

STERLING RANCH EAST FILING 5 FINAL PLAT

LETTER OF INTENT

NOVEMBER 2024

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: 5233000018, 5200000552

ACREAGE:

47.17 ACRES (2,054,633 SF)

CURRENT ZONING: RS-5000

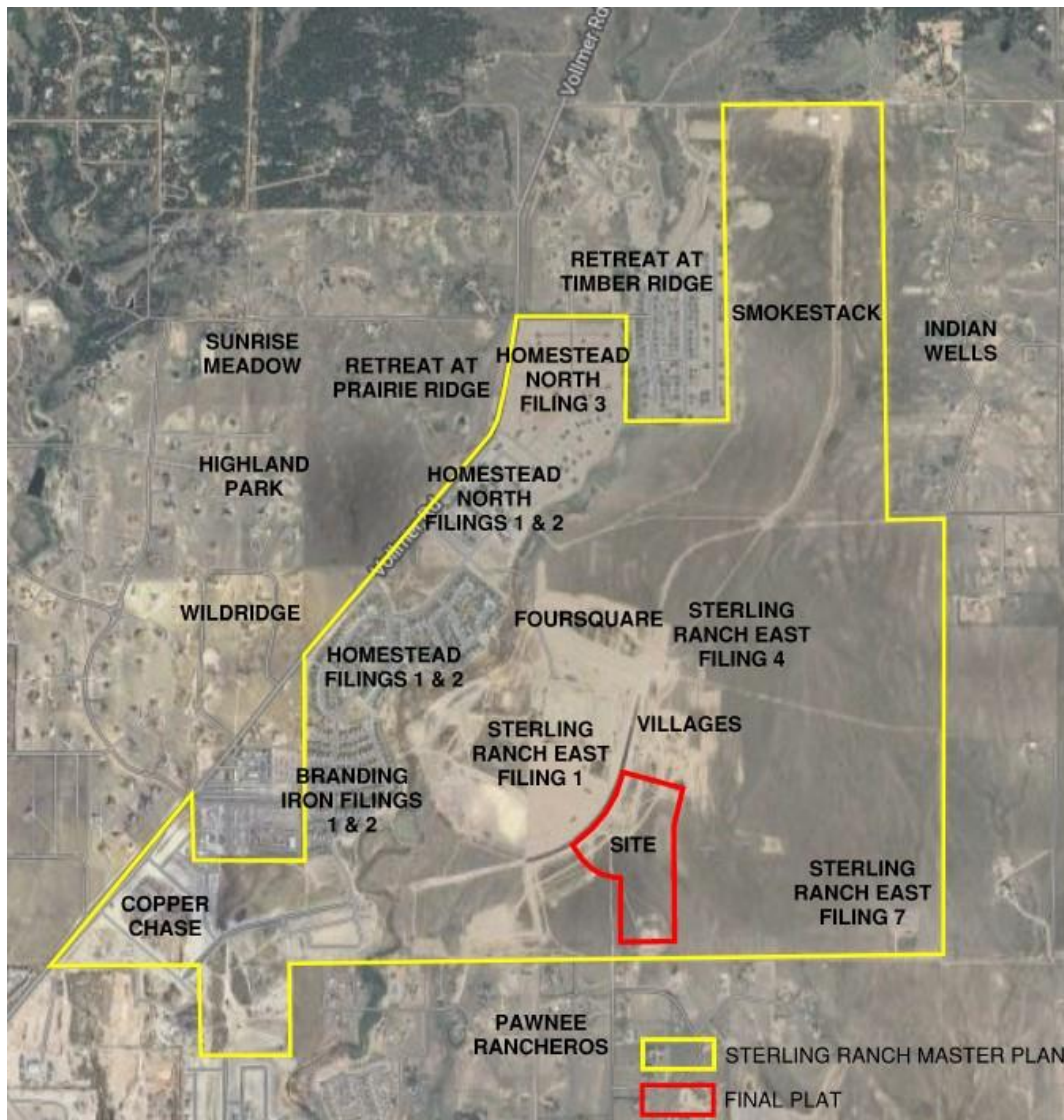
CURRENT USE: VACANT LAND

REQUEST

N.E.S. Inc. on behalf of Classic SRJ Land LLC requests administrative approval of a Final Plat for 47.17 AC including 160 single-family lots and a park.

