


Minor Development Staff Report

DATE: JULY 30, 2024
TO: DOUGLAS COUNTY BOARD OF COUNTY COMMISSIONERS
THROUGH: DOUGLAS J. DEBORD, COUNTY MANAGER
FROM: TERENCE T. QUINN, AICP, DIRECTOR OF COMMUNITY DEVELOPMENT 
CC: BRETT THOMAS, AICP, CHIEF PLANNER
JEANETTE BARE, AICP, CURRENT PLANNING MANAGER
STEVEN E. KOSTER, AICP, ASSISTANT DIRECTOR OF PLANNING SERVICES
SUBJECT: **STERLING RANCH FILING 5C, 1ST AMENDMENT**

PROJECT FILE: SB2024-022 – MINOR DEVELOPMENT

OWNER:
STERLING RANCH LLC
8155 PINEY RIVER AVENUE, SUITE 200
LITTLETON, COLORADO 80125

REPRESENTATIVE:
STERLING RANCH DEVELOPMENT COMPANY
8155 PINEY RIVER AVENUE, SUITE 200
LITTLETON, COLORADO 80125

PLANNING COMMISSION HEARING:

AUGUST 5, 2024 @ 6:00 PM

BOARD OF COUNTY COMMISSIONERS HEARING:

AUGUST 13, 2024 @ 2:30 PM

I. EXECUTIVE SUMMARY

The request is for approval of Sterling Ranch Filing 5C, 1st Amendment (Filing 5C, 1st Amendment), a minor development final plat to subdivide Lot 1 of Sterling Ranch Filing 5C (Filing 5C). The applicant proposes 109 multifamily residential lots, 14 tracts, and associated public roads and private drives on 12.39 acres of land. The 109 residential lots will be attached (townhome) residences.

The property is located approximately 0.3 miles east of the intersection of Waterton Road and Roxborough Park Road within a portion of the Villages District planning area of the Sterling Ranch Planned Development (Sterling Ranch PD). The Sterling Ranch PD is located in the Chatfield Urban Area as designated in the *Douglas County Comprehensive Master Plan (2040 CMP)*. Water and wastewater services will be provided by the Sterling Ranch Community Authority Board (CAB) through an agreement with the Dominion Water and Sanitation District (Dominion).

All engineering reports, studies, and plans for Filing 5C, 1st Amendment have been reviewed and approved by Public Works Engineering (Engineering) subject to minor

technical corrections. Final approval of these documents will be accomplished prior to the Board hearing on August 13. The Filing 5C 1st Amendment Subdivision Improvements Agreement – Intergovernmental Agreement (SIA-IGA) is acceptable to Engineering and is also scheduled for the Board’s consideration at the August 13 hearing.

The Planning Commission will consider the minor development final plat request at its August 5 public hearing. Staff will provide an update on the Planning Commission’s recommendation during its presentation to the Board of County Commissioners on August 13.

II. REQUEST

A. Request

Approval of a minor development final plat consisting of 109 residential lots, 14 tracts, and associated public roads and private drives on 12.39 acres within the Sterling Ranch PD.

B. Process

A minor development final plat application is processed pursuant to Article 6A of the *Douglas County Subdivision Resolution (DCSR)*. Article 6A states the intent of the process is “To provide a streamlined review process for nonresidential and multifamily subdivisions.”

Section 604A.08 of the *DCSR* states: “The Board shall evaluate the minor development final plat application, staff report, referral agency comments, applicant responses, the Planning Commission recommendation, and public comment and testimony, and shall approve, approve with conditions, continue, table for further study, remand to the Planning Commission, or deny the minor development final plat. The Board’s action shall be based on the evidence presented; compliance with adopted County standards, regulations, and policies; and other guidelines.”

C. Location

The site is located east of the intersection of Waterton Road and Roxborough Park Road. A vicinity map, zoning map, and aerial map are attached to the staff report and show the general location of the project area.

D. Project Description

This application proposes 109 residential lots, designated as Character Zone C5 per the Sterling Ranch PD. The proposed lots meet the minimum lot size of 1,400 square feet. The lots are designed to accommodate alley-loaded townhomes which will be subject to a separate site improvement plan process.

Approximately 3.38 acres of the site is proposed as open space tracts, inclusive of landscaping, utilities, pedestrian access, and drainage when applicable. Ordway Drive,

Arista Street, and Goldsturm Court are proposed as public right-of-way, and alleys are proposed to be located within private drives. Each tract and private drive are to be owned and maintained by the CAB.

III. CONTEXT

A. Background

The site was rezoned from Agricultural One (A-1) to Planned Development (PD) with approval of the Sterling Ranch PD by the Board in July of 2013. At the time of PD approval, the Board also approved the Sterling Ranch Water Appeal which established alternative water supply documentation, demand standards, and other requirements related to water for Sterling Ranch. In 2021, the Board approved the Amended and Restated Sterling Ranch Water Appeal (Water Appeal) which, among other changes, allowed for the CAB to propose alternate minimum water demand standards as part of future development applications.

Preliminary Plan 5 was approved by the Board in February of 2020, with subsequent final plats approved in May 2020 (Filing 5A) and April 2021 (Filing 5B). Filing 5C was approved by the Board in August of 2023 and included Lot 1 as a superblock lot for future development subject to a minor development final plat application to review water supply adequacy and required transportation improvements.

B. Adjacent Land Uses and Zoning

The project area is located approximately 0.3 miles east of the intersection of Waterton Road and Roxborough Park Road. Immediately east of the site is the Larry D. Moore Water Treatment Plant. To the south is Filing 5C, Lot 2, which is approved for 264 multifamily apartment units. To the west, across the Denver Water line, are single-family residential lots within Filing 7A. To the north of the site is Filing 7A, Tract D, which is part of future Burns Regional Park.

	Zoning	Land Use
North	Sterling Ranch PD	Burns Regional Park (Sterling Ranch Filing 7A)
East	Agricultural One	Water Treatment Plant
South	Sterling Ranch PD	Multifamily (Sterling Ranch Filing 5C)
West	Sterling Ranch PD	Single-family Residential (Sterling Ranch Filing 7A)

IV. PHYSICAL SITE CHARACTERISTICS

A. Site Characteristics and Constraints

The site drains to the south and west to East Willow Creek and includes existing stormwater facilities. Removal of the existing detention ponds and construction of the storm sewer and new detention and water quality pond will be conducted with the site improvement plan for Lot 2. The site contains expansive soils and claystone

bedrock which are subject to prescribed mitigation as discussed elsewhere in the report.

B. Access

Access is from Ordway Drive which connects to Middle Fork Street within Filing 5. Additional right-of-way for Ordway Drive is dedicated with this minor development final plat. Arista Street will provide access to the south to Waterton Road, through Filing 5C, Lot 2.

As noted in proposed condition #5, the applicant is required to provide payment to Douglas County towards overall capacity improvements for the State Highway System (US Highway 85) in accordance with the commitments set forth in the Sterling Ranch PD. The amount of the fee is adjusted for inflation, thus the per unit fee has increased since the approval of previous filings and will be calculated as part of the review of the associated site improvement plan. The PD requires that this fee be paid prior to approval of the site improvement plan for multifamily and nonresidential uses.

C. Soils and Geology

The Class 3 Geologic Hazards map as described within the 2040 CMP indicates that there are no known debris-flow, rockfall-rockslide, debris avalanche, slope-failure, or soil subsidence areas in the vicinity of this property.

The Geotechnical Site Development Study indicates variably expansive clay soils, claystone, and clayey sandstone were encountered within the property. The study recommends mitigation of the site's expansive soils and expansive claystone bedrock through overexcavation and replacement as a properly placed and compacted structural fill.

The Colorado Geological Survey (CGS) reviewed the study and noted the study makes appropriate preliminary geotechnical recommendations. CGS noted additional building-specific analysis, including drilling, sampling and lab testing, will be needed once overexcavation and grading are complete to verify that swell potential values have been reduced to acceptable levels and to develop final design criteria for individual foundations, floor systems, subsurface drainage, and pavements.

D. Drainage and Erosion

A Phase III Drainage Report was reviewed and accepted by Engineering. There are interim stormwater ponds located on Lot 2 to the south that were constructed with Waterton Road. Stormwater flows associated with Filing 5C will drain into a detention and water quality pond to be constructed in conjunction with the site improvement plan for Lot 2. Grading, Erosion and Sediment Control (GESC) plans were reviewed by Engineering as part of the site improvement plan for Lot 2.

E. Floodplain

No mapped 100-year floodplain is present on the site.

F. Wildlife

The *2040 CMP* Wildlife Resources map identifies this site as low habitat value. The site is not located within a wildlife habitat conservation area, overland connection, wildlife movement corridor, proposed wildlife link, or wildlife crossing area. No response was received from Colorado Parks and Wildlife in regards to this request.

G. Historic Preservation

The Sterling Ranch PD establishes a protocol for the treatment of archaeological, paleontological, and historic resources identified during construction that is noted on each plat. The Douglas County Curator recommended a Class III cultural resource survey for the site which was subsequently prepared by Metcalf Archaeological Consultants. The results of the survey note no cultural resources were encountered.

V. PROVISION OF SERVICES

A. Schools

Pursuant to Section S-1.2(C)(i) of the Sterling Ranch PD, payment to the Douglas County School District (DCSD) of \$1,500 per lot is required for single-family detached residential lots, and \$750 per unit is required for each multi-family unit as a contribution toward capital improvements. This requirement of the PD is reflected in proposed condition #4. The payment of these fees was also noted by the DCSD in its referral comments on the application. Kindergarten through high school services are provided by the DCSD. The DCSD has capacity in various Roxborough and Highlands Ranch schools for Sterling Ranch students to able to attend.

In comments provided by the DCSD in 2022, the DCSD indicates that it will require a total of three elementary school sites, one middle school site, and one high school site to be dedicated within Sterling Ranch based on full build out of the PD. The DCSD did not request school land dedication to be provided in relation to the current final plat request.

Per the Sterling Ranch PD, the developer is required to dedicate land within the PD for schools within its community. To date, one 12.5-acre site has been dedicated to Douglas County for a future school. The DCSD has not requested conveyance of this site for development of a school. At the request of the DCSD, Sterling Ranch has committed to provide an additional school site in Filing 6. A PD Amendment to allow school use on the Filing 6 site and other areas of the PD was approved in June of 2022. The applicant indicates that it will convey this school site to Douglas County in the near future. In addition, a 12.1-acre school site has been identified within the northwest corner of Preliminary Plan 7. While formal dedications have not yet occurred, both the Filing 6 and Filing 7 school sites have been preliminarily approved

by the DCSD. A middle and high school campus, to be located north of Titan Road as shown on the PD Plan, has not yet been evaluated by the DCSD. No development has occurred in the northern portion of the PD.

The Sterling Ranch PD establishes a formula for calculating school land dedication requirements. For the number of dwelling units platted to-date, including the current request, approximately 70 acres of school land are required for future schools, inclusive of the 12.5-acre site within Filing 1. The PD allows for the timing of land dedications to be agreed upon by the developer, DCSD, and the County. With past filings, the County has deferred to the DCSD on the timing and location of school land dedication within the project. The Sterling Ranch developer, County, and DCSD continue to discuss options for school development within the PD, both near and long term.

B. Fire Protection

Fire protection is provided by South Metro Fire Rescue (South Metro). South Metro reviewed the request and noted no objection to the proposed minor development final plat. The applicant will coordinate with Douglas County Addressing and SMFR on front door locations and sidewalk layouts as part of their review for future site improvement plans.

C. Sheriff Services

The Douglas County Sheriff's Office (DCSO) will provide police protection to the site. No response was received from DCSO in regards to this request.

D. Water

Water supply requirements applicable to Sterling Ranch are governed by an appeal to the County's Water Supply Overlay District (Section 18A) of the *DCZR*. In 2021, the Board approved the amended Water Appeal and the CAB adopted reduced water demand standards which were approved by the Board in 2022 with the approval of Sterling Ranch Preliminary Plan 7. The water demand standard for single-family attached is 0.17 acre-feet/year. The water demand standard for common area landscaping for single-family attached uses is 2.431 acre-feet/year/irrigated acre.

Water service will be provided to Filing 5C, 1st Amendment by the CAB, an authority established by Sterling Ranch Metropolitan Districts Nos. 1-7 (SRMD), through an IGA with Dominion.

Water supplies for Filings 1 through 7 are provided through IGAs with the City of Aurora and the Town of Castle Rock, including renewable and South Metro WISE Authority (WISE) water, as well as Denver Basin groundwater rights associated with Cherokee Ranch. Those supplies were evaluated and found to meet applicable approval criteria at the time of preliminary plan for the previous filings. No change to the previously approved water supply is proposed for Filing 5C.

The Colorado Division of Water Resources (CDWR) reviewed the application. In a letter dated May 16, 2024, the CDWR notes that the proposed water supply is adequate and will not cause material injury to decreed water rights, provided the applicant fully complies with the continued requirements of the agreements for the previously approved water supplies.

The CDWR offered the following opinion:

Our opinion that the water supply is adequate is based on our determination that the amount of water required annually to serve the subdivision is currently physically available, based on Castle Rock's water supply availability upstream of the Sterling Ranch Filing No. 5C, 1st Amendment.

Based on the CDWR's opinion and a review of the project by the County's water consultant, there is sufficient water supply to serve the proposed development in the Filing 5C, 1st Amendment application. The currently-available firm water supply from Dominion to Sterling Ranch is 2,457 acre-feet/year, while the projected cumulative water demand, including Filing 5C, 1st Amendment, is 1,596 acre-feet/year.

E. Sanitation

Dominion indicates that permanent wastewater treatment services will be provided by Dominion at the Chatfield Basin Water Reclamation Facility (CBWRF), with initial wastewater treatment to be provided by the City of Littleton. The Colorado Department of Public Health and Environment (CDPHE) previously provided documentation to the County indicating that the CBWRF permit is in effect and that all necessary improvements have been made to allow the facility to resume operations.

Given the low level of sewer flows for the initial Sterling Ranch filings, sanitation service is provided by Dominion on an interim basis per an IGA with the Roxborough Water and Sanitation District (RWSD), the CAB, and the City of Littleton. As previously evaluated with Preliminary Plan 7, Dominion owns the CBWRF which is permitted to provide 0.6 million gallons per day (mgd) of treatment capacity utilizing either existing or future plant improvements.

The Douglas County Health Department has reviewed the application and provided a favorable recommendation regarding proposed sanitary service.

F. Utilities

Utility service providers include Xcel Energy for natural gas and electrical service, and CenturyLink and Comcast for phone and data services. CenturyLink noted no comment and a response was not received from Comcast. Xcel Energy noted additional easements may need to be acquired by separate document. Douglas

County will accept general purpose utility easements with the minor development final plat.

Non-exclusive private telecommunication easements will be established by separate recorded instrument with reception numbers noted on the final plat exhibit prior to plat recordation in accordance with proposed condition #2. These easements are located in the same area as the general-purpose utility easements.

G. Dedications

The following dedications are accomplished with Filing 5C, 1st Amendment:

Roads	<ul style="list-style-type: none"> • Rights-of-way within Filing 5C, 1st Amendment are public and dedicated to Douglas County
Utility Easements	<ul style="list-style-type: none"> • Dedicated to Douglas County for utility purposes, including but not limited to gas, electricity, telephone, and cable
Drainage Easements	<ul style="list-style-type: none"> • Dedicated to Douglas County for drainage facilities
Tracts and Private Drives	<ul style="list-style-type: none"> • Dedicated to the Sterling Ranch CAB for ownership and maintenance of tracts for open space, drainage, utilities, and access
Water and Sanitary Easements	<ul style="list-style-type: none"> • Dedicated to the Sterling Ranch CAB for ownership and maintenance of water line and sanitary sewer improvements
Drainage and Blanket Access Easements	<ul style="list-style-type: none"> • Dedicated to Douglas County for access to drainage facilities in the event that the system owner fails to maintain the improvements (onsite)

H. Parks, Trails, and Open Space

No new parks or trails are associated with the minor development final plat application. Filings 5A and 5B included 27 open space tracts, regional trails, and a neighborhood green. A portion of future Burns Regional Park is located north of the site within Filing 7A.

Park land dedication requirements are set forth in the Sterling Ranch PD. To date, approximately 174 acres of park land have been dedicated for park and trail use within Sterling Ranch. Based upon the dwelling units approved through plat or SIP, including the current subdivision request, approximately 197 acres of park land dedication is required. The Sterling Ranch PD establishes a process for crediting recreational improvements against park land dedication requirements. Approximately \$3.1 million in park improvements have been identified and secured through the subdivision process. The applicant estimates that the value of all improvements eligible for credit to be approximately \$22.3 million. To finalize its park land dedication credits, the applicant is required to establish a per-acre value of land within its subdivisions

utilizing a County-approved appraisal. It is anticipated that the applicant will complete this process in the near future to verify the total amount of park acreage provided.

I. Subdivision Improvements

The minor development final plat establishes a final plat and is intended to include a review of the final engineering plans, the subdivision improvements agreement, public dedications, and other legal agreements. Per the *DCSR* and the *Douglas County Roadway Design and Construction Standards*, specific engineering reports, studies, and construction plans are required to be submitted with a final plat application and finally accepted by Engineering prior to plat approval. Further, Colorado Revised Statute 30-28-133 (5) provides that:

No subdivision shall be approved under section 30-28-110(3) and (4) until such data, surveys, analyses, studies, plans, and designs as may be required by this section and by the county planning commission or the board of county commissioners have been submitted, reviewed, and found to meet all sound planning and engineering requirements of the county contained in its subdivision regulations.

Cost estimates for the public and private improvements are generated from the construction plans and incorporated into the subdivision improvements agreement (SIA) for the plat. Per Section 604A.07, the SIA must be approved by the County prior to the Board hearing on the minor development final plat. As the SIA for this request includes the CAB and Dominion, an SIA-IGA is necessary. Due to the IGA component of the agreement, Board review and approval is required.

Required improvements for Filing 5C, 1st Amendment include internal subdivision roads, subdivision drainage facilities, dry utilities, and water and sanitary sewer improvements. Off-site improvements include drainage, road, and sanitary facilities necessary to serve Filing 5C, 1st Amendment.

As of the writing of this staff report, Engineering indicates that only minor technical changes to the construction plans remain and that final approval of all reports, studies, and plans will be accomplished prior to the Board meeting on August 13, 2024. The SIA-IGA has been found to be acceptable by Engineering and will be considered by the Board, concurrent with the minor development final plat, on August 13.

VI. PUBLIC NOTICE AND INPUT

In accordance with Section 608A of the *DCSR*, public notice is required to be published in the Douglas County News-Press and posted on the site by the applicant. Adjacent landowners were also mailed courtesy notices at the beginning of the referral period.

All referral agency comments are outlined in the Referral Agency Response Report, as well as the Referral Response Letters, attached to this staff report. In addition, public correspondence received is also attached to this staff report. The Roxborough Village First HOA provided public correspondence primarily focused on emergency evacuation, schools, and wastewater treatment capacity. The applicant's response letters to referral responses is included as an attachment to this staff report.

VII. PLANNING COMMISSION

The Planning Commission will consider the minor development final plat request at its August 5 public hearing. Staff will report on the outcome of the Planning Commission public hearing during its presentation to the Board on August 13.

VIII. STAFF ANALYSIS

A minor development final plat may be approved upon the finding by the Board of County Commissioners that the following standards have been met:

603A.01 Conforms with the goals, objectives, and policies of the Master Plan.

Staff Comment: The property is located within the Chatfield Urban Area as identified in Section 2 of the 2040 CMP. The 2040 CMP states that while approval criteria for land use applications require a finding of compliance with the 2040 CMP, "...the competing values of the Plan must be balanced through the public review process to achieve the larger vision of the community." As such, the 2040 CMP acknowledges its own competing values and that implementation can only be achieved through the balancing of community values during the review process. The minor development final plat application is consistent, on balance, with the goals and objectives of the 2040 CMP for urban development within this part of the County.

Consistent with Urban Land Use Goal 2-1, the request proposes urban development in a designated urban area, specifically the Chatfield Urban Area. Consistent with Goals 2-3 and 2-12 and their policies, adjacent Filing 5 included a neighborhood green and regional trails for pedestrians and cyclists. Townhome development is supported by Policies 2-6D.5 and 2-7A.1 which encourage a diversity of housing type to fit different lifestyles and needs. Section 5 of the 2040 CMP discuss the provision of community services. Consistent with Goal 5-1, the proposed subdivision was reviewed in cooperation with existing service providers, authorities, municipalities, and districts to ensure adequate community resources exist.

Section 7 of the 2040 CMP relates to Water Supply, which is an important value for the Chatfield Urban Area and surrounding community. Consistent with policies of Goal 7-1, the Water Appeal minimizes the use of turf grass, includes the use of advanced irrigation systems, and establishes high standards for efficiency with the water delivery system.

Section 8 of the 2040 CMP discusses goals, objectives, and policies related to Environmental Quality. The subdivision is consistent with Goal 8-2 which provides for limited land uses in floodplains.

Section 9 of the 2040 CMP relates to Wildlife. According to Map 9.1 – Wildlife Resources, the property is not located within a wildlife habitat conservation area, overland connection, wildlife movement corridor, proposed wildlife link, or wildlife crossing area.

603A.02 Addresses the design elements established in Section 404 – Preliminary Plan, herein.

Staff Comment: The minor development final plat has addressed all applicable subdivision design elements as noted herein.

Per Section 404.01 – The neighborhood plan for Filing 5 designated this property as Character Zone C5. The minor development final plat is capable of meeting the applicable C5 character zone requirements for minimum lot size and setbacks.

Per Section 404.02 – CGS reviewed the proposed development and noted that no geologic constraints are present within Filing 5C, 1st Amendment that would preclude the proposed multifamily residential use and density.

Per Section 404.03 – The property is adjacent to a water treatment facility. The future site improvement plan will be reviewed to ensure setbacks, landscaping, and other buffering techniques minimize conflicts with surrounding land uses.

Per Section 404.04 – Drainage and grading designs have been reviewed and approved by Engineering subject to minor technical corrections. Stormwater flows associated with Filing 5C, 1st Amendment will drain into a detention and water quality pond constructed in conjunction with the site improvement plan for Lot 2.

Per Section 404.05 – Significant site grading has occurred in and around the minor development final plat as part of construction activities associated with Waterton Road and Filing 5. The project area avoids drainageways, riparian areas, and vegetation.

Per Section 404.06 – The Sterling Ranch PD establishes a protocol for the treatment of archaeological, paleontological, or historic resources identified during construction. This protocol will be followed for all grading activities within the development as noted on the minor development final plat exhibit.

Per Section 404.07 – Appropriate opportunities for vehicular, pedestrian, and other connections are provided for. Ordway Drive, dedicated with this minor development final plat, provides access from Filing 5 to Filing 7A. Future Burns Regional Park is located immediately north of the site.

Per Section 404.08 – Recommendations within technical studies, including the geotechnical report and traffic analysis, will be further implemented through the associated site improvement plan.

603A.03 Conforms with Section 18A, Water Supply - Overlay District section of the Zoning Resolution.

Staff Comment: For Sterling Ranch, the Water Appeal sets forth approval standards for all Development Applications.

Appeal Section 3: Approval Standards. Based upon the information provided pursuant to Section 2, the Board shall determine that the following standards have been met for the Development Application:

3.1 The proposed Water Supply for the Development Application can be used for the proposed use(s).

Staff Comment: No new water supply is proposed with this application. The existing water supply allows use of the water for municipal purposes.

3.2 The reliability of a renewable water right has been analyzed and is deemed sufficient by the County based on its priority date within the Colorado System of Water Rights Administration.

Staff Comment: No new renewable supplies are proposed with this application.

3.3 The proposed Water Supply for the Development Application is adequate and feasible to ensure that Water Supply shortages will not occur due to variations in the hydrologic cycle, taking into account the anticipated Water Demand of the Development Application, as established pursuant to Section 6.

Staff Comment: No new water supply is proposed with this application.

3.4 The proposed Water Supply for the Development Application is sufficient to meet the Water Demand standard established pursuant to Section 6.

Staff Comment: No new water supply is proposed with this application. The currently-available firm water supply from Dominion to Sterling Ranch is 2,457 acre-feet/year, while the projected cumulative water demand including Filing 5C, 1st Amendment is 1,596 acre-feet/year.

603A.04 Provides for a public wastewater collection and treatment system, and, if other methods of wastewater collection and treatment are proposed, such systems shall comply with State and local laws and regulations.

Staff Comment: Dominion stated it will provide wastewater services to the property. Agreements are in place for interim treatment through RWSD and the City of Littleton facilities. Permanent treatment capacity will be provided at Dominion's CBWRF. The Douglas County Health Department has provided a favorable recommendation regarding proposed sanitary service.

