

## STERLING RANCH EAST FILING 3 FINAL PLAT

### LETTER OF INTENT

OCTOBER 2024

#### OWNER:

Classic SRJ Land LLC  
2138 FLYING HORSE CLUB DR  
COLORADO SPRINGS, CO 80921

#### APPLICANT:

CLASSIC COMMUNITIES  
6385 CORPORATE DR. SUITE 200  
COLORADO SPRINGS, CO 80919

#### CONSULTANT:

N.E.S. INC  
619 N. CASCADE AVE, SUITE 200  
COLORADO SPRINGS, CO 80903

#### SITE DETAILS:

**TSN:** 5233000023; 5233000024

**ADDRESS:** 33-12-65

**ACREAGE:** 56.13 AC

**CURRENT ZONING:** RS-5000 AND RR-0.5

**CURRENT USE:** VACANT

#### REQUEST:

Please include total  
acreage of project site.

N.E.S. Inc., on behalf of Classic SRJ Land LLC, requests approval of the Final Plat for Sterling Ranch East Filing No. 3 on X-acres. The Final Plat includes 187 single-family lots, 168 of which are within the RS-5000 zoning and 19 of which are in the RR-0.5 zoning. 1 Tract is for a future elementary school site for D20, 1 tract for sub-regional detention, and 4 other tracts for landscaping, public utilities, open space, and/or public improvements.

Please identify  
whom is  
responsible for  
which  
installation and  
maintenance of  
landscape- all  
urban roads

## SITE LOCATION

Sterling Ranch East Filing 3 is located southeast of the intersection of Dines Blvd and Sterling Ranch Rd and directly west of Sand Creek. To the south is the Pawnee Rancheros Subdivision (RR-5). The site is surrounded on 3 sides by land within the Sterling Ranch Master Plan area of El Paso County and is close to the City of Colorado Springs' municipal boundary.