LOCATION

Sterling Ranch East Filing 5 Preliminary Plan encompasses 47.17 AC and is part of the overall Sterling Ranch Master Planned Community located east of Vollmer Road and east of the Sand Creek Channel. This development lies just east of the approved Sterling Ranch East Phase 1 Preliminary Plan Filings 1-4. The proposed development lies southeast of the proposed extension of Briargate Parkway and Sterling Ranch Road. Sterling Ranch East Filing 3 is directly west and southwest of the proposed development. The site is bounded to the north by future Oak Park Drive and the future extension of Sterling Ranch Road to the northwest. Sterling Ranch East Phase 1 Preliminary Plan Filing 1-4 is east and north of the proposed development. East of the project is zoned RR-5 and planned as a future filing within the Sterling Ranch Community. This area is shown as 3-5 DU/AC on the approved Sterling Ranch Sketch Plan. The Pawnee Rancheros existing subdivision is directly south and zoned RR-5. Tract A, which will serve as a detention basin, abuts the southernmost edge of the project boundary. This tract is currently zoned RR-0.5 and will serve to transition from the RS-5000 to the RR-5 Pawnee Rancheros to the south.

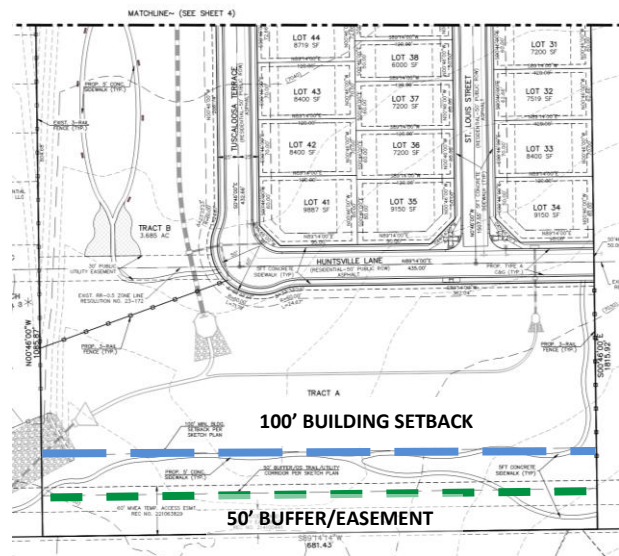
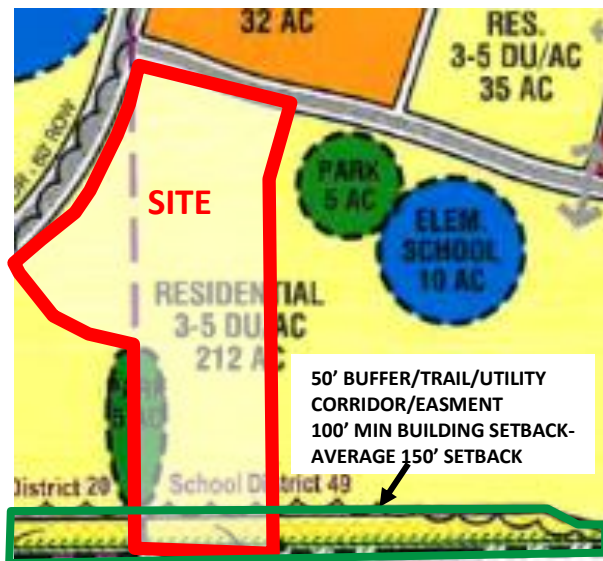