603A.05 Identifies all areas of the proposed subdivision, which may involve soil or topographical conditions presenting hazards or requiring special precautions have been identified by the subdivider and that the proposed uses of these areas are compatible with such conditions.

Staff Comment: CGS reviewed the proposed development and noted additional building-specific analysis, including drilling, sampling and lab testing, will be needed once overexcavation and grading are complete. The constraints can be mitigated and do not preclude the proposed use and density.

603A.06 Provides adequate drainage improvements.

Staff Comment: Engineering has reviewed and approved the Phase III Drainage Report and plans subject to minor technical corrections. All engineering reports and plans will be finally approved prior to the Board hearing on August 13.

603A.07 Provides adequate transportation improvements.

Staff Comment: The applicant's TIS and civil construction plans have been reviewed and approved by Engineering subject to minor technical corrections.

603A.08 Protects significant cultural, archaeological, natural, and historical resources, and unique landforms.

Staff Comment: Metcalf Archaeological Consultants conducted a cultural resource survey of the site in May of 2023. That survey determined no significant cultural, archaeological, or historic resources will be affected by Filing 5C, 1st Amendment and its associated improvements. The Sterling Ranch PD establishes a protocol for protection of archaeological, paleontological, or historic resources identified during construction that is noted on each plat.

603A.09 Demonstrates the extraction of any known commercial mining deposit shall not be impeded.

Staff Comment: No known commercially viable mining deposits will be interfered with by this application.

603A.10 Has available necessary services, including fire and police protection, recreation facilities, utility service facilities, streets, and open space to serve the proposed subdivision.

Staff Comment: The proposed subdivision will be served by South Metro, the DCSO, the DCSD, Xcel Energy, Comcast, and CenturyLink. Roads are to be public and dedicated to Douglas County. Private roads/alleys will be owned and maintained by the CAB to serve townhome lots. Utility plans are a component of the required construction plans for the subdivision. Engineering has reviewed and approved construction plans for the subdivision subject to minor technical corrections. Final approval will be accomplished prior to the Board hearing on August 13.

IX. STAFF ASSESSMENT

Staff has evaluated the minor development final plat request in accordance with Article 6A of the *DCSR*. Should the Board find that the approval standards for the minor development final plat are met, the following proposed conditions should be considered for inclusion in its motion:

1. Prior to the Board’s action on the final plat, the Subdivision Improvements Agreement-Intergovernmental Agreement (SIA-IGA) for Filing 5C, 1st Amendment shall be approved by the Board.
2. Prior to recordation of the final plat, the private telecommunication easements shall be recorded, and reception numbers noted on the final plat exhibit.
3. Prior to recordation of the final plat, technical corrections to the final plat exhibit shall be made to the satisfaction of Douglas County.
4. Prior to approval of the site improvement plan, the applicant shall provide payment in the amount of \$750.00 per multi-family dwelling unit to the Douglas County School District for capital mitigation.
5. Prior to approval of the site improvement plan, the applicant shall provide payment to Douglas County for the pro-rata share costs towards improvements to the State Highway System in accordance with the commitments set forth in the Sterling Ranch PD.
6. All commitments and promises made by the applicant or the applicant’s representative during the public hearing and/or agreed to in writing and included in the public record have been relied upon by the Board of County Commissioners in approving the application; therefore, such approval is conditioned upon the applicant’s full satisfaction of all such commitments and promises.

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LAND USE APPLICATION

Please fill in this application form completely. An incomplete application will not be processed.

Note: Neither the Planning Commission nor the Board of County Commissioners should be contacted regarding an open application.

OFFICE USE ONLY	
PROJECT NAME: _____	PROJECT FILE #: _____
PROJECT TYPE: <u>Minor Development Plat</u>	PLANNING FEES: _____
MARKETING NAME: <u>Filing 5C First Amendment</u>	ENGINEERING FEES: _____
SITE ADDRESS: <u>State Parcel: 2229-313-00-004</u>	TOTAL FEES: _____
OWNER(S):	RELATED PROJECTS: _____
Name(s): <u>Sterling Ranch, LLC</u>	_____
Address: <u>8155 Piney River Ave, Suite 200, Littleton, CO 80125</u>	_____
Phone: <u>303-881-7119</u>	_____
Email: <u>susanb@sterlingranchcolorado.com</u>	_____
AUTHORIZED REPRESENTATIVE <i>(requires notarized letter of authorization if other than owner)</i>	_____
Name: _____	_____
Address: _____	_____
Phone: _____	_____
Email: _____	_____

LEGAL DESCRIPTION:

Subdivision Name: Sterling Ranch

Filing #: 5C Lot #: _____ Block #: _____ Section #: 31 Township: 6S Range: 68W

STATE PARCEL NUMBER(S): State Parcel: 2229-313-00-004

ZONING:

Present Zoning: PD Proposed Zoning: PD Gross Acreage: 12.39

Gross Site Density (DU per AC): 9 # of Lots or Units Proposed: 109

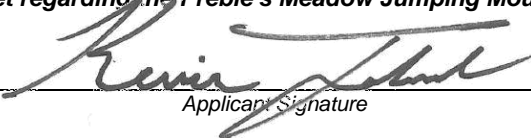
SERVICE PROVIDERS:

Fire District: SMFR Metro District: SR CAB Gas: Xcel

Water: DWSD Sewer: DWSD Electric: Xcel

Roads: Public Private (please explain): Includes private alleyways, in addition to public roads

To the best of my knowledge, the information contained on this application is true and correct. ***I have received the County's information sheet regarding the Preble's Meadow Jumping Mouse.***



 Applicant Signature

 4/18/2024
 Date



**Project Narrative Minor Development Plat Application for Sterling Ranch Filing 5C, 1st Amendment
June 28, 2024**

Property Owner:

Sterling Ranch, LLC
8155 Piney River Avenue, Suite 200
Littleton, Colorado 80125
Brock Smethills
(303) 202-6800
brocks@sterlingranchcolorado.com

Applicant:

Sterling Ranch Development Company
8155 Piney River Avenue
Littleton, Colorado 80125
Susan Beckman
(303) 881-7119
Susanb@sterlingranchcolorado.com
kevin.johnk@sterlingranchcolorado.com

Legal:

Bruce James
Brownstein Hyatt Farber Schreck
410 Seventeenth Street, Suite 2200
Denver, Colorado, 80202-4432

Civil Engineer:

Kimley-Horn
3325 S Timberline Road, Suite 130
Fort Collins, Colorado 80525
Caitlin Sheahan, PE
(970) 986-6784
Caitlin.sheahan@kimley-horn.com

Land Planner:

PCS Group, Inc.
200 Kalamath
Denver, Colorado 80223
Curtis Davidson
(303) 531-4905
Curtis@pcsgroupco.com

Transportation Engineer:

Fox Tuttle Transportation Group
1624 Market Street, Suite 202
Denver, Colorado 80202
Cassie Slade, PE, PTOE
(303) 652-3571
cassie.slade@foxtuttle.com

PROJECT OVERVIEW

Pursuant to Section 605.02 of the Douglas County Subdivision Resolution, this written narrative provides an outline of the submittal documentation in support of the Sterling Ranch Filing No. 5C Minor Development Plat for Lot 1, the Northern Lot (“Filing 5C, First Amendment” or “Filing 5C, Lot 1”).

A. Background.

The intent of this narrative is to outline the proposed Minor Development Plat (MDP) application for the property. The area encompassing Filing 5C was designated as Lot 352 within Preliminary Plan 5 and was shown as a ±25-acre lot. Preliminary Plan 5 was approved by the Douglas County Board of County Commissioners in May 2020. The Filing 5C MDP shows the subject parcel subdivided into two (2) lots.

Lot 1 is approximately 12.387 acres and is the northern lot. Lot 2 to the south (to be provided with the Recordation of an MDP already approved by the Douglas County BOCC on August 8, 2023) is approximately 13.484 acres. The site is located within the Sterling Ranch Planned Development (PD) district and was identified as part of the C5 Character Zone on the neighborhood plan and final plat. The proposed MDP will create 109 residential lots along with new public right of ways and tracts for private alleys, comprising approximately 12.387 acres. Filing 5C was recorded on May 22, 2024, creating Lot 1 and Lot 2. This Project is the First Amendment for the Filing 5C Plat, focusing on Lot 1.

B. County Process.

A Minor Development Plat application is processed pursuant to Article 6A of the *Subdivision Resolution*. Article 6A states the intent of the process is “To provide a streamlined review process for nonresidential and multifamily subdivisions.”

Per section 604A.08, “Staff will provide a staff report for the Board. The Board shall evaluate the minor development final plat application, staff report, referral agency comments, applicant responses, the Planning Commission recommendation, and public comment and testimony, and shall approve, approve with conditions, continue, table for further study, remand to the Planning Commission, or deny the minor development final plat. The Board’s action shall be based on the evidence presented; compliance with adopted County standards, regulations, and policies; and other guidelines.”

C. Location.

Filing 5C is located southwest of Filing 5B, immediately west of the Roxborough Water Treatment Plant and immediately north of Waterton Road. The proposed Lot 1 will be immediately south of the future Ordway Drive, to be constructed as part of Filing 5C, 1st Amendment.

D. Project.

The proposed Filing 5C, 1st Amendment MDP will support the development of the parcel for a future townhome residential development and review and establish water supply and demands related to the development of this site. Sterling Ranch will process this MDP application to establish water supply for 109 townhome units while the future home builder will process a separate Site Improvement Plan application (SIP). At this time, construction plans and engineering reports have been prepared for the proposed residential project.

Filing 5C, Lot 1 is currently part of Neighborhood D2.9 and is designated as Character Zone C5, which allows for single family and multifamily development. The proposed density of the site is in conformance with the Neighborhood Plan and well under the maximum density requirement of the C5 Character Zone.

No land within the project site is being proposed for park dedication, however the 109 multi-family dwelling units will generate a park dedication requirement of 3.58 acres. The Sterling Ranch Park Tracking Table has been updated to account for the required park dedication.

Access for the project is proposed from the future Ordway Drive to the north and Waterton Road to the south. The Waterton Road connection to the south will be built during the future development of 5C Lot 2.

Metcalf Archaeological Consultants Class I File Search and a Class III Survey and report for the

project site have been submitted and the report finds that no archaeological, natural or historical resources will be impacted in Filing 5C. ERO Resources Corporation prepared a Cultural Resource Survey for Sterling Ranch Filings 4, 5, and 6 (February 2017) and recommended a determination of “no historic properties adversely affected” pursuant to 36 CFR 800.5(d)(2) of the National Historic Preservation Act (NHPA) and that no properties of historic significance would be adversely affected pursuant to CRS 24-80.1-104(2)(a) of the State Register of Historic Places (SRHP).

E. Infrastructure.

To support the future development of Filing 5C, Lot 1, infrastructure related to roadways, water, sanitary sewer and storm sewer will be required within the site.

The Site will have two primary access points: one access off Ordway Drive and one access to adjacent Lot 2, which will connect to Waterton Road. Ordway Drive is located immediately north of Filing 5C, Lot 1, and will be completed with the construction of the Filing 5C, 1st Amendment. One full movement access to Ordway Drive will be proposed with the development of Lot 1. Lot 1 and Lot 2 will connect internally to provide connectivity through the site from Ordway Drive to Waterton Road for the Public. Waterton Road is located immediately south of Filing 5C, Lot 2 and is currently completed as an interim 2-lane road with storm sewer and potable watermain intended to serve the area. In the future, as warranted by future traffic impacts, Waterton Road will be constructed as a 4-lane arterial roadway.

Sanitary sewer will be provided through the Lot 1 site. All flows will be conveyed to the southwest portion of Lot 1, where the sanitary sewer will tie into Lot 2 sanitary sewer infrastructure and flow south through Lot 2 to a sanitary sewer main in Waterton Road. Flows are then routed west along Waterton Road to the existing Filing 3B sanitary sewer in Mt. Kataka Street. The site has been accounted for in the design of the downstream sanitary sewer system.

Potable water will be provided through the Lot 1 site with proposed 12” and 8” diameter PVC watermain loops. Three connections to existing water main infrastructure will be made: two connections to the 12” water main in Ordway Drive and one connection to the Lot 2 water infrastructure. Lot 2 water infrastructure then connects to the existing 20” diameter water main in Waterton Road. Filing 5C, Lot 1 will be served by the Sterling Ranch Community Authority Board (CAB), the retail water provider for the Sterling Ranch Planned Development. Dominion Water and Sanitation District (Dominion) is the wholesale water district that provides water and wastewater service to the CAB. The Dominion water supply information for Filing 5C, Lot 1 is consistent with the previously submitted information with Preliminary Plan 7, which was approved by the Douglas County Board of County Commissioners on October 11, 2022.

Filing 5C, Lot 1 has the required documentation to demonstrate evidence of sufficient water supply pursuant to the Amended and Restated Sterling Ranch Water Appeal approved on October 12, 2021 (“Sterling Ranch Water Appeal”). Included in the submittal is a Wholesale Water and Wastewater Cumulative Service Commitment Letter from Dominion dated April 2, 2024, and a CAB Will Serve Letter dated March 25, 2024.

Storm sewers have been designed within Lot 1 to capture flows from the proposed developed site and convey them to the southwest corner of Lot 1, where the storm sewer will tie into Lot 2 storm sewer infrastructure. Lot 2 storm sewer ultimately discharges to a water quality and detention pond at the southwest corner of Lot 2 (i.e. northwest corner of Waterton Road and Roxborough Park

Road). Therefore, stormwater detention and water quality treatment will be provided via the proposed pond within Lot 2. The proposed pond will discharge controlled stormwater to East Willow Creek.

Electric and Gas service will be provided by Xcel Energy. Cable and telephone service will be provided by Lumiere Fiber, LLC.

Easements and tracts will be required to support development of the site for items such as utility easements for dry utilities, telecommunications, water and sanitary sewer facilities, storm sewer, and emergency access. The Plat identifies the type and location of tracts and easements required for the site.

F. Compliance to County Minor Development Plat Approval Standards

A minor development final plat may be approved upon the finding by the Board that the minor development final plat. The Sterling Ranch Development Team believe that the Approval Standards have been met, per the summary of criteria below:

603A.01. Conforms with the goals, objectives, and policies of the Master Plan. *Response: The Filing 5C, Lot 1 MDP complies with the goals, objectives, and policies of the 2040 Comprehensive Master Plan. It proposes urban residential development in designated urban area, specifically the Chatfield Urban Area.*

603A.02. Addresses the design elements established in Section 404 – Preliminary Plan, herein.

Response: The Filing 5C MDP addresses all the design elements established in Article 4, section 404;

- *Safe and convenient vehicular, pedestrian, and bicycle connections*
- *Conformity in lot size*
- *Avoids and mitigates geologic hazards and erosion*
- *Filing 5C, Lot 1 compliments other Sterling Ranch Filings*
- *Adjacent streets and drainage are designed to meet applicable Standards*
- *Natural Terrain, drainage, riparian areas, vegetation and wildlife corridor are protected*
- *Protects Historical or Archeological Artifacts*

603A.03. Conforms with Section 18A, Water Supply - Overlay District, of the Zoning Resolution.

Response: The water supply for Sterling Ranch Filing 5C will be provided by the Sterling Ranch Community Authority Board (CAB) through an agreement with Dominion Water and Sanitation District (Dominion). The CAB has signed a Will Serve letter dated April 2, 2024. Dominion signed a commitment letter to serve dated March 25, 2024. The proposed water system conforms with Section 18A of the Douglas County Zoning Resolution and the Sterling Ranch Water Appeal 2021.

603A.04. Provides for a public wastewater collection and treatment system, and if other methods of wastewater collection and treatment are proposed, such systems shall comply with State and local laws and regulations.

Response: The wastewater service for Sterling Ranch Filing 5C, Lot 1 will be provided by the CAB through an agreement with Dominion. The CAB provides a public wastewater collection and treatment system that complies with state and local laws. Sewage treatment will be provided by

Dominion via the Roxborough conveyance infrastructure to the Littleton/ Englewood South Platte Renew facility.

603A.05. Identifies all areas of the proposed subdivision which may involve soil or topographical conditions presenting hazards or requiring special precautions and that the proposed uses of these areas are compatible with such conditions.

Response: Filing 5C, Lot 1 MDP does not include areas where soil or topographical conditions prevent development.

603A.06. Provides adequate drainage improvements.

Response: Filing 5C, Lot 1 MDP provides adequate drainage improvements. The site will be served by downstream detention and water quality facilities within Lot 2 that are designed to support the development of this site to its proposed use (i.e. townhome development). The engineering construction plans outline the proposed storm sewer that will be provided within Lot 1 to serve the site and connect to downstream Lot 2 infrastructure.

603A.07. Provides adequate transportation improvements.

Response: Filing 5C, Lot 1 MDP provides adequate transportation improvements, including internal connectivity within new Public roadways and private alleys and access from the following Public streets: Ordway Drive and Waterton Road.

603A.08. Protects significant cultural, archaeological, natural, and historical resources, and unique landforms.

Response: The Filing 5C MDP protects significant cultural, archaeological, natural, and historical resources, and unique landforms. Metcalf Archaeological Consultants Class I File Search and a Class III Survey and report for the project site have been submitted and the report finds that no archaeological, natural or historical resources will be impacted in Filing 5C. ERO Resources Corporation prepared a Cultural Resource Survey for Sterling Ranch Filings 4, 5, and 6 (February 2017) and recommended a determination of “no historic properties adversely affected” pursuant to 36 CFR 800.5(d)(2) of the NHPA and that no properties of historic significance would be adversely affected pursuant to CRS 24-80.1-104(2)(a) of the SRHP.

603A.09. Demonstrates the extraction of any known commercial mining deposit shall not be impeded.

Response: Filing 5C, Lot 1 MDP demonstrates the extraction of any known commercial mining deposit shall not be impeded.

603A.10. Has available all necessary services, including fire and police protection, recreation facilities, utility service.

Response: Filing 5C, Lot 1 MDP has available all necessary services, including fire and police protection, recreation facilities, utility service facilities, and streets to serve the proposed development. While open space will not be provided within Lot 1 with this application, the site sits directly south of the future 100-acre Burns Regional Park and west of the future Heritage Regional Park.

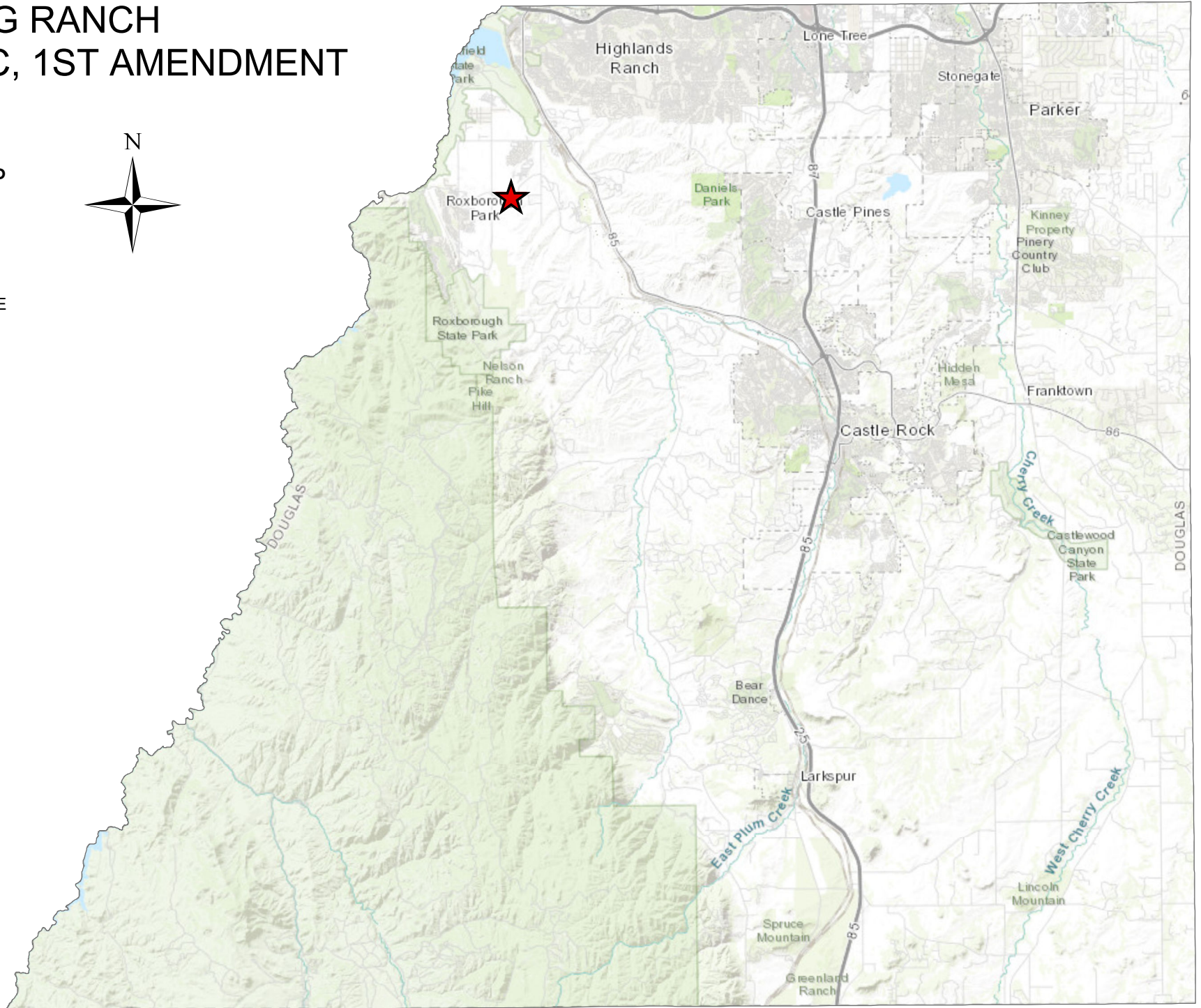
STERLING RANCH FILING 5C, 1ST AMENDMENT

SB2024-022
VICINITY MAP



LEGEND

 PROJECT SITE



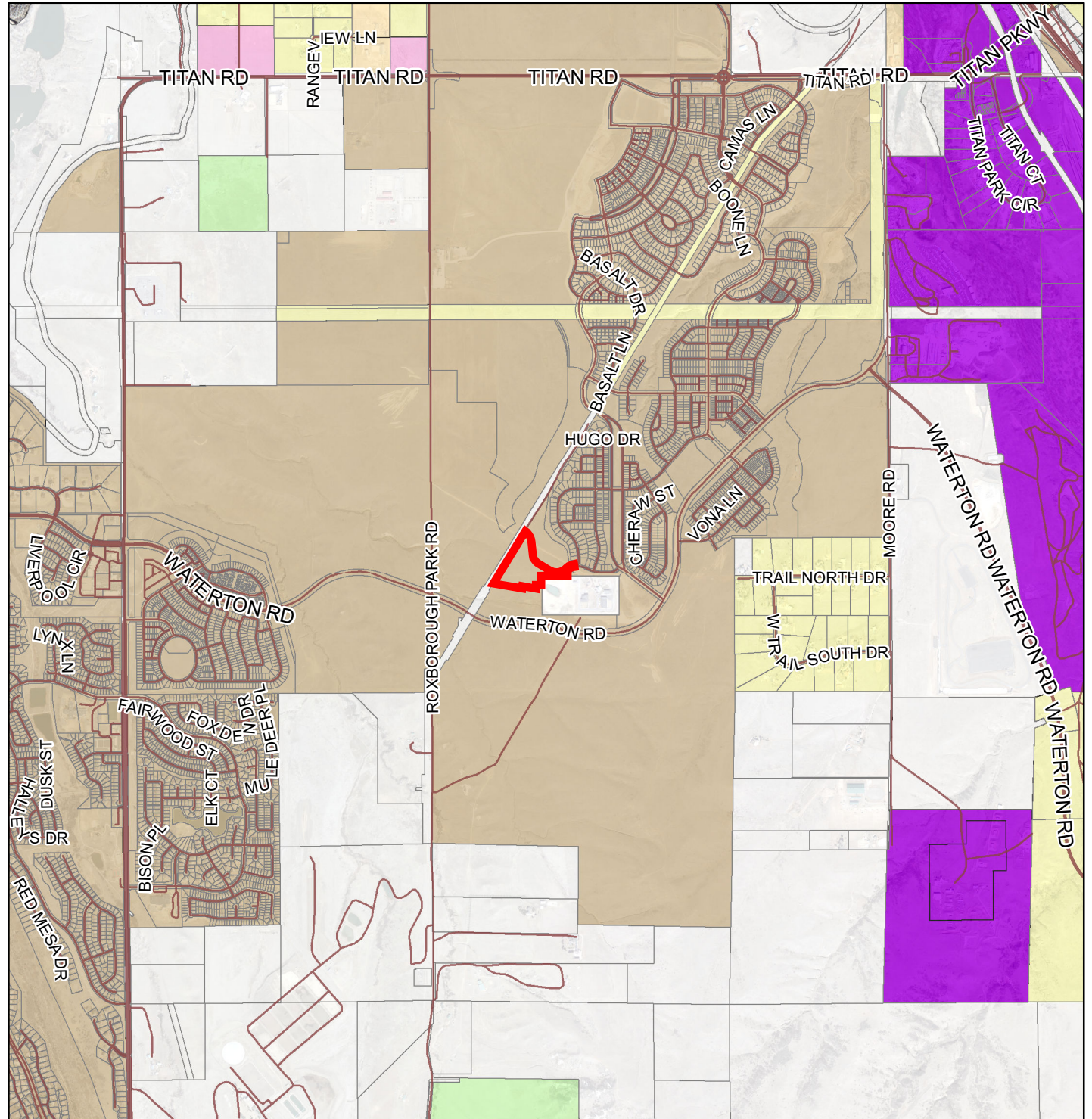
STERLING RANCH FILING 5C, 1ST AMENDMENT

SB2024-022
ZONING MAP



LEGEND

- PROJECT SITE
- MAJOR ROADS
- OTHER ROADS
- ZONE DISTRICT**
- A1 - AGRICULTURAL ONE
- LRR - LARGE RURAL RESIDENTIAL
- RR - RURAL RESIDENTIAL
- ER - ESTATE RESIDENTIAL
- SR - SUBURBAN RESIDENTIAL
- MF - MULTIFAMILY
- LSB - LIMITED SERVICE BUSINESS
- B - BUSINESS
- C - COMMERCIAL
- LI - LIGHT INDUSTRIAL
- GI - GENERAL INDUSTRIAL
- CMTY - SEDALIA COMMUNITY
- D - SEDALIA DOWNTOWN
- HC - SEDALIA HIGHWAY COMMERCIAL
- MI - SEDALIA MIXED INDUSTRIAL
- PD - PLANNED DEVELOPMENT
- OS - OPEN SPACE CONSERVATION
- NF - NATIONAL FOREST
- INCORPORATED AREAS