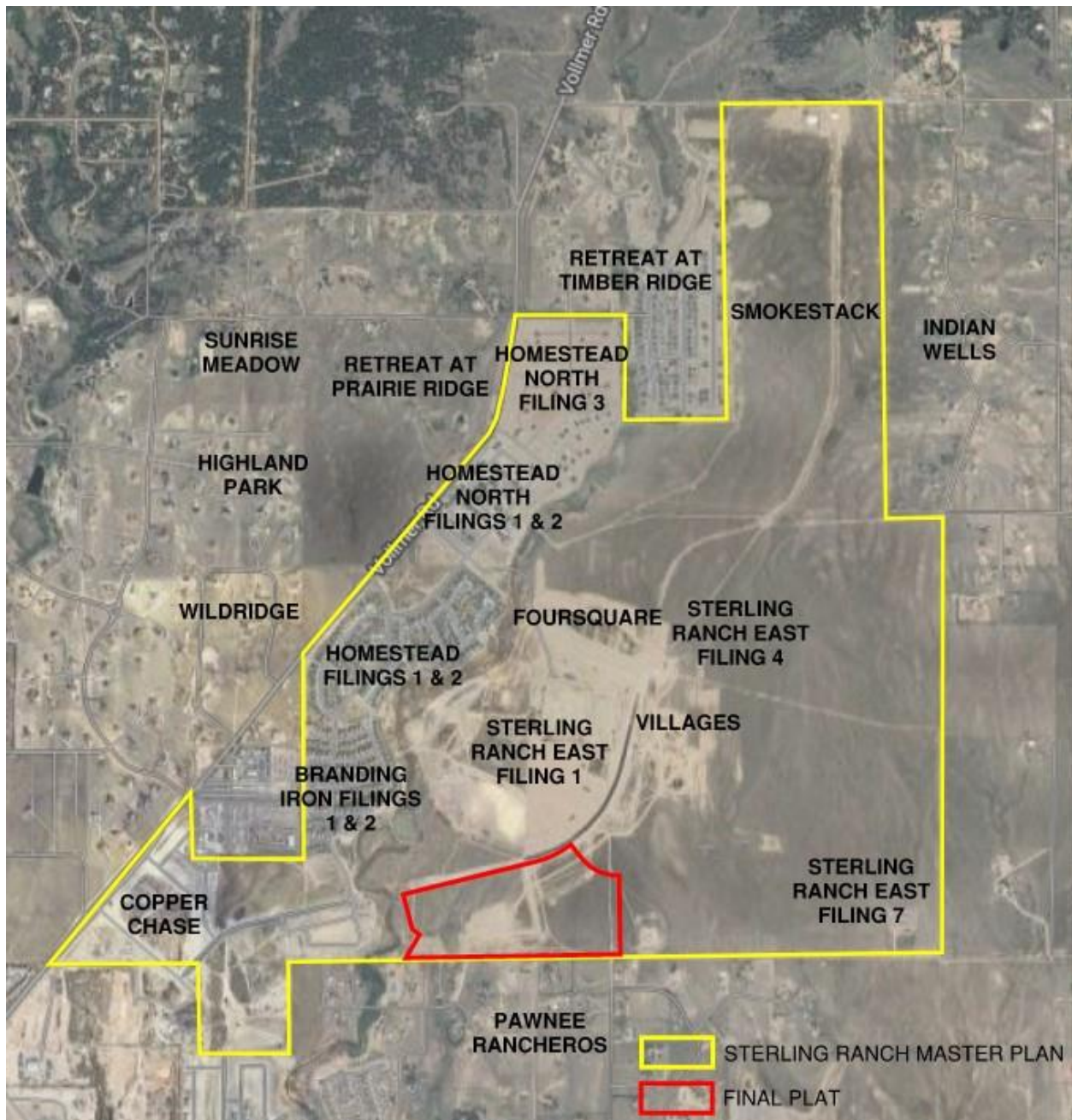
## SURROUNDING LAND USE

The site is currently surrounded by vacant and residential properties of various densities 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 28.9-acre community park, and mixed-use sites that will surround and complement Sterling Ranch East Filing 3. Future roads that will serve the project have not yet been constructed; however, Sterling Ranch Rd adjacent to the development was approved as part of the Homestead North at Sterling Ranch filing 1 final plat



To the north of Sterling Ranch is the Retreat at Timber Ridge PUD. This includes a variety of lot sizes ranging from 2.5 acre lots on the western part of the site between Vollmer Road and Sand Creek and an average of 12,000 sf lots east of Sand Creek. The properties to the west of Sterling Ranch include Retreat at Prairie Ridge (with an approved sketch plan that allows low to high density residential lots as well as

commercial uses) and rural residential developments, including the 2.5-acre lot Highland Park Subdivision, the 5-acre lot Wildridge subdivision, and the Sunrise Meadow Subdivision, which includes 5 rural residential lots of varying size.



Sterling Ranch East Filing 3 is on the south end of the Sterling Ranch Master Plan and is directly north of Pawnee Rancheros Subdivision comprised of 5-acre rural residential lots. To the west is Sand Creek and drainage facilities reserved to offset impacts of new development within the Master Plan area. To the northwest is the future, 28.9-acre Sterling Ranch community park site and to the north is Sterling Ranch East filing 1 which is comprised of 294 residential lots with a density of 1.8 du/acre. Directly northeast

and east of Sterling Ranch East filing 3 is the future Sterling Ranch East filing 5 subdivision which proposes 160 residential lots with a density of 3.4 du/acre.

