

STERLING RANCH EAST PHASE 1 PRELIMINARY PLAN

LETTER OF INTENT

REVISED MARCH 2023

OWNER/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: 5200000553, 5200000554, 5228000037, 5228000038, 5233000015, 5233000016, 5233000017, 5233000018, 5200000552, 5227000008, 5233000015

ACREAGE: 320.73 ACRES

CURRENT ZONING: RR-5

PROPOSED ZONING: RS-5000 AND RR-0.5

CURRENT USE: VACANT LAND

PCD FILE #: SP-22-004

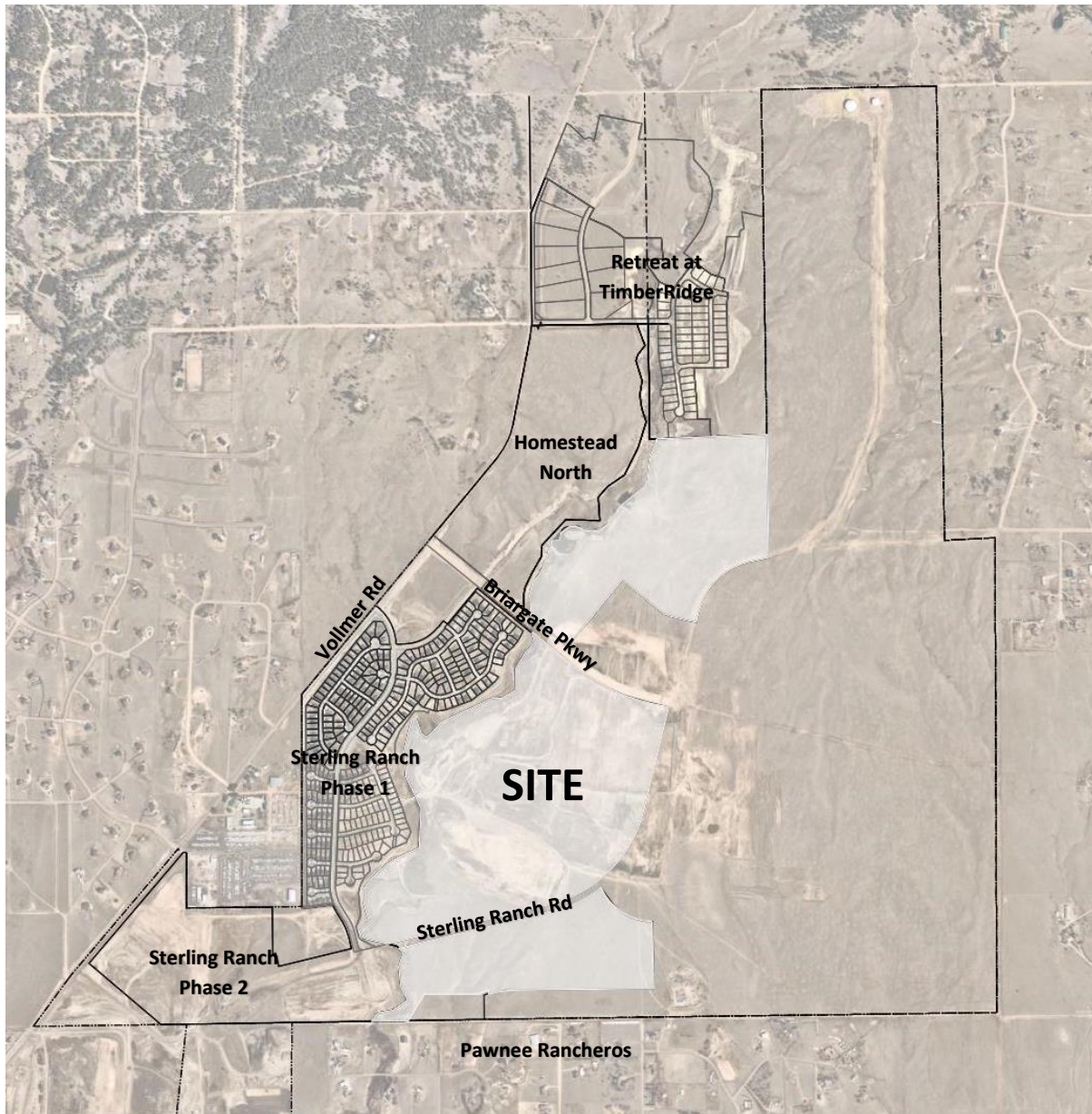
REQUEST

N.E.S. Inc. on behalf of Classic SRJ Land LLC requests approval of the following applications:

1. Sterling Ranch East Phase 1 Preliminary Plan, to be platted in four filings, will include; 761 single-family lots, one 11.86ac tract for an elementary school and one 38.5ac filing for a future school site, a 29.31 acre tract for a Community Park, and 67.49ac in several tracts for neighborhood parks, open space and drainage.
2. A finding of water sufficiency with the Preliminary Plan and subsequent Final Plats to be approved administratively.