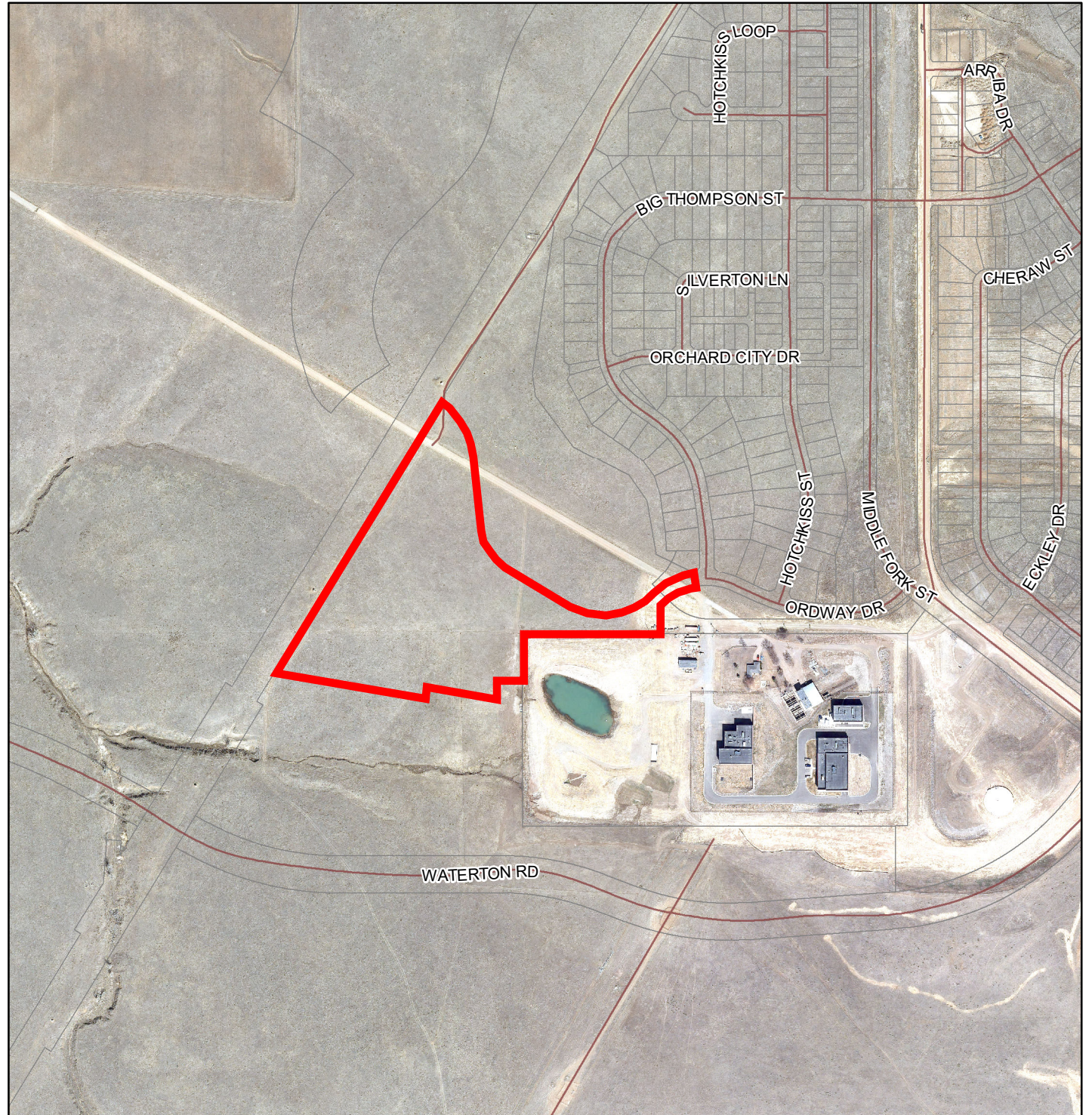
STERLING RANCH FILING 5C, 1ST AMENDMENT

SB2024-022
AERIAL MAP



LEGEND

-  PROJECT SITE
-  MAJOR ROADS
-  OTHER ROADS



Referral Agency Response Report

Project Name: Sterling Ranch Filing 5C, 1st Amendment

Project File #: SB2024-022

Date Sent: 05/08/2024

Date Due: 06/05/2024

Agency	Date Received	Agency Response	Response Resolution
Addressing Analyst	05/10/2024	Verbatim response: Revise the suffix for Goldsturm to Way or Court. Contact DCAddressing@douglas.co.us or 303.660.7411 with questions.	The applicant revised the exhibit to resolve comments from Addressing.
Arrowhead Shores	-- / -- / ----	No response received.	No action necessary.
Assessor	05/09/2024	Verbatim response: The tracts are called out in the acceptance but there are no specific tracts called out in dedication statement or notes that are being dedicated to sterling ranch CAB.	The applicant revised the exhibit to resolve comments from Assessor.
AT&T Long Distance - ROW	05/09/2024	Summary of response letter: There should be no conflicts with the AT&T long line facilities.	No action necessary.
Building Services	05/09/2024	Verbatim response: Permit(s) required. Please visit Douglas County's web site for requirements and contact 303-660-7497 if you have any questions.	The applicant acknowledged the comment provided by Building Services.
CenturyLink	05/30/2024	No comment.	No action necessary.
Chatfield Community Association	-- / -- / ----	No response received.	No action necessary.
Colorado Division of Water Resources	05/16/2024	Summary of response letters: The Division of Water Resources noted that the proposed water supply based on the new water demand standards from the Sterling Ranch Water Appeal is adequate and will not cause material injury to decreed water rights, provided; 1) the Applicant fully complies with the requirements of the IGA and FSC IGA with Castle Rock and demonstrate that the 700 acre-feet is physically available for this 1 st Amendment of Filing 5C of the development since the FSC IGA relies on Dominion bringing non-tributary water supplies to Castle Rock in exchange of delivery of water from Castle Rock; 2) the Applicant fully complies with the requirements of South Metro WISE Authority-WISE Delivery Agreement and demonstrates that the 625 acre-feet of WISE project water is physically available for this 1 st Amendment of Filing 5C of the development. The SEO opinion that the water supply is adequate is based on its determination that the amount of water required annually to serve the subdivision	The applicant acknowledged the comment provided by Division of Water Resources.

Referral Agency Response Report

Project Name: Sterling Ranch Filing 5C, 1st Amendment

Project File #: SB2024-022

Date Sent: 05/08/2024

Date Due: 06/05/2024

Agency	Date Received	Agency Response	Response Resolution
		is currently physically available, based on Castle Rock’s water supply availability upstream of the Sterling Ranch Filing No. 5C, 1 st Amendment.	
Colorado Geological Survey	06/01/2024	<p>Verbatim response: The Sterling Ranch Filing No. 5C 1st Amendment area (approximate location 39.4848, -105.0485) is about 0.3 mile east of the Douglas County steeply dipping bedrock zone. No geologic constraints are present within the project area that would preclude the proposed multi-family residential use and density (approximately 109 townhome units on 12.4 acres.) CGS therefore has no objection to approval of SB2024-022. Three of the borings (TB-83, TB-84, and TB-85) described in A.G. Wassenaar's Geotechnical Site Development Study, A Portion of Sterling Ranch, Filing 7 (East) (AGW Project No. 215015, July 22, 2021) appear to be located within or near the Filing No. 5C 1st Amendment area. Variably expansive clay soils, claystone and clayey sandstone were encountered. Wassenaar makes appropriate preliminary recommendations for mitigating, through overexcavation and replacement as a properly placed and compacted structural fill, the site's expansive soils and expansive claystone bedrock. CGS agrees (page 4) that "A separation of 12 to 14 feet between the lowest foundation element and the expansive clays and claystone bedrock is recommended." Additional investigation and analysis will be needed, once site grading plans are finalized, to determine depth and lateral extent of overexcavation, and processing and placement criteria of replaced fill, such as water content, lift thickness, compaction effort, maximum allowable swell potential, etc. Even after ground modifications (if performed) and grading are complete, it is possible that some of the structural fill will be moderately or highly expansive. Additional, building-specific analysis, including drilling, sampling and lab testing, will be needed, once overexcavation and grading are complete, to verify that swell potential values have been reduced to acceptable levels, and to develop final design criteria for individual foundations, floor systems, subsurface drainage, and</p>	The applicant acknowledged the comments provided by CGS and noted the developer will carry out over-excavation for foundations and roadways consistent with the findings summarized in the geotechnical report.

Referral Agency Response Report

Project Name: Sterling Ranch Filing 5C, 1st Amendment

Project File #: SB2024-022

Date Sent: 05/08/2024

Date Due: 06/05/2024

Agency	Date Received	Agency Response	Response Resolution
		pavements. Jill Carlson, Engineering geologist, Colorado Geological Survey, carlson@mines.edu	
Colorado Parks and Wildlife (Northwest DC)	-- / -- / ----	No response received.	No action necessary.
Comcast	-- / -- / ----	No response received.	No action necessary.
Denver Water Board	06/05/2024	Summary of response letter: Denver Water noted no objections to the request and indicated no new utility crossings over the Denver Water property are proposed.	The applicant acknowledged the comments provided by Denver Water.
Dominion Water and Sanitation District	05/30/2024	No comment.	No action necessary.
Douglas County Conservation District	06/04/2024	Summary of response letter: The Conservation District provided recommendations related to soil limitations, topsoil, disturbance of land, noxious weeds, and Low Impact Development techniques.	The GESC plans associated with the multifamily SIP will be required to meet Douglas County construction plan and GESC requirements.
Douglas County Health Department	07/01/2024	Summary of response letter: The Health Department provided a favorable recommendation regarding the proposed method of sewage disposal.	The applicant acknowledged the favorable recommendation.
Douglas County Historic Preservation	05/23/2024	Summary of response letter: The Douglas County Curator reviewed the limited results cultural resource survey and had no further comments.	No action necessary.
Douglas County Parks and Trails	06/05/2024	Verbatim response: Must meet the Park Dedication standard as outlined in the Sterling Ranch Planned Development and Article 10 of the Douglas County Subdivision Resolution.	Local and regional parks and trails meet the intent of the PD Plan and its commitments.
Douglas County School District RE 1	07/12/2024	Summary of response letter: DCSD noted the total required capital mitigation fee for the proposed development is \$81,750.	Proposed condition #4 ensures the applicant provides payment in the amount of \$750 per multifamily dwelling unit for capital mitigation to DCSD prior to the approval of the site improvement plan.
Engineering Services	05/30/2024	Summary of response letter: Engineering noted a Subdivision Improvements Agreement – Intergovernmental Agreement (SIA-IGA) will be required to secure the site infrastructure. Comments were also provided	All engineering reports, studies, and plans have been reviewed and approved by Engineering subject to minor technical corrections. Final approval of these documents will

Referral Agency Response Report

Project Name: Sterling Ranch Filing 5C, 1st Amendment

Project File #: SB2024-022

Date Sent: 05/08/2024

Date Due: 06/05/2024

Agency	Date Received	Agency Response	Response Resolution
		regarding the narrative, construction plans, and drainage report.	be accomplished prior to the Board meeting on August 13.
Mile High Flood District	-- / -- / ----	No response received.	No action necessary.
Office of Emergency Management	05/08/2024	Verbatim response: OEM has no concerns with this project.	No action necessary.
Open Space and Natural Resources	05/23/2024	No comment.	No action necessary.
Plum Valley Heights HOA	-- / -- / ----	No response received.	No action necessary.
Roxborough Village First HOA	05/30/2024	Summary of response letter: The HOA expressed concerns with emergency evacuation, traffic, and safety; elementary schools; and wastewater treatment capacity.	The applicant provided a response noting ongoing traffic improvements, the current status of school capacity, and service commitments from Dominion.
Roxborough Water & Sanitation District	-- / -- / ----	No response received.	No action necessary.
Sheriff's Office	-- / -- / ----	No response received.	No action necessary.
South Metro Fire Rescue	05/20/2024	Summary of response letter: South Metro Fire Rescue (SMFR) has reviewed the provided documents and has conditional non-objection to the proposed Final Plat. Applicants and Contractors are encouraged to contact SMFR regarding the applicable permit requirements for the proposed project.	The applicant will coordinate with Douglas County Addressing and SMFR on front door locations and sidewalk layouts as part of their review for future site improvement plans.
Sterling Ranch Community Authority Board	-- / -- / ----	No response received.	No action necessary.
Western Douglas County Citizens Alliance	-- / -- / ----	No response received.	No action necessary.
Wildfire Mitigation	-- / -- / ----	No response received.	No action necessary.
Xcel Energy-Right of Way & Permits	05/29/2024	Summary of response letter: PSCo requested revisions to the utility easements proposed on the plat exhibit. PSCo noted additional easements may need to be acquired by separate document for new facilities.	The applicant revised the plat exhibit to accommodate utility easements and will coordinate with PSCo if additional easements are necessary in the future.

Brett Thomas

From: annb cwc64.com <annb@cwc64.com>

Sent: Thursday, May 9, 2024 1:55 PM

To: Brett Thomas <bthomas@douglas.co.us>

Cc: Pam Choy (pc2914@att.com) <pc2914@att.com>; duanew cwc64.com <duanew@cwc64.com>; jt cwc64.com <jt@cwc64.com>

Subject: Waterton Rd Littleton, Colorado Douglas County eReferral #SB2024-022

Hi Brett,

This is in response to your eReferral (SB2024-022) with a utility map showing your project area in red. Based on the address/map you provided near Waterton Rd Littleton, Colorado, there are NO conflicts with the subdivisions. There are no buried AT&T Long Line Fiber Optics in that area.

Please feel free to contact us with any concerns or questions.

Ann Barnowski
Clearwater Consulting Group Inc
120 9th Avenue South
Suite 140
Nampa, ID 83651
Annb@cwc64.com



The attached google earth maps are intended to show approximate locations of the buried AT&T long line fiber optic cable. The maps are provided for informational purposes only. In no way should the maps be used for anything other than general guidelines as to where the fiber is or is not and any other use of these maps is strictly prohibited.

REFERRAL RESPONSE REQUEST

 Date sent: May 8, 2024

 Comments due by: **June 5, 2024**

Fax: 303.660.9550

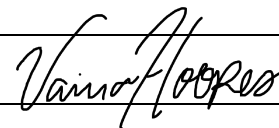
Project Name: Sterling Ranch Filing No. 5C, 1st Amendment

Project File #: SB2024-022

Project Summary:

The applicant is requesting approval of a minor development final plat to subdivide Lot 1 of Sterling Ranch Filing 5C into 109 multifamily (townhome) residential lots and 17 tracts within the Sterling Ranch Planned Development. The 12.38-acre site is located north of Waterton Road, approximately 1,500 feet east of Roxborough Park Road.

Information on the identified development proposal located in Douglas County is enclosed. Please review and comment in the space provided.

<input checked="" type="checkbox"/>	No Comment
<input type="checkbox"/>	Please be advised of the following concerns: _____
<input type="checkbox"/>	See letter attached for detail.
Agency: Varina Hoopes for CenturyLink Right of Way Team	Phone #:
Your Name: Varina Hoopes <i>(please print)</i>	Your Signature: 
	Date: 5/30/2024

Additional information and documents can be found at www.douglas.co.us/pro and searching for the Project File # provided above. The hearing date may be obtained by calling 303.660.7460. Agencies should be advised that failure to submit written comments prior to the due date, or to obtain the applicant's written approval of an extension, will result in written comments being accepted for informational purposes only.

Sincerely,



Brett Thomas, AICP, Chief Planner

Enclosure



May 16, 2024

Brett Thomas
 Douglas County Planning Department
 Transmission via email: bthomas@douglas.co.us

**RE: Sterling Ranch Filing No. 5C, 1st Amendment
 SB2024-022
 Portions of Section 31, T6S, R68W
 Water Division 1, Water District 8**

Dear Mr. Thomas:

We have reviewed your May 8, 2024 referral related to the Sterling Ranch Filing No. 5C, 1st Amendment which represents a portion of the Sterling Ranch Planned Development (“SRPD”) (planning Area D2.9). Sterling Ranch Filing No. 5C, 1st Amendment is a proposed development of Lot 1 of Sterling Ranch Filing No. 5C, consisting of 12.38 acres that will be subdivided into 109 single-family attached units (townhomes) and 17 tracts. Dominion Water and Sanitation District (“Dominion”) will be the entity that will provide the water supply to the Sterling Ranch Filing No. 5C, 1st Amendment. Our office previously commented on the SPRD rezone application and the initial water supply standards appeal in 2009 and 2010, the proposed water supply for the SPRD by our letter dated May 13, 2013, the water supply for the Sterling Ranch Preliminary Plan No. 5 by our letter dated April 1, 2019, and the water supply for the Sterling Ranch Preliminary Plan No. 5C by our letters dated March 13, 2023 and May 22, 2023.

Water Demand

A Water Supply Information Summary Sheet (“Summary Sheet”) was not included in the referral material, however a letter dated March 25, 2024 from Sterling Ranch Community Authority Board (“Sterling Ranch CAB”) provided the water demand for Sterling Ranch Filing No. 5C, 1st Amendment. The water demands for Sterling Ranch Filing No. 5C, 1st Amendment were calculated according to the Amended and Restated Sterling Ranch Water Appeal (“Amended Water Appeal”) approved by the county on October 12, 2021 and include the water demand for SFDs, SFAs as well as multifamily. Based on an analysis of the actual indoor and outdoor water consumption Sterling Ranch CAB has developed and adopted new water standards for the SRPD as shown in the table below:

Residential Water Classification	Acre-foot/year
Single-family detached (SFD)	0.26
Single-family attached (SFA)	0.17
Multifamily (MF)	0.14

Using the Amended Water Appeal water demand standards, the total water demand for Sterling Ranch Filing No. 5C, 1st Amendment is estimated at approximately 26.3 acre-feet/year. A detailed breakdown of water demands by land use sector is summarized in Table 1 below:



Table 1 - Sterling Ranch Filing No. 5C, Water Demands

Land Use	Quantity	Initial Water Demands Standards from Sterling Ranch Water Appeal	Total (acre-feet/year)
Residential - SFD	0 units	0.26 acre-feet/year/unit	0.0
Residential - SFA	109 units	0.17 acre-feet/year/unit	18.5
Residential - MF	0 units	0.14 acre-feet/year/unit	0.0
Residential - Superblock	0 unit	0.26 acre-feet/year/unit	0.0
School	0 students elementary/middle	0.01456 acre-feet/year/student	0.0
	0 students high school	0.02184 acre-feet/year/student	0.0
	0 irrigated acres	2.431 acre-feet/year/irrigated acre	0.0
Non-Residential Commercial/Retail and Other	0 square-feet of building space	0.75 acre-feet/year/6,695 square-feet of building space	0.0
	0 square-feet of building space	0.75 acre-feet/year/6,695 square-feet of building space	0.0
	0 Pool	4.00 acre-feet/year fill, refill, and evaporation	0.0
	0 Splash Pad	20,000 gallons/year	0.0
Non-residential irrigation	3.2 irrigated acres	2.431 acre-feet/year/irrigated acre	7.8
Total Demand:			26.3

- Note: The demand estimates represent total demand at the water treatment plant, and account for losses between the water treatment plant and the end use.

With Dominion’s prior commitments to serve Sterling Ranch Filing 1, Filing 2, Filing 3, Filing 4, Filing 5, Filing 6, and Filing 7 the present initial demand for Filings 1 through 5 and Preliminary Plan Nos. 6 and 7 is 1,596.1 acre-feet/year, as shown in Table 2 below:

Table 2 - Sterling Ranch Filing 1, 2, 3, 4, 5, Preliminary Plan Nos. 6 and 7 Combined Water Demands

Land Use	Quantity	Initial Water Demands Standards from Sterling Ranch Water Appeal	Total (acre-feet/year)
Residential - SFD	3470 units	0.26 acre-feet/year/unit	902.2
Residential - SFD-Small	152 units	0.26 acre-feet/year/unit	39.5
Residential - SFA	1441 units	0.17 acre-feet/year/unit	245
Residential - MF	1095 units	0.14 acre-feet/year/unit	153.3
Residential - Superblock	18 units	0.26 acre-feet/year/unit	4.7
School	1,000 students elementary/middle	0.01456 acre-feet/year/student	14.6
	0 students high school	0.02184 acre-feet/year/student	0.0
	6.3 irrigated acres	2.431 acre-feet/year/irrigated acre	15.3

Non-Residential Commercial/Retail and Other	10,000 square-feet of building space	0.75 acre-feet/year/6,695 square-feet of building space	1.1
	63,458 square-feet of building space	0.75 acre-feet/year/6,695 square-feet of building space	7.1
	2 pool sites	4.00 acre-feet/year fill, refill, and evaporation	8.0
	1 Splash Pad	20,000 gallons/year	0.1
Non-residential irrigation	84.4 irrigated acres	2.431 acre-feet/year/irrigated acre	205.2
Total Demand:			1,596.1

- The superblocs have been included and assigned an amount of water that is equivalent to one residential unit for planning purposes.

All water for Sterling Ranch Filings 1 through 7 will be directly provided from potable sources. However treated reusable effluent may be used in the future.

Water Supply

The water supply for the Sterling Ranch Filing No. 5C, will be provided by Sterling Ranch CAB through its agreement with Dominion Water and Sanitation District (“District” or “Dominion”). Sterling Ranch CAB receives wholesale water and wastewater services from Dominion. According to the information in the submitted material Sterling Ranch CAB acknowledges its intent and ability to provide public water and wastewater service to the property. In addition, a commitment letter from Dominion dated April 2, 2024 was provided as part of this submittal.

According to the commitment letter, Dominion acknowledges its intent and ability to provide wholesale water and wastewater services to the property to be developed as Sterling Ranch Filing No. 5C, 1st Amendment. Based on previous information received in this office Dominion’s water supply previously approved by Douglas County total 1,180 acre-feet/year which include 480 acre-feet/year from two intergovernmental agreements (“IGA”) for water supply with the City of Aurora (“Aurora”) and 700 acre-feet/year from an IGA with the Town of Castle Rock (“Castle Rock”).

Pursuant to the first IGA with Aurora, dated October 26, 2009 Dominion acquired and transferred to Aurora certain water rights located in Park County. In exchange Aurora agreed to deliver 230 acre-feet of water per year to Dominion on a permanent basis from any sources of fully consumable water that Aurora has legally available for delivery at a location between Strontia Springs Reservoir and the outlet works of Chatfield Reservoir. This first IGA was amended on July 30, 2012, and provides for deliveries at a rate equal to demands up to 2 cubic feet per second (“cfs”) and up to 40 acre-feet/month.

