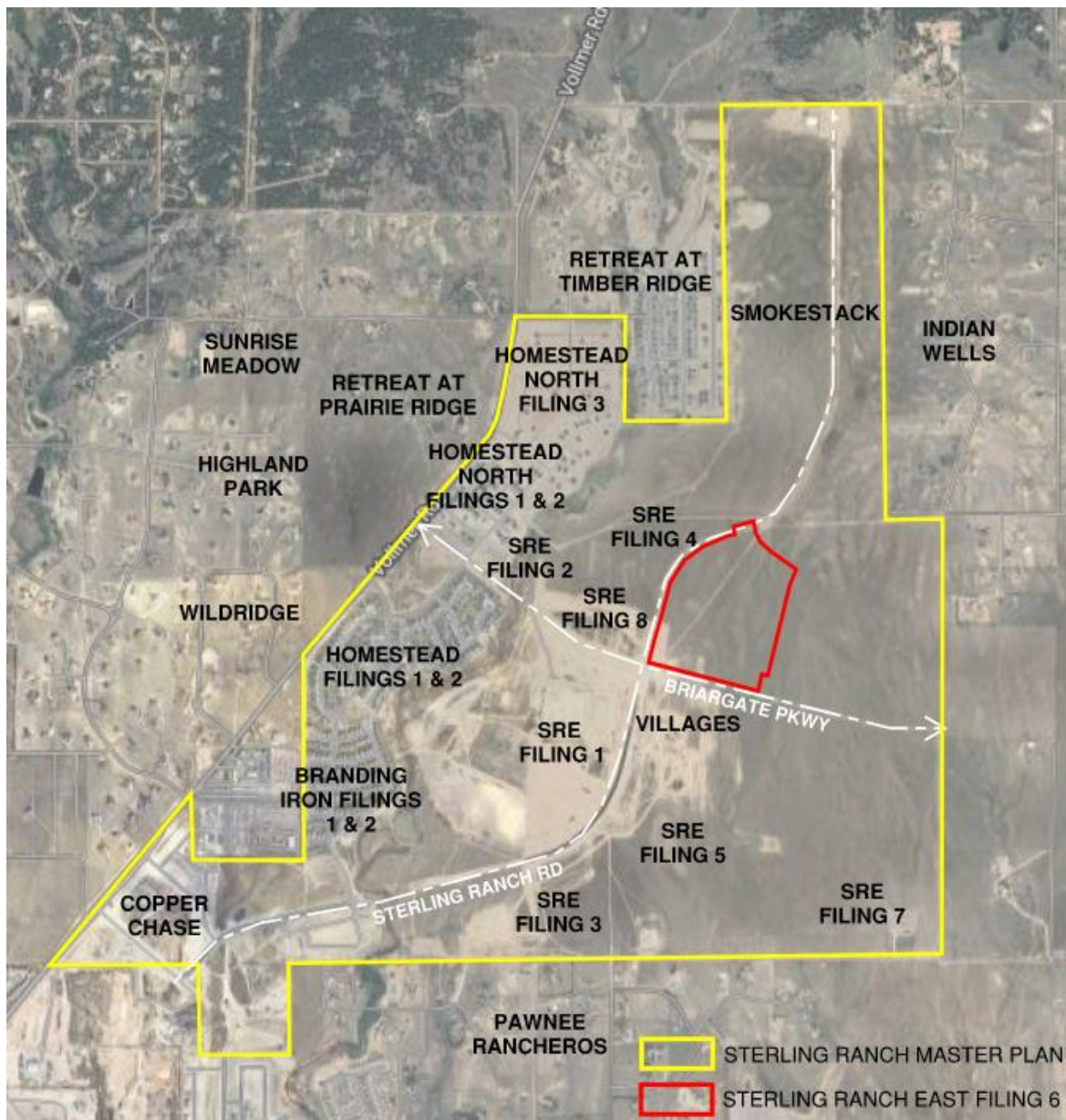
N.E.S. Inc., on behalf of Classic SRJ Land LLC, requests administrative approval of a Final Plat for Sterling Ranch East Filing No. 6 for 198 detached single-family residential lots, 8 Tracts, and public right-of-way.