LOCATION

Sterling Ranch East Phase 1 Preliminary Plan includes 320.73 acres and is part of the overall Sterling Ranch master planned community, located east of Vollmer Road and east of the Sand Creek channel. The property lies north and south of the proposed extension of Briargate Parkway and north, west and south of the proposed extension of Sterling Ranch Road. Between Vollmer Road and Sand Creek to the west is the existing and recently approved residential development within Sterling Ranch Phases 1 and 2. The Retreat at TimberRidge development lies immediately to the north. The remainder of the Sterling Ranch property is situated to the east and south. The Pawnee Rancheros 5-acre rural residential subdivision is also located to the south.



PROJECT DESCRIPTION & CONTEXT

Sterling Ranch East Phase 1 Preliminary Plan proposes 761 detached single-family lots on 320.73 acres. The development includes 134.54 acres of single-family lots, 39.09 acres of road right-of-way, 11.86ac for an elementary school and one 38.5ac filing for a future school site, a 29.31 acre tract for a Community Park, and 67.49 acres for neighborhood parks, open space and drainage. The gross density of the project is 2.4 dwelling units per acres and the net density, net of school, park and open space tracts, is 4.3 du/ac. Sterling Ranch East Phase 1 Preliminary Plan will be developed in four filings: Filing 1 with 294 lots on 122.98ac, Filing 2 with 42 lots on 16.84ac, Filing 3 with 187 lots on 67.62 ac and Filing 4 with 238 lots on 67.62ac.

Concurrent rezonings of the property to RS-5000, with a narrow strip of RR-0.5 zoning along the south boundary, are currently under review. The Preliminary Plan has 740 lots within the proposed RS-5000 zone area, with a minimum lot size of 5,000 square feet and 19 lots along the south part of the site within the RR-0.5 zone area with a half-acre minimum lot size. A 50-foot-wide buffer and a 100-foot building setback is included between the half-acre lots and the south boundary of the site. The project proposes 25-foot landscape setbacks on Briargate Parkway and 10-foot landscape setbacks on Sterling Ranch Road. Building setbacks, heights and lot coverage will meet the RS-5000 and RR-0.5 zoning standards.

A finding of water sufficiency is requested with the Preliminary Plan and the administrative approval of subsequent final plats.

SKETCH PLAN CONSISTENCY: The Sterling Ranch Sketch Plan for 5,225 dwelling units on 1,444 acres was approved November 13, 2008. The Sketch Plan identifies the area included within this proposed preliminary plan as Residential at a density of 3-5 du/ac per acre. On the south boundary of the site, the Sketch Plan identifies 2 du/ac per acre residential density, a 50-foot buffer and a 100-foot setback. This lower density and buffer were intended as a transition between the suburban density within the rest of the Sterling Ranch development and the lower density 5-acre lots in the Pawnee Rancheros subdivision to the south. A 38.5-acre K-8 school site and a community park are also shown on the Sketch Plan within the Phase 1 area.

The area north of Briargate Parkway is identified in the approved Sketch Plan as an Active Adult Community with a residential density of 5-8 du/ac. A Sketch Plan Amendment is concurrently under review which removes the Active Adult Community designation to the north of Briargate and reduces the density of that area to 3-5 du/ac. This amendment also relocates a 11.8-acre elementary school site from the west side of Sand Creek to the east side of Sand Creek, south of Sterling Ranch Road. The school relocation was at the request of and following discussion with School District 20.

Within the area of the Sketch Plan identified as 3-5 du/ac, the Sterling Ranch East Phase 1 Preliminary Plan proposes 740 lots with a net density of approximately 4.3 du/ac, which is consistent with the Sketch Plan. Within the area identified on the Sketch Plan as 2 du/ac, the Preliminary Plan proposes 19 lots with a minimum half acre size, which is consistent with the Sketch Plan density along the south boundary. This density will be secured by the concurrent RR-0.5 zoning for this area. The inclusion of a

50-foot buffer and a 100-foot setback on the south boundary of the site is also consistent with the requirements of the Sketch Plan for this transitional area. The inclusion of a 5-foot trail within the 50-foot buffer tract along the south boundary is also consistent with the approved Sketch Plan. This trail will provide connectivity from the eastern portion of Sterling Ranch to the Regional Trail on the west side of Sand Creek and the community parks, trails and open space within Sterling Ranch. Inclusion of the supporting school and park sites within the Preliminary Plan area is also consistent with the Sketch Plan.

COMPATIBILITY/TRANSITIONS: This Preliminary Plan continues the suburban density approved in Sterling Ranch to date and anticipated in the remainder of the Sterling Ranch Sketch Plan area. Directly north is the Retreat at TimberRidge, zoned PUD. Phase D of this development is adjacent to the north boundary of the rezone area and includes lots with a minimum size of 12,000 sq. ft. The western boundary of the Preliminary Plan area is framed by the Sand Creek Channel, to the west of which is existing and proposed single-family residential development in Sterling Ranch Phases 1 and 2 and Homestead North. These areas are zoned RS-5000 and RS-6000 for suburban density development respectively.