The second IGA approved on December 11, 2013 provides for the permanent delivery of up to 250 acre-feet per year of fully consumable, raw water to Dominion effective as of the date of the agreement, or such later date as requested by Dominion. This second IGA is based on Dominion either bringing acceptable water supplies to Aurora in exchange of delivery of water from Aurora or purchasing the water supply from Aurora on or before December 31, 2020. According to the IGA, the 250 acre-feet/year of fully consumable water will be deliver at a rate equal to demands up to 0.7 million gallons per day (“mgd”) and up to 66.7 acre-feet/month. The IGA does not identify specific water rights, however according to the information previously received in this office, Dominion conveyed to Aurora 59 acre-feet of the Hock Hocking Mine Portal water right on

September 28, 2019. The Hock Hocking Mine Portal water right was decreed by the District Court, Water Division 1 in case no. W-1318 as nontributary developed water, for 8.5 cubic-feet per second (“cfs”). The decreed use of the Hock Hocking Mine Portal is domestic, irrigation, municipal, manufacturing, mechanical, fire protection, mining and milling, recreation including fishery and wildlife and maintenance of adequate storage systems and reserve. Aurora acknowledged the conveyance of the 59 acre-feet of the Hock Hocking Mine Portal water right, and began deliveries of the 250 acre-feet.

In addition, according to the information provided to this office by Dominion on January 18, 2021 the remaining 191 acre-feet have been conveyed to Aurora in transactions of 67 acre-feet through a special warranty deed from September 18, 2017 and 124 acre-feet through a Special Warranty Deed dated December 20, 2017. The 67 acre-feet represent the consumptive use water from the Randall and Nicholas Ditch, decreed in Case No. CA0341 by the Park County Colorado District Court on October 18, 1889 for 10 cubic feet per second out of Michigan Creek, with date of appropriation of October 14, 1874, as changed in the decree entered in Case No. W-7936-75 on February 2, 1978, as amended and modified on March 6, 1991. Further, the 124 acre-feet represent the consumptive use of the water rights associated with the Red Hill Ranch decreed in Case No. CA0341 by the Park County District Court as changed in Case Nos. W-9242-A-78 and 83CW197 by the Water Court for Water Division No. 1, also known as Trout Creek Ditch, Wadley Ditch No. 1, Wadley Ditch No. 2, and Wadley Ditch No. 3.

Pursuant to the IGA with Castle Rock approved on January 7, 2014, Castle Rock agreed to deliver Dominion’s Water Infrastructure and Supply Efficiency (“WISE”) project water through the Castle Rock system and deliver a like amount of treated potable water to Dominion in exchange for 5 percent of all deliveries. The terms and conditions of IGA limit the daily rate of delivery to not more than 4 mgd and to an annual volume of not more than 4,500 acre-feet/year (June 1 through May 1).

Castle Rock and Dominion have also entered into a firming service commitment intergovernmental agreement (“FSC IGA”) dated September 20, 2016. The FSC IGA provides that Dominion will use a firming supply of 700 acre-feet/year of its water from the South Metro WISE Authority. Both Castle Rock and Dominion are members of the South Metro WISE Authority and participants in WISE under the South Metro WISE Authority Formation and IGA. The South Metro WISE Authority-WISE Delivery Agreement (“WDA”) signed December 2013 provides Dominion delivery of a contractual obligated average supply of 1,325 acre-feet/year of fully consumable water to Dominion over a 10-year block. In conjunction with the FSC IGA with Castle Rock, Dominion is including 700 acre-feet/year of its total 1,325 acre-feet/year WISE project water to its water supply portfolio. For this service Dominion agrees to take its 700 acre-feet of WISE delivery when available first. Castle Rock provides service from its system when the WISE deliveries are not available, from its current water rights and water storage supplies.

An updated commitment letter from Castle Rock dated November 28, 2017 was provided to this office on December 4, 2017 as part of the review of the Sterling Ranch Filing No. 4, preliminary plan (SB2017-018). According to that letter the town intends to provide service to Dominion for a treated potable water supply as described in the January 7, 2014 IGA. Furthermore, according to the FSC IGA, in considerations for the town’s service Dominion will be conveying 400 acre-feet of non-tributary water supply to Castle Rock to meet the water demands associated with this commitment. According to Appendix B of FSC IGA the 400 acre-feet are associated with the decree approved by the Division 1 Water Court in case no. 2003CW116. According to a letter dated November 21, 2017 from Dominion, Castle Rock confirms that Dominion has conveyed the 400 acre-feet/year to Castle Rock as required by Section 2.1 of the FSC IGA. The 400 acre-feet/year serves as a firming component of Dominion’s variable yield of 700 acre-feet/year of WISE project water.

According to previous information received in this office, Castle Rock has 35,000 acre-feet of nontributary Denver Basin ground water and 7609 acre-feet of not-nontributary Denver Basin ground water available (42,611 acre-feet total). From the existing Denver Basin well-system, Castle Rock has 8,700 acre-feet of firm yield, 834 acre-feet of firm yield from alluvial well system along East Plum Creek, 8,355 acre-feet of junior water and 4,300 acre-feet of lawn irrigation return flows and reuse supplies. As of the date of Castle Rock letter, the town existing and future demand range between 11,800 and 23,500 acre-feet/year and the current demand has averaged 7,280 acre-feet/year over the last several years.

Dominion's FSC IGA with Castle Rock includes terms for treatment of up to 2 mgd. Treated water supplies measured at the Castle Rock master meter will be delivered in a pipeline to be constructed by Dominion to a manifold at the Roxborough Water Treatment Plant ("WTP"). A 5 percent transmission loss is estimated from Castle Rock to Roxborough WTP, leaving 665 acre-feet available for both the non-potable and potable demand.

In addition to the IGAs with Aurora and the Castle Rock described above, Dominion will utilize the remaining 625 acre-feet/year of its 1,325 acre-feet/year water from the South Metro WISE Authority in its water supply portfolio. While, the South Metro WISE Authority WDA provides Dominion delivery of a contractual obligated average supply of 1,325 acre-feet/year of fully consumable water to Dominion over a 10-year block, the 625 acre-feet/year of WISE project water uses 625 acre-feet/year of nontributary Arapahoe aquifer groundwater decreed by the Division 1 Water Court in Case No. 98CW219, as a firming component of Dominion's variable yield of WISE water.

Dominion has a signed IGA for the Option to Purchase and Right of First Refusal Regarding Ground Water Rights, Easements, and Related Improvements with the Town of Castle Rock dated March 5, 2019, securing Dominion's purchase of up to 3,569 acre-feet/year of Denver Basin groundwater rights associated with Cherokee Ranch decree approved by the Division 1 Water Court in Case No. 98CW219 as modified in Case No. 03CW117. On August 3, 2019, Dominion completed its first transaction, purchasing 300 acre-feet/year of nontributary Arapahoe aquifer groundwater decreed to Cherokee Ranch in Case No. 98CW219. On October 6, 2020, Dominion completed its second transaction with Castle Rock, exchanging a portion of Dominion's excess capacity in WISE project water for 200 acre-feet/year of not nontributary Denver aquifer, 400 acre-feet/year from the nontributary Arapahoe aquifer, and 20 acre-feet/year from the nontributary Laramie-Fox Hills aquifer groundwater decreed to Cherokee Ranch in Case No. 98CW219. The 20 acre-feet/year is reserved for post-pumping augmentation requirements associated with Dominion's use of 200 acre-feet/year of the not nontributary Denver aquifer. Under the terms of the March 5, 2019 IGA, Dominion will purchase groundwater from the Town of Castle Rock in increments of at least 200 acre-feet/year as necessary by the demands. Dominion's WISE project water or the nontributary Arapahoe aquifer groundwater which will be delivered through the Eastside Water System will incur a 5 percent conveyance loss. Accordingly, with the current infrastructure and operation, together, the combination of 625 acre-feet/year of nontributary Arapahoe aquifer groundwater and the 625 acre-feet/year of WISE project water result in a delivery yield of 593.8 acre-feet/year. Dominion's Eastside Water System is planned to deliver Dominion's FSC IGA water, WISE water, and groundwater supply from the Cherokee Ranch decree in Case No. 98CW219 as modified in Case No. 03CW117.

On May 4, 2021, Dominion completed its third transaction with the Town of Castle Rock, exchanging a portion of Dominion's excess capacity in WISE project water for infrastructure for 374 acre-feet/year of nontributary Arapahoe aquifer, 107 acre-feet/year of not nontributary Denver aquifer, and 53 acre-feet/year of the nontributary Laramie-Fox Hills aquifer. Dominion is requesting that Douglas County acknowledges the 481.0 acre-feet/year of additional Cherokee

Ranch groundwater in the nontributary Arapahoe aquifer and the not nontributary Denver aquifer water supply in its water supply portfolio decreed in the Denver and Arapahoe aquifers in Case No. 98CW219 as modified in Case No. 03CW117.

The current dependable delivery yield of these additional supplies is at least 457.0 acre-feet/year after accounting the 5 percent conveyance loss.

The firm water supply available to Dominion’s customers is 2,457 acre-feet per year, as shown in Table 3 below:

Table 3 - Dominion’s Current Total Water Supply

Water Source	Total Water Supply Available at WTP (AF)	Total Water Supply Available at WTP (AF)
Aurora First IGA	230.0	230.0
Aurora Second IGA	250.0	250.0
Castle Rock/WISE firming	700	665.0 (700 less 5% loss)
Castle Rock/WISE firming	625	593.8 (625 less 5% loss)
Remaining Cherokee Ranch Water from 98CW219	275	261.2 (275 less 5% loss)
Additional Cherokee Ranch Water from 98CW219	481	457 (481 less 5% loss)
Total	2,561	2,457

The applicant should be aware that any proposed detention pond for this 1st Amendment of Filing 5C, must meet the requirements of a “storm water detention and infiltration facility” as defined in section 37-92-602(8), Colorado Revised Statutes, otherwise the structure may be subject to administration by this office. The applicant should review DWR’s [Administrative Statement Regarding the Management of Storm Water Detention Facilities and Post-Wildland Fire Facilities in Colorado](#) to ensure that the notification, construction and operation of the proposed structure meets statutory and administrative requirements. The applicant is encouraged to use Colorado Stormwater Detention and Infiltration Facility Notification Portal, located at <https://maperture.digitaldataservices.com/gvh/?viewer=cswdif>, to meet the notification requirements.

SEO Opinion

Based on the above, it is our opinion, pursuant to C.R.S. § 30-28-136(1)(h)(I) and C.R.S. § 30-28-136(1)(h)(II), that the proposed water supply for the Sterling Ranch Filing No. 5C, 1st Amendment based on the new water demand standards from Sterling Ranch Water Appeal, is adequate and will not cause material injury to decreed water rights, provided; 1) the Applicant fully complies with the requirements of the IGA and FSC IGA with Castle Rock and demonstrate that the 700 acre-feet is physically available for this 1st Amendment of Filing 5C of the development since the FSC IGA relies on Dominion bringing non-tributary water supplies to Castle Rock in exchange of delivery of water from Castle Rock; 2) the Applicant fully complies with the requirements of South Metro WISE Authority-WISE Delivery Agreement and demonstrates that the 625 acre-feet of WISE project water is physically available for this 1st Amendment of Filing 5C of the development.

Our opinion that the water supply is **adequate** is based on our determination that the amount of water required annually to serve the subdivision is currently physically available, based on Castle Rock’s water supply availability upstream of the Sterling Ranch Filing No. 5C, 1st Amendment.

Sterling Ranch Filing No. 5C, 1st Amendment
May 16, 2024
Page 7 of 7

Should you have any questions, please contact me at this office at 303-866-3581 x8264 or ioana.comanicu@state.co.us

Sincerely,



Ioana Comanicu, P.E.
Water Resource Engineer

Ec: Subdivision File 31335

/IDC

From: Begly, Gina <Gina.Begly@denverwater.org>
Sent: Wednesday, June 5, 2024 9:54 AM
To: Brett Thomas <bthomas@douglas.co.us>
Subject: SB2024-022 referral response

Hi Brett,

Thanks for sending this referral to us. I have reviewed all the associated documents shown on the project website and do not have any comments.

The submittal documents do not show any new utility crossings over the adjacent Denver Water property.

Also my understanding is that all drainage flows will not be across the Denver Water parcel. The onsite flows within this project area will be routed south to the Sterling Ranch Filing 5C Lot 2 development where it outfalls into an on-site detention pond. If there is anything I'm missing, or future submittals show impacts across our parcel on the west, please reach out.

Thanks!

Gina Begly | Property Management | Real Estate Sr Specialist
Denver Water t: 303-628-6219
1600 West 12th Avenue Denver, CO 80204
denverwater.org



REFERRAL RESPONSE REQUEST

 Date sent: May 8, 2024

 Comments due by: **June 5, 2024**

Fax: 303.660.9550


Project Name: Sterling Ranch Filing No. 5C, 1st Amendment

Project File #: SB2024-022

Project Summary:

The applicant is requesting approval of a minor development final plat to subdivide Lot 1 of Sterling Ranch Filing 5C into 109 multifamily (townhome) residential lots and 17 tracts within the Sterling Ranch Planned Development. The 12.38-acre site is located north of Waterton Road, approximately 1,500 feet east of Roxborough Park Road.

Information on the identified development proposal located in Douglas County is enclosed. Please review and comment in the space provided.

<input type="checkbox"/>	No Comment
<input checked="" type="checkbox"/>	Please be advised of the following concerns: <u>Limitations on dwellings, streets, excavations, and septic</u> <hr/>
<input checked="" type="checkbox"/>	See letter attached for detail.
Agency: Douglas County Conservation District	Phone #: 3032182622
Your Name: David Shohet, President <i>(please print)</i>	Your Signature: 
	Date: June 4, 2024

Additional information and documents can be found at www.douglas.co.us/pro and searching for the Project File # provided above. The hearing date may be obtained by calling 303.660.7460. Agencies should be advised that failure to submit written comments prior to the due date, or to obtain the applicant's written approval of an extension, will result in written comments being accepted for informational purposes only.

Sincerely,



Brett Thomas, AICP, Chief Planner

Enclosure



DOUGLAS COUNTY CONSERVATION DISTRICT

PO Box 688 / 7519A E. Hwy 86 Franktown, CO 80116 / Phone 303-218-2622

DATE: 5/29/24

RE: SB2024-022

According to U.S.D.A. Natural Resources Conservation Service (NRCS) soils survey, soils at Sterling Ranch, hereafter referred to as “on-site,” are very limited to somewhat limited for dwellings with (page 23) basements, due to slope and depth to soft bedrock and for dwellings without basements (p. 27) due to shrink-swell and slope. Soils on site are for small commercial buildings (p. 39) due to slope and shrink-swell. Due to the limitations on the above soils on the site, alternatives to mitigate the limitations of the soil should be included in the engineering design or construction techniques.

According to NRCS soils survey, soils on-site are very limited to somewhat limited for streets and for roads due to frost action, shrink-swell, and slope, and somewhat limited to very limited for shallow excavations (p. 35) due to dusty soils, slope, and depth to soft bedrock. Due to the limitations on the above soils on the site, alternatives to mitigate the limitations of the soil should be included in the engineering design or construction techniques.

According to NRCS soils survey, soils on-site are very limited for septic tanks and absorption fields (p. 44) due to slow water movement, depth to bedrock, and slope. Due to the limitations on the above soils on the site, alternatives to mitigate the limitations of the soil should be included in the engineering design or construction techniques.

Topsoil should be stripped to a depth of 6 inches and all stockpiles should have side slopes no steeper than 3:1 and seeded. All disturbed areas should be seeded and mulched with weed free hay mulch at 4,000 lbs/acre. All disturbed areas should be reseeded between the planting dates of Nov. 1-April 30. Grass seed should be drilled at a depth of ¼ to ½ inch deep and if broadcasted, double the rate.

The Douglas County Conservation District recommends disturbed land be revegetated within 45 days of disturbance. Recommended reseeding dates are November 1 to May 1, when soil is not frozen.



DOUGLAS COUNTY CONSERVATION DISTRICT

PO Box 688 / 7519A E. Hwy 86 Franktown, CO 80116 / Phone 303-218-2622

The Conservation District recommends using a phased grading approach. By limiting the area being graded to 15 acres or less and seeding with native grasses the land area disturbed is minimized. The development site is 12.39 acres.

There is no Integrated Noxious Weed Control plan and it is recommended that an integrated weed management program be reviewed and approved by the Douglas County Weed Inspector and/or Weed Advisory board, the County Extension Agent, NRCS, or a qualified weed management professional prior to the land use authority approval.

Vehicle tracking control stations need to be installed at all entrance and exit points on the site. The station should consist of a pad of 3 to 6-inch rock or a vehicle control pad/mat to strip mud from tires prior to vehicles leaving the construction site to prevent spreading of noxious weeds.

The channels of many of the major streams are not stable and undergo substantial shifts in alignment during flood events. Upstream development increases the magnitude and frequency of local flooding. Floods that exceed the computed 100-year storm do regularly occur. The Conservation District does not support development proposals that are located in or near drainages or development that disturbs wetlands.

Silt fences or other forms of erosion barriers need to be planned and installed as a temporary sediment control device used on construction sites to protect water quality.

The Douglas County Conservation District strongly recommends that Low Impact Development (LID) techniques be implemented for economic and conservation benefits.

Thank you for the opportunity to review this project. Direct any questions to the District Manager, at Admin@DouglasConserves.org or (303) 218 – 2622.

07/01/2024

Brett Thomas, AICP
Planning Services Division
100 Third St.,
Castle Rock, CO 80104

RE: SB2024-022

Dear Brett,

Thank you for the opportunity to review and comment on the request for development of 109 attached townhome lots. Douglas County Health Department (DCHD) staff have reviewed the application for compliance with applicable environmental and public health regulations. After reviewing the application, DCHD has the following comments:

Water and Sewer Service

A will-serve letter has been provided by Dominion Water and Sanitation District. Based on this letter, DCHD is providing a favorable recommendation regarding the proposed method of sewage disposal.

Sincerely,

Jacob Deitz

cc: Skyler Sicard

May 23, 2024

Brett Thomas
Chief Planner
100 Third Street
Castle Rock, CO 80104

Re: SB2024-022 Sterling Ranch Filing 5C

Dear Mr. Thomas:

This letter provides comments regarding the Sterling Ranch Filing 5C, 1st Amendment application requesting approval of a minor development final plat to subdivide Lot 1 of Sterling Ranch Filing 5C into 109 multifamily (townhome) residential lots and 17 tracts within the Sterling Ranch Planned Development. The 12.38-acre site is located north of Waterton Road, approximately 1,500 feet east of Roxborough Park Road.

Upon reviewing the limited results cultural resource survey by Metcalf Archaeological Consultants, Inc., the Douglas County Curator has no further comments.

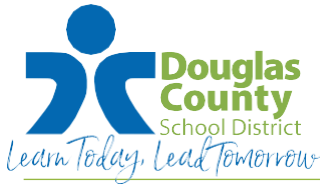
There is potential for buried archaeological resources related to prehistoric activities in the project area and potential for the discovery of subsurface cultural deposits during ground moving activities. Should buried artifacts and features be discovered, we recommend completion of the appropriate Colorado Office of Archaeology and Historic Preservation (OAHP) Data Management and Historic and/or Prehistoric Component forms, following OAHP guidelines, with accompanying sketch maps and photographs. Completed forms are submitted to OAHP to ensure that Douglas County's historic or prehistoric data is included in the Colorado OAHP state-wide database of cultural resources.

Thank you in advance for your attention to the preservation and protection of Douglas County's cultural resources for future generations.

Sincerely,

Brittany Cassell

Brittany Cassell, Curator



620 Wilcox Street
 Castle Rock, Colorado 80104

July 12th, 2024

Brett Thomas
 Douglas County Planning Services
 100 Third Street
 Castle Rock, CO 80104
bthomas@douglas.co.us
 303-660-7460

RE: Sterling Ranch Filing 5C, 1st Amendment (SB2024-022)

Dear Mr. Thomas,

Thank you for the opportunity to respond to the above referenced application. It is our understanding that the applicant is requesting approval of a minor development plat to establish 109 residential attached townhome lots. The site is generally located east of the Waterton Road and Roxborough Park Road intersection.

On behalf of Douglas County School District, we have a couple comments regarding this application. DCSD has calculated the amount of school site land dedication required for students generated by the proposal. A total of 36 students are expected from the development requiring a total land dedication requirement of 0.857 acres.

**CASH-IN-LIEU CALCULATION
 STUDENT GENERATION**

PROJECT NAME: STERLING RANCH 5C AMENDMENT 1-MINOR DEVELOPMENT PLAT					
	DU/		DENSITY		
	109		14.69		
			Generation	Number	
<u>STUDENT GENERATION RATES</u>	<u>No. of DU's</u>		<u>Rate</u>	<u>of Students</u>	
ELEMENTARY	109	X	0.17	19	
MIDDLE SCHOOL	109	X	0.05	5	
HIGH SCHOOL	109	X	0.11	12	
				36	
				Required	
			School	Land	
	Number		Acreage	Dedication	
<u>SCHOOL LAND DEDICATION</u>	<u>of Students</u>		<u>Per Student</u>	<u>Acreage</u>	
ELEMENTARY	19	X	0.018	0.334	
MIDDLE SCHOOL	5	X	0.030	0.164	
HIGH SCHOOL	12	X	0.030	0.360	
			TOTAL	0.857	

Pursuant to Section S-1.2(C)(i) of the Sterling Ranch PD, \$1,500 in capital mitigation fees is required for each single-family dwelling unit that is not an AHU, at or prior to recording of final plat, and \$750 is required for each multi-family dwelling unit that is not an AHU as a condition of Site Improvement Plan approval. DCSD requests that the required capital mitigation fees for the townhome units be paid directly to DCSD upon final plat approval and prior to recordation.

DCSD has calculated that the total required capital mitigation fee for the proposed development is **\$81,750** (\$750 x 109 dwelling units = \$81,750).

Payment can be submitted directly to Douglas County School District. Please reach out to Kelly Kalcevic, Senior Accountant at the below provided contact information to arrange payment. DCSD will provide a receipt at the time of payment.

Assuming the applicant agrees with the payment of these fee requirements, DCSD has no objection to approval of this application. Thank you for your support of our mutual constituents

Sincerely,

Shavon Caldwell
Planning Manager, DCSD Planning & Construction
scaldwell2@dcsdk12.org
303.387.0417

Kelly Kalcevic
Senior Accountant, DCSD Planning & Construction
kelly.kalcevic@dcsdk12.org
303-387-0479

REFERRAL RESPONSE REQUEST

 Date sent: May 8, 2024

 Comments due by: **June 5, 2024**

Fax: 303.660.9550

Project Name: Sterling Ranch Filing No. 5C, 1st Amendment

Project File #: SB2024-022

Project Summary:

The applicant is requesting approval of a minor development final plat to subdivide Lot 1 of Sterling Ranch Filing 5C into 109 multifamily (townhome) residential lots and 17 tracts within the Sterling Ranch Planned Development. The 12.38-acre site is located north of Waterton Road, approximately 1,500 feet east of Roxborough Park Road.

Information on the identified development proposal located in Douglas County is enclosed. Please review and comment in the space provided.

<input type="checkbox"/> No Comment	
<input type="checkbox"/> Please be advised of the following concerns:	
<hr style="border: 0; border-top: 1px solid black; margin-bottom: 5px;"/> <hr style="border: 0; border-top: 1px solid black; margin-top: 5px;"/>	
<input checked="" type="checkbox"/> See letter attached for detail.	
Agency: DC Public Works ENG.	Phone #: 303.660.7490 Ext. 3305
Your Name: Bradley Jackson	Your Signature: <i>Bradley A. Jackson</i>
<i>(please print)</i>	Date: 05/30/2024

Additional information and documents can be found at www.douglas.co.us/pro and searching for the Project File # provided above. The hearing date may be obtained by calling 303.660.7460. Agencies should be advised that failure to submit written comments prior to the due date, or to obtain the applicant's written approval of an extension, will result in written comments being accepted for informational purposes only.