SITE LOCATION

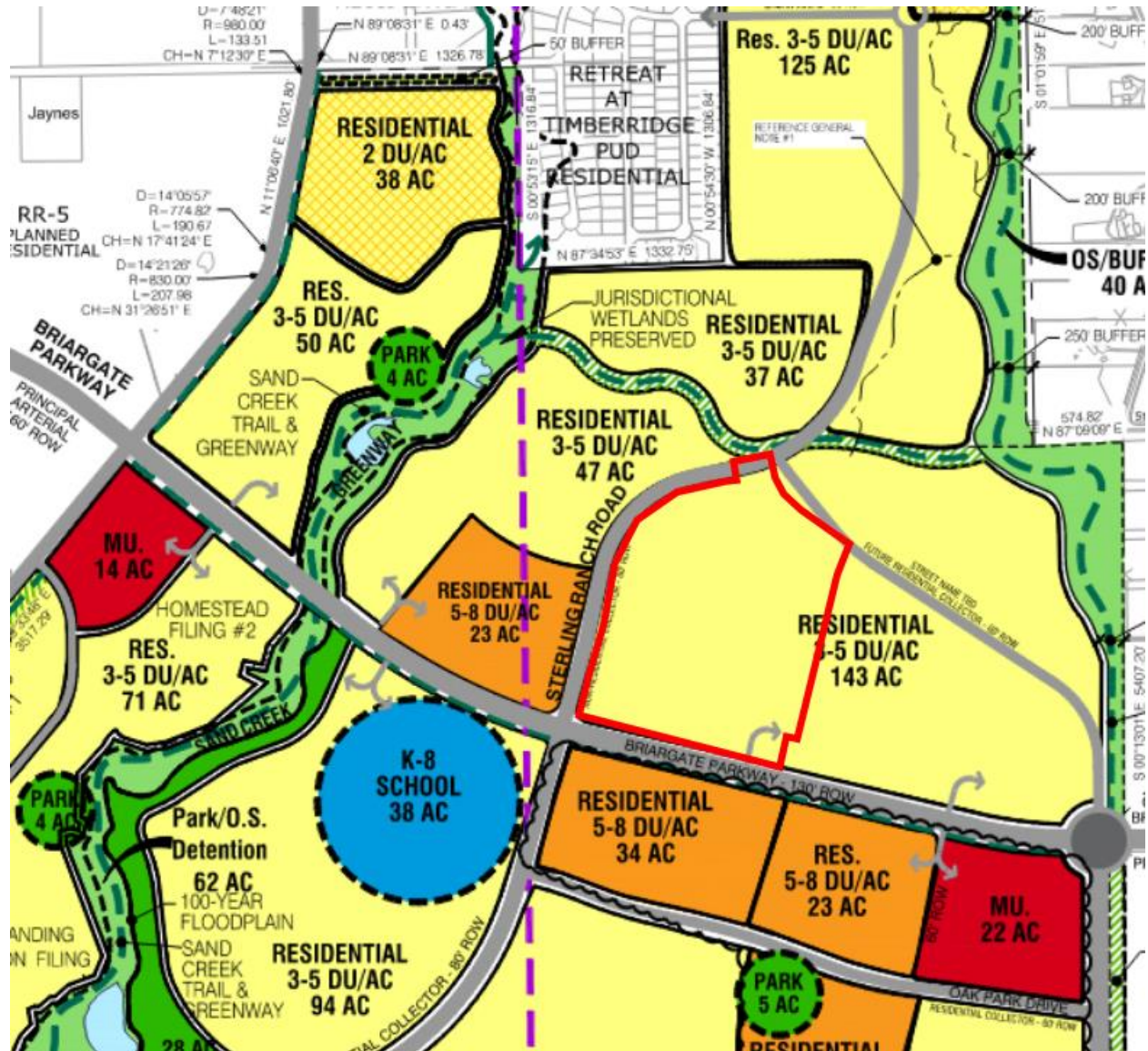
Sterling Ranch East Filing 6 includes 62.49 acres and is located northwest of the intersection of Briargate Parkway and Sterling Ranch Road. The site is surrounded by a growing area of El Paso County, close to the City of Colorado Springs' municipal boundary.

SURROUNDING LAND USE

The site is currently surrounded by vacant and residential properties within the Sterling Ranch Master Plan area. The 1,444-acre master plan allows up to 4,800 residential units and includes multiple school sites, neighborhood parks, regional trails, a 28-acre community park, and mixed-use sites that will surround and complement Sterling Ranch East Filing No. 6. The site is located northeast of the intersection of Briargate Parkway and Sterling Ranch Road.



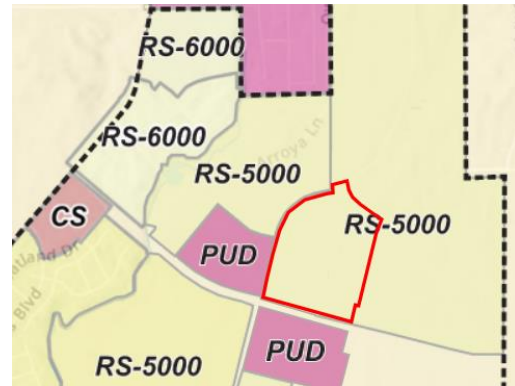
Sterling Ranch East filing 6 is centrally located within the Sterling Ranch Sketch Plan area. The areas to the north and east of Sterling Ranch East Filing No. 6 are planned for low density residential development. The site is designated as Residential 3-5 du/acre on the approved Sketch Plan which is consistent with density proposed for the project. To the west, across Sterling Ranch Road, is Sterling Ranch East Filing No. 8 (formerly FourSquare) and Sterling Ranch East filing 4. Sterling Ranch East Filing No. 8 is approved for detached single-family with a density of 4.3 du/acre. Sterling Ranch East filing 4 is also approved for detached single-family with a density of 2.4 du/acre. To the south is Villages at Sterling Ranch East which is approved for 5.81 du/acre.