To the east is vacant land designated on the approved Sketch Plan as similar and higher residential densities, including commercial areas, an additional elementary school site, and neighborhood parks. The proposed FourSquare at Sterling Ranch East is situated northwest of the intersection of Sterling Ranch Road and Briargate Parkway. The proposed Villages at Sterling Ranch East is situated southeast of the intersection of Sterling Ranch Road and Briargate Parkway. These are both higher density detached and attached single family residential developments that are currently under review with the County. Both are consistent with the higher density anticipated at this intersection in the Sterling Ranch Sketch Plan.

The Preliminary Plan is compatible with the existing RS-5000 zoning within Sterling Ranch to the west of Sand Creek. It also provides a transition between the lower density Retreat at TimberRidge and Homestead North developments to the north and the higher density areas of Sterling Ranch at the intersection of Sterling Ranch Road and Briargate Parkway.

The Pawnee Rancheros 5-acre rural residential subdivision is located to the south of the Preliminary Plan area. As noted above, the Preliminary Plan proposes 19 lots with a minimum half acre size along the south boundary and this density will be secured by the concurrent RR-0.5 zoning for this area. The inclusion of a 50-foot buffer and a 100-foot setback on the south boundary of the site will provide additional transition and buffer between the suburban density of the Sterling Ranch development and the adjacent 5-acre lots, consistent with the intent of the approved Sketch Plan.

TRAFFIC: A Traffic Impact Analysis for Sterling Ranch East Phase 1, prepared by LSC in November 2022, is included in this submittal. There are six access points provided to the preliminary plan area from Sterling Ranch Road and Briargate Parkway. The Traffic Report concludes:

- The residential portion of the Sterling Ranch East Phase 1 Preliminary Plan is projected to generate about 7,176 new external vehicle trips on the weekday, with about half entering and half existing the site during a 24-hour period. During the morning peak hour, which generally

occurs for one hour between 6:30 and 8:30am., about 19 vehicles would enter and 394 vehicles would exit the site. During the afternoon peak hour, which generally occur for one hour between 4:15 and 6:15 p.m., about 451 vehicles would enter and 265 vehicles would exist the site.

- The future school sites within Sterling Ranch East Phase 1 Preliminary Plan are projected to generate about 3,774 new external vehicle trips on the average weekday, with about half entering and half existing the site during a 24-hour period. During the morning peak hour, which generally occurs for one hour between 6:30 and 8:30am., about 660 vehicles would enter and 563 vehicles would exist the site. During the afternoon peak hour.
- All of the site access points to Sterling Ranch Road except the intersection of Sterling Ranch/Oak Park Place are projected to operate at a satisfactory level of service D or better during peak hours as stop sign controlled intersections, based on the projected short term and 2042 total traffic volumes.
- Some of the movements at Marksheffel/Vollmer and Marsheffel/Sterling Ranch Road are projected to operate at LOS E or LOS F during the peak hours; once signalized all movements at these intersections are projected to operate at LOS D or better based on the projected short term and 2042 total traffic volumes.
- It is recommended the intersection of Burgess/Vollmer is reconstructed as a modern one-lane roundabout and is projected to operate at a LOS C or better for all approaches during the peak hours.

AIR QUALITY: The proposed residential use will not negatively impact air quality. The proposed development is located within a developing area with convenient access to Vollmer Road, E Woodmen Road, and Highway 24, providing shorter travel time to employment and commercial facilities.

NOISE: Chapter 8.4.2(B)(2)(b)(ii) of the Land Development Code states that noise mitigation shall be required for single-family and duplex residential subdivisions, which contain lots that will be individually owned, and are located adjacent to expressways, principal arterials or railroads. Mitigation shall reduce the existing or projected exterior noise levels to 67 dBA Leq. A noise study to determine the area of potential impact is required where a subdivision includes or borders an expressway, principal arterial or railroad.

No site-specific noise study was undertaken for Sterling Ranch East Phase 1 as a Noise Impact Study was undertaken for Homestead North, which is similarly located immediately adjacent to Briargate Parkway. The Homestead North Noise Impact Study recommended a minimum 6-foot-high noise barrier along Briargate Parkway arterial road to reduce noise levels in the adjacent proposed development below 67 decibels. Based on this previous recommendation, a 6' concrete panel noise wall is proposed along the rear of the lots backing to Briargate Parkway. Sterling Ranch Road does not require noise mitigation as it is classified as a collector, but the 6' concrete panel noise wall is continued along Sterling Ranch Road screening for privacy and to provide a consistent development identify. A detail of the 6' concrete panel wall is provided in the PUDSP plan set (sheet 32).

Noise studies have been undertaken for Phases 1 and 2 of the Sterling Ranch development, which found that a minimum 6-foot-high noise barrier along the main arterials of Vollmer Road, Briargate Parkway, and Marksheffel Road would reduce all noise levels in Phases 1 & 2 of development to levels below 67 decibels. Based on the recommendations of this study, a 6-foot-high noise barrier is proposed along the part of Briargate Parkway within the Sterling Ranch East Phase 1 Preliminary Plan. No mitigation is required along Sterling Ranch Road as it is a non-arterial classification.

