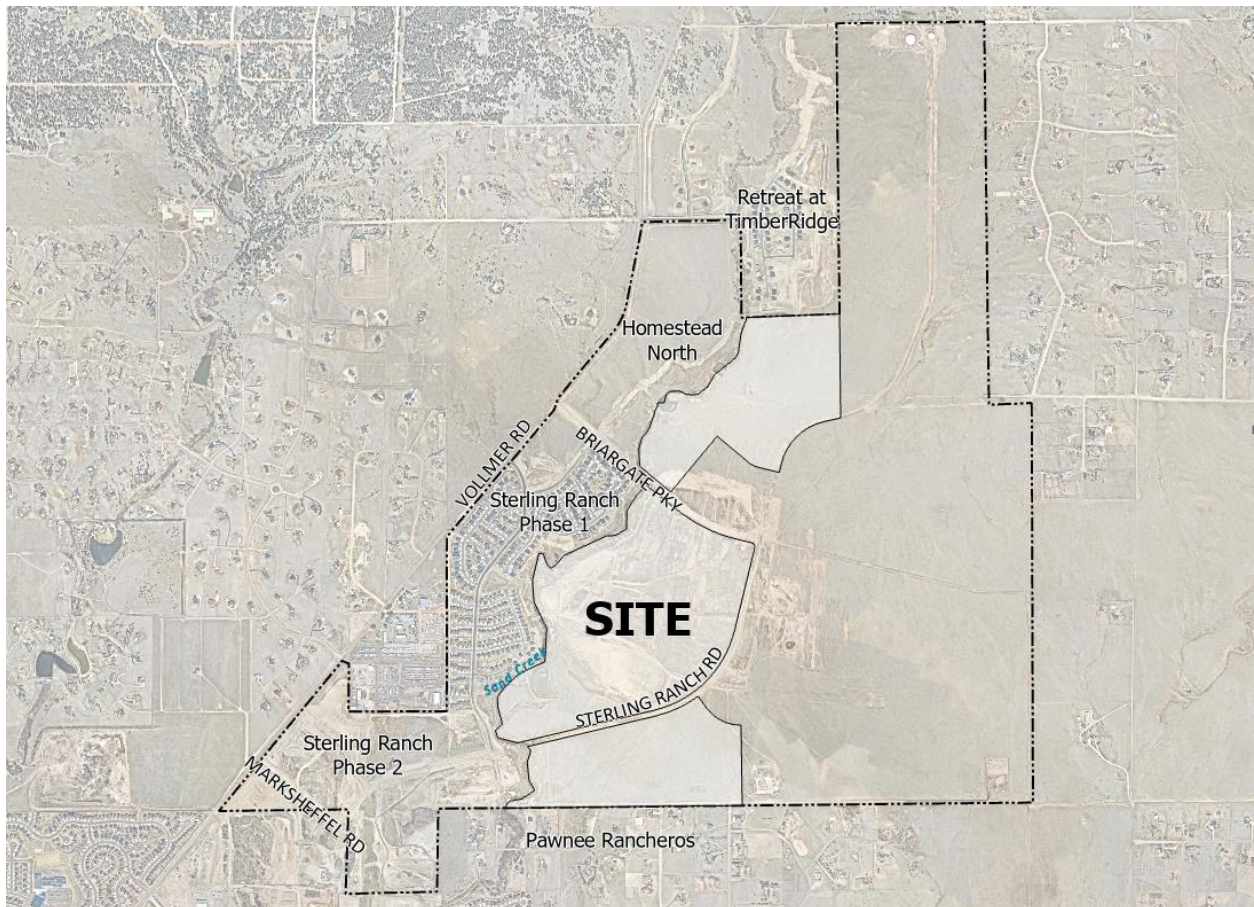


LOCATION

Sterling Ranch East Preliminary Plan No. 1 includes 321.374 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 Preliminary Plan No. 1 proposes 761 detached single-family lots on 321.374 acres, for a proposed density of 2.4 dwelling units per acre. A concurrent rezoning of the property to RS-5000, with a narrow strip of RR-0.5 zoning along the south boundary is currently under review. The development includes 134.54 acres of single-family lots, 39.1 acres of road right-of-way, 147.7 acres of open space, including a future community Park and a future school site. The Preliminary Plan has 740 lots within the proposed RS-5000 zone area, with a minimum lot size of 5000 square feet and 21 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 primarily 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.