PROJECT DESCRIPTION & CONTEXT

The Sterling Ranch East Filing 5 Final Plat encompasses 47.17-acres, proposes 160 single-family detached lots, a 4.63-acre community park, an additional 1.34-acre from parks, open space, and drainage, and 4.56-acres of stormwater detention. The proposed density for the subdivision is 3.4 du/acre. The proposed final plat is consistent with what has been submitted for the Sterling Ranch East filing 5 Rezone and Preliminary Plan. The 4.56-acre detention facility will be platted as Tract A and remains zoned RR-0.5. Tract A provides approximately 1,815 linear feet of separation from the proposed RS-5000 residential lots of Sterling Ranch East Filing 5 to the Pawnee Rancheros subdivision to the south and serve as a transition between the subdivisions. The preliminary plan thereby exceeds the 150FT average building setback and 50FT buffer shown along the southern boundary of the approved Sterling Ranch Sketch Plan. The gross density of the portion of the project, excluding Tract A, is 3.4 DU/AC and the net density is 5.8 DU/AC. This density is consistent with the 3-5 DU/AC density on the approved Sketch Plan. Sterling Ranch East Filing 5 will be platted as a single filing to be known as Sterling Ranch East Filing 5.

The project proposes a 10FT landscape setback on Sterling Ranch Road. All building setbacks, heights and lot coverage will meet the RS-5000 zoning standards.

A finding of water sufficiency was provided with the Preliminary Plan so the Final Plat can be reviewed administratively.



COMPATIBILITY/TRANSITIONS: The Final plat continues the suburban density approved within Sterling Ranch to date and anticipated in the remainder of the Sterling Ranch Sketch Plan area. Directly north of the project is proposed as a high-density residential development on the Sketch Plan. This higher density transitions the lower density of Sterling Ranch East Filing 5 to the higher intensity activity along Sterling Ranch Road and Briargate Parkway. Tract A is proposed to accommodate 4.56-acres of stormwater detention and open space and will provide approximately 1,815 linear feet of separation from the Sterling Ranch East Filing 5 to the Pawnee Rancheros Subdivision to the south and provide a transition between the subdivisions.

The future extension of Sterling Ranch Road bounds the project to the northwest with Sterling Ranch East Filing 1, zoned RS-5000 and approved for 294 lots to the immediate northwest of Sterling Ranch Road. Directly west of the preliminary plan is Sterling Ranch East Filing 3 which is zoned RS-5000 and approved for 187 single family lots. The proposed zoning and uses of Sterling Ranch East Filing 5 are within the density range and use characteristics of adjacent properties. Nearly 6-acres of community park, open space, drainage, and trails are allocated within Sterling Ranch East Filing 5 creating connectivity to Sterling Ranch parks and trails.

A 5' wide concrete community trail is proposed within Tract A and will connect to the community trail along the south which eventually connects to the Sand Creek Regional Trail to the west and other community trails within Sterling Ranch to the east. This connection is consistent with the intent of the approved Sketch Plan.

TRAFFIC: A Traffic Impact Analysis for Sterling Ranch East Filing 5 was prepared by LSC in January of 2024. The report incorporates multiple traffic studies completed within the area since 2008. Appendix Table 1 of the TIS includes a list of traffic studies withing Sterling Ranch and in the vicinity of area of study completed within the past five years for reference. The Traffic Impact Study indicated:

- The Sterling Ranch East Filing 5 Subdivision is projected to generate about 1,509 new external 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 28 vehicles would enter and 84 vehicles would exist the site. During the afternoon peak hour, which generally occurs for one hour between 4:15 and 6:15pm, about 95 vehicles would enter and 56 vehicles would exit the site.
 - Intersection improvement needed to accommodate Sterling Ranch East Filing 5 and other development in Sterling Ranch include:
 - Reconstruction of Vollmer/Burgess to a modern one-lane roundabout, when Level of Service degrades below LOS F. As a modern roundabout, it is projected to operate at LOS C or better for all approaches during the peak hours, based on the projected short-term and 2043 traffic volumes. This improvement will occur in conjunction with the Sterling Ranch Filing 5 plat.
 - The intersections of Vollmer/Briargate, Briargate/Sterling Ranch are projected to operate at a satisfactory level of service as stop-sign controlled intersections in the short-term future. By 2043 these intersections will be signal controlled.
 - Some of the movements at the intersections of Marksheffel/Vollmer and Marksheffel/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 2043 total traffic volumes.