WATER: Sterling Ranch East Phase 1 Preliminary Plan is to be provided central and sewer services through the Falcon Area Water and Wastewater Authority (FAWWA). Sterling Ranch East Phase 1 includes 761 lots which fall into high-density development ratios for small lots, and roughly 28.31 acres of irrigated landscaping. It is expected that an urban residential home in Sterling Ranch will require an average of 0.353 annual acre-feet. This project includes two schools; one is a 38.5-acre set aside for K-8 school and the other is a 11.8-acre Elementary School. The 11.8-acre Elementary school, estimated as 13 SFE had water set aside on a final basis in Branding Iron No. 2. Therefore, only water for the K-8 School is set-aside here. The resulting water demand is 335.68 acre-feet.

Water rights adjudications have been decreed by the State of Colorado, Water Division 2 District Court, Water Division 1 District Court, and the Colorado Groundwater Commission. The comprehensive rights for the FAWWA service include both decrees and determinations. The most recent water rights added to the Sterling Ranch Inventory are three acquisitions: McCune Ranch 391.33 AC for 300 YRs, Bar-X Ranch 592.78 AF for 300 YRs, and Shamrock West 220.10 AF for 300 yrs. These acquisitions leave 1024.62AF for 300 years net excess of currently available water, and therefore is more than sufficient water supply to meet the needs of Sterling Ranch East Phase 1 on the 300-year basis.

FAWWA-owned and currently available on-site non-tributary (NT) and adjudicated not non-tributary (NNT) water totals are 1901.83 AF for 300 YRs which would be adequate supply to meet the needs of 5,387 SFE. This leaves a net excess of currently available water of 1024.62 AF for 300 YR and therefore there is more than sufficient water supply to meet the needs of Sterling Ranch Phase One Preliminary Plan on the 300-year basis.

The FAWWA water system has only been in operation for three years, so little-to-no usable historic information would be reliable for unique, long-term planning. However, substantial nearby data from the Falcon area is available for use. As of the end of 2021, the system had approximately only 300 active users. Therefore, initial projections have been based on area-wide water user characteristics and a linear buildout rate. This rate is considered to be an average annual rate that might be reasonably maintainable over a 10-year period. The average growth rate is projected as 180 units added per year.

- **2040 Scenario:** Based on the above factors, the FAWWA system might conservatively anticipate serving 3,710 SFEs in the year 2040. This number is a service area projection and includes the Retreat and The Ranch, as well as the main Sterling Ranch residents. This would require no additional water.
- **2060 Scenario:** Based on the same factors, the Sterling system might be expected to serve 7,310 SFEs within its expanded service area, which includes the Retreat and The Ranch. This would be

substantially greater than the actual Sterling Ranch. The annual acre-foot requirement might be 679 annual AF, but supply would include water from The Ranch which has not yet been added to inventory. In addition to adding off-site sources, potential, additional supplies include renewable resources and/or regional projects bringing new water to the area 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. There are currently no arrangements in place to make connections, but in the future, SRMD may seek to have interconnections and possibly share supply. Other actions include conducting cooperative actions with CSU and SRMD to potentially share centralized facilities.

Municipal water demand for Sterling Ranch would be met using primarily Arapahoe and Laramie-Fox Hills formation wells in the SRMD area. The first well site will be drilled with an Arapahoe Well (A-1) and Laramie-Fox Hills Well (LFH-1); well site #1 includes both an Arapahoe and a Laramie-Fox Hills well. Additional permits will be obtained as needed to ultimately continue to add to the system as needed. Existing well permits are included in the Water Resources Report completed by JDS Hydro in October, 2022.

WASTEWATER: The wastewater commitment is for 133,816 gal/day on an average daily- maximum monthly basis. Sufficient supply is available as demonstrated by the water and sewer service commitment letter. The loading projected from this preliminary plan represents roughly 13.30% of the contractual capacity available to FAWWA. FAWWA therefore has more than adequate wastewater treatment capacity to provide service to this preliminary plan area. Public sewage disposal is further addressed in the Wastewater Report prepared by JDS Hydro.

OTHER UTILITIES: The site is within the service area of Mountain View Electric Association, Inc. for electricity supply, and within the service area of both Black Hills Energy (north of Briargate Parkway) and Colorado Springs Utilities (south of Briargate Parkway) for natural gas supply. Will serve letters are included with the submittal.

DRAINAGE: The drainage improvements associated with the Sterling Ranch East Phase 1 Preliminary Plan are consistent with the Master Development Drainage Plan for Sterling Ranch. The drainage improvements are designed to the most current El Paso County Engineering Criteria Manual, the Sand Creek Drainage Basin Study, the City of Colorado Springs/El Paso County Drainage Criteria Manual, and the Urban Storm Drainage Criteria Manual. Classic Engineering prepared a Sterling Ranch MDDP Amendment No. 2 and Preliminary Drainage Report for this site, included with this submittal.