The area north of Briargate is identified in the approved Sketch Plan as an Active Adult Community with a residential density of 5-8 du/ac. A 35-acre school site and a community park are also included in the rezone area. 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 the are within the proposed RS-5000 rezone area to 3-5 du/ac. This amendment also relocates a 12-acre school site from the west side of Sand Creek to the east side of Sand Creek within the proposed RS-5000 rezone. The school relocation was at the request of and following discussion with School District 20.

The proposed Sterling Ranch East Preliminary Plan No. 1 will result in a gross residential density of 2.4 du/ac, which is consistent with the densities on the Sterling Ranch Sketch Plan. The inclusion of half-acre lots, a 50-foot buffer and a 100-foot setback on the south boundary of the site is consistent with the requirements of the Sketch Plan. Inclusion of the supporting school and park sites within the Preliminary Plan area is also consistent with the Sketch Plan.

COMPATIBILITY/TRANSITIONS: Sterling Ranch Phases 1 and 2, to the west of Sand Creek and south of Briargate Parkway are zoned RS-5000. This area is partially built-out and occupied, with the remainder either platted or preliminary planned for residential development. A 19-acre parcel (Copper Chase) at the east corner of Marksheffel Road and Vollmer Road, is currently under review for a rezone to PUD for residential to match the 5-8 du/ac proposed in the approved Sketch Plan. To the west of Sand Creek and north of Briargate Parkway is Homestead North at Sterling Ranch Filings Nos. 1 and 2 which are

adjust as needed per
the rezone loi

There is likley more than one filing so i thing you mean to say Sterling Ranch East Preliminary Plan Phase 1 which will include 4 filings?) The filings are anticipated to be developed north to south?

trail depicted on SKP is it staying or being relocated connecting the eastern portion of Sterling with Regional Trail?

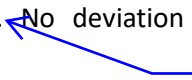
zoned RS-6000. The proposed rezoning of the remaining Homestead North Filing No. 3 to RS-6000 is also under review with the County.

To the east is vacant land within Sterling Ranch designated on the approved Sketch Plan as similar and higher residential densities, including commercial areas, a school site, and neighborhood parks. Directly north is the Retreat at Timber Ridge, zoned PUD. Phase D of the development is adjacent to the north boundary of the rezone area and includes lots with a minimum size of 12,000 sq. ft.

Sterling Ranch East Preliminary Plan No. 1 is compatible with the existing RS-5000 zoning to the west and provides a transition between the PUD zoning to the north, the RS-6000 zoning to the northwest, to the higher density areas of Sterling Ranch that are internalized within Sterling Ranch and concentrated along Briargate Parkway. This rezone continues the suburban density approved in Sterling Ranch Phases 1 and 2, Homestead North, the Retreat at Timber Ridge, and the remainder of the Sterling Ranch Sketch Plan area.

The Pawnee Rancheros 5-acre rural residential subdivision is located to the south. The 2 du/ac density and buffer on the approved Sketch Plan was intended to provide a transition between the proposed suburban development in Sterling Ranch and the existing rural residential lots to the south. This intent is reflected in the Sterling Ranch East Preliminary Plan No. 1.

TRAFFIC: A Traffic Impact Analysis, prepared by SM Rocha, 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 analyses the entirety of the concurrent Sterling Ranch East Preliminary Plan No. 1, which includes the proposed RS-5000 rezone area and part of the concurrent RR-0.5 rezone area. The Traffic Report concludes:

- Consistent with roadway improvements recommended with adjacent development occurring along the Sterling Ranch Road and Briargate Parkway corridors, right-turn and left-turn deceleration lanes are recommended at proposed site accesses. These turn lanes, pursuant to County design standards along with referenced intersection control, are included in the street improvement plans currently under County review. No deviation to proposed street improvement plans is recommended. 
- The referenced street improvement plans propose full roadway width construction of Sterling Ranch Road from Briargate Parkway to Dines Boulevard, and Briargate Parkway from Sterling Ranch Road to Vollmer Road.
- The proposed site-generated traffic resulting from the proposed development is expected to create no negative impact to traffic operations for the surrounding roadway network (existing or proposed), nor cause change to previously approved roadway classifications or current roadway design plans.
- Analysis of site-generated traffic concludes that proposed development traffic volume is in compliance with that assumed in the Sketch Plan Amendment.

under PCD project
No. CDR-22-001

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: The Land Development Code requires the impacts of noise pollution to residents be mitigated. 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 the development below 67 decibels. A 6-foot concrete wall is identified on the Preliminary Plan adjacent to Briargate Parkway to address this recommendation.

does Sterling Ranch Road need any mitigation? If no, state not necessary please

WATER: Water, wastewater, storm water will be provided by Falcon Area Water and Wastewater Authority (FAWWA). While there is currently a net deficit, FAWWA has an additional contracted supply at Bar-X and at McCune that will be enough to meet demands. By closing on these purchases (which are under contract), there will be sufficient supply and infrastructure in the area to serve this development.