Sincerely,



Brett Thomas, AICP, Chief Planner

Enclosure

MEMORANDUM

To: Brett Thomas, AICP, Chief Planner

From: Brad Jackson, PE, Development Review Supervisor
Bradley A. Jackson

CC: DV File (DV24-204)

Date: 05/30/2024

RE: Sterling Ranch Filing 5C, 1st Amendment (MDP)

The Douglas County Department of Public Works Engineering has reviewed the Sterling Ranch Filing 5C, 1st Amendment (MDP) Project and has the following comments:

General Comments:

1. An Improvements agreement SIA-IGA is required with the project to secure the site infrastructure.
2. The construction for Ordway Drive needs to be included in this project, including the construction plans for Ordway and cost estimates for construction included as an offsite improvement within the SIA-IGA.
3. Please work with the lot to the South to callout where the end of the County maintained portion of Street A is, typically at the PCR past the eyebrow. This point appears to cross property lines.
4. Please verify with the lot to the south that Street A will connect into the apartment complex.
5. "Drop" Inlets need to be constructed at box base manholes.
6. TIS and Signage and Striping plans are still under review and will be forthcoming.

Narrative Comments:

7. Narrative states that Ordway will be constructed with Sterling Ranch Filing 5C, Lot 1. This section of Ordway will need to be in both the SIA-IGA for Sterling Ranch Filing 7A as well as the SIA-IGA for Sterling Ranch Filing 5C, Lot 1.

Construction Plan Comments:

Sheet 4

8. Street B should also be constructed as the multi-family road section.

Sheet 8

9. Provide additional detail for the squared off corners within the alleys adjacent to lots 28 and 78.

Sheet 10

10. Please center the storm sewer within the road section where possible.

Sheet 11

11. Provide Intersection warping for Street A – Street B Intersection.
12. Provide a detail for the curb behind the inlet at the South end of Alley D.
13. Provide a swale cross section for the swale between Lot 1 and lot 2.

Sheet 12

14. Minimum size of storm sewer manhole even on private storm sewer is 5' diameter.
15. Verify the minimum depth of the storm sewers exiting the front of type R inlets to avoid the steel embedded bars in the throat of the inlets (Inlet A4-1) is an example of this scenario.

Sheet 15

16. Is storm line 6 to be a private system?

Sheet 16

17. Grade breaks to be limited to 0.5%.

Sheet 17.

18. Minimum flowline grade is 1%.
19. Grade breaks in alleys should be limited to 0.5%.

Drainage Report Comments:

20. Please analyze all street inlets as having no flow behind the back of curb.
21. Please provide ponding exhibits to verify that lots adjacent to sump inlets in the private alleys are not impacted if the inlets were to back up.

Page 3

22. Remove the DC Signature block from the Drainage report.

MHFD-Inlet Sheets

23. Inlet A6-1, the street longitudinal slope should be 2.5%.
24. Inlet A2-3, The street longitudinal slope should be 2.5%.
25. Inlet A3-3, The Length of a single unit has been set at 10' instead of 5'.
26. Inlet A3-2, I did not see this inlet identified on the drainage basin map.
27. Inlet A5-1, the channel invert for this inlet is in the 2.7% - 3.2% range not – 0.5%.

If the applicant has any questions regarding these comments, please feel free to have them contact me directly. Thank you for the opportunity to review this request.

REFERRAL RESPONSE REQUEST

 Date sent: May 8, 2024

 Comments due by: **June 5, 2024**

Fax: 303.660.9550

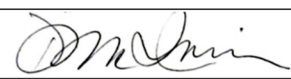
Project Name: Sterling Ranch Filing No. 5C, 1st Amendment

Project File #: SB2024-022

Project Summary:

The applicant is requesting approval of a minor development final plat to subdivide Lot 1 of Sterling Ranch Filing 5C into 109 multifamily (townhome) residential lots and 17 tracts within the Sterling Ranch Planned Development. The 12.38-acre site is located north of Waterton Road, approximately 1,500 feet east of Roxborough Park Road.

Information on the identified development proposal located in Douglas County is enclosed. Please review and comment in the space provided.

<input type="checkbox"/>	No Comment
<input type="checkbox"/>	Please be advised of the following concerns: _____
<input checked="" type="checkbox"/>	See letter attached for detail.
Agency: Roxborough Village First HOA	
Phone #: 720-854-4714	
Your Name: Deborah McInnis	Your Signature: 
<i>(please print)</i>	Date: 5/30/2024

Additional information and documents can be found at www.douglas.co.us/pro and searching for the Project File # provided above. The hearing date may be obtained by calling 303.660.7460. Agencies should be advised that failure to submit written comments prior to the due date, or to obtain the applicant's written approval of an extension, will result in written comments being accepted for informational purposes only.

Sincerely,



Brett Thomas, AICP, Chief Planner

Enclosure

May 30, 2024

Mr. Brett Thomas, Chief Planner

Douglas County Department of Community Development

100 Third Street

Castle Rock, Colorado 80104

bthomas@douglas.co.us

Re: SB2024-022 Filing 5C, 1st Amendment

Dear Mr. Thomas and the Douglas County Commissioners,

The Roxborough Village First HOA does not support the Sterling Ranch 5C first amendment application. We would like to voice serious concerns of the proposed 109 townhome units due to: inadequate road capacity, Douglas County area elementary schools already at capacity and wastewater treatment capacity.

Emergency Evacuation & Traffic & Safety

As stated in our HOA's previous referral responses, **the ability to safely evacuate the residents of Roxborough in the event of a natural disaster, such as a wildfire, requires adequate roads and road capacity.** With this proposed development this change could further endanger our community by increasing the density more than what our existing roadways can accommodate.

Since we only have three roads out with grossly insufficient capacity, if a fire were to occur, our neighborhood will see dire consequences. Not only do we need to be concerned for our neighbors as they evacuate, but those who are visiting or working at Chatfield State Park, Roxborough State Park, Waterton Canyon and the employees of Lockheed Martin. Roxborough cannot absorb additional density in the area, our road capacity is incredibly insufficient to accommodate all of the current new housing in the area.

Douglas County Elementary Schools

We completely understand that Sterling Ranch only possess the land designated for Douglas County schools, it is up to Douglas County residents to vote to fund the construction of new schools in Sterling Ranch. However, our local elementary schools are quickly operating in crisis mode due to all of the new growth at Sterling Ranch. Roxborough Primary and Intermediate will be over capacity next year. Some of the Sterling Ranch neighborhoods are bused to Coyote Creek and Trailblazer Elementary in Highlands Ranch, which now are both at capacity. Soon Sterling Ranch students will be bused to Stone Mountain Elementary in Highlands Ranch. Most of these elementary aged students are on the bus for close to an

hour each way. As Sterling Ranch continues to grow exponentially, the area schools are going to be severely impacted. Our Roxborough students will be forced to be put into temporary buildings on school grounds, which are impossible to maintain the expected level of security. What are our local schools supposed to do? Pack 30+ kids into each classroom? Our school buildings were not constructed to house this many students and our kids get to suffer overcrowded classrooms, and insufficient facilities because the developer needs to yield as much profit from their property. Why is this okay?

Wastewater Treatment Capacity

Roxborough Water has a Wastewater Conveyance Agreement with Sterling Ranch to convey wastewater from up to 4,000 equivalent residential units until 2028. Sterling Ranch already has over 4,000 units approved. What is Sterling Ranch's plan once the 4,000 equivalent residential units are built? What is Sterling Ranch's plan after 2028, an extension from Roxborough Water? It is our understanding there is a limit to the number of units that can be served by Roxborough. Will Dominion have an operational Wastewater Treatment facility online by 2028 and will it be able to supply service to all of the Sterling Ranch units at full buildout? Why does the County continue to approve Filings and SIPs, when Sterling Ranch has yet to provide the necessary water infrastructure to support the housing? Wouldn't it be prudent to build a wastewater plant prior to approving additional housing units?

When the Smethills first began talking about the development in the early 2000's, they told Roxborough about 5 acre lots, commercial amenities, access to their state-of-the-art recreational facilities. We never imagined the density that this development has become. We are contending with incredible traffic, an inability to get gas at our local gas station, an overcrowded grocery store, a under sized recreational facility that we are not able to access unless paying an atrociously high fee, and schools that are bursting at the seams. Enough is enough. As Commissioners, do you ever come out to Roxborough to see the changes that have happened out here? Nothing ever stays the same, but we would argue that this change that has happened here is not sustainable. Our roads, our schools, our amenities cannot continue to absorb this ridiculous density.

We appreciate the County providing us the opportunity to voice our concerns regarding Sterling Ranch Filing 5C. We request that **the County Commissioners deny this request. The County needs to prioritize the needs of the existing residents within Roxborough over Sterling Ranch and their development negotiations.**

Sincerely,



Deborah McInnis

Roxborough Village First HOA

SOUTH METRO FIRE RESCUE

FIRE MARSHAL'S OFFICE



Brett Thomas, AICP, Chief Planner
Douglas County Department of Community Development, Planning Services
100 Third St
Castle Rock Co 80104
303.660.7460
303.660.9550 Fax

Project Name: Sterling Ranch Filing No. 5C, 1st Amendment
Project File #: **SB2024-022**
S Metro Review #: REFFP24-00085

Review date: May 20, 2024

Plan reviewer: Aaron Miller
720.989.2246
aaron.miller@southmetro.org

Project Summary: The applicant is requesting approval of a minor development final plat to subdivide Lot 1 of Sterling Ranch Filing 5C into 109 multifamily (townhome) residential lots and 17 tracts within the Sterling Ranch Planned Development. The 12.38-acre site is located north of Waterton Road, approximately 1,500 feet east of Roxborough Park Road.

Code Reference: Douglas County Fire Code, 2018 International Fire Code, and 2021 International Building Code with amendments as adopted by Douglas County.

South Metro Fire Rescue (SMFR) has reviewed the provided documents and has conditional non-objection to the proposed Final Plat. Applicants and Contractors are encouraged to contact SMFR regarding the applicable permit requirements for the proposed project.

COMMENTS:

1. Non-objection is conditional upon SMFR review and acceptance of the proposed addressing for all lots. Applicants shall coordinate with the Douglas County Addressing Analyst and SMFR to obtain approved addresses for all lots. Each townhome lot shall have a distinct numerical address.



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: 303.285.6612
violeta.ciocanu@xcelenergy.com

May 29, 2024

Douglas County Planning Services
100 Third Street
Castle Rock, CO 80104

Attn: Brett Thomas

Re: Sterling Ranch Filing 5C, 1st Amendment, Case # SB2024-022

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the plan for **Sterling Ranch Filing 5C, 1st Amendment** and **has conflicts**. Please be aware PSCo owns and operates existing natural gas at north corner of the property lines.

For the lots abutting landscaping tracts utility easement would need to be on the opposite side with a minimum 5-foot clearance from any structure and where there is drivable pavement with space for service truck access (8-feet wide, 6-inches thick) with plowing in snowy conditions. This pertains to natural gas distribution facilities.

The property owner/developer/contractor must complete the application process for any new natural gas or electric service, or modification to existing facilities via xcelenergy.com/InstallAndConnect. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

Additional easements may need to be acquired by separate document (i.e. transformers) – be sure to ask the Designer to contact a Right-of-Way & Permits Agent in this event.

As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center by dialing 811 for utility locates prior to construction.

NOTE: Previously, on the preliminary plat for Sterling Ranch 5C an easement running across the property recorder at Book 163, Page 169 was to be vacated by a separate document – however the title report doesn't list this document.

Violeta Ciocanu (Chokanu)
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: 303-285-6612 – Email: violeta.ciocanu@xcelenergy.com

July 1, 2024

Brett Thomas, AICP Chief Planner
Douglas County Department of Community Development
100 Third Street
Castle Rock, CO 80104

Re: Sterling Ranch Filing 5C, Lot 1 Referral Agency Comment Response Letter
Sterling Ranch Filing 5C, Lot 1 Construction Plan Response Letter

Dear Brett,

We have received your referral agency comments for Sterling Ranch Filing 5C, Lot 1 and Public Works Engineering comments on the Sterling Ranch Filing 5C, Lot 1 Construction Plans, and we offer the following responses:

ENGINEERING COMMENTS:

General Comments:

1. An Improvements agreement SIA-IGA is required with the project to secure the site infrastructure.
Response: Noted.
2. The construction for Ordway Drive needs to be included in this project, including the construction plans for Ordway and cost estimates for construction included as an offsite improvement within the SIA-IGA.
Response: The Ordway Drive plans have been reviewed and approved as part of the Filing 7A South Construction Documents. Notation has been added to the Filing 5C, Lot 1 Plans to confirm that the portion of Ordway Drive north of Filing 5C, Lot 1 shall be constructed as part of Filing 5C.
3. Please work with the lot to the South to callout where the end of the County maintained portion of Street A is, typically at the PCR past the eyebrow. This point appears to cross property lines.
Response: The plans have been revised to clarify the end of the County-maintained portion. A sign has been placed at the end of the Arista Street right-of-way to signify "END COUNTY MAINTENANCE". An additional drainage easement dedication by separate document has been provided on the Plat for the proposed inlets at the end of Arista Street.
4. Please verify with the lot to the south that Street A will connect into the apartment complex.
Response: Yes, Street A will connect into the apartment complex laneway. The laneway will have a County/Public access easement.
5. "Drop" Inlets need to be constructed at box base manholes.
Response: The manholes have been revised to typical manholes rather than drop manholes to avoid the requirement for box base manholes. The inverts of inlet laterals have been revised accordingly.
6. TIS and Signage and Striping plans are still under review and will be forthcoming.
Response: Email correspondence from Douglas County on June 14, 2024 confirmed there were no comments on the TIS. Signing and Striping plan comments were received from the County via email on June 18, 2024. The revised plans have incorporated these comments.

Narrative Comments:

7. Narrative states that Ordway will be constructed with Sterling Ranch Filing 5C, Lot 1. This section of Ordway will need to be in both the SIA-IGA for Sterling Ranch Filing 7A as well as the SIA-IGA for Sterling Ranch Filing 5C, Lot 1.

Response: Noted.

Construction Plan Comments:

Sheet 4

8. Street B should also be constructed as the multi-family road section.
Response: Street B is suitable for the 50' single family road section, as there are not apartment sites on either side of the street; there are only townhomes on either side of the street. Visitor parking spaces that are not required by Code have been incorporated for additional parking through the site. This was confirmed June 14, 2024 by the Director of Engineering.

Sheet 8

9. Provide additional detail for the squared off corners within the alleys adjacent to lots 28 and 78.
Response: Additional detail has been added to the paving plans and horizontal control plans to call out the dimensions of the squared off corners on the alley curves. The purpose of these areas is to ensure the full townhome alley frontage has concrete pavement. The additional square foot of concrete pavement has been called out.

Sheet 10

10. Please center the storm sewer within the road section where possible.
Response: The storm sewer line has been shifted to center it within the road section where possible. Near the intersection with Ordway Drive, the sewer is restricted for placement based on the connection to Ordway infrastructure and the proposed watermain alignment.

Sheet 11

11. Provide Intersection warping for Street A – Street B Intersection.
Response: Additional detail has been added to the plans to show the warping for the Street A/B intersection (Arista / Goldsturm).
12. Provide a detail for the curb behind the inlet at the South end of Alley D.
Response: The inlet at the south end of Alley D has been revised for clarification. There will be spill curb behind the inlet. The valley grate inlet has been shifted 1' north of the spill curb. The curb will be 6" mountable per CDOT detail M-609-1. This is very similar to vertical curb so is only mountable by utility vehicles. The purpose of using this style of curb is so that Xcel can access the 10' PUE behind lots 103-109 with a vehicle.
13. Provide a swale cross section for the swale between Lot 1 and lot 2.
Response: This cross-section has been added as requested.

Sheet 12

14. Minimum size of storm sewer manhole even on private storm sewer is 5' diameter.
Response: All of the storm sewer manholes have been revised to 5' minimum diameter.
15. Verify the minimum depth of the storm sewers exiting the front of type R inlets to avoid the steel embedded bars in the throat of the inlets (Inlet A4-1) is an example of this scenario.

Response: The storm sewers at Type R Inlets have been revised to have minimum 2' of cover above the top of pipe to avoid the steel bars.

Sheet 15

16. Is storm line 6 to be a private system?

Response: Storm line 6 label has been revised to reflect "Public Storm Sewer".

Sheet 16

17. Grade breaks to be limited to 0.5%.

Response: The grading has been revised to provide a vertical curve.

Sheet 17.

18. Minimum flowline grade is 1%.

Response: The flowline grade has been revised to 1% minimum.

19. Grade breaks in alleys should be limited to 0.5%.

Response: The grading has been revised to provide a vertical curve.

Drainage Report Comments:

20. Please analyze all street inlets as having no flow behind the back of curb.

Response: The model has been revised to analyze the inlets this way.

21. Please provide ponding exhibits to verify that lots adjacent to sump inlets in the private alleys are not impacted if the inlets were to back up.

Response: Ponding limits have been incorporate into the drainage map within the report as requested.

Page 3

22. Remove the DC Signature block from the Drainage report.

Response: This signature block has been removed.

MHFD-Inlet Sheets

23. Inlet A6-1, the street longitudinal slope should be 2.5%.

Response: This inlet slope has been updated accordingly.

24. Inlet A2-3, The street longitudinal slope should be 2.5%.

Response: This inlet slope has been updated accordingly.

25. Inlet A3-3, The Length of a single unit has been set at 10' instead of 5'.

Response: This inlet single unit length has been updated accordingly.

26. Inlet A3-2, I did not see this inlet identified on the drainage basin map.

Response: The A3-2 label was errantly shown, this has been corrected.

27. Inlet A5-1, the channel invert for this inlet is in the 2.7% - 3.2% range not – 0.5%.

Response: The inlet channel invert has been updated accordingly.

REFERRAL AGENCY COMMENTS:

AT&T LONG LINE FIBER OPTICS:

This is in response to your eReferral (SB2024022) with a utility map showing your project area in red. Based on the address/map you provided near Waterton Rd Littleton, Colorado, there are NO conflicts with the subdivisions. There are no buried AT&T Long Line Fiber Optics in that area.

Response: Thank you for the review and confirmation there are no conflicts.

CENTURYLINK:

CenturyLink provided the referral response request form with “No Comment” selected as a response.

Response: Thank you for the response.

DENVER WATER:

Thanks for sending this referral to us. I have reviewed all the associated documents shown on the project website and do not have any comments. The submittal documents do not show any new utility crossings over the adjacent Denver Water property.

Also my understanding is that all drainage flows will not be across the Denver Water parcel. The onsite flows within this project area will be routed south to the Sterling Ranch Filing 5C Lot 2 development where it outfalls into an on-site detention pond. If there is anything I'm missing, or future submittals show impacts across our parcel on the west, please reach out.

Response: Thank you for the review. Your understanding is correct; Denver Water will be circulated with any changes proposed to the design for the site.

COLORADO DIVISION OF WATER RESOURCES:

Based on the above, it is our opinion, pursuant to C.R.S. § 30-28-136(1)(h)(I) and C.R.S. § 30-28-136(1)(h)(II), that the proposed water supply for the Sterling Ranch Filing No. 5C, 1st Amendment based on the new water demand standards from Sterling Ranch Water Appeal, is adequate and will not cause material injury to decreed water rights, provided; 1) the Applicant fully complies with the requirements of the IGA and FSC IGA with Castle Rock and demonstrate that the 700 acre-feet is physically available for this 1st Amendment of Filing 5C of the development since the FSC IGA relies on Dominion bringing non-tributary water supplies to Castle Rock in exchange of delivery of water from Castle Rock; 2) the Applicant fully complies with the requirements of South Metro WISE Authority-WISE Delivery Agreement and demonstrates that the 625 acre-feet of WISE project water is physically available for this 1st Amendment of Filing 5C of the development.

Our opinion that the water supply is **adequate** is based on our determination that the amount of water required annually to serve the subdivision is currently physically available, based on Castle Rock's water supply availability upstream of the Sterling Ranch Filing No. 5C, 1st Amendment.

Response: Thank you for your review and confirmation on the water supply being adequate for the proposed development.

DOUGLAS COUNTY HEALTH DEPARTMENT:

1. No response received.

Response: No response necessary.

DOUGLAS COUNTY SCHOOL DISTRICT:

1. No response received.

Response: No response necessary.

OFFICE OF EMERGENCY MANAGEMENT:

1. OEM has no concerns with this project.

Response: Thank you for your confirmation of no concerns with this project.

DOUGLAS COUNTY ADDRESSING:

1. Revise the suffix for Goldsturm to Way or Court. Contact DCAddressing@douglas.co.us or 303.660.7411 with questions.

Response: The suffix has been revised to Court.

DOUGLAS COUNTY ASSESSOR:

1. The tracts are called out in the acceptance but there are no specific tracts called out in dedication statement or notes that are being dedicated to sterling ranch CAB.

Response: Please see notes 12-16 on sheet 2 of the MDP.

DOUGLAS COUNTY BUILDING:

1. Permit(s) required. Please visit Douglas County's web site for requirements and contact 303-660-7497 if you have any questions.

Response: Noted, thank you.

DOUGLAS COUNTY OPEN SPACE AND NATURAL RESOURCES:

1. No comment.

Response: Noted, thank you.

COLORADO GEOLOGICAL SURVEY:

The Sterling Ranch Filing No. 5C 1st Amendment area (approximate location 39.4848, -105.0485) is about 0.3 mile east of the Douglas County steeply dipping bedrock zone. No geologic constraints are present within the project area that would preclude the proposed multi-family residential use and density (approximately 109 townhome units on 12.4 acres.) CGS therefore has no objection to approval of SB2024-022. Three of the borings (TB-83, TB-84, and TB-85) described in A.G. Wassenaar's Geotechnical Site Development Study, A Portion of Sterling Ranch, Filing 7 (East) (AGW Project No. 215015, July 22, 2021) appear to be located within or near the Filing No. 5C 1st Amendment area. Variably expansive clay soils, claystone and clayey sandstone were encountered. Wassenaar makes appropriate preliminary recommendations for mitigating, through overexcavation and replacement as a properly placed and compacted structural fill, the site's expansive soils and expansive claystone bedrock. CGS agrees (page 4) that "A separation of 12 to 14 feet between the lowest foundation element and the expansive clays and claystone bedrock is recommended." Additional investigation and analysis will be needed, once site grading plans are finalized, to determine depth and lateral extent of overexcavation, and processing and placement criteria of replaced fill, such as water content, lift thickness, compaction effort, maximum allowable swell potential, etc. Even after ground modifications (if performed) and grading are complete, it is possible that some of the structural fill will be moderately or highly expansive. Additional, building-specific analysis, including drilling, sampling and lab testing, will be needed, once overexcavation and grading are

complete, to verify that swell potential values have been reduced to acceptable levels, and to develop final design criteria for individual foundations, floor systems, subsurface drainage, and pavements.

Response: Thank you for your review. The developer will carry out over-excavation for foundations and roadways per the Geotechnical Investigation recommendations (A.G. Wassennar, Inc.; January 17, 2023) which is consistent with the findings summarized above.

ROXBOROUGH PARK VILLAGE FIRST HOA:

1. The Roxborough Village First HOA does not support the Sterling Ranch 5C first amendment application. We would like to voice serious concerns of the proposed 109 townhome units due to: inadequate road capacity, Douglas County area elementary schools already at capacity and wastewater treatment capacity.

Response: Comments noted.

2. Emergency Evacuation & Traffic Safety

As stated in our HOA's previous referral responses, the ability to safely evacuate the residents of Roxborough in the event of a natural disaster, such as a wildfire, requires adequate roads and road capacity. With this proposed development this change could further endanger our community by increasing the density more than what our existing roadways can accommodate.

Since we only have three roads out with grossly insufficient capacity, if a fire were to occur, our neighborhood will see dire consequences. Not only do we need to be concerned for our neighbors as they evacuate, but those who are visiting or working at Chatfield State Park, Roxborough State Park, Waterton Canyon and the employees of Lockheed Martin. Roxborough cannot absorb additional density in the area, our road capacity is incredibly insufficient to accommodate all of the current new housing in the area.

Response: Emergency Evacuation and Traffic Safety.

South Metro Fire Rescue and the Douglas County Emergency Management Division of the Douglas County Sheriff's Department reviewed the provided application and neither has objection to the Sterling Ranch MDP 5C, 1st Amendment and neither voiced concern about the ability to evacuate the residents of Roxborough in the event of an emergency.

In 2023 Waterton Road through Sterling Ranch was opened and serves as a new regional evacuation route for the Chatfield Basin and the residents of Roxborough alleviating previous community concerns. Waterton Road is designed to safely manage 40,000 vehicles per day in the four-lane segments. Currently the traffic volume is 6,200 vehicles per day, which is well below the capacity of the two-lane or four-lane arterial.