- Sterling Ranch Road/Lake Tahoe Drive and Sterling Ranch Road/Newport Beach Drive are projected to operate at a satisfactory level of service (LOS D or better) during the peak hours as stop-sign controlled intersections, based on the projected short term and 2043 traffic volumes.
- By 2043, it was assumed that Oak Drive would be constructed between Sterling Ranch Road and Banning Lewis Parkway.

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.

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 identity.

WATER: Sterling Ranch East Filing 5 is to be provided central and sewer services through the Falcon Area Water and Wastewater Authority (FAWWA). Sterling Ranch East Filing 5 includes 160 lots, 52 of which fall into high-density development ratios for small lots, and roughly 2.42 annual acre-feet of water set aside for irrigated landscaping. It is expected that an urban residential home in Sterling Ranch will require an average of 0.353 annual acre-feet, which is the adopted user characteristic for FAWWA. The resulting user demand is 57.08 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 a net excess of 972.19AF for 300 years of currently available water, and therefore is more than sufficient water supply to meet the needs of Sterling Ranch East Filing 5 on the 300-year basis.

FAWWA-owned and currently available on-site non-tributary (NT) and adjudicated not non-tributary (NNT) water totals are 1930.03 AF for 300 YRs which would be adequate supply to meet the needs of 5,468 SFE. This leaves a net excess of currently available water of 972.19 AF for 300 YR and therefore there is more than sufficient water supply to meet the needs of Sterling Ranch East Filing 5 on the 300-year basis.

WASTEWATER: The wastewater commitment is for 27.52 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 2.74% 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 August in 2023.

OTHER UTILITIES: The site is within the service area of Mountain View Electric Association, Inc. for electricity supply, and within the service area of 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 Filing 5 Final Plat 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 includes recommendation concerning necessary improvements that will be required as a result of the development of this property. The points of storm water release from the proposed site are required to be at or below the calculated historic flow quantities. The report concludes the development of the site does not significantly impact any downstream facility or property to an extent greater than which currently exists in the pre-development conditions.

FLOODPLAIN: The entirety of the site is located within Zone x flood hazard zone on FEMA Floodplain Map No. 08041C0533G effective December 7, 2018. Zone X indicates an approximate one percent (1%) annual risk of flooding.

WETLANDS: The Natural Features and Wetlands Report created by Bristlecone Ecology in June of 2023 found that there are no existing wetlands or aquatic habitat. There are extensive wetlands present along the Sand Creek channel. These are located to the west of the project site and associated with a different project. The development of Sterling Ranch East Filing 5 will not impact the wetlands associated with the Sand Creek Channel.

WILDLIFE: Bristlecone Ecology's Natural Features and Wetlands Report found that in general the site provides moderate to poor quality habitat for some grassland and woodland wildlife, including birds, mammals, reptiles and amphibians. The site vicinity provides little potential nesting habitat for raptors as there are no trees, and poor habitat for Northern harrier, which nests on the ground in dense, midstory grasslands. The site has potential to provide foraging and breeding habitat for coyote, red fox, and potentially black bear; it is also listed as a potential human conflict area for mountain lion though this species is unlikely to occur. Development of the site would inevitably affect some habitat for wildlife; impacts on grassland species is expected to be moderate to low. Impacts on woodland species is negligible. Impacts on reptiles and amphibians is low. Species that prefer suburban habitats, including some species of birds, are expected to benefit from an increase in planted trees and bird feeders in yards. Designated open spaces will conserve some of the open grassland habitats that are currently available. Implementation of a stormwater management plan will assist in protecting water quality in downstream reaches, which will benefit aquatic species including invertebrates. Detention facilities may add seasonal water features that could support additional wildlife such as waterfowl and amphibians.