The total commitment is 312.77 acre-feet. A Water Resources Report, provided by RESPEC and JDS Hydro, is included in this submittal.

update as water has progressed

WASTEWATER: The wastewater commitment is for 130,982 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 12.79% 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.

school tracts account for please.

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 and Colorado Springs Utilities for natural gas supply. Will serve letters are included with the submittal.

where is the divide line between the two agencies

DRAINAGE: The drainage improvements associated with the Sterling Ranch East Preliminary Plan No. 1 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 plain (FEMA Floodplain Map No. 08041C0533G, dated December 7, 2018), indicating an one percent (1%) annual risk of flooding. The floodplain areas will be contained wholly open space/park areas proposed along Sand Creek. The remainder of the site where nt is planned is not located in a flood hazard zone, indicating that flood risk for the majority s deemed by FEMA to be 'minimal'.

The adjacent Sand Creek drainageway includes jurisdictional wetlands and Section 404 ready in process for impacts to this area with the US Army Corps of Engineers. This proposed



this is a prelim plan



rezone area does not include the main Sand Creek Channel or existing wetlands. As part of the concurrent Preliminary Plan application, the east side of the channel is incorporated as part of space and trail system for Sterling Ranch.

it does include Chanel from centerline and a non jurisdictional as depicted

WILDLIFE: In general, the site provides moderate to poor quality habitat for wildlife. No State- or State sensitive species were observed on the site. The site is not suitable habitat for any Federally threatened and endangered species. The site provides moderate quality habitat for some grassland woodland wildlife, including birds, mammals, reptiles, and possibly amphibians. Amphibian from site development to grassland species is classified as relatively low to a moderately low.

there may be critical habitat see report

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

GEOLOGIC HAZARDS: The site was found to be suitable for development. Soils in the subdivision have been found to be impacted by geologic conditions such as 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 Plan No. 1 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 35-acre K-8 school site located southwest of the intersection of Sterling Ranch Road and Briargate is anticipated to serve this development in the future.

Add statement: land dedication at the time of final plat in lieu of fees is proposed.

TRAILS AND OPEN SPACE: The Sterling Ranch East Preliminary Plan No. 1 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 147.7-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 D (off Filing 1) is proposed for a community park, to be determined with final plat. The developer intends to seek a parks land agreement the Community Services department. This park will be owned and maintained by Sterling Ranch Metro District. This community park was also designated on the Sterling Ranch Sketch Plan.

this is confusing? Is the park area depicted on the preliminary plan?

is there a park lands agreement revision or proposed?

Table 1. Potentially Impacted Vegetation Communities (CNHP 2022)

Plant Community (Type)	Status ¹	Presence and Location	Probability of Impacts
Andropogon gerardii - Sorghastrum nutans Western Foothills Grassland (Xeric Tallgrass Prairie)	G2, S1	Mesic habitats of the Rocky Mountain foothills and riverine habitats. This type is a regional endemic found only in eastern Colorado, western Oklahoma, and possibly elsewhere. Reportedly occurs in the nearby Black Forest.	None. Community is not present in the Project area.
Bouteloua gracilis - Bouteloua dactyloides Grassland (Shortgrass Prairie)	G4, S2	Found in flat to rolling uplands throughout much of the central and southern Great Plains. Soil type is often sandy loam. A variety of other short graminoids make up much of the remaining habitat.	Expected. This community covers portions of the Project area, but it is not the primary grassland community at the site.
Hesperostipa comata - Bouteloua gracilis - Carex filifolia Grassland (Montane Grasslands)	G5, S2	Occurs in relatively mesic savanna habitats, on gentle to moderate south- and west-facing slopes. Dense habitat occurs in some areas of the Black Forest.	None. Project area lies on the fringe of this community.
Pinus ponderosa - Quercus gambelii Woodland (Foothills Ponderosa Pine Scrub Woodlands)	G5, S5	This is a widely distributed and broadly defined habitat type in the foothills and mountains. Present in the Black Forest in Colorado wherever ponderosa pine overstory coincides with at least 5% cover of Gambel oak.	None. Due north and northwest this is the primary wooded community present, but it does not extend to the Project site.