3. Douglas County Elementary Schools

We completely understand that Sterling Ranch only possess the land designated for Douglas County schools, it is up to Douglas County residents to vote to fund the construction of new schools in Sterling Ranch. However, our local elementary schools are quickly operating in crisis mode due to all of the new growth at Sterling Ranch. Roxborough Primary and Intermediate will be over capacity next year. Some of the Sterling Ranch neighborhoods are bused to Coyote Creek and Trailblazer Elementary in Highlands Ranch, which now are both at capacity. Soon Sterling Ranch students will be bused to Stone Mountain Elementary in Highlands Ranch. Most of these elementary aged students are on the bus for close to an hour each way. As Sterling Ranch continues to grow exponentially, the area schools are going to be severely impacted. Our Roxborough students will be forced to be put into temporary buildings on school

grounds, which are impossible to maintain the expected level of security. What are our local schools supposed to do? Pack 30+ kids into each classroom? Our school buildings were not constructed to house this many students and our kids get to suffer overcrowded classrooms, and insufficient facilities because the developer needs to yield as much profit from their property. Why is this okay?

Response: Douglas County School District (DCSD) did not respond to the 5C 1st Amendment referral request. In previous filings this year for 6A, 1st Amendment and 7A Final Plat, DCSD reported that the District has capacity in various Roxborough and Highlands Ranch schools to serve the current students in Sterling Ranch.

In May, the DCSD Board of Education voted to approve a new elementary school reassignment for Sterling Ranch's additional growth that will allow Sterling Ranch new students to attend Trailblazer Elementary School. In communications with Sterling Ranch, the District reaffirmed that these schools can accommodate planned growth over the next five years.

4. Wastewater Treatment Capacity

Roxborough Water has a Wastewater Conveyance Agreement with Sterling Ranch to convey wastewater from up to 4,000 equivalent residential units until 2028. Sterling Ranch already has over 4,000 units approved. What is Sterling Ranch's plan once the 4,000 equivalent residential units are built? What is Sterling Ranch's plan after 2028, an extension from Roxborough Water? It is our understanding there is a limit to the number of units that can be served by Roxborough. Will Dominion have an operational Wastewater Treatment facility online by 2028 and will it be able to supply service to all of the Sterling Ranch units at full buildout? Why does the County continue to approve Filings and SIPs, when Sterling Ranch has yet to provide the necessary water infrastructure to support the housing? Wouldn't it be prudent to build a wastewater plant prior to approving additional housing units?

Response: *Response from Dominion Water and Sanitation District (Dominion).*

Until such time as Dominion determines it is in the best interests of its rate payers or is contractually obligated to do so, Dominion will continue to use the Roxborough Water and Sanitation District and Littleton systems for wastewater conveyance and treatment. In the future, additional capacity will be added with the construction of the Chatfield Basin Water Reclamation Facility that will provide Dominion Water and Wastewater District adequate wastewater capacity for the full build out of the Sterling Ranch Development.

5.

When the Smethills first began talking about the development in the early 2000's, they told Roxborough about 5 acre lots, commercial amenities, access to their state-of-the-art recreational facilities. We never imagined the density that this development has become. We are contending with incredible traffic, an inability to get gas at our local gas station, an overcrowded grocery store, a under sized recreational facility that we are not able to access unless paying an atrociously high fee, and schools that are bursting at the seams. Enough is enough. As Commissioners, do you ever come out to Roxborough to see the changes that have happened out here? Nothing ever stays the same, but we would argue that this change that has happened here is not sustainable. Our roads, our schools, our amenities cannot continue to absorb this ridiculous density.

We appreciate the County providing us the opportunity to voice our concerns regarding Sterling Ranch Filing 5C. We request that the County Commissioners deny this request. The County needs to prioritize the needs of the existing residents within Roxborough over Sterling Ranch and their development negotiations.

Response: Comments noted.

ROXBOROUGH WATER & SANITATION DISTRICT:

1. No response received.

Response: No response necessary.

SOUTH METRO FIRE RESCUE:

South Metro Fire Rescue (SMFR) has reviewed the provided documents and has conditional non-objection to the proposed Final Plat. Applicants and Contractors are encouraged to contact SMFR regarding the applicable permit requirements for the proposed project.

COMMENTS:

3. Non-objection is conditional upon SMFR review and acceptance of the proposed addressing for all lots. Applicants shall coordinate with the Douglas County Addressing Analyst and SMFR to obtain approved addresses for all lots. Each townhome lot shall have a distinct numerical address.

Response: The project has been submitted to the SMFR portal for review. The submittal shows proposed Street Naming and Addressing, with each townhome lot having distinct numerical addresses, per the requirements. A Corrections Report was received from SMFR via their portal to revise the fire hydrant layout and add fire flow analysis to the cover page of the District construction documents. The hydrant layout has been revised per SMFR comments and the fire flow analysis has been added to the cover page.

XCEL ENERGY – RIGHT OF WAY & PERMITS

1. Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the plan for Sterling Ranch Filing 5C, 1st Amendment and has conflicts. Please be aware PSCo owns and operates existing natural gas at north corner of the property lines.

For the lots abutting landscaping tracts utility easement would need to be on the opposite side with a minimum 5-foot clearance from any structure and where there is drivable pavement with space for service truck access (8-foot wide, 6-inches thick) with plowing in snowy conditions. This pertains to natural gas distribution facilities.

The property owner/developer/contractor must complete the application process for any new natural gas or electric service, or modification to existing facilities via xcelenergy.com/InstallAndConnect. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

Additional easements may need to be acquired by separate document (i.e. transformers) – be sure to ask the Designer to contact a Right-of-Way & Permits Agent in this event.

As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center by dialing 811 for utility locates prior to construction.

NOTE: Previously, on the preliminary plat for Sterling Ranch 5C an easement running across the property recorder at Book 163, Page 169 was to be vacated by a separate document – however the title report doesn't list this document.

Response: The QCD for the gas line easement was scheduled to be recorded the week of June 10, 2024. Kimley-Horn has requested a copy of the recordation.

For lots abutting landscaping tracts, the sidewalk has been updated to 8' wide to accommodate plowing in snow conditions, as requested by Xcel.

DOUGLAS COUNTY HISTORIC PRESERVATION:

1. Upon reviewing the limited results cultural resource survey by Metcalf Archaeological Consultants, Inc., the Douglas County Curator has no further comments. There is potential for buried archaeological resources related to prehistoric activities in the project area and potential for the discovery of subsurface cultural deposits during ground moving activities. Should buried artifacts and features be discovered, we recommend completion of the appropriate Colorado Office of Archaeology and Historic Preservation (OAH) Data Management and Historic and/or Prehistoric Component forms, following OAH guidelines, with accompanying sketch maps and photographs. Completed forms are submitted to OAH to ensure that Douglas County's historic or prehistoric data is included in the Colorado OAH state-wide database of cultural resources.

Thank you in advance for your attention to the preservation and protection of Douglas County's cultural resources for future generations.

Response: Thank you for your review.

DOUGLAS COUNTY CONSERVATION DISTRICT:

1. According to U.S.D.A. Natural Resources Conservation Service (NRCS) soils survey, soils at Sterling Ranch, hereafter referred to as "on-site," are very limited to somewhat limited for dwellings with (page 23) basements, due to slope and depth to soft bedrock and for dwellings without basements (p. 27) due to shrink-swell and slope. Soils on site are for small commercial buildings (p. 39) due to slope and shrink-swell. Due to the limitations on the above soils on the site, alternatives to mitigate the limitations of the soil should be included in the engineering design or construction techniques.

According to NRCS soils survey, soils on-site are very limited to somewhat limited for streets and for roads due to frost action, shrink-swell, and slope, and somewhat limited to very limited for shallow excavations (p. 35) due to dusty soils, slope, and depth to soft bedrock. Due to the limitations on the above soils on the site, alternatives to mitigate the limitations of the soil should be included in the engineering design or construction techniques.

According to NRCS soils survey, soils on-site are very limited for septic tanks and absorption fields (p. 44) due to slow water movement, depth to bedrock, and slope. Due to the limitations on the above soils on the site, alternatives to mitigate the limitations of the soil should be included in the engineering design or construction techniques.

Topsoil should be stripped to a depth of 6 inches and all stockpiles should have side slopes no steeper than 3:1 and seeded. All disturbed areas should be seeded and mulched with weed free hay mulch at 4,000 lbs/acre. All disturbed areas should be reseeded between the planting dates of Nov. 1-April 30. Grass seed should be drilled at a depth of ¼ to ½ inch deep and if broadcasted, double the rate.

The Douglas County Conservation District recommends disturbed land be revegetated within 45 days of disturbance. Recommended reseeding dates are November 1 to May 1, when soil is not frozen.

The Conservation District recommends using a phased grading approach. By limiting the area being graded to 15 acres or less and seeding with native grasses the land area disturbed is minimized. The development site is 12.39 acres.

There is no Integrated Noxious Weed Control plan and it is recommended that an integrated weed management program be reviewed and approved by the Douglas County Weed Inspector and/or Weed Advisory board, the County Extension Agent, NRCS, or a qualified weed management professional prior to the land use authority approval.

Vehicle tracking control stations need to be installed at all entrance and exit points on the site. The station should consist of a pad of 3 to 6-inch rock or a vehicle control pad/mat to strip mud from tires prior to vehicles leaving the construction site to prevent spreading of noxious weeds.

The channels of many of the major streams are not stable and undergo substantial shifts in alignment during flood events. Upstream development increases the magnitude and frequency of local flooding. Floods that exceed the computed 100-year storm do regularly occur. The Conservation District does not support development proposals that are located in or near drainages or development that disturbs wetlands.

Silt fences or other forms of erosion barriers need to be planned and installed as a temporary sediment control device used on construction sites to protect water quality.

The Douglas County Conservation District strongly recommends that Low Impact Development (LID) techniques be implemented for economic and conservation benefits.

Thank you for the opportunity to review this project. Direct any questions to the District Manager, at Admin@DouglasConserves.org or (303) 218 – 2622.

Response: Thank you for your review and comments. The Site is being designed and will be constructed in accordance with the Geotechnical Investigation (A.G. Wassennar, Inc.; January 17, 2023) which provides recommendations for foundations, drainage, pavement design, over-excavation, etc. based on the subsurface conditions. A Grading, Erosion, and Sediment Control (GESC) permit has been received by Douglas County for grading operations on the site and includes requirements for vehicle tracking and erosion barriers.

STERLING RANCH COMMUNITY AUTHORITY BOARD:

1. No response received.

Response: No response necessary.

COMCAST:

1. No response received.

Response: No response necessary.

DOMINION WATER AND SANITATION DISTRICT:

1. No comment.

Response: Thank you.

JEFFERSON COUNTY PLANNING & ZONING:

1. No response received.

Response: No response necessary.

MILE HIGH FLOOD DISTRICT

1. No response received.

Response: No response necessary.

PLUM VALLEY HEIGHTS HOA:

1. No response received.

Response: No response necessary.

ROXBOROUGH VILLAGE METRO DISTRICT:

1. No response received.

Response: No response necessary.

SHERRIFF'S OFFICE:

1. No response received.

Response: No response necessary.

WESTERN DOUGLAS COUNTY CITIZENS ALLIANCE:

1. No response received.

Response: No response necessary.

Kimley»Horn

On behalf of Sterling Ranch, Kimley-Horn and the project team, thank you for your time and consideration reviewing the Sterling Ranch Filing 5C, Lot 1. If you have any questions, please contact me at caitlin.sheahan@kimley-horn.com or 970-986-6784.

Sincerely,



Project Engineer, Associate
Kimley-Horn

May 28, 2024

Mr. Brett Thomas, AICP
Chief Planner
Douglas County
100 Third Street
Castle Rock, CO 80104

RE: Review of Proposed Sterling Ranch Filing 5C, 1st Amendment Water Demands

Dear Mr. Thomas:

Applegate Group has been asked to review the water supply adequacy for Proposed Sterling Ranch Filing 5C, 1st Amendment. To this end, we have been provided, and have reviewed, the following documents:

- Project Narrative Minor Development Plat Application for Sterling Ranch Filing 5C, 1st Amendment, dated May 3, 2024.
- Sterling Ranch Filing No. 5C, 1st Amendment Plat Exhibit, dated March 21, 2024.
- Amended and Restated Sterling Ranch Water Appeal, Douglas County Board of County Commissioners Approved Version, Motion No. 021-166.
- Water and Sanitary Sewer Service for Sterling Ranch Lot 1 in Filing 5C, dated April 2, 2024 (i.e. “Water Packet”).

Sterling Ranch Filing 5C, 1st Amendment proposes to develop the 12.387-acre Lot 1 (originally created in Filing 5C) into 109 townhome units and 3.2 acres of non-residential irrigated area. This development plan is consistent with the intention of Filing 5C to create residential housing on this lot.

No change to the previously approved water supply is being made under Sterling Ranch Filing 5C, 1st Amendment; the development will continue to be supplied by Dominion Water and Sanitation District as the wholesale water district, with the Sterling Ranch Community Authority Board (CAB) being the retail water provider. As this water supply was previously approved by Douglas County on October 11, 2022 under Sterling Ranch Preliminary Plan No. 7, we have no concerns with the water supply source.

Water demands under Sterling Ranch Filing 5C, 1st Amendment were estimated as 26.3 acre-feet per year based on 109 single family (attached) units at a demand rate of 0.17 acre-feet per year per unit, and 3.2 irrigated acres at a demand rate of 2.431 acre-feet year per acre demand. These demand rates are in conformance with the amended and restated water demand standards approved

by the Douglas County Board of County Commissioners following the hearing on October 11, 2022. As reported by ELEMENT in its January 9, 2024 letter, continued monitoring of Sterling Ranch water use through 2022 has shown that actual water use rates continues to be less than the established water demand standards. As such, we have no concerns with the water demand estimate and believe it is adequately conservative.

When combined with CAB's prior commitments to serve Filings 1 through 5, Preliminary Plan No. 6 (including Filing 6A, 1st Amendment), and Preliminary Plan No. 7, the total combined water demand is approximately 1,596 acre-feet per year. This is less than the total reliable yield of 2,457 acre-feet per year which Dominion Water and Sanitation District has available to meet updated Filing 5C, 1st Amendment demands. As such, we have no concerns about CAB's ability to meet the water demands of the proposing Sterling Ranch Filing 5C, 1st Amendment.

If you have any questions regarding this review, please feel free to contact me.

Sincerely,
Applegate Group, Inc.



Jared Dains, P.E.
Water Resource Engineer

AG#:09-124

MEMORANDUM

To: Douglas County, Development Review
From: Cassie Slade, PE, PTOE
Date: April 12, 2024
Project: Sterling Ranch Filing 5C, Northern Lot (Lot 1)
Subject: Traffic Analysis

The Fox Tuttle Transportation Group had prepared a traffic impact analysis for the proposed Sterling Ranch Preliminary Plan 5 development project in Douglas County, as well as subsequent Preliminary Plans 6 and 7. The Superblock (Filing 5C, Northern Lot, Lot 1) is in the southwestern corner of Preliminary Plan 5, located north of Waterton Road, west of the Roxborough Water Treatment Plant, and east of the future Preliminary Plan 7. A vicinity map is shown on **Figure 1**.

This study focuses on the north half of the Filing 5C property since the south portion has already been approved in the Minor Development Plat. The project proposes to provide one (1) full-movement access on Ordway Street and connect internally to Southern Lot (Lot 2) to have access to the one (1) access on Waterton Road that will be restricted to $\frac{3}{4}$ movement.

The County has requested a supplemental traffic analysis for each filing to understand the internal traffic operations and monitor the traffic along the arterial roadways as appropriate. This memorandum addresses the traffic analysis associated within Filing 5C, Northern Lot (Lot 1).

Updated Dwelling Units and Trips

The Sterling Ranch Preliminary Plan 5 Traffic Impact Analysis (Fox Tuttle Hernandez, December 2019) traffic analysis assumed that the Filing 5C would include 350 multi-family units. The latest site plan for Filing 5C, Northern Lot (Lot 1) proposes to include up to 109 townhomes. The MDP package for Filing 5C, Southern Lot (Lot 2) included up to 295 multi-family units; however, the site

Sterling Ranch Filing 5C, Northern Lot (Lot 1)

Traffic Analysis

April 12, 2024

plan for the southern property has been updated to include 264 multi-family units. Between the two lots, there will be approximately 373 homes which is 23 more than the traffic impact study.

The original traffic impact study for Preliminary Plan 5 estimated the trips for Lot 1 (Southern Lot) with “multi-family housing (mid-rise)” and trip generation rates from the Institute of Transportation Engineers’ (ITE) *Trip Generation Manual and Handbook* (10th Edition, 2017). The trip rates have been updated with the most recent edition (11th Edition, 2021).

The changes in dwelling units and housing type were estimated to change the trip generation by 76 more daily vehicle trips, 23 more trips in the AM peak hour, and 11 more trips in the PM peak hour. Refer to **Table 1** for the trip generation estimate and comparison (attached). Compared to the assumptions for the Filing 5C, this is an increase of 4% in the daily traffic, 19% increase in the AM peak hour, and 8% increase in the PM peak hour. Within the context of the entire Preliminary Plan 5 development, this represents a change of +1.5% in estimated trips upon which the original traffic analysis was completed.

The Filing 5C, Northern Lot (Lot 1) trips were redistributed through the Sterling Ranch study area for an interim scenario. This scenario assumes the completion of Filings No. 1 and 2; Preliminary Plans 3, 4, and 5; and 50% of Preliminary Plan 6. Trip distributions and assignments were estimated for each scenario with the roadway connectivity and completion of specific portions of Sterling Ranch. **Figure 2** illustrates the traffic volumes at the proposed access intersection as well as the estimated daily volumes on Sterling Ranch roadways.

Access and Internal Circulation

The internal roads within Preliminary Plan 5 have mostly been constructed and will continue to be completed as homes are built. With this filing, Ordway Street will be extended from the Preliminary Plan 5 boundary and in the future it will with Filing 7A, Ordway Street will connect to Sterling Ranch Avenue and local roadways.

All of the roadways will be constructed with the complete street standards found in the *Sterling Ranch Roadway Design Standards* (most current version) and as shown in the recorded plats. Filing No. 5, Lot 2 (South) will include one (1) access on Waterton Road restricted to $\frac{3}{4}$ movement, side-street stop-controlled. The exact location of the access and the future internal circulation within Filing 5C, Northern Lot (Lot 1) will be determined with site planning. **Figure 2** illustrates the proposed lane configuration and traffic control for the access intersection. Based on the Douglas County requirements, one eastbound left-turn lane and one westbound right-turn lane is recommended at the $\frac{3}{4}$ movement access on Waterton Road.

Sterling Ranch Filing 5C, Northern Lot (Lot 1)

Traffic Analysis

April 12, 2024

In the interim scenario, Waterton Road adjacent to Filing 5C will remain one (1) lane per direction. Refer to the traffic letter and subsequent design documents for Filing 5C, Lot 2 (southern half) for the conceptual design of the $\frac{3}{4}$ movement access. Once Waterton Road is widened to two (2) lanes per direction, the median will be able to provide the eastbound left-turn lane and a westbound right-turn lane should be considered but may not be required. The lengths of the turn lanes will remain the same regardless of the Waterton Road cross-section; however, redirect tapers will not be necessary in the ultimate configuration.

Waterton Road and Moore Road Monitoring

Waterton Road will service a portion of Filing 5C, Northern Lot (Lot 1) site traffic. The Preliminary Plan 6 Traffic Impact Study evaluated the capacity of study area intersections to support buildout of Preliminary Plan 5 with the full extension of Waterton Road.

Waterton Road was opened for travel in October 2022 and some traffic on Titan Road has shifted to the new arterial roadway to connect to communities throughout the Chatfield Basin. Daily count data was collected (March 2023) on Moore Road south of Titan Road and on Waterton Road west of the Southern Connector. When the counts were taken, several filings were completely or partially occupied and generating traffic, therefore, the counts include some Sterling Ranch traffic that has redirected from Titan Road. It should be noted that the previous predictions for volumes on Waterton Road and Moore Road were conservative and the recent count data indicated that there is half of the total roadway volume assumed to travel on the alternate route by March 2023.

The following complete percentages were provided by Sterling Ranch and is based on actual home occupancy for each filing at the time of the data collection in March 2023:

- Filing 1 – 100% complete
- Filing 2 – 100% complete
- Preliminary Plan 4 – 95% complete
- Filing 3A – 53% complete
- Filing 3B – 20% complete
- Filing 3 Superblock – 0% complete
- Filing 5A – 16% complete
- Filing 5B – 0% complete
- Filing 5C Lot 2 – 0% complete
- Filing 6A – 0% complete
- Filing 6B – 0% complete
- Filing 6C – 0% complete

Volumes for the Sterling Ranch filings that are not complete were estimated based on the assumptions presented in the Preliminary Plan 6 Traffic Impact Study and previous traffic studies.

Table 2 provides the anticipated completion of homes and associated daily traffic volumes on Waterton Road and Moore Road prior to March 2025.

Sterling Ranch Filing 5C, Northern Lot (Lot 1)

Traffic Analysis

April 12, 2024

Table 2 – Estimated Daily Volume on Waterton Road and Moore Road (March 2025)

	Percent Completion by March 2025	Waterton Rd s/o Southern Connector	Waterton Rd w/o Middle Fork St	Moore Rd s/o Titan Rd
Existing		6,200	6,200	5,250
Preliminary Plan 4*	100%	115	55	110
Filing 3A*	100%	1,310	1,310	955
Filing 3B*	53%	865	865	630
Filing 3A Multi-Family*	100%	1,365	1,365	995
Filing 5A*	53%	465	195	345
Filing 5B	30%	180	75	135
Filing 5C, South, Lot 2	0%	0	0	0
Filing 6A	27%	390	130	310
Filing 6B (SFD & SFA)	26%	115	75	170
Filing 6B (Townhomes)	26%	70	45	110
Filing 6C (Duplex)	22%	145	90	220
Filing 7A	0%	0	0	75
Filing 6A, Lot 231	0%	0	0	0
Total <u>before</u> Filing 5C, Lot 1		11,220	10,405	9,230
Filing 5C, North, Lot 1	100%	355	360	240
Total <u>with</u> Filing 5C, Lot 1		11,575	10,765	9,470

* Existing traffic counts include a portion of the traffic related to this filing or preliminary plan. Added traffic is only for the portion of the area that has not been completed and will be completed by March 2025.

Table 2 indicates that the anticipated traffic volumes on the two-lane segments of Moore Road and Waterton Road will be below the roadway capacity of Douglas County of 12,000 vpd to widen to four lanes. Waterton Road south of the Southern Connector is already four lanes wide and well below the County’s capacity threshold of 40,000 vpd.

It should be noted that existing/background traffic on Waterton Road and Moore Road utilizes a significant percent of the capacity (42%-49%) depending on location. If this traffic stays on

Sterling Ranch Filing 5C, Northern Lot (Lot 1)

Traffic Analysis

April 12, 2024

Rampart Range Road/Titan Road instead of using Waterton Road, then neither roadway will be above the County's capacity threshold with Sterling Ranch traffic. Also, if existing/background traffic travels on Waterton Road, then there is available existing capacity on Rampart Range Road that can be utilized by Sterling Ranch which would result in lower traffic on Waterton Road and Moore Road.

Conclusion

The change in dwelling units and residential types resulted in a slight increase in trips and does not change the findings of the original traffic analysis for Preliminary Plan 5 or the subsequent analysis for Preliminary Plan 7. Volumes for Filing 5C, Northern Lot (Lot 1) were reviewed in the near-term with the completion of Sterling Ranch up to half of Preliminary Plan 6. Based on the high-level analysis, it was determined that further traffic analysis is not needed for Filing 5C, Northern Lot (Lot 1). This half of the Superblock site plan proposes to provide one access on Ordway Street and connect to the access on the southern half that will be on Waterton Road with a restriction to $\frac{3}{4}$ movement.

Filing 5C (Lot 1 and Lot 2) includes the removal of Avenue F between Waterton Road and Sterling Ranch Avenue, which was determined to be acceptable with the available capacity on parallel roadways and adjacent intersections. The proposed signal for Avenue F on Waterton Road will no longer be warranted since the proposed access will be $\frac{3}{4}$ movement and primarily serve traffic to/from Filing 5C.

Based on the detailed analysis of Preliminary Plan 5 and Preliminary Plan 7, the internal intersections and roadways will operate acceptably per PD standards and Douglas County standards. Internally, the accesses and roadways will experience little to no operational change due to the adjustment in units and trip volumes.