ZONING CONTEXT

The property zoned RS-5000. Surrounding zoning includes RS-5000 to the north; PUD and RS-5000 to the west; PUD to the south; and RS-5000 to the east.

A rezone of 11.91 acres from PUD to RS-5000 was approved with the Sterling Ranch East Filing No. 6. This area was previously included as Tract H of the FourSquare PUD/Preliminary Plan (amended and renamed to Sterling Ranch East Filing No. 8), as a proposed detention pond. At that time, the detention



pond was intended to accommodate recreational uses, such as a ball field and perimeter trails, and was oversized to accommodate dual function. El Paso County Community Service Department later determined the dual use pond was not eligible for park land credit, so the recreational component was removed and the detention pond was resized to only 6.78 acres. The residual 4.41 acres was converted to residential lots in Sterling Ranch East Filing No. 6. All of Sterling Ranch East Filing No. 6 is now zoned RS-5000.

PROJECT DESCRIPTION

The Sterling Ranch East Filing No. 6 Final Plat proposes 198 detached single-family lots on 62.49 acres (3.5 du/ac) with associated tracts and right-of-way. A 35,290-sf neighborhood park is proposed in Tract G, southeast of the Sterling Ranch Road/Vancouver Street intersection. A large detention facility is in Tract C and will accommodate detention and water quality for Sterling Ranch East filing 6, Sterling Ranch East filing 2, and Sterling Ranch East Filing No. 8 (Formerly FourSquare). A portion of Appleton Drive adjacent to the filing boundary and a portion of Sterling Ranch Rd will be constructed to provide access to the subdivision.

COMPATIBILITY/TRANSITIONS: The Sterling Ranch East Filing No. 6 Final Plat is fully within the Sterling Ranch Master Plan boundary and surrounded by planned residential uses of similar or higher densities. Sterling Ranch East Filing No. 6 is zoned RS-5000 and includes 198 detached single-family lots. Sterling Ranch East Filing No. 8 (formerly FourSquare) is located west of the site across Sterling Ranch Road and includes 158 detached single-family units. Filing No. 8 is zoned PUD and includes an approved density of 4.3 du/ac. North of Sterling Ranch East Filing No. 8 and west of the project site is Sterling Ranch East Filing No. 4 which includes 258 units, is zoned RS-5000 and is approved as part of the Sterling Ranch East Phase 1 Preliminary Plan which has an overall density of 2.4 du/ac. To the north, northeast, and east are future planned residential filings with an approved density range of 3-5 du/ac per the Sterling Ranch Master Plan and are currently within the RS-5000 zoning. South of the subject filing is Villages at Sterling Ranch which is zoned PUD and is approved for 227 attached single-family lots with a density of 5.81 du/ac.

ACCESS AND CIRCULATION: Sterling Ranch East Filing No. 6 includes three different points. Sioux Falls Way will provide access on the Northeast side of the filing from Appleton Drive, an Urban Residential Collector. Sioux falls also connects to the southeast access point off Briargate Pkwy, an Urban Principal

4-lane Arterial. Vancouver Street will provide access from the West off Sterling Ranch Road, an Urban Non-Residential Collector. All the residential lots within the filing will gain access from an internal network of public, Urban Local roads.

5' attached sidewalks will be provided on both sides of all residential streets within the development. 5' detached sidewalks are provided adjacent to Sterling Ranch Road, Appleton Drive, and Briargate Pkwy. Crosswalks are provided within the Sterling Ranch/Briargate intersection. This intersection will be signalized once traffic volumes warrant signalization. A future school is proposed on the southwest corner of this intersection. Signalization of the intersection and crosswalk will increase pedestrian safety in this area.

TRAFFIC: A Traffic Impact Study prepared by LSC in September 2024 is included with the Final Plat submittal. The Study provides an analysis of anticipated project impacts and includes an update to the Intersection and Roadway Improvements anticipated for all of Sterling Ridge. There are three primary access points to the subdivision from Sterling Ranch Road, Appleton Drive, and Briargate Parkway. The Traffic Study concludes the following:

- This site is subject to the El Paso County Road Impact Fee Program (Resolution 24-377), as amended. Sterling Ranch East Filing No. 6 will be included in Public Improvement District No. 5, which is the 5-mil PID.
- Sterling Ranch East Filing No. 6 is projected to generate about 1,867 new external vehicle trips on the average weekday, with about half entering and half exiting the site during a 24-hour period. During the morning peak hour, which generally occurs for one hour between 6:30 and 8:30 a.m., about 35 vehicles would enter and 104 vehicles would exit the site. During the afternoon peak hour, which generally occurs for one hour between 4:15 and 6:15 p.m., about 117 vehicles would enter and 69 vehicles would exit the site.
- The stop-sign-controlled intersection of Vollmer/Burgess is projected to operate at LOS C or better for all approaches based on the short-term total traffic volumes. LSC recommends this intersection be reconstructed as a modern one-lane roundabout by 2045. As a modern roundabout, it is projected to operate at LOS C or better for all approaches during the peak hours, based on the projected 2045 total traffic volumes.
- The intersections of Vollmer/Briargate and Briargate/Sterling Ranch are projected to operate at a satisfactory level of service as stop-sign-controlled intersections in the short-term future. By 2045, these intersections will likely need to be converted to traffic-signal control. As signalized intersections, all movements are projected to operate at LOS D or better during the peak hours, based on the projected 2045 total traffic volumes.
- Some of the movements at the intersections of Marksheffel Road/Vollmer Road and Marksheffel Road/Sterling Ranch Road are projected to operate at LOS E or LOS F during the peak hours, if they remain stop-sign controlled in the short-term future. Once signalized, all movements at these intersections are projected to operate at LOS D or better, based on the projected short-term and 2045 total traffic volumes. An escrow analysis for these future traffic signals will need to be provided with the final plat.