¹Global; ²State
¹=Critically Imperiled; ²=Imperiled; ³=Rare or Uncommon; ⁴=Widespread, Abundant, and Apparently Secure; ⁵=Demonstrably Widespread, Abundant, and Secure.

DISTRICTS SERVING THE PROPERTY:

The following districts will serve the property:

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

RELATIONSHIP TO THE ADOPTED COUNTY MASTER PLANS

The relevant County master plan documents for the Sterling Ranch East Preliminary Plan No. 1 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 Preliminary Plan No. 1, 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 Preliminary Plan No. 1 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 Preliminary Plan No. 1 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.

FAWWA has sufficient supply and infrastructure in the area to serve this development. The total Sterling commitments (to include Sterling Ranch East Phases One, Two and Three and Homestead North Filing 3) stand at 852.62 acre-feet and available supply is now 697.39 acre-feet. This net deficit of available water is 155.23 AF, however, FAWWA has additionally contracted supply of 576.95 AF at Bar-X and 391.33 AF at McCune which is more than enough to meet the demands.

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. Specifically, the Water Master Plan states:

“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.”

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 project 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.

The FAWWA is expected to serve 3,710 single-family equivalent (SFE) homes in the year 2040 requiring 1,310 annual acre-feet. In the year 2060 the system is expected to serve 7,310 single-family equivalent homes requiring 2,580-acre feet per year.

In order to meet future demands, contractual arrangements have been made 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, additional priority is 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.

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

Sterling Ranch East Preliminary Plan No. 1 is on the edge of a zone identified for a potential regional park on the Parks Master Plan. This need has been met by the new Falcon Regional Park in Meridian Ranch to the east. The rezone area will include the Sterling Ranch community park and other smaller neighborhood parks to serve residents. These parks will be owned and maintained by the Sterling Ranch Metropolitan District.

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, although multiple local trails will be included for circulation and recreational use through the rezone area. These trails will be owned and maintained by the Sterling Ranch Metropolitan District.

PROJECT JUSTIFICATION

The Sterling Ranch East Preliminary Plan No. 1 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 Preliminary Plan No. 1 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 Preliminary Plan No. 1 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.

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, ^{add schools}

The wastewater commitment is for 130,982 gal/day on an average daily- maximum monthly basis. 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. 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.

Address underdrains and specify maintenance entity

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

verify all lots have 30 feet of frontage please or waiver is needed

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, which is preserved and incorporated into the overall design for Sterling Ranch and this Preliminary Plan. This area will have an adjacent trail network, a community park and sufficient open space in the 27 tracts.

what about other drainage depicted in riparian analysis?

- (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;**

5-foot sidewalks are included throughout the project and connect to the proposed Sterling Ranch community trails and the Sand Creek Regional Trail, which provide opportunities for pedestrian and bicycle transportation.

trail at south in buffer is it staying or moving?

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

Sterling Ranch East Preliminary Plan No. 1 is compatible with the existing RS-5000 zoning to the west and provides a transition between the PUD zoning to the north, the RS-6000 zoning to the northwest, to the higher density areas of Sterling Ranch that are internalized within Sterling Ranch and concentrated along Briargate Parkway. 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 2 du/ac density, 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 Preliminary Plan No. 1 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 adjacent Sand Creek is retained as a natural feature and a primary recreational focus for Sterling Ranch. The east side of the channel is incorporated within the Sterling Ranch East Preliminary Plan No. 1 as part of the open space and trail system for Sterling Ranch. The 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. This phase of development will not impact the main Sand Creek Channel or existing wetlands.

This is the first phase of the east prelim plan. Maybe you mean to say the first plat filing within the east phase 1 will not be adjacent to creek?

(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;

The Traffic Report prepared by SM Rocha demonstrates that the proposed site-generated traffic resulting from the proposed development is not expected to negatively impact to traffic operations for the existing or proposed surrounding roadway network, nor cause change to previously approved roadway classifications or current roadway design plans.

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.