### **PROJECT DESCRIPTION**

The Sterling Ranch East Filing 3 Final Plat proposes 187 new residential lots on 74.745-acres, proposing a density of 2.5 du/acre. The subdivision includes two different zone districts including 168 lots and all 7 tracts within the RS-5000 zone district and 19 lots within the RR-0.5 zoning. The Rural Residential lots are just over half an acre and span the southern boundary of the subdivision to provide a buffer from the proposed subdivision to the existing Rural Residential development to the south. Seven new tracts are being platted as well. Tracts A – C are relatively small and will accommodate a variety of functions including landscape, public improvements, and public utilities. Tract D is 3.62-acres and will accommodate landscape, utilities, a trail, and a buffer between the proposed subdivision and existing development to the south. Tract E is 3.48-acres will accommodate landscaping, open space, public utilities, and a maintenance trail. Tract F is 11.8-acres and will accommodate future elementary school site for District 20. Tract G is 5.26-acres and will accommodate a sub-regional detention facility. In addition to the internal roadways that will be constructed with this subdivision, the initial portion of Lake Tahoe Drive will be constructed on the northeast boundary of the subdivision. Lake Tahoe ties into the east side of Sterling Ranch Road and is planned to run east through a portion of the Sterling Ranch Master Planned area.

**COMPATIBILITY/TRANSITIONS:** The Sterling Ranch East filing 3 Subdivision is bound on three sides by future development within the Sterling Ranch Maste Plan area and is directly north of the existing Rural Residential Subdivision, Pawnee Rancheros within El Past county. Due to the proposed subdivision’s proximity to the existing Rural Residential lots to the south, compatibility and buffering were carefully considered and incorporated into the design of the Sterling Ranch East filing 3 subdivision. Toward the southern boundary of the filing are RR-0.5 zoned lots that are just over half an acre in size. Tract D is 3.62-acres and is intended for landscaping, public utilities, a trail, and to provide a buffer from the subdivision to the south. The tract is south of the half-acre lots and runs along the southern boundary of the subdivision. The large lots and Tract D are designed to provide a transition between the lower density, rural residential lots to the south and the suburban residential development within Sterling Ranch.

On the western end of the site Tracts E, F, and G will provide a buffer between the residential lots within the proposed subdivision and Sand Creek, the wetlands, natural drainageways, and detention facilities to the west. Tract E will provide maintenance access to Sand Creek and the detention and water quality facilities. Tract F will accommodate a future elementary school site for District 20 and Tract G will accommodate sub-regional detention.

Residential lots are proposed all the way to the eastern boundary of the filing and while no buffer or transition is proposed with this final plat, a future park site is proposed directly east and will be included in a future filing. Residential lots are also proposed up to the northeastern boundary of the subdivision adjacent to Lake Tahoe Drive. The Master Plan plans for future higher density residential development across Lake Tahoe Drive so the burden of buffering will be on the future, higher-density subdivision.

On the northwest boundary of the site Tracts A and B which will accommodate landscaping along Sterling Ranch Road to soften the impact of traffic on the road to the residential lots within Sterling Ranch East filing 3. Across Sterling Ranch Road is the future 28.9-acre community park and a segment of Sterling Ranch East filing 1 which has a similar density to what is proposed within filing 3.

**ACCESS AND CIRCULATION:** Sterling Ranch East Filing 3 will have three access points. Toward the northwest side of the site, adjacent to the future school site, Lubbock Trail will provide access from Sterling Ranch Road. Further east, Laguna Niguel Drive will provide access from Sterling Ranch Road, and on the northeast boundary of the subdivision, Bentonville Way will provide access from Lake Tahoe Drive. Individual residential lots will gain access from the internal, public roadway system within the filing.

**TRAFFIC:** A Traffic Impact Study prepared by LSC in October 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 the entirety of Sterling Ranch. The findings in the study are as follows:

- This site is subject to the El Paso County Road Impact Fee Program (Resolution 19-471), as amended. This project proposes a public improvement district subject to the Mill Levy.
- Two full-movement access points are proposed to Sterling Ranch Road (Non-Residential Collector). An additional full-movement access point is proposed to Lake Tahoe Drive (Urban Local).
- Sterling Ranch East Filing No. 3 is projected to generate about 1,763 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 33 vehicles would enter and 98 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 111 vehicles would enter and 65 vehicles would exit the site.
- 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. Escrow for these future traffic signals may need to be provided with this final plat.
- The intersections of Sterling Ranch/Lubbock and Sterling Ranch/Westmont and Sterling Ranch/Lake Tahoe 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:
  - A northeast-bound right-turn deceleration lane on Sterling Ranch Road approaching Lubbock trail. This lane should be 155 feet long plus a 160-foot taper.
  - A southwest-bound left-turn lane on Sterling Ranch Road approaching Lubbock Trail. A center painted median is part of the standard Urban Minor Collector cross section.
  - The school site plan, layout, circulation, bus and parent drop off and pickup loop configurations are unknown at this time for the school site just east of the currently proposed Sterling Ranch East Filing 3. School districts generally prefer to separate bus traffic from parent drop off/pick up traffic, so there is the potential for the school to show a dedicated school access to Sterling Ranch Road, while also utilizing Lubbock Drive for some component of school operations/access/circulation. Lubbock Drive is shown as a local street and that won't change as the street length is short and only serving adjacent parcels. The future school site plan, in order to meet the needs of school circulation and operations, may show future modifications to the west edge of Lubbock Drive (widening, school driveway(s), etc.) and/or the corner radii at the Sterling Ranch Road intersection.
  - A northeast-bound right-turn deceleration lane on Sterling Ranch Road approaching Westmont Drive. This lane should be 155 feet long plus a 160-foot taper.
  - A southwest-bound left-turn lane on Sterling Ranch Road approaching Westmont Drive. A center painted median is part of the standard Urban Minor Collector cross section.

These recommendations were not included in the traffic. Please revise TIS or LOI to include all the same items.

**WATER SERVICE:** Sterling Ranch East Filing 3 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, allowing for the administrative approval of subsequent final plats.

A Water Resources Report, prepared by RESPEC in October 2024, is included with this submittal. It is expected that an urban residential home in 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 based on anticipated 1,500 square feet or more of landscaping. This is consistent with historic needs for nearby developments. For lots smaller than 7,000 square feet, FAWWA has adopted an SFE equivalency ratio of .90 to account for substantially reduced water needs, although this is partially offset by estimation of common area irrigation needs. Sterling Ranch East Filing 3 includes 187 lots, 54 of which are less than 7,000 square feet and have an effective annual demand of 0.318 acre-feet of water per unit. Roughly 2.5 annual acre-feet of water have additionally been set aside for .86 acres of active irrigated landscaping.

The resulting water demand on the central water system is 66.27 acre-feet. This water was wholly committed to under Sterling Ranch East Preliminary Plan (Letter dated June 19, 2022) and therefore this water does not create any additional commitments. The total 300-year water supply for FAWWA is shown in Table 3 and totals 1962.23 annual acre-feet 300-year, Appendix F is an accounting of active water commitments, which total 1105.33 acre-feet including all subdivisions committed through October 14, 2024. This leaves a net excess of currently available water unchanged of 856.9 AF300 year

and therefore there is more than sufficient water supply to meet the needs of Sterling Ranch East Filing 3 Final Plat on the 300-year basis.

It should be noted that Sterling Ranch East Filing 3 Final Plat contains a 11.85-acre tract for an elementary school. The water for this school was dedicated on a final basis under a prior subdivision Branding Iron Filing 2 (letter dated February 20, 2024) and the school was moved to this site after the date of the final approval for Branding Iron 2. Therefore, the water has been dedicated which is the equivalent of 13 SFE. Therefore, it is not necessary to dedicate any additional water. (See also Commitment, WSIS and Water report for Sterling Ranch East Phase One Preliminary Plan.

**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. Including all commitments to date, (October 14, 2024) and including Sterling Ranch East Filing No. 3 Final Plat, the current committed capacity is for 3180 SFE which is 54.37 % of FAWWA contractual treatment capacity, unchanged as prior dedication of capacity under Sterling Ranch East Phase One Preliminary Plan. 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 Colorado Springs Utilities for natural gas. Service commitment letters have been provided by each service entity.