- The intersections of Sterling Ranch/Vancouver and Sterling Ranch/Appleton are projected to operate at a satisfactory level of service as stop-sign-controlled intersections.
- Assumed intersection control improvements are identified in Table 5 of the Study and include the following:
 - Construct a northbound to eastbound right-turn acceleration lane on Briargate Parkway at Sterling Ranch Road. The lane should be 580' long plus a 180' taper.
 - Construct a westbound left-turn lane on Briargate Parkway approaching Sterling Ranch Road. The lane should be 285' long plus a 200' taper.
 - Construct an eastbound right-turn deceleration lane on Briargate Parkway approaching Sterling Ranch Road. The lane should be 235' long plus a 200' taper.
 - Marksheffel/Sterling Ranch Road: Signalization of the intersection once warrants are met. The decision on timing of traffic signal installation rests with The City of Colorado Springs.
 - Construct a northbound right-turn deceleration lane on Sterling Ranch Road approaching Vancouver Street. The lane should be 155' long plus a 160' taper.
 - Construct a northbound right-turn deceleration lane on Sterling Ranch Road approaching Appleton Drive. The lane should be 155' long plus a 160' taper.

WATER SERVICE: Sterling Ranch East Filing No. 6 is to be provided central water and sewer services through Falcon Area Water and Wastewater Authority (FAWWA). A service commitment letter is provided by FAWWA. A finding of water sufficiency was approved with the Preliminary Plan which allows administrative approval of the Final Plat.

A Water Resources Report, prepared by RESPEC in March 2026, is included with this submittal. It is expected that an urban residential home the Falcon Area Water and Wastewater Authority will require an average of 0.353 annual acre-feet, which is the adopted user characteristic for FAWWA. This is consistent with historic needs for nearby developments. Note that for the smaller high-density lots, FAWWA has adopted an SFE equivalency ratio to account for substantially reduced water needs, although this is partially offset by estimation of common area irrigation needs. Sterling Ranch East Filing 6 includes 198 lots, 73 of which fall into high-density development ratios for small lots, and roughly 3.43 annual acre-feet of water set aside for irrigated landscaping.

The resulting water demand on the central water system is 70.77 acre-feet. This commitment is wholly contained within the previously submitted preliminary plan commitment letter dated September 27, 2024, for the above preliminary plan known as Sterling Ranch East Filing No 6 Preliminary Plan. The total 300 year water supply for FAWWA is shown in Table 3 and totals 1960.33 annual acre-feet 300 year, Appendix F is an accounting of active water commitments, which total 1151.51 acre-feet including all subdivisions committed through March 19h , 2026. This leaves a net excess of currently available water of 808.82 AF300 year and therefore there is more than sufficient water supply to meet the needs of Sterling Ranch East Filing 6 Final Plat on the 300-year basis.

WASTEWATER SERVICE: The average daily maximum monthly wastewater loads are expected to be roughly 172 gallons per day per single-family residence. Interim Wastewater Treatment Services will be provided by Colorado Springs Utilities via an Interim Services agreement. FAWWA has access to 1.006 MGD of wastewater treatment capacity in the Cherokee Wastewater Treatment Plant via Meridian Service Metro District (MSMD) and has a perpetual contract with the MSMD for the provision of wastewater treatment. The loading projected from Sterling Ranch East filing 6 is roughly 3.197% of the contractual capacity available to FAWWA. Including all commitments to date (March 19, 2026), and including Sterling Ranch East Filing No. 6 Final Plat, the current committed capacity is for 2,994 SFE which is 51.18% of FAWWA contractual treatment capacity. Accordingly, FAWWA has more than adequate wastewater treatment capacity to serve the Subdivision.

OTHER UTILITIES: The property is within the service area of Mountain View Electric Association, Inc. for electricity supply, and within the service area of Black Hills Energy for natural gas service. Service commitment letters have been provided by each service entity.