P:\Classic2\Sterling Ranch East\Admin\Submittals\Preliminary Plan #1\1st Submittal\SRE PP1_Letter of Intent.docx

Letter of Intent_v1 review 1.pdf Markup Summary 8-22-2022

dsdparsons (29)

on the following applications:
single-family lot development,
plan and subsequent Final Plat to be
x tracts for a middle
school; high school;
and x for open space
detention etc... 1 | Page

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x tracts for a middle school; high school; and x for open space detention etc...

under the water section there is reference to a deficiency for the preliminary plan ; please update that section
of the following Applications:
single-family lot development,
plan and subsequent Final Plat to be

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Author: dsdparsons
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There is likley more than one filing so i thing you mean to say Sterling Ranch East Preliminary Plan Phase 1

adjust as needed per the rezone loi

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trail depicted on SKP is it staying or being relocated connecting the eastern portion of Sterling with Regional Trail?

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Author: dsdparsons
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adjust as needed per the rezone loi

There is likley more than one filing so i thing you mean to say Sterling Ranch East Preliminary Plan Phase 1 which will include 4 filings?) The filings are anticipated to be developed north to south?

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There is likley more than one filing so i thing you mean to say Sterling Ranch East Preliminary Plan Phase 1 which will include 4 filings?) The filings are anticipated to be developed north to south?



Subject: Callout
Page Label: 5
Author: dsdparsons
Date: 8/22/2022 11:43:23 AM
Status:
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Space:

does Sterling Ranch Road need any mitigation? If no, state not necessary please

le there is currently a net deficit, FAWWA has an ad-
 sat will be enough to meet demands. By closing on t
 l be sufficient supply and infrastructure in the area b
 112.77 acre-feet. A Water Resources Report, provide
 submitte
 update as water has
 ater committed to the gully on an over
 supply is available as demonstrated by the water and
 adding projected from this preliminary plan represen
 able to FAWWA. FAWWA therefore has more than a
 vide service to this preliminary plan area. Public ser

Subject: Callout
Page Label: 5
Author: dsdparsons
Date: 8/22/2022 11:44:49 AM
Status:
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update as water has progressed

...giving an average
 nstrated by the water and sewer service
 preliminary plan represents roughly 12.79% of the
 therefore has more than adequate wastewater
 any plan area. Public sewage disposal is further
 5 Hydro school tracts account
 for
 Mountain View Electric Association, Inc. for
 Black Hills Energy and Colorado Springs Utilities fo
 th the submittal.

Subject: Callout
Page Label: 5
Author: dsdparsons
Date: 8/22/2022 11:45:10 AM
Status:
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school tracts account for please.

...water is contained in the preliminary plan subject to single permits
 ...water, then water will be provided by future area water
 ...that will be enough to meet demands. By doing so the
 ...water supply and infrastructure in the area b
 ...water Resources Report provide
 ...for 100 MG gally on an average
 ...water supply is available as demonstrated by the water and
 ...adding projected from this preliminary plan represen
 ...able to FAWWA. FAWWA therefore has more than a
 ...vide service to this preliminary plan area. Public ser

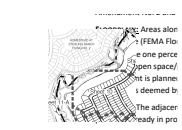
Subject: Arrow
Page Label: 5
Author: dsdparsons
Date: 8/22/2022 11:45:18 AM
Status:
Color: ■
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Space:

where is the divide line between the two agencies

...more than adequate wastewater
 ...Public sewage disposal is further
 ...Electric Association, Inc. for
 ...Colorado Springs Utilities for
 ...the divide line between
 ...two agencies
 ...Sterling Ranch East Preliminary Plan No. 1
 ...Sterling Ranch. The drainage
 ...Engineering Criteria Manual, the Sand
 ...County Drainage Criteria Manual, and
 ...presented in Sterling Ranch HSDP
 ...included with this submittal.

Subject: Callout
Page Label: 5
Author: dsdparsons
Date: 8/22/2022 11:45:46 AM
Status:
Color: ■
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where is the divide line between the two agencies



Subject: Image
Page Label: 5
Author: dsdparsons
Date: 8/22/2022 11:49:38 AM
Status:
Color: ■
Layer:
Space:

where is the divide line between the two agencies

Subject: Callout
Page Label: 6
Author: dsdparsons
Date: 8/22/2022 11:46:14 AM
Status:
Color: ■
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Space:

this is a prelim plan

Subject: Callout
Page Label: 6
Author: dsdparsons
Date: 8/22/2022 11:46:14 AM
Status:
Color: ■
Layer:
Space:

Subject: Image
Page Label: 6
Author: dsdparsons
Date: 8/22/2022 11:48:13 AM
Status:
Color: ■
Layer:
Space:

Subject: Callout
Page Label: 6
Author: dsdparsons
Date: 8/22/2022 11:49:04 AM
Status:
Color: ■
Layer:
Space:

it does include Chanel from centerline and a non jurisdictional as depicted

Subject: Image
Page Label: 6
Author: dsdparsons
Date: 8/22/2022 11:50:38 AM
Status:
Color: ■
Layer:
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Subject: Callout
Page Label: 6
Author: dsdparsons
Date: 8/22/2022 11:50:56 AM
Status:
Color: ■
Layer:
Space:

Subject: Callout
Page Label: 6
Author: dsdparsons
Date: 8/22/2022 11:51:29 AM
Status:
Color: ■
Layer:
Space:

Subject: Callout
Page Label: 6
Author: dsdparsons
Date: 8/22/2022 11:51:29 AM
Status:
Color: ■
Layer:
Space:

there may be critical habitat see report

Subject: Callout
Page Label: 6
Author: dsdparsons
Date: 8/22/2022 11:51:29 AM
Status:
Color: ■
Layer:
Space:

Subject: Callout
Page Label: 6
Author: dsdparsons
Date: 8/22/2022 11:51:29 AM
Status:
Color: ■
Layer:
Space:

standard facilities and streets. Parks have been located so that trails
lead to these facilities. These parks and trails will be owned and managed
by the City of Denver.
Item 2 (Page 1) is proposed for a community park, to be determined
through the park lands agreement with the Community Services Department
and maintained by the Community Services Department. This community park
is located on the park area
depicted on the
preliminary plan?

Subject: Callout
Page Label: 6
Author: dsdparsons
Date: 8/22/2022 11:52:31 AM
Status:
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Space:

this is confusing? Is the park area depicted on the preliminary plan?

community park was also designated on the
preliminary plan. Is there a park lands
agreement revision or
proposed?

Subject: Callout
Page Label: 6
Author: dsdparsons
Date: 8/22/2022 12:01:04 PM
Status:
Color: ■
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Add statement: land dedication at the time of final plat in lieu of fees is proposed.

major transportation
Plan No. 1 is in g

Subject: Callout
Page Label: 6
Author: dsdparsons
Date: 8/22/2022 12:01:35 PM
Status:
Color: ■
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is there a park lands agreement revision or proposed?

part of the applicant's intent to seek administrative review
monitored by the water supply commitment letter
resources report provided by DS Hydro.
is established and, if other methods of sewage disposal
state and local laws and regulations, C.R.S. § 30-28-
near # of this Code and sections
to participate on average daily maximum monthly basis,
and by the water and sewer service commitment letter,
as to the Wastewater Report prepared by DS Hydro.
which may involve soil or topographical conditions
recognition, have been identified and the proposed
plans, C.R.S. § 30-28-130(1)(c).

Subject: Cloud
Page Label: 9
Author: dsdparsons
Date: 8/22/2022 12:01:52 PM
Status:
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add schools

lots-of-way or recorded
is ECM;
and ECM;
verify all lots
have 30 feet
of frontage
please or
waiver is
needed
channel, which is
needed
sch and this Preliminary
plan and sufficient open

Subject: Callout
Page Label: 11
Author: dsdparsons
Date: 8/22/2022 12:03:11 PM
Status:
Color: ■
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Space:

verify all lots have 30 feet of frontage please or waiver is needed

needed with adjacent development occurring
a Parkway corridor, right-of-way and left-turn
of the access. These turn lanes, pursuant to
determination control, are included in the street
/ review the deviation to proposed street
under PCD project
No. CDR-22-001
one full roadway with articulation of street
subway, and Strategic Parkway from Streeting
with the proposed development is expected to
for the surrounding roadway network (existing
or proposed) within the jurisdiction of review

Subject: Callout
Page Label: 4
Author: dsdrice
Date: 8/17/2022 9:49:38 AM
Status:
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under PCD project No. CDR-22-001

writing design and construction methods. A map of the hazard
areas can be found in the City, County, and Garage record
ing to include in the contract.
compliance with State law (S.A.C. 11-14-14010101) and the
CDR are needed for the design.
Garage record provided to County Engineering.
All improvements proposed in compliance with the submission
to include the address of the development.
To with this submission are of adequate to have the result of the
to include any development that is implemented or proposed
of and Strategic Parkway corridor, which will be designed to
to the location of proposed development.
Address underdrains and
specify maintenance entity

Subject: Callout
Page Label: 10
Author: dsdrice
Date: 8/17/2022 11:09:52 AM
Status:
Color: ■
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Address underdrains and specify maintenance entity