FLOODPLAIN: Areas along Sand Creek on the western boundary of the site are located in a Zone A flood hazard zone (FEMA Floodplain Map No. 08041C0533G, dated December 7, 2018), indicating an approximate one percent (1%) annual risk of flooding. The floodplain areas will be contained wholly within the open space/park areas proposed along Sand Creek. The remainder of the site where development is planned is not located in a flood hazard zone, indicating that flood risk for the majority of the site is deemed by FEMA to be 'minimal'.

WETLANDS: The adjacent Sand Creek drainageway includes jurisdictional wetlands and a Section 404 permit is already in process for impacts to this area with the US Army Corps of Engineers. Sterling Ranch East Phase 1 Preliminary Plan includes part of the Sand Creek Channel, including some non-jurisdictional wetlands. The east side of the channel is incorporated as part of the open space and trail system for Sterling Ranch within the Preliminary Plan and is not impacted by development.

WILDLIFE: Bristlecone Ecology's Natural Features and Wetlands Report found that in general the site provides moderate to poor quality habitat for wildlife. State listed and state sensitive species were not observed. The site is located within the Colorado Springs Block Clearance Zone for the state-listed Preble's meadow jumping mouse. Overall negligible impacts to forest species are expected as few trees will be cleared for construction. Grassland species are expected to experience the greatest adverse impact. Some species that prefer suburban habitat(s) are expected to benefit from the increase of bird feeders, trees in yards, and designated open spaces. Detention facilities may add seasonal water features that could support additional wildlife such as waterfowl. Few sensitive species were present and only in small number, and thus are not expected to be affected any more than other species. Federally listed T&E species are not expected to occur on the project site.

WILDFIRE: The primary wildland fuel type is grassland with scattered trees. The Colorado State Forest Service has determined a moderate-high wildfire hazard potential and listed as a moderate risk with one small pocket of high risk along the east side of the site, as this area is currently undisturbed grassland. Development of the site will reduce available wildfire fuels in this area.

GEOLOGIC HAZARDS: The site was found to be suitable for development. Some areas of the proposed subdivision have been found to be impacted by geologic conditions such as hydro compaction, collapsible or loose soils, unstable slopes, expansive soils, shallow bedrock, and seasonally shallow groundwater. These conditions impose some constraints on development, which can be mitigated by avoidance, regrading or through proper engineering design and construction methods. A map of the hazard areas and proposed mitigation measures can be found in the Soils, Geology, and Geologic Hazard Study prepared by Entech Engineering Inc included in this submittal.

SCHOOLS: Sterling Ranch East Preliminary Phase 1 Preliminary Plan is largely within Academy School District 20 but the eastern portions are within Falcon School District 49. Two school sites are identified on the Preliminary Plan within the District 20 boundary, consistent with the proposed amendment to the Sketch Plan. An elementary school site is proposed south of Sterling Ranch Road adjacent to the Sand Creek. A second 38.5-acre K-8 school site located southwest of the intersection of Sterling Ranch Road and Briargate Parkway is anticipated to serve this development in the future. School land dedication will be ratified at the time of final plat in lieu of fees.

TRAILS AND OPEN SPACE: The Sterling Ranch East Phase 1 Preliminary Plan includes a future community park, neighborhood parks, and open spaces, which are served by an interconnected system of trails to create a recreation-oriented community. This 96.8-acre system of parks, open spaces and trails is intended to provide a comprehensive off-street pedestrian circulation system to supplement the standard sidewalks along streets. Parks have been located so that residents have a ten-minute walk or

less to these facilities. These parks and trails will be owned and maintained by the Sterling Ranch Metropolitan District.

Tract B of Filing 1 as shown on the Preliminary Plan is proposed for a Community Park, consistent with the approved Sterling Ranch Sketch Plan. Programming and design of the community is in progress. The developer intends to enter into a Park Lands Agreement for the Community Park with EPC Community Services Department at the time of the Filing 1 plat. This park will be owned and maintained by Sterling Ranch Metro District.

DISTRICTS/ENTITIES SERVING THE PROPERTY:

The following districts will serve the property:

- Academy School District 20
- Falcon School District 49
- Sterling Ranch Metro District
- Black Forest Fire Protection District
- Mountain View Electric Association
- City of Colorado Springs Utilities Department – Gas (south of Briargate Parkway)
- Black Hills Energy – Gas (north of Briargate Parkway)

RELATIONSHIP TO THE ADOPTED COUNTY MASTER PLANS

The relevant County master plan documents for the Sterling Ranch East Phase 1 Preliminary Plan are Your El Paso County Master Plan, the El Paso County Water Master Plan, the El Paso County Major Transportation Corridor Plan, and the El Paso County Parks Master Plan.

