

**Sterling Ranch
Letter of Intent
Homestead at Sterling Ranch Filing No. 1, a Replat of Tract G, Sterling Ranch Filing
No. 1 as recorded at Reception No. _____ in the Office of the Clerk and Recorder
of El Paso County, Colorado
November 15, 2017**

Owners/Applicants: SR Land, LLC
20 Boulder Crescent Street
Colorado Springs, CO 80903
(719) 471-1742

Consultants: N.E.S. Inc.
619 North Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903
(719) 471-0073
(719) 471-0267

P. J. Anderson
31 North Tejon Street, Suite 500
Colorado Springs, CO 80903
(719) 331-2732
(719) 633/2926 (Fax)
Email: pja5713@gmail.com

Engineering: M&S Civil Consultants, Inc.
15 North Nevada Avenue
Colorado Springs, CO 80903
(719) 955-5485

Site Location: Homestead at Sterling Ranch Filing No. 1 is located northeast of Vollmer Road and Marksheffel Road, in El Paso County.

Request.: A request by SR Land, LLC (52330-00-011) for approval of the Homestead at Sterling Ranch Filing No. 1 Final Plat, a replat of Tract G, Sterling Ranch Filing No. 1 Final Plat, as recorded at Reception No. _____ in the Office of the Clerk and Recorder of El Paso County, Colorado.

Tax Schedule Numbers: 52330-00-011

Plat and Site Information: The Homestead at Sterling Ranch Filing No. 1 Final Plat (the "Final Plat") will create seventy-two single family dwelling units. The Final Plat is a replat of a Master Pad Site, Tract G, as contemplated in Sterling Ranch Filing No. 1. The Final Plat

contains approximately 19.574 acres and is wholly within and consistent with the 182.26 acre Sterling Ranch Preliminary Plan approved May 26, 2015 by the Board of County Commissioners. The zoning classification is RS 5000. The property is located within the boundaries of Sterling Ranch Metropolitan District No. 2. Water, wastewater, storm water and park/recreational services will be provided by Sterling Ranch Metropolitan District No. 1 pursuant to an intergovernmental agreement with Sterling Ranch Metropolitan District No. 2. The Final Plat contains lots (15.937 acres) and streets (3.637 acres) only. Off-site open space, landscaping, and storm water tracts have been previously dedicated to Sterling Ranch Metropolitan District No. 1 as part of Sterling Ranch Filing No. 1.

Justification for Request:

- **Consistency with County Plans.** The proposed plat is consistent with the goals and objectives set forth in the Black Forest Preservation Plan, the Falcon-Peyton Small Area Plan, the Sterling Ranch Sketch Plan, approved in November of 2008, and the Sterling Ranch Preliminary Plan, approved in 2015. A detailed analysis of the relationship between the Sterling Ranch development and the goals and objectives of the two applicable Small Area Plans was previously provided at the sketch plan, zoning and preliminary plan stages with findings of consistency having been made by the Planning Commission and Board of County Commissioners. These included the provision of adequate buffering and transition from low density residential development, the provision of adequate urban services by Sterling Ranch Metropolitan District, an interconnected system of trails, open spaces and neighborhood parks, and the preservation of natural areas.
- **Consistency with Plat Approval Criteria.** The Final Plat is in substantial compliance with the approved preliminary plan and is consistent with the County's subdivision design standards and regulations. 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. Adequate drainage improvements are proposed that comply with State Statute C.R.S. 30-28-133 (3)(c)(VIII) and the requirements of the Land Development Code and the Engineering Criteria Manual. Necessary services, including police and fire protection, recreation, utilities, and transportation systems, are or will be made available to serve the proposed subdivision. The final plans provide evidence to show that the proposed methods for fire protection comply with Chapter 6 of the Land Development Code. Necessary off-site improvements have been evaluated through the various reports submitted with the Final Plat, as well as the previously approved Preliminary Plan, and will mitigate the impacts of the subdivision in accordance with the applicable requirements of Chapter 8 of the Land Development Code. All public facilities and infrastructure reasonably related to the Final Plat have either been constructed or are financially guaranteed through the Subdivision Improvements Agreement so the impacts of

Address what Filing 1 road improvements are required to be constructed for this plat to be approved.

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

Drainage: The drainage improvements associated with the Final Plat are consistent with the Master Development Drainage Plan and Preliminary Drainage Report for Sterling Ranch Phase One. The drainage improvements have been designed based upon the most current: El Paso County Engineering Criteria Manual, Sand Creek Drainage Basin Planning Study, City of Colorado Springs/El Paso County Drainage Criteria Manual, and the Urban Storm Drainage Criteria Manual. Details related to the design, construction and maintenance of the required drainage improvements are set forth in the proposed Subdivision Improvements Agreement for the Final Plat.

An Intergovernmental Agreement between Sterling Ranch Metropolitan District No. 1 and the County has been entered into for the Establishment of The Sterling Ranch Drainage Escrow Account. Among other things, the Agreement provides for the payment of Sand Creek Drainage Basin Fees and an additional separate fee of \$1,000.00 per single family lot for Sand Creek channel improvements into the Escrow Account. The funds in the Escrow Account may only be disbursed for the design and construction of regional drainage improvements pursuant to the Sand Creek Drainage Basin Planning Study and Sand Creek channel improvements after the prior written approval of the El Paso County Engineer.

Early Grading: Pursuant to previously approved grading and erosion control plans (on-site November 18, 2015 and off-site December 3, 2015), a significant amount of grading has been completed for the improvements to be constructed as part of this Final Plat.

Other:

- It is understood and agreed that applicable traffic impact fees in accordance with the County Road Impact Fee Program Resolution (Resolution No. 12-382) will be paid at or prior to the time of building permit submittals. The recommended plat note will be added to the Final Plat and all sales documents.

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Districts Serving the Property:

- Academy School District 20
- Mountain View Electric Association
- City of Colorado Springs Utilities Department - Gas
- Black Forest Fire Protection District
- Tracts containing open space, landscaping and trails will be maintained by Sterling Ranch Metropolitan District No. 1.

Address which Filing 1
drainage improvements are
required with this plat.

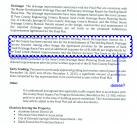
Markup Summary

dsdrice (3)



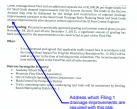
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Address what Filing 1 road improvements are required to be constructed for this plat to be approved.



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