Deer, foxes, bears, raccoons, and skunks may experience adverse effects from the increase in urbanization in close proximity to wildland areas. Few sensitive species were present and only in small numbers, and thus are not expected to be affected any more than other species. No state listed species were present. Federally listed T&E species are not expected to occur on the project site.

WILDFIRE: Approximately 80% of the project area is mapped as “moderate” wildfire risk while the remaining 12% is mapped “high risk.” High risk areas of the site include the areas on the southern side of the site, where the site has been previously disturbed. The primary wildland fuel type is dry climate grass. The Colorado State Forest Service has determined a high-risk wildlife hazard potential. 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 expansive soils, hydrocompaction, shallow bedrock, and seasonally shallow groundwater areas. 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 Filing 5 is within Falcon School District 49. School Land Dedication requirements have been satisfied by the greater Sterling Ranch Sketch Plan and no fees will be due for this final plat.

TRAILS AND OPEN SPACE: Sterling Ranch East Filing 5 includes a 4.63AC neighborhood park and 1.34AC of connected open spaces and 4.6AC of detention. The 4.63AC park is located central to the development with access provided by attached sidewalks and a direct connection to the community trail. A 5ft concrete community trail serves to connect the park and open spaces to the southern community trail, which provides connection to the Sand Creek Regional Trail and 29AC Community Park. The park and trails will be owned and maintained by the Sterling Ranch Metropolitan District.

DISTRICTS/ENTITIES SERVING THE PROPERTY:

The following districts will serve the property:

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

RELATIONSHIP TO THE ADOPTED COUNTY MASTER PLANS

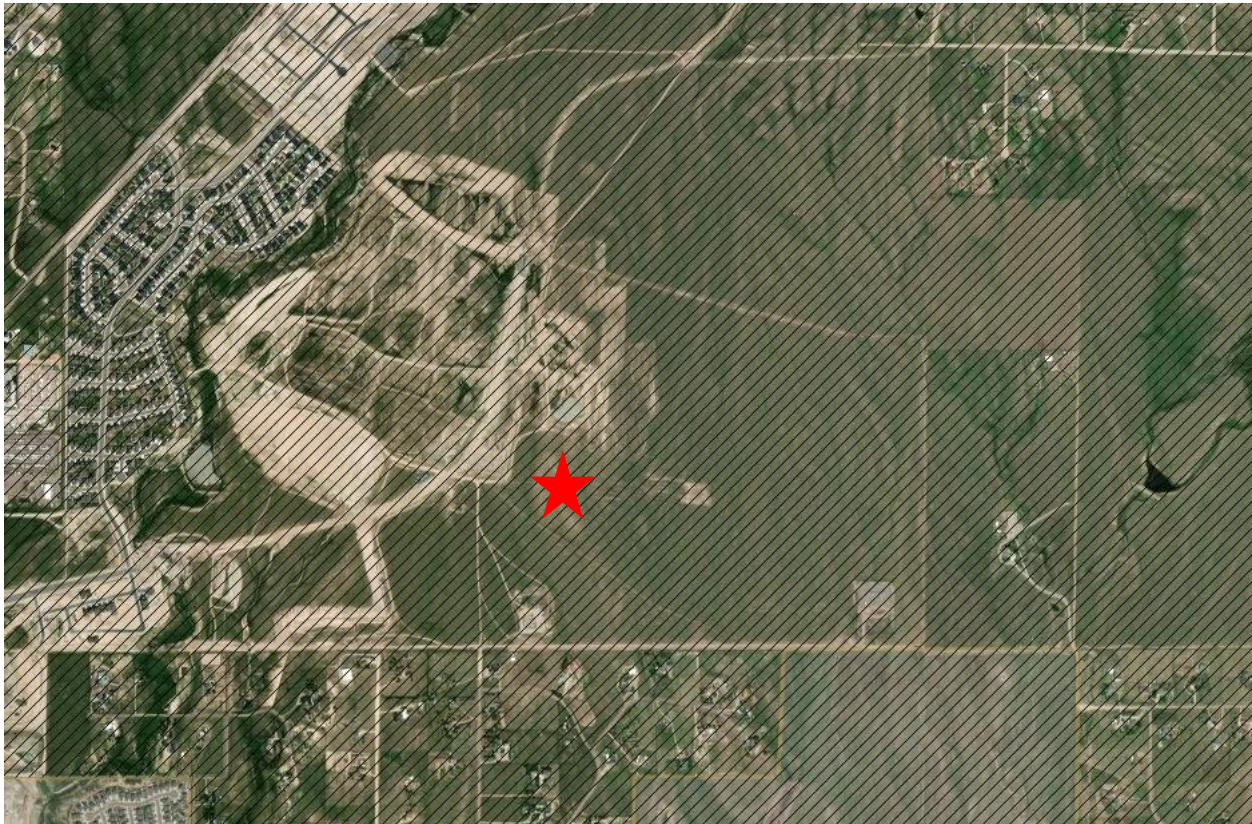
See Project Justification below related to Map Amendment criteria.