**DRAINAGE:** Tract G of Sterling Ranch East filing 3 is 5.262-acres in size and will provide sub-regional full spectrum detention and water quality. The proposed facilities are to be private facilities with ownership and maintenance by the Sterling Ranch Metropolitan District. After completion of construction and upon the Board of County Commissioners acceptance, all the drainage facilities within the public Right-of-Way will be owned and maintained by El Paso County. Stormwater release from the site is required to be at or below the calculated historic flow quantities. The development of the proposed site does not significantly impact any downstream facility or property to an extent greater than that which currently exists in the pre-development conditions

**FLOODPLAINS:** This site Sterling Ranch East Filing No. 3 is partially within a designated F.E.M.A. Floodplain as determined by the flood insurance rate map, community panel number 08041C0533G, 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, shallow bedrock, potentially shallow groundwater, and radon. This site was found to be suitable for the proposed development. Areas were encountered where the geologic conditions will impose some constraints on development and land use. These

include areas of hydrocompaction, shallow bedrock, shallow groundwater and seasonally shallow groundwater areas. Based on the proposed development plan, it appears that these areas will have some impact on the development but that development can be achieved if the observed geologic conditions on site are either avoided or properly mitigated.

**VEGETATION & WILDLIFE:** Bristlecone Ecology provided a Natural Features and Wetlands Report in April 2022. 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, bordered on the west side by the Sand Creek stream corridor. 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.

The Project site provides moderate quality habitat for some grassland and woodland wildlife, including birds, mammals, reptiles, and possibly amphibians. Development of the site would inevitably affect some habitat for wildlife, but based on the findings of the site reconnaissance, Bristlecone Ecology classified the expected impacts to grassland species as relatively low, and to woodland species as moderate to low. 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 blue gramma, prairie June grass, and Western wheatgrass. Riparian and wetland vegetation is also scarce to nonexistent on the site. 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 3 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 "Moderate Risk" with a portion in the southeast being categorized as "High Risk" for wildfires. Burn probability for the site is identified as Moderate to High.

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

- Sterling Ranch Metro District No. 3
- Mountain View Electric Association will provide electric service. A commitment letter is provided with this application.



- Colorado Springs Utilities will provide natural gas service. A commitment letter is provided with this application.
- Black Forest Fire Rescue Protection District will provide fire protection and emergency services.
- FAWWA will provide water and wastewater services for the development. A commitment letter is provided with this application.
- School District 20 will serve the property.
- Pikes Peak Library District.
- Sterling Ranch East HOA