DRAINAGE: Tract C of Sterling Ranch East Filing No. 6 is 6.78-acres in size and will provide full spectrum detention and water quality for Sterling Ranch East Filing No. 6, Sterling Ranch East Filing No. 2, and Sterling Ranch East Filing No. 8. Tract C of Sterling Ranch East Filing No. 6 is a portion of the former Tract I that was platted in Foursquare at Sterling Ranch East Filing No. 1. FourSquare has since been replatted and renamed to Sterling Ranch East Filing No. 8 and no longer includes the land within former Tract I. The proposed Pond (FSD-16) is designed to handle all anticipated flows.

EARLY GRADING: Early grading for the Filing 6 project area was approved with the Preliminary Plan which allowed site grading to commence prior to Final Plat approval.

FLOODPLAINS: This site is not within a designated F.E.M.A. Floodplain as determined by the flood insurance rate map, community panel number 08041CO533G, effective December 7, 2018.

GEOLOGIC & SOIL HAZARDS: A Soils and Geology Study for the proposed residential development, prepared by Entech Engineers, is included in this submittal. Geologic hazards expected at the site include artificial fill, collapsible soils, expansive soils, bedrock, potentially shallow groundwater, and radon. The minor constraints affecting development will be those associated with the potential for artificial fill, hydrocompaction, potential for expansive soils, and potential seasonally shallow groundwater areas on the site that can be satisfactorily mitigated through proper engineering design and construction practices. Ultimately, it was concluded that development is possible at this site.

VEGETATION & WILDLIFE: Bristlecone Ecology provided a Natural Features and Wetlands Report in October 2023 for the Sterling Ranch Sketch Plan Amendment. The Report identified the project site as being within the Foothill Grasslands ecoregion in Colorado. Topography of the Project consists mainly of a mix of flat to rolling grasslands. There are no trees or shrubs present on the site. Much of the site has been disturbed by cattle grazing, but vegetative cover is relatively extensive. Diversity is moderate for this ecoregion, and the structure of vegetation in the uplands is somewhat poorly developed. Several noxious weeds are present at the site, mostly scattered throughout the property in low densities where disturbance is most present. In general, the site provides moderate to poor quality habitat for wildlife.

The site is dominated by one primary vegetation community, represented by typical Foothill Grasslands vegetation such as prairie June grass, needle-and-thread grass, and blue grama. Riparian and wetland vegetation is scarce to nonexistent. State-listed and State sensitive species were not observed. Additionally, the site is located within the Colorado Springs Block Clearance Zone for the state-listed Preble's meadow jumping mouse, meaning the presence of this species is precluded. While there is grassland habitat available for the state sensitive black-tailed prairie dog, none were observed during site reconnaissance. The site is not suitable for state threatened burrowing owl based on the lack of existing burrows. Both federally protected Eagle species are unlikely to occur except by accident because the site lacks suitable habitats. Overall, the construction and development of the site does not impact any threatened or endangered species of plants or wildlife.

WILDFIRE: Sterling Ranch East Filing No. 6 is within the Black Forest Fire Rescue District (BFFR). The primary wildland fuel type is grassland. The Colorado State Forest Service Wildfire Risk Assessment Portal (WARP) mapping system identifies the wildfire risk of most of the project site as "High Risk" for wildfires, with a Fire Intensity rating as low to moderate intensity which is comparable to surrounding undeveloped properties. The Fire Protection Report prepared by Classic Consulting analyzes the wildfire risk and burn probability within the project site.

DISTRICTS/ENTITIES SERVING THE PROPERTY: The following districts will serve the property:

- Sterling Ranch Metro District
- Mountain View Electric Association
- Black Hills Energy will provide natural gas service
- Black Forest Fire Rescue Protection District will provide fire protection and emergency services
- FAWWA will provide water and wastewater services
- School District 49
- Pikes Peak Library District

