

**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. 218714151 in the Office of the Clerk and Recorder
of El Paso County, Colorado
October 24, 2018**

Owners/Applicants: SR Land, LLC
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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 (52332-02-001) 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. 218714151 in the Office of the Clerk and Recorder of El Paso County, Colorado.

Tax Schedule Numbers: 52332-02-001

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), streets (3.637 acres) and one tract containing 0.067 acres for landscaping, public improvements, public utility and trail purposes. This tract, as well as certain off-site open space, landscaping, and storm water tracts previously dedicated as part of Sterling Ranch Filing No. 1, will be owned and maintained by Sterling Ranch Metropolitan District No. 1. There are no new grading or SWMP plans for Homestead at Sterling Ranch Filing No. 1. Grading plans approved in 2015 continue to be utilized.

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 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. In addition to the on-site drainage improvements, a detention pond and related improvements will be constructed on Tract F, Sterling Ranch Filing No. 1, to serve this particular replat as required in the Subdivision Improvements Agreement for Sterling Ranch Filing No. 1.

In order to assure completion of Sand Creek Channel drainage improvements, such as drop structures, check structures and similar stabilization or protection improvements, as well as a fair apportionment of the costs of said drainage improvements amongst adjacent Sterling Ranch subdividers, the District agrees to establish a Sand Creek Channel Drainage Fee to be paid into a District Escrow Fund by adjacent subdividers at the time of final platting. The amount of the fee shall be a minimum of One Thousand Dollars (\$1,000.00) per single family lot. 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.

Roads: In addition to the on-site road improvements, two lanes will be added to the existing two lane cross section of Vollmer Road adjacent to Sterling Ranch no later than three years from the date of recording of Sterling Ranch Filing No. 1 as required in the Subdivision Improvements Agreement for said Filing No. 1. Certain intersection and turn lane improvements to Vollmer Road, as more particularly described in the approved Construction Drawings for Sterling Ranch Filing No. 1, are being constructed to serve this replat of Tract G. Also, portions of Sterling Ranch Road and Marksheffel Road, as more particularly described in Sterling Ranch Filing No. 2, now under review by the County, are currently being constructed to provide a second means of access to this replat of Tract G. In the event that any portions of the Vollmer Road, Sterling Ranch Road or Marksheffel Road improvements necessary to serve the replat of Tract G are not completed prior to recording of said replat, then prior to such recording collateral sufficient in the opinion of the County to assure completion of the improvements must be posted by the Subdivider.

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 applicant elects to include the property into the 10 mil El Paso County Public Improvement District. The recommended plat note will be added to the Final Plat and all sales documents.
- Pursuant to Section 8.4.4(D)(2) of the El Paso County Land Development Code, the second means of road access to Homestead at Sterling Ranch Filing No. 1 will be provided by public roads maintained by the Sterling Ranch Metropolitan District No. 1 (see Attachment A hereto). Per the approved Sketch Plan and Preliminary Plan for this subdivision, it is contemplated that these roads will be dedicated to El Paso County for acceptance and maintenance upon the approval of Sterling Ranch Filing No. 2, now under review by the County. At such time the attached Easement Agreement will terminate.

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.
- _ Water, wastewater, stormwater and parks and recreation services to be provided by Sterling Ranch Metropolitan District No. 1