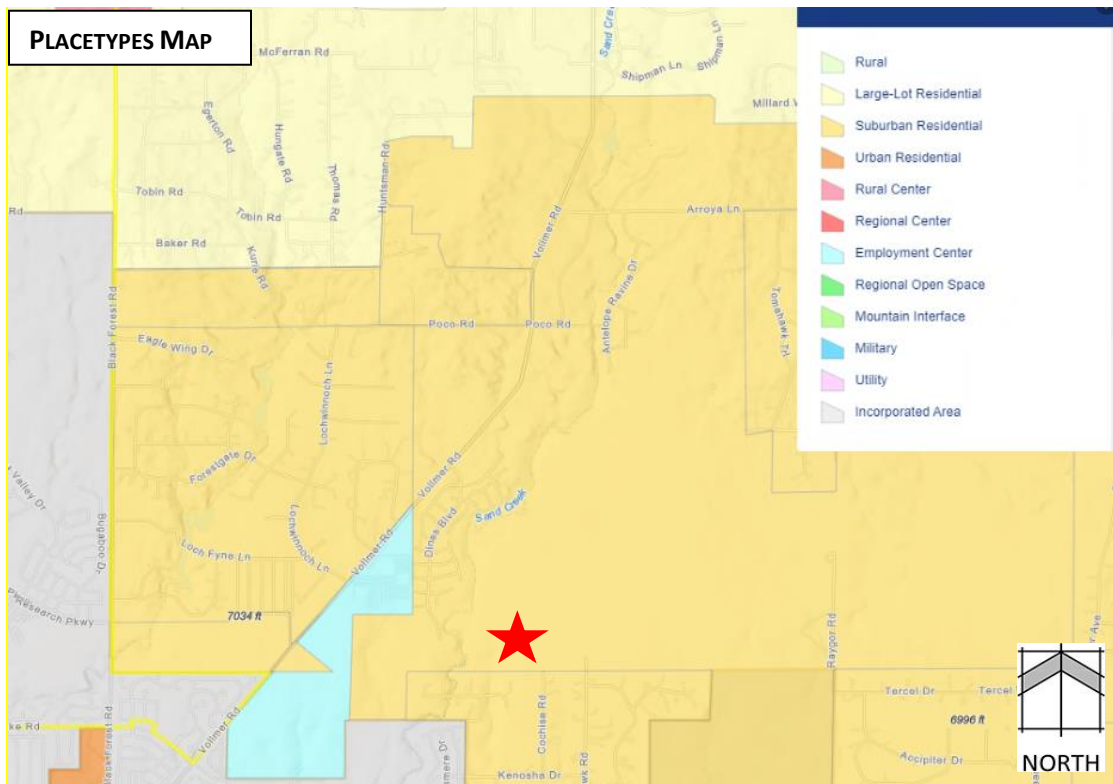
## **COUNTY MASTER PLAN COMPLIANCE**

Applicable plans for the County comprise the Your Master Plan, the Water Master Plan, the 2040 Major Transportation Corridor Plan, and the El Paso County Parks Master Plan.