COUNTY MASTER PLAN COMPLIANCE

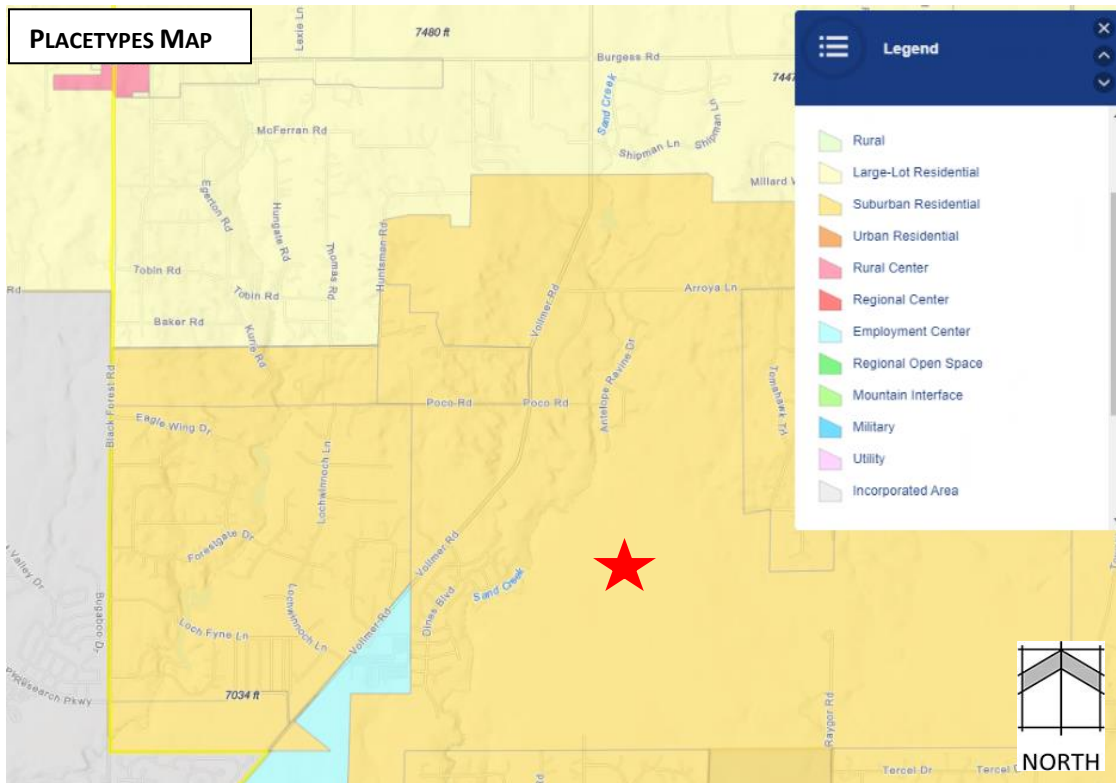
Applicable plans for the County comprise the Your Master Plan, the Water Master Plan, the 2045 Major Transportation Corridor Plan, and the El Paso County Parks Master Plan.

YOUR EL PASO MASTER PLAN

Sterling Ranch East Filing No. 6 is denoted as "Suburban Residential" on the Placetypes Map (below) in the Master Plan. The primary land use in the Suburban Residential placetype is single-family detached residential, with lot sizes smaller than 2.5 acres per lot and up to 5 units per acre. Single-family attached, multifamily, commercial and parks and open space are identified as supporting land uses in the Suburban Residential placetype.

The proposed subdivision meets the intent of the Suburban Residential placetype as it has a minimum lot size of 6,000 square feet proposed for single-family residential use. 3.5 du/ac is well below the primary land use of the Suburban Residential placetype, which is 5 du/ac. The Preliminary Plan also

designates 3.32 acres as neighborhood parks and open space, which are supporting uses that are consistent with the Suburban Residential Placetype.



In the Key Area Influences chapter, this site is designated as a Potential Area for Annexation. While Annexation is not proposed, The project site’s status as a Potential Area for Annexation is indicative of its urban character and the need for urban level of utility services, which will be provided by the Falcon Area Water and Wastewater Authority.

In the Areas of Change chapter of the County Master Plan, the Preliminary Plan area is identified as a “New Development Area.” The Plan states that New Development Areas will be significantly transformed as development takes place. These areas are often undeveloped or agricultural areas and are expected to be complimentary to adjacent built out areas. The proposed new development within Sterling Ranch East Filing 6 will bring about the transformation of this area as anticipated by the Master Plan and will be complimentary to the adjacent built-out area of Sterling Ranch.

Core Principle 1, Land Use Development, seeks to “manage growth to ensure a variety of compatible land uses that preserve all character areas of the county,” and Goal 1.1 seeks to, “ensure compatibility with established character and infrastructure capacity.” Sterling Ranch East Filing 6 is compatible with adjacent residentially zoned areas and continues the suburban density approved with the adjacent Sterling Ranch East Filing 5 and the remainder of the Sterling Ranch Sketch Plan area. The Preliminary Plan is also consistent with Core Principle 2, Housing & Communities, which seeks to “preserve and develop neighborhoods with a mix of housing types” and Goal 2.3 to “locate attainable housing that

provides convenient access to goods, services, and employment”. The Preliminary Plan provides for a variety of housing types to meet the needs of present and future El Paso County residents.

WATER MASTER PLAN

The proposed residential development satisfies the following policies of the Water Master Plan.

Goal 1.1 – Ensure an adequate water supply in terms of quantity, dependability, and quality for existing and future development.

Goal 4.2 – Support the efficient use of water supplies.

Policy 4.3.6 – Encourage well monitoring throughout the County, with an emphasis on the Denver Basin aquifer fringe areas.

Policy 4.1.2 – Encourage more systematic monitoring and reporting of water quality in individual wells.

Goal 6.0 – Require adequate water availability for proposed development.

The project is located within Region 3, Falcon Area, containing 4 growth areas projected to be completed by 2040, three areas to be completed by 2060, and two other growth areas located on the north and south sides of Falcon Highway directly east of Falcon. Region 3 has a current water supply of 7,164-acre feet per year and a current demand of 4,494-acre feet per year. The 2040 water supply is projected to be 7,921-acre feet per year and the projected demand is 6,403-acre feet. The 2060 water supply is projected to be 8,284-acre feet per year and the projected demand is 8,307-acre feet.