YOUR EPC MASTER PLAN

The project site is denoted as a Suburban Residential placetype within a priority development area in the County Master Plan. The primary land use in this placetype is single family detached residential with lot sizes smaller than 2.5 acres and up to a 5 du/ac density. Supporting land uses include single-family attached, multifamily residential, commercial retail, commercial service, institutional, parks, and open space. The Sterling Ranch East Phase 1 Preliminary Plan, which will accommodate densities of less than 5 du/ac, is consistent with the Suburban Residential placetype land uses and characteristics. The proposed schools, parks and open space areas are consistent with the supporting land uses for this placetype.

In the Key Area Influences chapter, this site is also designated as a potential area for annexation. This is indicative of the sites' suburban character and need for centralized services. The Owner/developer has chosen not to annex into the City as the Sterling Ranch Metropolitan District is already created and bonded and will supply water and wastewater services.

In the Areas of Change chapter of the County Master Plan, the Preliminary Plan area is identified as a "New Development" area, which will be significantly transformed as new development takes place. These areas are often on undeveloped or agricultural areas, and are expected to be complimentary to

adjacent development. The Sterling Ranch East Phase 1 Preliminary Plan will implement this transformation through new development that is consistent with the densities and uses for the Suburban Residential placetype and in the already approved Sketch Plan.

Core Principle 1, Land Use and 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.” The Sterling Ranch East Phase 1 Preliminary Plan is compatible with adjacent residentially zoned areas and continues the suburban density approved with the Sterling Ranch Phases 1 and 2, Homestead North, the Retreat at Timber Ridge, and the remainder of the Sterling Ranch Sketch Plan area.

WATER MASTER PLAN

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

Goal 6.0 – Require adequate water availability for proposed development.

Policy 6.0.8 – Encourage development patterns and higher density, mixed use developments in appropriate locations that propose to incorporate meaningful water conservation measures.

Policy 6.0.11– Continue to limit urban level development to those areas served by centralized utilities.

Sterling Ranch East Phase 1 Preliminary Plan is to be provided central and sewer services through the Falcon Area Water and Wastewater Authority (FAWWA), which will become the overall service entity for, not only Sterling Ranch Metropolitan District, but the Retreat and future Ranch as well.

Sterling Ranch East Phase 1 includes 761 lots which fall into high-density development ratios for small lots, and roughly 28.31 acres of irrigated landscaping. It is expected that an urban residential home in Sterling Ranch will require an average of 0.353 annual acre-feet. This project includes two schools; one is a 38.5-acre set aside for K-8 school and the other is a 11.8-acre Elementary School. The 11.8-acre Elementary school, estimated as 13 SFE had water set aside on a final basis in Branding Iron No. 2. Therefore, only water for the K-8 School is set-aside here. The resulting water demand is 335.68 acre-feet.

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“Region 3 contains four growth areas west of Falcon projected to be completed by 2040. Other areas of 2040 growth are projected for the north-central part of the region west of Highway 24 extending from

Falcon to 4-Way Ranch. North of Falcon along Highway 24, growth is projected by 2060 on both sides of the highway. Just west of Falcon, another small development is projected by 2060 on the north and south sides of Woodmen Road. On the east side of Highway 24, three separate areas of growth are projected for development by 2060, with the largest of the three spanning from south of Judge Orr Road to east of Peyton Highway into Region 4c. This development will likely consist of 35-acre lots that will require individual wells to use Denver Basin groundwater. The other two growth areas will be located on the north and south sides of Falcon Highway directly east of Falcon. See Figure 5.5 for Region 3 growth map projections.”

FAWWA-owned and currently available on-site non-tributary (NT) and adjudicated not non-tributary (NNT) water totals are 1901.83 AF for 300 YRs which would be adequate supply to meet the needs of 5,387 SFE. This leaves a net excess of currently available water of 1024.62 AF for 300 YR and therefore there is more than sufficient water supply to meet the needs of Sterling Ranch Phase One Preliminary Plan on the 300-year basis.

The FAWWA water system has only been in operation for three years, so little-to-no usable historic information would be reliable for unique, long-term planning. However, substantial nearby data from the Falcon area is available for use. As of the end of 2021, the system had approximately only 300 active users. Therefore, initial projections have been based on area-wide water user characteristics and a linear buildout rate. This rate is considered to be an average annual rate that might be reasonably maintainable over a 10-year period. The average growth rate is projected as 180 units added per year.

- **2040 Scenario:** Based on the above factors, the FAWWA system might conservatively anticipate serving 3,710 SFEs in the year 2040. This number is a service area projection and includes the Retreat and The Ranch, as well as the main Sterling Ranch residents. This would require no additional water.
- **2060 Scenario:** Based on the same factors, the Sterling system might be expected to serve 7,310 SFEs within its expanded service area, which includes the Retreat and The Ranch. This would be substantially greater than the actual Sterling Ranch. The annual acre-foot requirement might be 679 annual AF, but supply would include water from The Ranch which has not yet been added to inventory. In addition to adding off-site sources, potential, additional supplies include renewable resources and/or regional projects bringing new water to the area 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. There are currently no arrangements in place to make connections, but in the future, SRMD may seek to have interconnections and possibly share supply. Other actions include conducting cooperative actions with CSU and SRMD to potentially share centralized facilities.