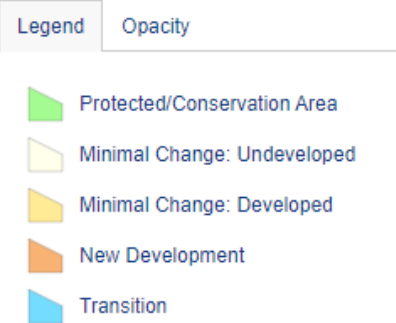
### YOUR EL PASO MASTER PLAN

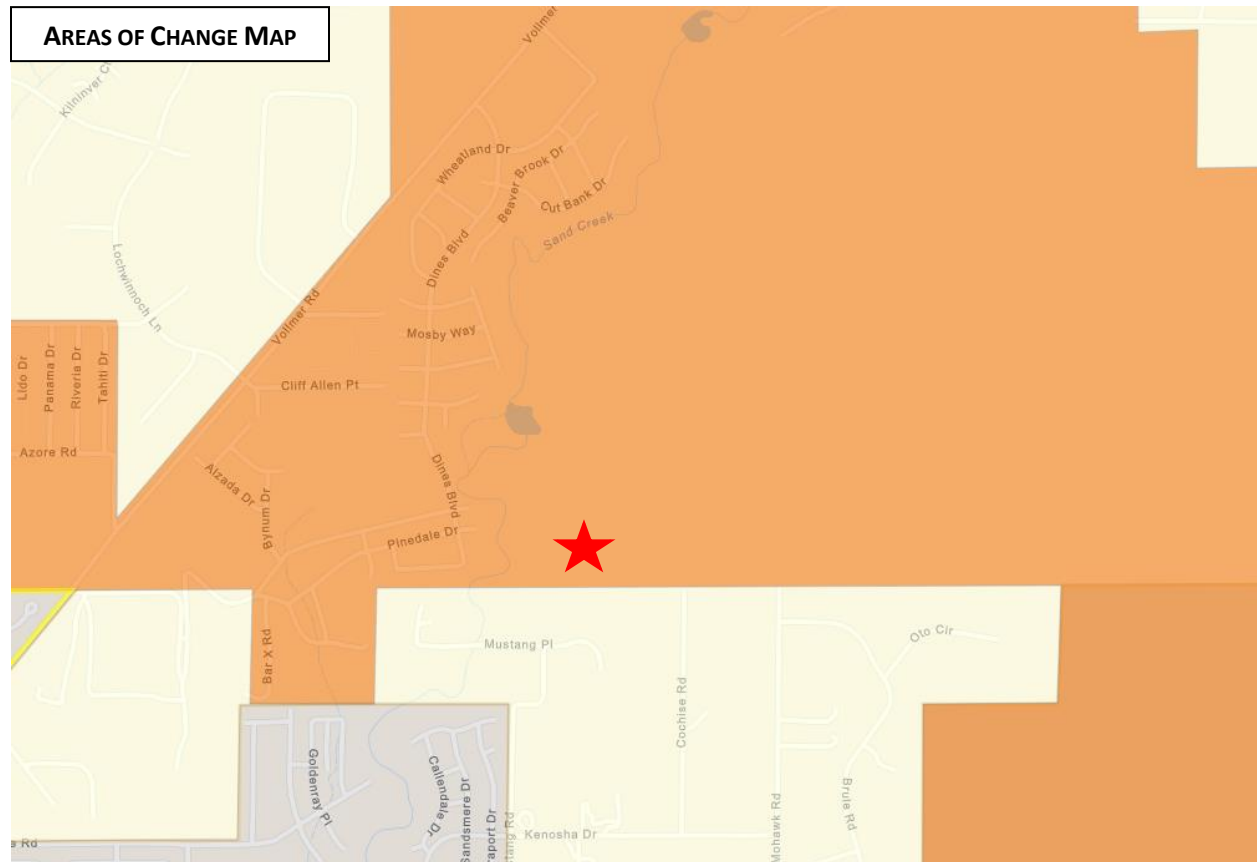
Sterling Ranch East Filing 3 is denoted as “Suburban Residential” on the Placetypes Map (below) in the Master Plan. The primary land use in the Suburban Residential placetype is single-family detached residential, with lot sizes smaller than 2.5 acres per lot and up to 5 units per acre. Single-family attached, multifamily, commercial, institutional, and parks and open space are identified as supporting land uses in the Suburban Residential placetype.

The proposed Final Plat meets the intent of the Suburban Residential placetype as majority of the lots are approximately 8,000 sf in size, aside from the 19, half-acre lots along the southern boundary of the subdivision. The proposed density of 2.5 du/acre is well under the 5 du/acre that is allowed in the placetype. An 11.8-acre school site is proposed with this subdivision which aligns with the Institutional supporting land use type. A large buffer including open space and a regional trail is proposed which aligns with the parks and open-space supporting land use.



In the Key Area Influences chapter, this site is designated as a Potential Area for Annexation. While the Applicant does not propose to annex Sterling Ranch East Filing 3 into the City, the site’s status as a Potential Area for Annexation is indicative of its urban character and the services, which will be provided by Falcon Area Water and Wastewater Springs Utilities.





In the Areas of Change chapter of the County Master Plan, the Final Plat 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 3 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. A transition from the subdivisions to the south within the ‘Minimal Change: Undeveloped’ area is provided in the design of the Final Plat.

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 3 is compatible with adjacent residentially zoned areas and continues the suburban density approved within the Sterling Ranch Sketch Plan area while providing a transition to the larger, rural residential lots to the south. 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 3 is within the service area of FAWWA, which has sufficient supply and infrastructure in the area to serve this development. 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.

**2040 MAJOR TRANSPORTATION CORRIDOR PLAN (MTCP)**

Provide additional paragraph that SR overall was per 2040 MTCP, but indicate how it also compares to 2045 MTCP.

The 2040 Functional Classification map in the MTCP shows the new Briargate Parkway connection as a 4-lane principal arterial by 2040. Vollmer Road is depicted as a 4-lane minor arterial south of Briargate Parkway and 2-lane minor arterial to the north of Briargate Parkway. The 2060 Corridor Preservation Plan shows no changes to the classification of Briargate Parkway but includes the widening of Vollmer Road north of Briargate Parkway to 4-lanes by 2060.