/CRS

Attachments:

Table 1 – Trip Generation

Figure 1 – Vicinity Map

Figure 2 – Future Traffic Volumes at Access Intersections



Table 1 - Trip Generation Summary

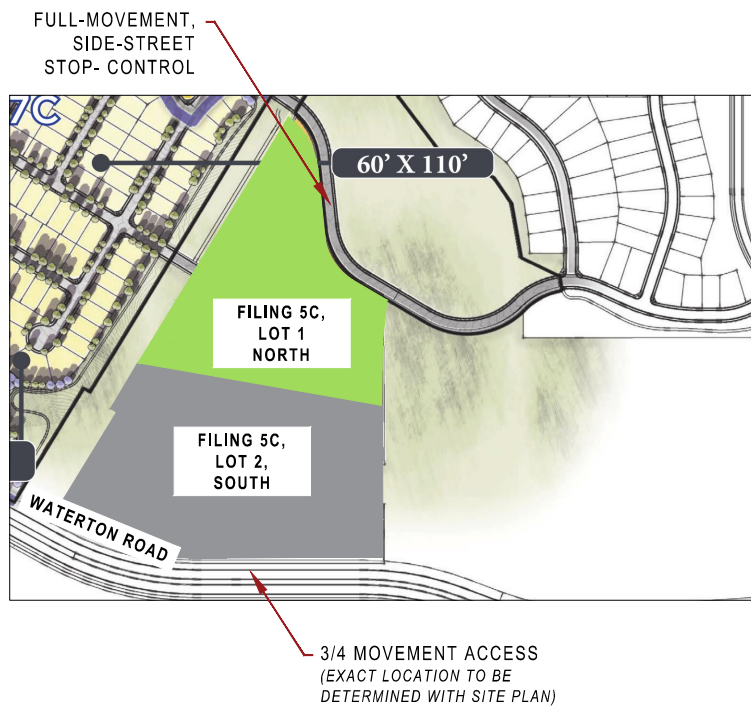
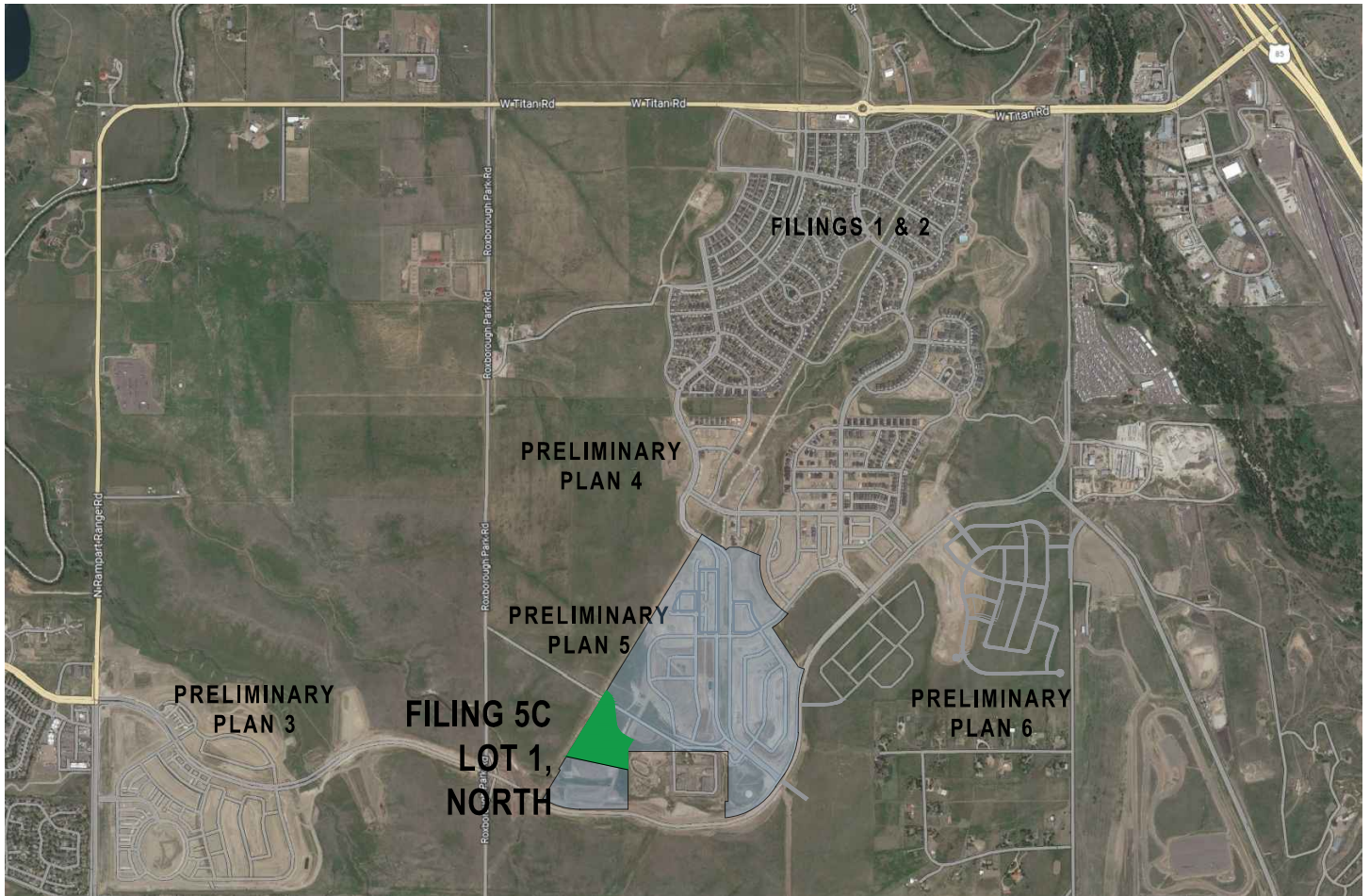
Land Use	Size	Unit	Non-Auto Factor ⁽¹⁾	Internal Capture		Diverted within SR Adjust ⁽³⁾	Average Daily Trips			AM Peak Hour Trips			PM Peak Hour Trips						
				AM Adjust ⁽²⁾	PM Adjust ⁽²⁾		Rate	Total	In	Out	Rate	Total	In	Out	Rate	Total	In	Out	
Preliminary Plan 5 - Superblock																			
21 - Multifamily Housing (Mid-Density)	350	Dwelling Units	0.95	1.00	1.00	1.00	5.44	1,809	905	904	0.36	120	31	89	0.44	146	89	57	
Proposed Filing 5C																			
15 - Single-Family Attached Dwelling (TH/Duplex) - LOT 1	109	Dwelling Units	0.95	1.00	1.00	1.00	7.20	746	373	373	0.48	50	12	38	0.57	59	37	22	
21 - Multifamily Housing (Mid-Density)** - LOT 2	264	Dwelling Units	0.95	1.00	1.00	1.00	4.54	1,139	570	569	0.37	93	21	72	0.39	98	60	38	
Total DU:	373							1,885	943	942	AM >	143	33	110	PM >	157	97	60	
				Total New Trips for Filing 5C:															
				Difference in Trips:															
				Total Trips for Filing 5C:															
								76			38			38			76		
								4%			4%			4%			19%		
								4%			4%			4%			6%		
								4%			4%			4%			24%		
								4%			4%			4%			8%		
								4%			4%			4%			9%		
								4%			4%			4%			5%		

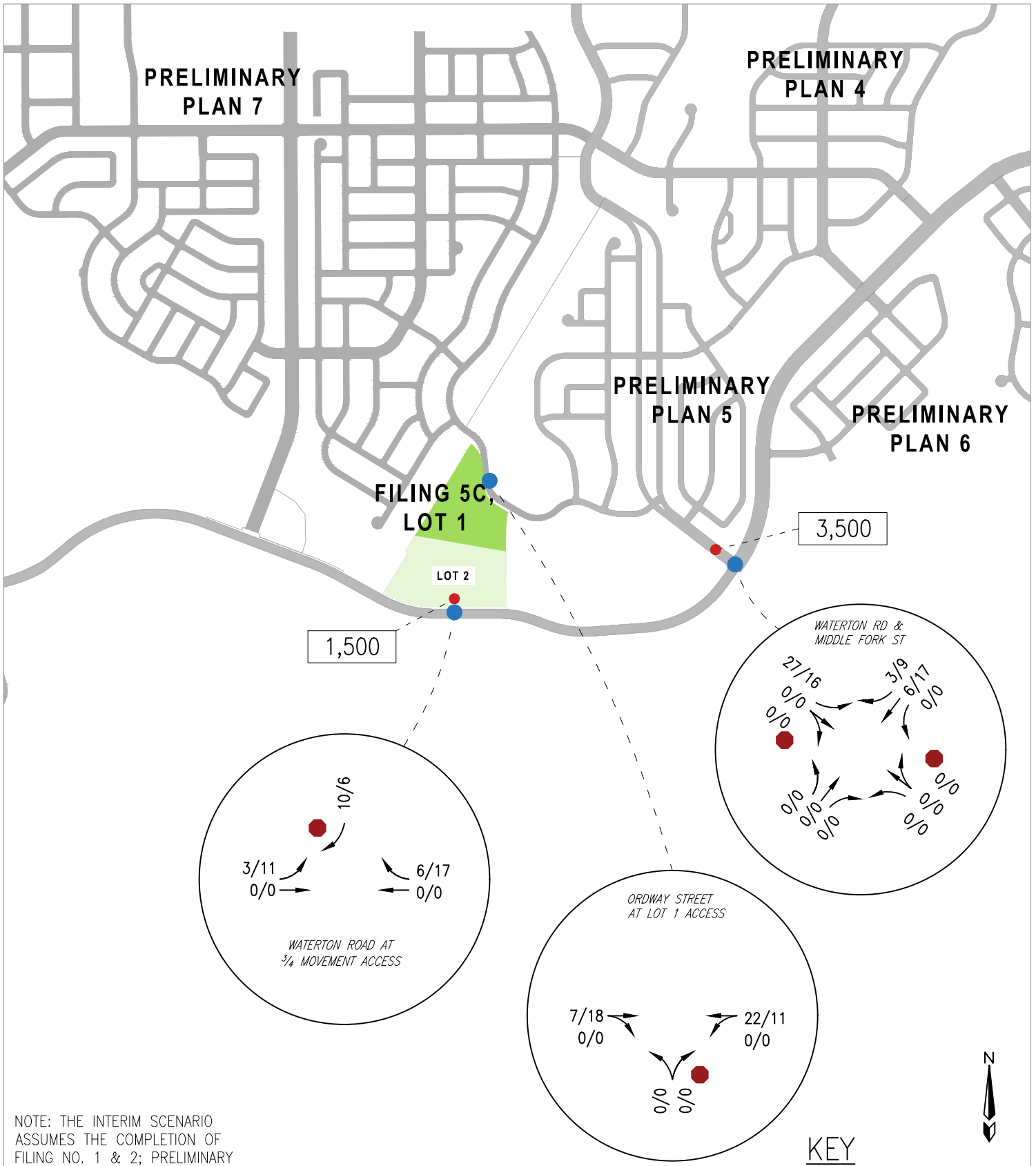
Source: *ITE Trip Generation, 10th Edition, 2017. **ITE Trip Generation, 11th Edition, 2021.

⁽¹⁾ Non-Auto Use Factor applies a trip reduction to account for TDM, transit trips, pedestrian trips, and bicycle trips that will occur that are not represented in the ITE rates. Sterling Ranch is built next to several recreational amenities and near multi-modal facilities that encourage non-auto travel. The design of Sterling Ranch is to be inclusive of people powered transportation with roadway and intersection designs facilitating and protecting those users. Based on this, it is assumed there will be 5% non-auto trips which is consistent with previous traffic studies in the area.

⁽²⁾ Internal capture not applied

⁽³⁾ Diverted trips not applied





NOTE: THE INTERIM SCENARIO ASSUMES THE COMPLETION OF FILING NO. 1 & 2; PRELIMINARY PLANS 3, 4, & 5; AND 50% OF PRELIMINARY PLAN 6.



STERLING RANCH FILING 5C, LOT 1 (NORTH) TRAFFIC ANALYSIS

FUTURE TRIP VOLUMES AT ACCESS INTERSECTIONS

FT Project #	13022	Original Scale	NTS	Date	4/12/2024	Drawn by	CRS	Figure #	2
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WATER & SANITARY SEWER SERVICE FOR STERLING RANCH LOT 1 IN FILING 5C

April 2, 2024



March 21, 2024

Jeanette Bare, AICP
Douglas County Planning Services
100 Third Street
Castle Rock, CO 80104

RE: Water Packet for Sterling Ranch Lot 1 in Filing No. 5C

Dear Ms. Bare:

Sterling Ranch Development Company (the "Applicant") is seeking approval to develop Lot 1 within Filing 5C of the Sterling Ranch Planned Development (the "Property"). The subject Development Application is being submitted as a Minor Development Plat, which requires documentation to demonstrate evidence of sufficient water supply pursuant to the Amended and Restated Sterling Ranch Water Appeal approved on October 12, 2021 ("Sterling Ranch Water Appeal").

The water supply information for Lot 1 in Filing 5C is the same that was previously submitted with the prior Development Application for Preliminary Plan No. 7 and presented in the Water and Sanitary Sewer Service for Sterling Ranch Preliminary Plan No. 7 water packet dated April 14, 2022 ("PP7 Water Packet"), which was approved by Douglas County on October 11th, 2022. In accordance with Section 2 of the Sterling Ranch Water Appeal, water supply information that is required in Sections 2.1 and 2.2 of the Sterling Ranch Water Appeal is being provided for the subject Development Application and the water supply information that was provided with the prior Development Application is as follows:

- Appeal Section 2.1: see Dominion Water and Sanitation District service commitment for Lot 1 in Filing 5C (**Exhibit A**). See Appendix C of the PP7 Water Packet for the "then-current water rights portfolio of Dominion."
- Appeal Section 2.2: see Sterling Ranch Community Authority Board service commitment for Lot 1 in Filing 5C (**Exhibit B**).
- Appeal Section 2.3: see Exhibit A, Attachment A-1 of the PP7 Water Packet

- Appeal Sections 2.4 through 2.9: see PP7 Water Packet

Please let me know if you have any questions or concerns.

Respectfully,



Susan Beckman
Entitlement Director
Sterling Ranch Development Company

INDEX - WATER & SANITARY SEWER SERVICE FOR STERLING RANCH LOT 1 IN FILING 5C

1. **Exhibit A** - Wholesale Water and Wastewater Cumulative Service Commitment Letter
2. **Exhibit B** - CAB Service Commitment Letter
 - a. **Attachment B-1** – Legal Description of Property to be Served
 - i. **Exhibit A** – CAB Service Area Map
 - b. **Attachment B-2** – Application for Water/Wastewater Service for Sterling Ranch CAB
 - i. **Exhibit B** – Wholesale Water and Wastewater Cumulative Service Commitment Letter

EXHIBIT A

WHOLESALE WATER AND WASTEWATER CUMULATIVE SERVICE COMMITMENT LETTER



April 2, 2024

Douglas County Planning Services
100 Third Street
Castle Rock, CO 80104

Re: Wholesale Water and Wastewater Cumulative Service Commitment

To Whom It May Concern:

Pursuant to the Amended and Reinstated 2021 Sterling Ranch Water Appeal, Dominion Water & Sanitation District (“Dominion”) acknowledges its intent and ability to provide wholesale water and wastewater services to Lot 1 in Filing 5C (“5C Lot 1”). The proposed 5C Lot 1 development totals approximately 12.39 acres within Filing 5C of the Sterling Ranch Planned Development (the “Property”), located within the Dominion service area boundary.

Commitment to Serve:

Dominion is committed to providing wholesale service to the Property based upon the water supply sources, upon payment of the requisite fees and charges and compliance with Dominion’s rules, regulations and resolutions, as now or hereinafter constituted.

Water Demand:

The site plan for Sterling Ranch 5C Lot 1 is projected to need 26.3 AF/yr of water based on the revised and County approved 2021 Community Authority Board (CAB) water demand standards¹. Dominion has evaluated its existing water supply portfolio, with a total reliable yield of 2,457AF/yr, has the available supply to meet the updated 5C Lot 1 demands. Further details regarding the 2021 CAB demand standards for 5C Lot 1 can be found in the Will Serve Letter provided by the Sterling Ranch Community Authority Board (CAB).

Water Supply:

Dominion’s water supply portfolio, as previously reviewed and approved by Douglas County associated with the Preliminary Plat Filing 7 Project File SB2021-057 for Sterling Ranch LLC. (date of approval was October 11, 2022) remains the same. No new water supply review is needed for 5C Lot 1.

Water Quality:

The District’s contracted operators are in compliance with the Colorado Department of Public Health and Environment testing and quality requirements.

¹ CAB approved Resolution No. 2021-10-02 adopting amended and restated water demand standards on October 20, 2021

Sanitary Sewer Service:

Dominion acquired the Roxborough Wastewater Treatment Plant which has been renamed the Chatfield Basin Water Reclamation Facility (CBWRF) from Roxborough Water and Sanitation District (RWSD) including approximately 1,200 pounds of phosphorous allocation for discharges into Chatfield and the discharge permit (CO 0041645). To serve our retail customer(s) as cost-effectively as possible wastewater is currently conveyed through the Roxborough lift station and force main located on the CBWRF site to the South Platte Renew (SPR) Facility for treatment and discharge to the South Platte River. Until such time as Dominion determines it is in the best interests of its rate payers or is contractually obligated to do so, Dominion will continue to use the RWSD and Littleton systems for wastewater conveyance and treatment. At any time, Dominion may choose to activate its discharge permit at the CBWRF. At that time a renewal permit and/or certification will be issued allowing Dominion to discharge to the South Platte River. The decision to activate the permitting process, financing, and construction is dependent on the growth rate within Dominion's service area as is standard per CDPHE guidelines. Dominion intends to construct a state-of-the-art wastewater treatment facility at the existing CBWRF location and discharge to the South Platte River using Dominion's discharge permit and phosphorus credits, to meet Dominion's Retail Customer(s) needs, to include the full build-out of Sterling Ranch CAB.

Feasibility of Service:

Dominion acknowledges the feasibility of developing and funding the infrastructure necessary to provide the requisite capacity to serve development within its service area. It is physically and economically feasible for Dominion to extend service to the proposed development under Dominion’s approved service plan for projected demands under the 2021 water demand standards.

Dominion Water & Sanitation District

DocuSigned by:
Andrea Cole
24537AB811BD46E...

By: Andrea R. Cole
General Manager

cc: DWSD Board of Directors

EXHIBIT B

CAB SERVICE COMMITMENT LETTER



March 25, 2024

Jeanette Bare, AICP
Douglas County Planning Services
100 Third Street
Castle Rock, CO 80104

RE: Water and Sanitary Sewer Service for Sterling Ranch Lot 1 in Filing 5C

Dear Ms. Bare:

Pursuant to the Amended and Restated Sterling Ranch Water Appeal approved on October 12, 2021 (“**Sterling Ranch Water Appeal**”), the Sterling Ranch Community Authority Board (the “**CAB**”) acknowledges its intent and ability to provide water and wastewater services for Lot 1 in Filing 5C of the Sterling Ranch Planned Development (the “**Property**”). A legal description of the Property to be served is provided herewith in **Attachment B-1**. The property is within the service area boundaries of the CAB, as illustrated on the Dominion Service area map attached in **Exhibit A**.

CAB receives wholesale water and wastewater services from Dominion Water & Sanitation District (“**Dominion**”). Dominion has provided CAB with a Wholesale Water and Wastewater Cumulative Service Commitment letter for Lot 1 in Filing 5C for the following uses and densities discussed herein.

We understand that Sterling Ranch Development Company (the “**Applicant**”) is currently seeking approval to develop Lot 1 in Filing 5C. In satisfaction of the Sterling Ranch Water Appeal, CAB submits the following information and hereby agrees to supply the uses and densities for Lot 1 provided in **Attachment B-2**. The water demand for the uses is currently projected to be 26.3 acre-feet/year (AF/yr) according to the water demand standards set forth in **Table 1**. Lot 1 includes 109 single-family attached (SFA) units and the equivalent of 3.2 non-residential irrigated acres. Together with CAB’s prior commitment to serve Filings 1 through 5, Preliminary Plan No. 6, and Preliminary Plan No. 7, the total combined water demand is 1,596.1 AF/yr as shown in **Table 2** below.

Table 1. Water Demands for Lot 1 in Filing 5C.

Land Use	Quantity	Water Demand Standard ⁽¹⁾	Total (AF/yr)
Residential			
SFD – Large	0 Units	0.260 AF/yr/unit	0.0
SFD – Small	0 Units	0.260 AF/yr/unit	0.0
SFA	109 Units	0.170 AF/yr/unit	18.5
MF	0 Units	0.140 AF/yr/unit	0.0
Indoor-only	0 Units	0.140 AF/yr/unit	0.0
Superblock ⁽²⁾	0 Units	0.260 AF/yr/unit	0.0
Schools			
Elementary/Middle	0 Students	0.01456 AF/yr/student	0.0
High	0 Students	0.02184 AF/yr/student	0.0
Irrigation	0 irrigated acres	2.431 AF/yr/irrigated acre	0.0
Non-Residential			
Commercial/Hospitality	0 sf of bldg space	0.75 AF/6,695 sf of bldg space	0.0
Commercial/Retail	0 sf of bldg space	0.75 AF/6,695 sf of bldg space	0.0
Office	0 sf of bldg space	0.75 AF/6,695 sf of bldg space	0.0
Industrial	0 sf of bldg space	0.75 AF/6,695 sf of bldg space	0.0
Other	0 sf of bldg space	0.75 AF/6,695 sf of bldg space	0.0
	0 Pools	4.00 AF/yr fill, refill, and evap	0.0
	0 Splash Pads	NA See Table Note (3)	0.0
Non-Residential Irrigation ⁽⁴⁾			
	3.2 irrigated acres	2.431 AF/yr/irrigated acre	7.8
Total Demand:			26.3

Table 1 Notes:

- (1) The CAB approved Resolution No. 2021-10-02 adopting amended and restated water demand standards on October 20, 2021 (“2021 Water Demand Standards”).
- (2) Superblock lots have been included and have been assigned an amount of water that is equivalent to one SFD-Large residential unit for the purposes of water demand and supply review at this time.
- (3) A splash pad has been proposed in Filing 3. Manufacturer information indicates the annual water demand is 20,000 gal/year (0.1 AF/yr).
- (4) Includes irrigation for parks, medians, open space, and schools.

Table 2. Total Combined Sterling Ranch Water Demands.

Land Use	Quantity	Water Demand Standard ⁽¹⁾	Total (AF/yr)
Residential			
SFD – Large	3,470 Units	0.260 AF/yr/unit	902.2
SFD – Small	152 Units	0.260 AF/yr/unit	39.5
SFA	1,441 Units	0.170 AF/yr/unit	245.0
MF	1,095 Units	0.140 AF/yr/unit	153.3
Indoor-only	0 Units	0.140 AF/yr/unit	0.0
Superblock ⁽²⁾	18 Units	0.260 AF/yr/unit	4.7
Schools			
Elementary/Middle	1,000 Students	0.01456 AF/yr/student	14.6
High	0 Students	0.02184 AF/yr/student	0.0
Irrigation	6.3 irrigated acres	2.431 AF/yr/irrigated acre	15.3
Non-Residential			
Commercial/Hospitality	0 sf of bldg space	0.75 AF/6,695 sf of bldg space	0.0
Commercial/Retail	10,000 sf of bldg space	0.75 AF/6,695 sf of bldg space	1.1
Office	0 sf of bldg space	0.75 AF/6,695 sf of bldg space	0.0
Industrial	0 sf of bldg space	0.75 AF/6,695 sf of bldg space	0.0
Other	63,458 sf of bldg space	0.75 AF/6,695 sf of bldg space	7.1
	2 Pools	4.00 AF/yr fill, refill, and evap	8.0
	1 Splash Pad	NA See Table Note (3)	0.1
Non-Residential Irrigation ⁽⁴⁾	84.4 irrigated acres	2.431 AF/yr/irrigated acre	205.2
Total Demand ⁽⁵⁾:			1,596.1

Table 2 Notes:

- (1) The CAB approved Resolution No. 2021-10-02 adopting amended and restated water demand standards on October 20, 2021 (“2021 Water Demand Standards”).
- (2) Superblock lots have been included and have been assigned an amount of water that is equivalent to one SFD-Large residential unit for the purposes of water demand and supply review at this time.
- (3) A splash pad has been proposed in Filing 3. Manufacturer information indicates the annual water demand is 20,000 gal/year (0.1 AF/yr).
- (4) Includes irrigation for parks, medians, open space, and schools.
- (5) Total Demand is the combined Sterling Ranch Water Demands for Filings 1 through 5, Preliminary Plan 6, and Preliminary Plan 7, as detailed in the attached table: Sterling Ranch Cumulative Water Demands.