Sterling Ranch East Filing 6 is within the service area of FAWWA, which has sufficient supply and infrastructure in the area to serve this development. In order to meet future water demands, FAWWA has contractual arrangements to obtain additional legal and physical supply including contracts with McCune Water SR Water LLC and the Bar X Water. In addition to adding off-site sources, FAWWA intends to acquire and invest in additional renewable water supplies. Future supply has been contracted for, and implementation is under way.

FAWWA’s main supply source is centralized at a point that both Cherokee Metropolitan District and Woodmen Hills Metropolitan District have adjacent major storage and delivery facilities. It is possible that future agreements could be made.

2045 MAJOR TRANSPORTATION CORRIDOR PLAN (MTCP)

The 2045 Functional Classification map in the MTCP shows the new Briargate Parkway connection as a 4-lane principal arterial by 2045. Vollmer Road is depicted as an Urban Major Collector south of Burgess Road and Rural Major Collector to the north of Burgess Road. The 2065 Corridor Preservation Plan shows no changes to the classification of Briargate Parkway or Vollmer Road.

Briargate Parkway is currently an integral part of mobility and access to I-25 from the north and eastern areas of Colorado Springs. The Briargate Parkway-Stapleton Road project is currently being studied to verify and develop the master plan requirements for the roadway. The MTCP indicates that the

Briargate-Stapleton corridor is expected to be a four-lane principal arterial from the eastern City Limits of Colorado Springs (Black Forest Road) to Judge Orr Road. It is anticipated that this segment will plan for interim improvements and that interim phases of capacity along Briargate Parkway may be warranted based upon the findings of this study. Furthermore, multi-modal transportation opportunities will be evaluated along this stretch as well. The outcome of this study and ultimate build out will be to improve the public health, safety and welfare of the overall area.

EL PASO COUNTY PARKS MASTER PLAN

The Parks Master Plan does not identify any proposed parks or candidate open space on this site or in the vicinity. A 28.9-acre community park is included as part of Sterling Ranch East Phase 1. The Trails Master Plan map identifies a proposed Regional Trail adjacent to Sand Creek through Sterling Ranch. This has been accommodated in the Sterling Ranch filings already approved or in progress on the west side of the creek. There are no proposed regional trails in this portion of Sterling Ranch.

The Sterling Ranch East Filing No. 6 subdivision includes a 35,290-sf neighborhood park which is only a portion of the 3.32 acres of open space proposed within the development. All parks, trails, and open spaces will be owned and maintained by the Sterling Ranch Metropolitan District.

PROJECT JUSTIFICATION

Final Plat Approval Criteria - Chapter 7.2.3(f)

1. THE SUBDIVISION IS IN CONFORMANCE WITH THE GOALS, OBJECTIVES, AND POLICIES OF THE MASTER PLAN;

The relevant County Plans for the Sterling Ranch East Filing No. 6 Final Plat include Your El Paso County Master Plan, the County Water Master Plan, the 2045 Major Transportation Corridor Plan, and the County Parks Master Plan. The project is in general conformity with these plans as described above.

2. THE SUBDIVISION IS IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED PRELIMINARY PLAN;

The proposed Final Plat conforms to the approved Sterling Ranch East Filing No. 6 Preliminary Plan. The proposed layout in the Final Plat is substantially similar to the layout shown in the Preliminary Plan. The subdivision proposes the same number of residential lots, comparable lot sizes, and similar tracts sizes and locations.

3. THE SUBDIVISION IS CONSISTENT WITH THE SUBDIVISION DESIGN STANDARDS AND REGULATIONS AND MEETS ALL PLANNING, ENGINEERING, AND SURVEYING REQUIREMENTS OF THE COUNTY FOR MAPS, DATA, SURVEYS, ANALYSES, STUDIES, REPORTS, PLANS, DESIGNS, DOCUMENTS, AND OTHER SUPPORTING MATERIALS;

The Final Plat is in conformance with the subdivision design standards of the Land Development Code; no waivers are requested. All relevant reports and studies have been included with the application submittal demonstrating conformance with all planning, engineering, and surveying requirements of the County.

- 4. EITHER A SUFFICIENT WATER SUPPLY HAS BEEN ACQUIRED IN TERMS OF QUANTITY, QUALITY, AND DEPENDABILITY FOR THE TYPE OF SUBDIVISION PROPOSED, AS DETERMINED IN ACCORDANCE WITH THE STANDARDS SET FORTH IN THE WATER SUPPLY STANDARDS [C.R.S. § 30-28-133(6)(A)] AND THE REQUIREMENTS OF CHAPTER 8 OF THIS CODE, OR, WITH RESPECT TO APPLICATIONS FOR ADMINISTRATIVE FINAL PLAT APPROVAL, SUCH FINDING WAS PREVIOUSLY MADE BY THE BOCC AT THE TIME OF PRELIMINARY PLAN APPROVAL;**

The finding of water sufficiency for this subdivision was approved by BoCC with the Sterling Ranch East Filing No. 6 Preliminary Plan which allows this plat to be reviewed and approved administratively.