The relevant County master plan documents for the Sterling Ranch East Filing 5 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

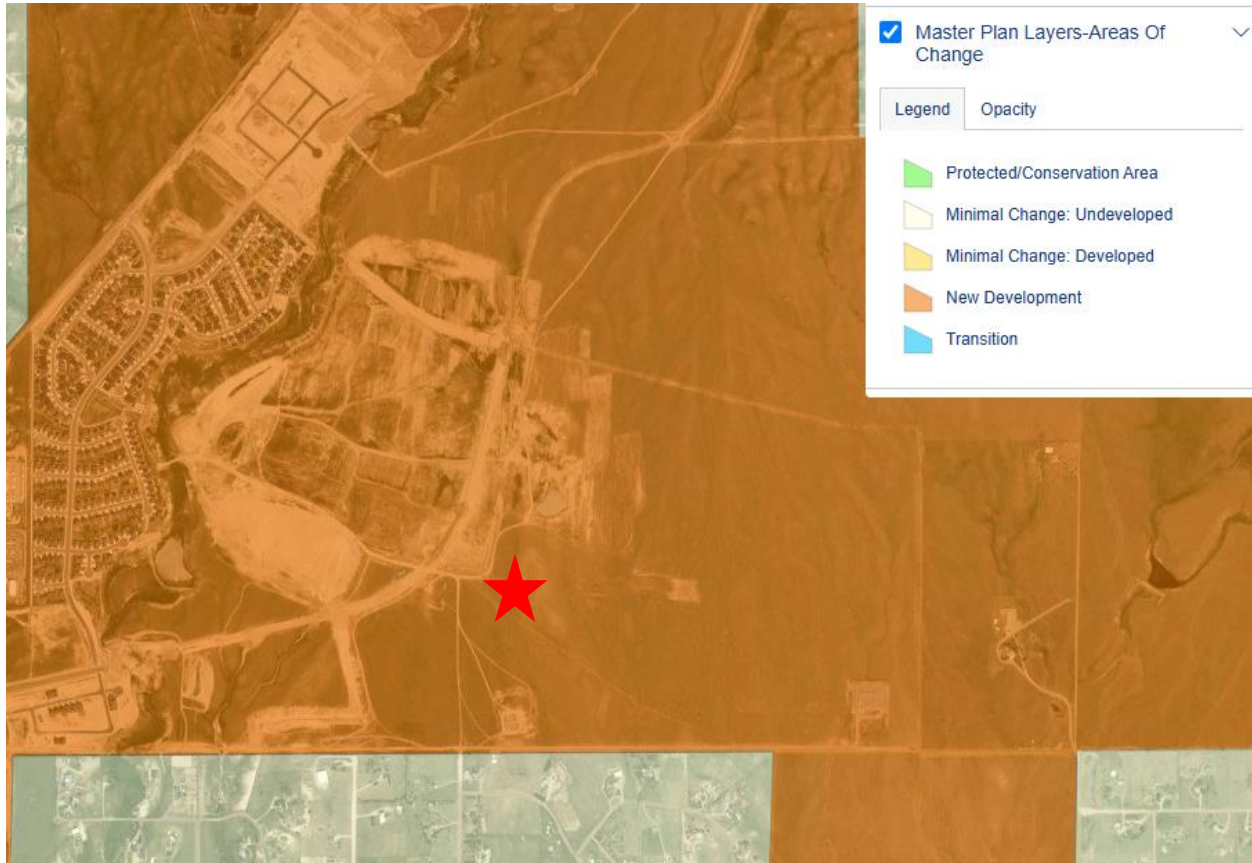
The project site is denoted as a Suburban Residential placetype within a priority development area in the County Master Plan. The primary land use in this placetype is single family detached residential with lot sizes smaller than 2.5 acres and up to a 5 du/ac density. Supporting land uses include single-family attached, multifamily residential, commercial retail, commercial service, institutional, parks, and open space. The gross density of Sterling Ranch East Filing 5 is 3.4 DU/AC which is consistent with the primary land use in the Suburban Residential placetype. The proposed park, trails, and open space areas are consistent with the supporting land uses for this placetype.