Municipal water demand for Sterling Ranch would be met using primarily Arapahoe and Laramie-Fox Hills formation wells in the SRMD area. The first well site will be drilled with an Arapahoe Well (A-1) and Laramie-Fox Hills Well (LFH-1); well site #1 includes both an Arapahoe and a Laramie-Fox Hills well. Additional permits will be obtained as needed to ultimately continue to add to the system as needed.

Existing well permits are included in the Water Resources Report completed by JDS Hydro in October, 2022.

EL PASO COUNTY MAJOR TRANSPORTATION CORRIDOR PLAN (MTCP)

The MTCP identifies the extension of Briargate Parkway as a 4-Lane Principal Arterial between Black Forest Rd and Meridian Road by 2040. No additional change of classification or widening is identified on the 2060 Corridor Preservation Map. This road will be constructed through the Sterling Ranch development and will be facilitated by this Preliminary Plan. The County has commissioned a consultant to initiate the design of this road extension and the Sterling Ranch developer has met with the consultant to coordinate intersection locations along Briargate Parkway.

EL PASO COUNTY PARKS MASTER PLAN

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. Multiple community trails are included for circulation and recreational use through the Sterling Ranch Phase 1 Preliminary Plan, including a 15' combined trail and maintenance road along the east side of Sand Creek area. The Preliminary Plan also includes the Sterling Ranch Community Park and other smaller neighborhood parks to serve residents. Parks and open space within the Sterling Ranch Preliminary Plan total 96.8 acres. All parks, trails, and open spaces will be owned and maintained by the Sterling Ranch Metropolitan District.

PROJECT JUSTIFICATION

The Sterling Ranch East Phase 1 Preliminary Plan is consistent with the preliminary plan approval criteria set forth in Chapter 7.2.1D.2.e of the LDC as follows:

1. The proposed subdivision is in general conformance with the goals, objectives, and policies of the Master Plan;

The relevant County Plans for Sterling Ranch East Phase 1 Preliminary Plan are Your El Paso County Master Plan, the County Water Master Plan, the 2040 Major Transportation Corridor Plan, and the County Parks Master Plan. Sterling Ranch East Phase 1 Preliminary Plan is in general conformity with these plans as described above.

2. The subdivision is consistent with the purposes of this Code;

The stated purpose of the Code is to preserve and improve the public health, safety and general welfare of the citizens and businesses of El Paso County. The proposed subdivision of 761 residential lots, two school sites, parks and open space, is consistent with the County Master Plan and provides a compatible land use to the lower density single-family lots to the south, and the higher density and commercial uses within the rest of Sterling Ranch. The development will provide much needed new housing opportunities for existing and future County residents that is supported by an

appropriate level of services, utilities, and recreational opportunities. The accompanying traffic report indicates that the proposed site-generated traffic resulting from this development is not expected to create a negative impact to traffic operations for the existing or proposed surrounding roadway network.

3. The subdivision is in conformance with the subdivision design standards and any approved sketch plan;

The proposed subdivision of residential lots is consistent with the Sketch Plan. All subdivision design standards are met and no deviations are requested.

4. 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 (this finding may not be deferred to final plat if the applicant intends to seek administrative final plat approval);

A sufficient water supply is available as demonstrated by the water supply commitment letter provided by the FAWWA and the Water resources report provided by JDS Hydro. It is noted that that water set aside for the 11.8-acre Elementary School received a finding of sufficiency under Branding Iron Number 2. The commitment was 13 SFE for water.

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;

The wastewater commitment is for 133,816 gal/day on an average daily- maximum monthly basis. This commitment includes both school sites and all proposed residential lots. Sufficient supply is available as demonstrated by the water and sewer service commitment letter. Public sewage disposal is further addressed in the Wastewater Report prepared by JDS Hydro.

6. All areas of the proposed subdivision, which may involve soil or topographical conditions presenting hazards or requiring special precautions, have been identified and the proposed subdivision is compatible with such conditions. [C.R.S. § 30-28-133(6)(c)];

The site was found to be suitable for development. Some areas of the proposed subdivision have been found to be impacted by geologic conditions such as hydro compaction, collapsible or loose soils, unstable slopes, expansive soils, shallow bedrock, and seasonally shallow groundwater. These conditions impose some constraints on development, which can be mitigated by avoidance, regrading or through proper engineering design and construction methods. Foundations in areas of high groundwater are recommended to penetrate sufficient depth to prevent ice lens formation. A subsurface perimeter drain is recommended in all areas of high subsurface moisture conditions. The underdrains will be maintained by Sterling Ranch Metropolitan District No. 3. A map of the hazard areas and proposed mitigation measures can be found in the Soils, Geology, and Geologic Hazard Study prepared by Entech Engineering Inc included in this submittal.

7. Adequate drainage improvements complying with State law [C.R.S. § 30-28-133(3)(c)(VIII)] and the requirements of this Code and the ECM are provided by the design;

These matters are addressed in the Drainage Report prepared by Classic Engineering.