- 5. A PUBLIC SEWAGE DISPOSAL SYSTEM HAS BEEN ESTABLISHED AND, IF OTHER METHODS OF SEWAGE DISPOSAL ARE PROPOSED, THE SYSTEM COMPLIES WITH STATE AND LOCAL LAWS AND REGULATIONS, [C.R.S. § 30-28-133(6)(B)] AND THE REQUIREMENTS OF CHAPTER 8 OF THIS CODE;**

A public sewage disposal system has been established for the proposed 198 lots in the FAWWA public sewer system with the Sterling Ranch Metropolitan District owning the infrastructure.

- 6. ALL AREAS OF THE PROPOSED SUBDIVISION WHICH MAY INVOLVE SOIL OR TOPOGRAPHICAL CONDITIONS PRESENTING HAZARDS OR REQUIRING SPECIAL PRECAUTIONS HAVE BEEN IDENTIFIED AND THAT THE PROPOSED SUBDIVISION IS COMPATIBLE WITH SUCH CONDITIONS [C.R.S. § 30-28-133(6)(c)];**

A Soils and Geology Report was completed for the site and included with the application submittal. As described above, the geologic hazard conditions encountered at the site include hydro compaction, shallow bedrock, shallow groundwater and seasonally shallow groundwater areas. However, development at the site can be achieved if these conditions are mitigated.

- 7. ADEQUATE DRAINAGE IMPROVEMENTS ARE PROPOSED THAT COMPLY WITH STATE STATUTE [C.R.S. § 30-28-133(3)(c)(VIII)] AND THE REQUIREMENTS OF THIS CODE AND THE ECM;**

All drainage improvements required for this project comply with State Statute, the code, and the ECM. A Drainage Report detailing the improvements is included with the application submittal.

- 8. LEGAL AND PHYSICAL ACCESS IS PROVIDED TO ALL PARCELS BY PUBLIC RIGHTS-OF-WAY OR RECORDED EASEMENT, ACCEPTABLE TO THE COUNTY IN COMPLIANCE WITH THIS CODE AND THE ECM;**

Access to the subdivision will be via public rights-of-way that will be constructed to meet County standards.

- 9. NECESSARY SERVICES, INCLUDING POLICE AND FIRE PROTECTION, RECREATION, UTILITIES, AND TRANSPORTATION SYSTEMS, ARE OR WILL BE MADE AVAILABLE TO SERVE THE PROPOSED SUBDIVISION;**

All necessary services are available to serve the proposed subdivision. Commitment letters from utility service providers are included with the application submittal including will-serve letters from FAWWA for water and wastewater services, CSU for gas service, and MVEA for electric. The site is within the Black Forest Fire Rescue District which will provide emergency services to the subdivision. Access to the site will be provided via public rights-of-way constructed to County standard.

10. THE FINAL PLANS PROVIDE EVIDENCE TO SHOW THAT THE PROPOSED METHODS FOR FIRE PROTECTION COMPLY WITH CHAPTER 6 OF THIS CODE;

The water supply system proposed in this subdivision will be part of the FAWWA municipal water system. This system used for domestic and fire use will be installed and maintained in accordance with NFPA standards. The fire flow provided is based on the fire authority (Black Forest Fire Rescue) using the locally adopted codes from the City of Colorado Springs Fire Dept. Additionally, all residential structures will be constructed within 500 feet of a fire hydrant located adjacent to the public roadway. A Fire Protection Report is included with this application submittal.

11. OFF-SITE IMPACTS WERE EVALUATED AND RELATED OFF-SITE IMPROVEMENTS ARE ROUGHLY PROPORTIONAL AND WILL MITIGATE THE IMPACTS OF THE SUBDIVISION IN ACCORDANCE WITH APPLICABLE REQUIREMENTS OF CHAPTER 8;

This subdivision has also elected to be included in the 5 mill PID under the County Road Impact Fee Program. All on and off-site drainage has been evaluated and presented in the Sterling Ranch East Filing No. 6 Final Drainage Report. Off-site grading and drainage easements have now been documented and will be recorded prior to construction.

12. ADEQUATE PUBLIC FACILITIES OR INFRASTRUCTURE, OR CASH-IN-LIEU, FOR IMPACTS REASONABLY RELATED TO THE PROPOSED SUBDIVISION HAVE BEEN CONSTRUCTED OR ARE FINANCIALLY GUARANTEED THROUGH THE SIA SO THE IMPACTS OF THE SUBDIVISION WILL BE ADEQUATELY MITIGATED;

Construction drawings submitted with this Plat Application and the FAE and financial guarantee will be provided to the County based on the SIA prior to Plat recordation

13. THE SUBDIVISION MEETS OTHER APPLICABLE SECTIONS OF CHAPTER 6 AND 8; AND

This subdivision meets all other applicable sections of the LDC, Chapters 6 and 8

14. THE EXTRACTION OF ANY KNOWN COMMERCIAL MINING DEPOSIT SHALL NOT BE IMPEDED BY THIS SUBDIVISION [C.R.S. §§ 34-1-302(1), ET SEQ.]

The extraction of any known commercial mining deposit will not be impeded by this subdivision.