Briargate Parkway is currently an integral part of mobility and access to I-25 from the north and southern 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. Tract D within Sterling Ranch East Filing 3 Final Plat is 3.62-acres, runs along the southern boundary of the subdivision and will accommodate a trail corridor that runs east/west and will connect with the Sand Creek Regional Trail. This Tract will be owned and maintained by Sterling Ranch Metro District No. 3.

### **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 3 Final Plat are Your El Paso County Master Plan, the County Water Master Plan, the 2040 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;**

Sterling Ranch East filing 3 is included in the Sterling Ranch East Phase 1 Preliminary Plan and substantially conforms with the approved plans. Sterling Ranch East filing 3 Final Plat illustrates a substantially similar lot layout with the same number of residential lots and comparable lot sizes. The intended uses and acreages of the proposed Tracts are consistent between the Preliminary Plan and the Final Plat which includes a tract for a future school site, a tract for a future trail and buffering, a tract to accommodate sub-regional detention, and a tract to provide maintenance access to the Sand Creek drainageway and detention facilities as well as other, smaller tracts intended primarily for landscaping and utilities.

**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 Phase 1 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 187 lots into 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 hydrocompaction, 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. The site is near the future 28.9-acre community park and a segment of a trail will be provided along the southern boundary of the site to meet up with the Sand Creek regional trail to the west. 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. 3 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.

\\nes02\projects\classic2\sterling ranch east\admin\submittals\sterling ranch east filing 3\final plat\sre 3\_loi\_draft.docx

# V1\_Letter of Intent.pdf Markup Summary

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## CDurham (4)

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ENGINE: R5-5000 AND RR-0.5  
VACANT  
Please include total acreage of project site.  
In behalf of Classic SRJ Land LLC, requests approval for 187 single lot tracts for RR-0.5 zoning. 1 Tract for regional detention, and 4 other tracts for lot

**Subject:** Callout  
**Page Label:** 1  
**Author:** CDurham  
**Date:** 11/15/2024 8:30:46 AM  
**Status:**  
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Please include total acreage of project site.

SF 24-028

**Subject:** Text Box  
**Page Label:** 1  
**Author:** CDurham  
**Date:** 11/15/2024 8:33:44 AM  
**Status:**  
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SF 24-028

in northern bound of subject tract. This lot is a southeast bound lot. The school site plan, in configurations are not proposed. Starting from the school site plan, the school site plan is a dedicated school site. The future school site plan is a dedicated school site. The future school site plan is a dedicated school site.

**Subject:** Callout  
**Page Label:** 6  
**Author:** CDurham  
**Date:** 11/15/2024 9:54:02 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

These recommendations were not included in the traffic. Please revise TIS or LOI to include all the same items.

ent that both Cherokee Metropolitan District and major storage and delivery facilities. It is possible to provide additional paragraph that SR overall was per 2040 MTCP, but indicate how it also compares to 2045 MTCP.  
shows the new Brigrange Parkway connection as a split as a 4-lane minor arterial south of Brigrange Parkway. The 2060 Corridor Preservation gate Parkway but includes the widening of Vollmer

**Subject:** Text Box  
**Page Label:** 12  
**Author:** CDurham  
**Date:** 11/15/2024 9:57:35 AM  
**Status:**  
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Provide additional paragraph that SR overall was per 2040 MTCP, but indicate how it also compares to 2045 MTCP.

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## dspdparsons (1)

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Please identify whom is responsible for which installation and maintenance of landscape- all urban roads

**Subject:** Text Box  
**Page Label:** 1  
**Author:** dspdparsons  
**Date:** 11/18/2024 7:54:24 AM  
**Status:**  
**Color:** ■  
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**Space:**

Please identify whom is responsible for which installation and maintenance of landscape- all urban roads