8. The location and design of the public improvements proposed in connection with the subdivision are adequate to serve the needs and mitigate the effects of the development;

The public improvements proposed with this subdivision are all adequate to serve the needs of the proposed development. Right-turn and left-turn deceleration lanes are recommended at proposed site accesses on Sterling Ranch Road and Briargate Parkway corridors, which will be designed in accordance with County ECM criteria. No deviation to proposed street improvement plans is proposed.

9. Legal and physical access is or will be provided to all parcels by public rights-of-way or recorded easement, acceptable to the County in compliance with this Code and the ECM;

All lots will be accessible by new public streets that comply with the LDC and ECM. All lots have the required minimum 30 feet of frontage to the public streets.

10. The proposed subdivision has established an adequate level of compatibility by

(1) incorporating natural physical features into the design and providing sufficient open spaces considering the type and intensity of the subdivision;

The primary natural physical feature on the site is the Sand Creek channel. The east side of the Sand Creek channel is incorporated within the Sterling Ranch East Phase 1 Preliminary Plan part of the open space and trail system for Sterling Ranch and is to be retained as a natural feature. A tributary to Sand Creek was mapped in the southern part of the Preliminary Plan area. Field inspection confirmed that this is an upland swale with no discernable streambed or bank and no wetlands present. This drainage feature is not a significant feature and will be removed with site grading.

(2) incorporating site planning techniques to foster the implementation of the County's plans, and encourage a land use pattern to support a balanced transportation system, including auto, bike and pedestrian traffic, public or mass transit if appropriate, and the cost-effective delivery of other services consistent with adopted plans, policies and regulations of the County;

Recreation and open space areas within Sterling Ranch Phase 1 Preliminary Plan will provide a variety of recreational opportunities, internal trails and parks. A proposed 15' combined maintenance road and community trail runs along the length of the east side of Sand Creek Trail which provides opportunities for pedestrian and bicycle transportation and recreation along the riparian corridor. A 5-foot trail is included within the 50-foot buffer tract along the south boundary, consistent with the approved Sketch Plan. This trail will provide

connectivity from the eastern portion of Sterling Ranch to the Regional Trail on the west side of Sand Creek and the community parks, trails and open space within Sterling Ranch.

(3) incorporating physical design features in the subdivision to provide a transition between the subdivision and adjacent land uses;

This Preliminary Plan continues the suburban density approved in Sterling Ranch Phases 1 and 2, Homestead North, the Retreat at TimberRidge, and the remainder of the Sterling Ranch Sketch Plan area. The Preliminary Plan is compatible with the existing RS-5000 zoning within Sterling Ranch to the west of Sand Creek. It also provides a transition between the lower density Retreat at TimberRidge and Homestead North developments to the north and the higher density areas of Sterling Ranch at the intersection of Sterling Ranch Road and Briargate Parkway.

The 19 half acre lots, 50-foot-wide buffer and a 100-foot building setback between the half-acre lots and the south boundary of the site will provide a transition between the proposed suburban development in the rest of Sterling Ranch East Phase 1 Preliminary Plan and the existing Pawnee Rancheros 5-acre rural residential subdivision to the south.

(4) incorporating identified environmentally sensitive areas, including but not limited to, wetlands and wildlife corridors, into the design; and

The Sand Creek drainageway includes jurisdictional wetlands and a Section 404 permit is already in process for impacts to this area. The Sand Creek Channel design is currently being reviewed under a separate application (CDR-20-004). The Sterling Ranch East Phase 1 Preliminary Plan will not impact the main Sand Creek Channel or existing wetlands. The east side of the Sand Creek channel is incorporated within the Sterling Ranch East Phase 1 Preliminary Plan part of the open space and trail system for Sterling Ranch and is to be retained as a natural feature.

(5) incorporating public facilities or infrastructure, or provisions therefore, reasonably related to the proposed subdivision so the proposed subdivision will not negatively impact the levels of service of County services and facilities;

A Traffic Impact Analysis for Sterling Ranch East Phase 1, prepared by LSC in November 2022, is included in this submittal. There are six access points provided to the preliminary plan area from Sterling Ranch Road and Briargate Parkway. The report recommends various road improvements and, subject to these improvements, concludes that the proposed site-generated traffic resulting from the proposed development is not expected to negatively impact traffic operations for the existing or proposed surrounding roadway network.

11. Necessary services, including police and fire protection, recreation, utilities, open space and transportation system, are or will be available to serve the proposed subdivision;

Water and sanitary service is provided by the FAWWA. Natural gas is provided by Colorado Springs Utilities and Black Hills Energy. Adequate police and fire protection are also provided. The required will serve letters are included with this submittal.

12. The subdivision provides evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code; and

The proposed subdivision meets the applicable sections of these parts of the Code. The site lies within the Black Forest Fire Protection District. A service commitment letter from the District and a Fire Protection Report are included with the submittal.

13. The proposed subdivision meets other applicable sections of Chapter 6 and 8 of this Code.

All applicable sections of Chapter 6 and 8 are met. No waivers to any LDC standards are required.

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