EPC GIS – Master Plan Layers – Priority Development Areas



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.

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 Filing 5 Final Plat 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 Filing 5 Final Plat is compatible with adjacent residentially zoned areas and continues the suburban density approved with the Sterling Ranch East Phase 1 Preliminary Plan Filings 1-4, FourSquare PUDSP, 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.

The Water Master Plan identifies the Sterling Ranch development as an “Expected Growth Area” by 2040 within Region 3. Sterling Ranch East Filing 5 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 Filing 5 includes 160 lots, 52 of which fall into high-density development ratios for small lots, and roughly 2.42 annual acre-feet of water set aside for irrigated landscaping. It is expected that an urban residential home in Sterling Ranch will require an average of 0.353 annual acre-feet, which is the adopted user characteristic for FAWWA. This is consistent with historic needs for nearby developments. Note that for smaller high-density lots, FAWWA has adopted an SFE equivalency ratio to account for substantially reduced water needs, although this is partially offset by estimation of common area irrigation needs. The resulting water demand is 57.08 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 972.19AF 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 Filing 5 on the 300-year basis.

FAWWA-owned and currently available on-site non-tributary (NT) and adjudicated not non-tributary (NNT) water totals are 1930.03 AF for 300 YRs which would be adequate supply to meet the needs of 5,468 SFE. This leaves a net excess of currently available water of 972.19 AF for 300 YR and therefore there is more than sufficient water supply to meet the needs of Sterling Ranch East Filing 5 Preliminary Plan on the 300-year basis.

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. Construction of this road is facilitated through the Sterling Ranch East Phase 1 Preliminary Plan and Sterling Ranch Development. 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 with connections provided to the Sand Creek Regional Trail. The Preliminary Plan includes a 4.63AC community park and other smaller open space tracks to serve residents. Parks and open space within the Sterling Ranch total 96.8 acres. All parks, trails, and open spaces will be owned and maintained by the Sterling Ranch Metropolitan District.

PROJECT JUSTIFICATION

Final Plat Approval Criteria - Chapter 7.2.3(f)

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

The relevant County Plans for the Sterling Ranch East Filing 5 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;

The Sterling Ranch East filing 5 Preliminary Plan was approved in 2024 and included a finding of water sufficiency. The Sterling Ranch East filing 5 Final Plat illustrates a substantially similar lot layout with the same number of residential lots and lot sizes. The intended uses and acreages of the proposed Tracts are consistent between the Preliminary Plan and the Final Plat. The intended uses of the proposed tracts include stormwater detention, parks, landscaping, open space, 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 filing 5 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 160 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 includes a neighborhood park and open space to serve future residents. Tract A will include a segment of a future trail along the southern boundary that will provide a connection to 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. 5 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.