The CAB received a commitment letter (“Wholesale Water and Wastewater Cumulative Service Commitment”) from Dominion and the CAB acknowledges the feasibility of developing and funding the infrastructure necessary to provide the requisite capacity to serve development within the Property. In reliance on Dominion’s Wholesale Water and Wastewater Cumulative Service Commitment letter, attached hereto as **Exhibit B**, the CAB agrees to provide public water and wastewater service to the Property upon payment of the requisite fees and charges and compliance with the CAB’s rules, regulations and resolutions, as now or hereinafter constituted. Dominion reports that it will manage its water systems such that deliveries to Sterling Ranch are

comprised of approximately 70% from renewable supplies on a rolling 10-year annual average upon the full build-out of Sterling Ranch.

Sterling Ranch Community Authority Board

DocuSigned by:
Gary Debus
8128C5DEC17842C...

By: Gary Debus
General Manager

Attachments

Sterling Ranch Cumulative Water Demands - Based on 2021 Water Demand Standards Adopted by the CAB.																
Water Use Sector (A)	Quantity (B)							Demand (AF/yr) (C)								
	Filing 1 (9/18/19)	Filing 2 (9/18/19)	Filings 3A-3B (5/3/21)	Filings 4A-4C (4/23/19)	Filings 5A-5C (3/13/24)	PP No. 6 (11/16/23)	PP No. 7 (4/4/22)	Total	Filing 1	Filing 2	Filings 3A-3B	Filings 4A-4C	Filings 5A-5C	PP No. 6	PP No. 7	Total
Residential (units)																
SFD - Large	794	48	264	469	361	444	1,090	3,470	206.4	12.5	68.6	121.9	93.9	115.4	283.4	902.2
SFD - Small	-	-	-	-	-	152	0	152	-	-	-	-	-	39.5	0.0	39.5
SFA	0	131	354	161	109	104	582	1,441	0.0	22.3	60.2	27.4	18.5	17.7	98.9	245.0
MF	0	0	350	0	295	450	0	1,095	0.0	0.0	49.0	0.0	41.3	63.0	0.0	153.3
Indoor-Only	0	0	0	0	0	0	0	0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Superblock	0	1	0	0	0	7	10	18	0.0	0.3	0.0	0.0	0.0	1.8	2.6	4.7
School (students)																
Elementary	1,000	0	0	0	0	0	0	1,000	14.6	0.0	0.0	0.0	0.0	0.0	0.0	14.6
Middle	0	0	0	0	0	0	0	0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
High	0	0	0	0	0	0	0	0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Irrigation (acres)	6.3	0.0	0.0	0.0	0.0	0.0	0.0	6.3	15.3	0.0	0.0	0.0	0.0	0.0	0.0	15.3
Non-Residential (sf of bldg space)																
Commercial/Hospitality	0	0	0	0	0	0	0	0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Commercial/Retail	0	0	0	0	0	10,000	0	10,000	0.0	0.0	0.0	0.0	0.0	1.1	0.0	1.1
Office	0	0	0	0	0	0	0	0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Industrial	0	0	0	0	0	0	0	0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Other	53,458	0	10,000	0	0	0	0	63,458	6.0	0.0	1.1	0.0	0.0	0.0	0.0	7.1
Pools (#)	1	0	1	0	0	0	0	2	4.0	0.0	4.0	0.0	0.0	0.0	0.0	8.0
Splash Pads (#)	0	0	1	0	0	0	0	1	0.0	0.0	0.1	0.0	0.0	0.0	0.0	0.1
Other Irrigation (acres)																
Potable	12.50	1.91	4.58	3.30	11.84	18.09	32.17	84.4	30.4	4.6	11.1	8.0	28.8	44.0	78.2	205.2
Non-Potable	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
									276.7	39.7	194.1	157.3	182.5	282.6	463.1	1,596.1

ATTACHMENT B-1

LEGAL DESCRIPTION OF PROPERTY TO BE SERVED

LOT 1, STERLING RANCH FILING NO. 5C, IN THE COUNTY OF DOUGLAS, STATE OF COLORADO,

BEGINNING AT THE NORTHWESTERLY CORNER OF THAT PARCEL OF LAND AS DESCRIBED WITHIN BOOK 125 AT PAGE 273 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE FROM WHICH THE SOUTH QUARTER CORNER OF SAID SECTION 31 BEARS SOUTH 18°33'42" EAST, A DISTANCE OF 2095.89 FEET AND CONSIDERING THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 31 TO BEAR NORTH 00°05'22" WEST, A DISTANCE OF 2650.77 FEET WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE ALONG THE WESTERLY BOUNDARY OF SAID PARCEL DESCRIBED WITHIN BOOK 125 AT PAGE 273, THENCE SOUTH 00°06'12" EAST, A DISTANCE OF 160.43 FEET;

THENCE DEPARTING SAID WESTERLY BOUNDARY, NORTH 89°59'15" WEST, A DISTANCE OF 93.51 FEET;

THENCE SOUTH 00°00'45" WEST, A DISTANCE OF 64.90 FEET;

THENCE NORTH 80°28'17" WEST, A DISTANCE OF 246.19 FEET;

THENCE SOUTH 09°31'43" WEST, A DISTANCE OF 38.15 FEET;

THENCE NORTH 80°28'17" WEST, A DISTANCE OF 522.25 FEET TO THE SOUTHEASTERLY BOUNDARY OF THAT PARCEL OF LAND DESCRIBED WITHIN BOOK 251 AT PAGE 741, IN SAID RECORDS;

THENCE ALONG SAID SOUTHEASTERLY BOUNDARY, NORTH 31°24'06" EAST, A DISTANCE OF 1105.37 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 275.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 37°55'01" WEST;

THENCE DEPARTING SAID SOUTHEASTERLY BOUNDARY, SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 46°05'30", AN ARC LENGTH OF 221.22 FEET;

THENCE SOUTH 05°59'29" EAST, A DISTANCE OF 241.51 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 200.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 53°20'31", AN ARC LENGTH OF 186.20 FEET;

THENCE SOUTH 59°20'00" EAST, A DISTANCE OF 253.43 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 225.00 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 76°06'03", AN ARC LENGTH OF 298.85 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 275.00 FEET;

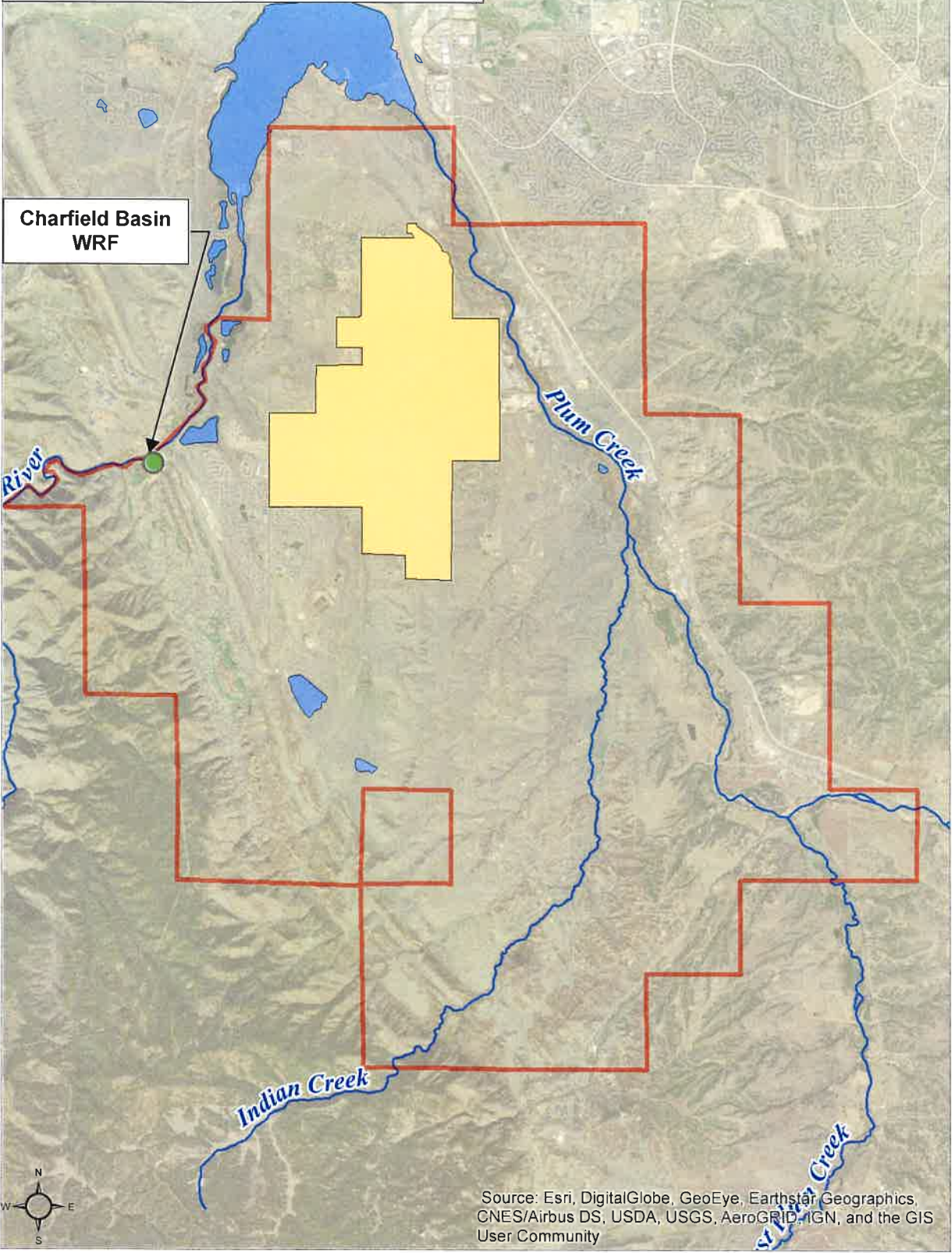
THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 36°33'23", AN ARC LENGTH OF 175.46 FEET TO THE NORTHWEST CORNER OF ORDWAY DRIVE RIGHT-OF-WAY AS SHOWN ON STERLING RANCH FILING NO. 5B RECORDED UNDER RECEPTION NO. 2021069521 IN SAID RECORDS;

THENCE ALONG THE WESTERLY RIGHT-OF-WAY OF SAID ORDWAY DRIVE, SOUTH 08°52'39" EAST, A DISTANCE OF 50.00 FEET TO THE SOUTHWEST CORNER OF SAID ORDWAY DRIVE RIGHT-OF-WAY, ALSO BEING ON THE NORTHERLY BOUNDARY OF TRACT B OF SAID STERLING RANCH FILING NO. 5B, BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 225.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 08°52'39" EAST;

EXHIBIT A (TO ATTACHMENT B-1)

CAB SERVICE AREA MAP

DWSD SERVICE AREA CHATFIELD BASIN WATER RECLAMATION FACILITY



LEGEND

- Chatfield Basin WRF
- Dominion WSD Service Area
- Sterling Ranch
- Major Rivers
- Major Lakes

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

10/30/2018



This product is for reference only and is not to be used as a legal document or survey instrument.

Path: C:\Users\Hope Adams\Dropbox (Dominion)\Dominion Team Folder\Dominion\WSD\District Maps and Photos\Maps\GIS Maps\District_Service_Area_CBWRF_Location_10-23-2018.mxd

ATTACHMENT B-2

APPLICATION FOR WATER/WASTEWATER SERVICE FOR STERLING RANCH CAB

APPLICATION - WATER/WASTEWATER SERVICE FOR STERLING RANCH CAB

TABLE 1. APPLICANT INFORMATION (OWNER OR AUTHORIZED AGENT MUST COMPLETE)	
PROJECT NAME: Sterling Ranch Filing No. 5C, Lot 1 (Minor Development for Townhome Parcel within Filing No. 5C)	
APPLICANT NAME: Sterling Ranch Development Company	APPLICATION DATE: 3-8-2024
PHONE: 303-736-2800	EMAIL: brocks@sterlingranchcolorado.com
REQUEST: <input checked="" type="checkbox"/> Potable Water	<input type="checkbox"/> Non-Potable Water for Irrigation <input checked="" type="checkbox"/> Wastewater

TABLE 2. PROJECT INFORMATION FOR DOUGLAS COUNTY LAND USE APPLICATION SUBMITTALS	
FILING NO.: 5C	
PROJECT NO.:	
TITLE: MDP for SPN: 2229-313-00-004	
PURPOSE: Townhome Development within Filing No. 5C	

With each Application, Dominion will compute the estimated water demand for the subject Application and the total water demand including all prior and pending Applications. Applicant is responsible for providing descriptions of any unique water demand features in the subject Application, as well as land use categories included in the subject Application that replace those included in a prior application, etc. Areas that can be served by non-potable water must be specified in Table 4 and must be clearly specified on the land use plan attached with this application.

TABLE 3. LAND USE CHARACTERISTICS (INCLUDE ALL WATER SERVICE REQUESTED)				
LAND USE CATEGORY	(1) (2) (3)			NOTES
	SUBJECT APPLICATION	PRIOR APPLICATIONS	TOTAL	
RESIDENTIAL* (#)	Single Family Detached	0		Single-Family Detached Lots
	Single Family Attached	109		Attached Townhomes
	Multi-Family	0		Multi-Family Units
	Superblock**	0		Future Multifamily Superlot
RESIDENTIAL (average irrigated sq-ft/unit)	Single Family Detached	0		None
	Single Family Attached	0		Townhomes. (All irrigation assumed to be from a dedicated master irrigation tap and meter included in non-res irrigation below).
	Multi-Family	0		
NON-RESIDENTIAL (sq-ft developed building space)	Commercial/Hospitality	0		
	Commercial/Retail	0		
	Office	0		
	Industrial	0		
SCHOOLS (# students)	Elementary	0		
	Middle	0		
	High	0		
NON-RES IRRIGATION (irrigated acres)	Parks			
	Medians	3.2		
	Open Space			

Table 3 Notes: (1) To be completed by developer's representative or CAB. Only includes subject/current application.
 (2) To be completed by CAB based on the cumulative total for all prior filings. Should be based on "Total" from most recent prior Application. Cumulative irrigated area tracking is completed using Attachment A.
 (3) To be completed by CAB. Col (1) + Col (2). Cumulative irrigated area tracking is completed using Attachment A.
 **"Detached" means not attached to any other dwelling units, however may have a detached or attached garage. "Attached" means shares at least one wall with another unit (e.g. duplex, row house, townhome). "Multi-family" means multiple separate housing units within one building or several buildings within one complex (e.g. apartments).
 **Superblock lots are not proposed for development at this time. Each superblock lot is assigned an amount of water that is equivalent to one residential unit using the Initial Water Demand Standards. The appropriate water supply will be evaluated and fully committed at the time the development of the superblock is proposed.

TABLE 4. NON-POTABLE WATER SUPPLY POTENTIAL (IRRIGATED AREAS SHOULD BE A SUBSET OF AREAS LISTED IN TABLE 3)				
LAND USE CATEGORY	(1) (2) (3)			NOTES
	SUBJECT APPLICATION	PRIOR APPLICATIONS	TOTAL	
NON-POTABLE IRRIGATION (irrigated acres)	Single Family Attached			
	Multi-Family			
	Parks			
	Medians			
	Open Space			
	Schools			

Plan showing the land use characteristics for the subject application is attached.

By signing this Application, the applicant agrees to abide by the Intergovernmental Agreement between Dominion and Sterling Ranch, in particular the provisions governing the terms, conditions, fees and charges relating to water service which include the water demand management provisions described under the Sterling Ranch Water Appeal.

APPLICANT'S SIGNATURE:  DOMINION APPROVAL: _____ DATE APPROVED: _____

Please notify Andrea Cole if any of the above conditions change.
 Return to: Dominion Water and Sanitation District, Email: andrea.cole@dominionwsd.com

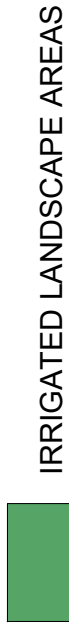
(following section to be completed by Dominion Water and Sanitation District)

TABLE 5. SERVICE INFORMATION: (TO BE COMPLETED BY DOMINION WATER AND SANITATION DISTRICT) Staff Initials: _____				
	SUBJECT APPLICATION	PRIOR APPLICATIONS	TOTAL	NOTES
Avg. annual potable demand* (ac-ft/yr)	343.9	1,286.4	1,630.3	
Peak day potable demand* (mgd)	0.71	2.64	3.35	
Avg. annual non-potable demand (ac-ft/yr)	0.0	0.0	0.0	
Avg. irrigated area per SFD (sq-ft/unit)	1450		1,533	

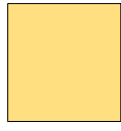
* Demands calculated using the then-current Aggregate Water Demand Requirement as defined under the Sterling Ranch Water Appeal.

STERLING RANCH FILING 5C, LOT 1 - TOWNHOME SITE PRELIMINARY NON-RES IRRIGATION EXHIBIT

IRRIGATED AREA LEGEND



IRRIGATED LANDSCAPE AREAS



NON-IRRIGATED LANDSCAPE AREAS

IRRIGATED AREA SUMMARY

ESTIMATED NON-RESIDENTIAL LANDSCAPE AREA = 4.4 Acres

ESTIMATED NON-RESIDENTIAL IRRIGATED AREA FOR DEMAND ANALYSIS
(EXCLUDES HARDSCAPE AND NATIVE SEED AREAS) = 3.2 ACRES



people creating spaces



pcs group inc. www.pcsgroupco.com
p.o. box 18287
denver, co 80218

Filing No. 5C - Lot 1 3-8-2024
STERLING RANCH
DOUGLAS COUNTY, COLORADO

+ 303.531.4905 . f 303.531.4908

EXHIBIT B (TO ATTACHMENT B-2)

WHOLESALE WATER AND WASTEWATER CUMULATIVE SERVICE COMMITMENT LETTER



April 2, 2024

Douglas County Planning Services
100 Third Street
Castle Rock, CO 80104

Re: Wholesale Water and Wastewater Cumulative Service Commitment

To Whom It May Concern:

Pursuant to the Amended and Reinstated 2021 Sterling Ranch Water Appeal, Dominion Water & Sanitation District (“Dominion”) acknowledges its intent and ability to provide wholesale water and wastewater services to Lot 1 in Filing 5C (“5C Lot 1”). The proposed 5C Lot 1 development totals approximately 12.39 acres within Filing 5C of the Sterling Ranch Planned Development (the “Property”), located within the Dominion service area boundary.

Commitment to Serve:

Dominion is committed to providing wholesale service to the Property based upon the water supply sources, upon payment of the requisite fees and charges and compliance with Dominion’s rules, regulations and resolutions, as now or hereinafter constituted.

Water Demand:

The site plan for Sterling Ranch 5C Lot 1 is projected to need 26.3 AF/yr of water based on the revised and County approved 2021 Community Authority Board (CAB) water demand standards¹. Dominion has evaluated its existing water supply portfolio, with a total reliable yield of 2,457AF/yr, has the available supply to meet the updated 5C Lot 1 demands. Further details regarding the 2021 CAB demand standards for 5C Lot 1 can be found in the Will Serve Letter provided by the Sterling Ranch Community Authority Board (CAB).

Water Supply:

Dominion’s water supply portfolio, as previously reviewed and approved by Douglas County associated with the Preliminary Plat Filing 7 Project File SB2021-057 for Sterling Ranch LLC. (date of approval was October 11, 2022) remains the same. No new water supply review is needed for 5C Lot 1.

Water Quality:

The District’s contracted operators are in compliance with the Colorado Department of Public Health and Environment testing and quality requirements.

¹ CAB approved Resolution No. 2021-10-02 adopting amended and restated water demand standards on October 20, 2021

Sanitary Sewer Service:

Dominion acquired the Roxborough Wastewater Treatment Plant which has been renamed the Chatfield Basin Water Reclamation Facility (CBWRF) from Roxborough Water and Sanitation District (RWSD) including approximately 1,200 pounds of phosphorous allocation for discharges into Chatfield and the discharge permit (CO 0041645). To serve our retail customer(s) as cost-effectively as possible wastewater is currently conveyed through the Roxborough lift station and force main located on the CBWRF site to the South Platte Renew (SPR) Facility for treatment and discharge to the South Platte River. Until such time as Dominion determines it is in the best interests of its rate payers or is contractually obligated to do so, Dominion will continue to use the RWSD and Littleton systems for wastewater conveyance and treatment. At any time, Dominion may choose to activate its discharge permit at the CBWRF. At that time a renewal permit and/or certification will be issued allowing Dominion to discharge to the South Platte River. The decision to activate the permitting process, financing, and construction is dependent on the growth rate within Dominion's service area as is standard per CDPHE guidelines. Dominion intends to construct a state-of-the-art wastewater treatment facility at the existing CBWRF location and discharge to the South Platte River using Dominion's discharge permit and phosphorus credits, to meet Dominion's Retail Customer(s) needs, to include the full build-out of Sterling Ranch CAB.

Feasibility of Service:

Dominion acknowledges the feasibility of developing and funding the infrastructure necessary to provide the requisite capacity to serve development within its service area. It is physically and economically feasible for Dominion to extend service to the proposed development under Dominion’s approved service plan for projected demands under the 2021 water demand standards.

Dominion Water & Sanitation District

DocuSigned by:
Andrea Cole
24537AB811BD46E...

By: Andrea R. Cole
General Manager

cc: DWSD Board of Directors

STERLING RANCH FILING NO. 5C 1ST AMENDMENT

A MINOR DEVELOPMENT PLAT OF LOT 1, STERLING RANCH FILING NO. 5C, A PORTION OF PLANNING AREA D2 AND RP SITUATED IN THE WEST HALF OF SECTION 31, TOWNSHIP 6 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO.
12.387 ACRES - 109 RESIDENTIAL LOTS - 14 TRACTS SB2024-022

SHEET INDEX

SHEET 1 LEGAL DESCRIPTION, DEDICATION, SIGNATURE BLOCKS, VICINITY MAPS
SHEET 2 GENERAL NOTES, LAND USE TABLES
SHEET 3 OVERALL PLAT BOUNDARY AND SECTION INFORMATION
SHEETS 4-6 LOT AND RIGHT-OF-WAY VACATIONS AND DEDICATIONS
SHEET 7 EXISTING COMMUNICATION EASEMENT, LOCATIONS & RECORDING INFORMATION

LEGAL DESCRIPTION

LOT 1, STERLING RANCH FILING NO. 5C, AS RECORDED ON _____, 2024 AT RECEPTION NO. _____ OF THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE, AND LOCATED IN THE WEST HALF OF SECTION 31, TOWNSHIP 6 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO CONTAINING AN AREA OF 12.387 ACRES, (539,559 SQUARE FEET), MORE OR LESS.

DEDICATION STATEMENT

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE LANDS DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED AND PLATTED SAID LANDS INTO LOTS, TRACTS, STREETS AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF STERLING RANCH FILING NO. 5C, 1ST AMENDMENT. THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND CABLE COMMUNICATION SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES, ARISTA STREET, GOLDSTURM COURT AND ORDAWAY DRIVE RIGHTS-OF-WAY AS SHOWN HEREON ARE DEDICATED AND CONVEYED TO DOUGLAS COUNTY, COLORADO, IN FEE SIMPLE ABSOLUTE WITH MARKETABLE TITLE, FOR PUBLIC USES AND PURPOSES. UTILITY EASEMENTS, DRAINAGE EASEMENT, AND DRAINAGE AND BLANKET ACCESS EASEMENTS SHOWN HEREON ARE DEDICATED AND CONVEYED TO DOUGLAS COUNTY, COLORADO, FOR PUBLIC USES AND PURPOSES.

OWNER

STERLING RANCH, LLC
A DELAWARE LIMITED LIABILITY COMPANY
BY: STERLING RANCH DEVELOPMENT COMPANY,
A COLORADO CORPORATION
ITS MANAGER

BY: _____
NAME: BROCK SMETHILLS, PRESIDENT

ATTEST: _____
NAME: JAKE SPRATT, SECRETARY

STATE OF COLORADO)
)

COUNTY OF DOUGLAS
ACKNOWLEDGED BEFORE ME THIS

OF _____, 2024

BY BROCK SMETHILLS AS PRESIDENT AND JAKE SPRATT AS SECRETARY OF STERLING RANCH DEVELOPMENT COMPANY, A COLORADO CORPORATION, AS MANAGER OF STERLING RANCH, LLC

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC _____

LIENHOLDER

FLAGSTAR BANK, FSB, A FEDERALLY CHARTERED SAVINGS BANK
AS AGENT FOR LENDERS UNDER THE DEED OF TRUST RECORDED FEBRUARY 08, 2017 AT RECEPTION NUMBER 2017009801, AS AMENDED.

BY: _____

NAME: _____

AS: _____

STATE OF COLORADO)
)

COUNTY OF _____)

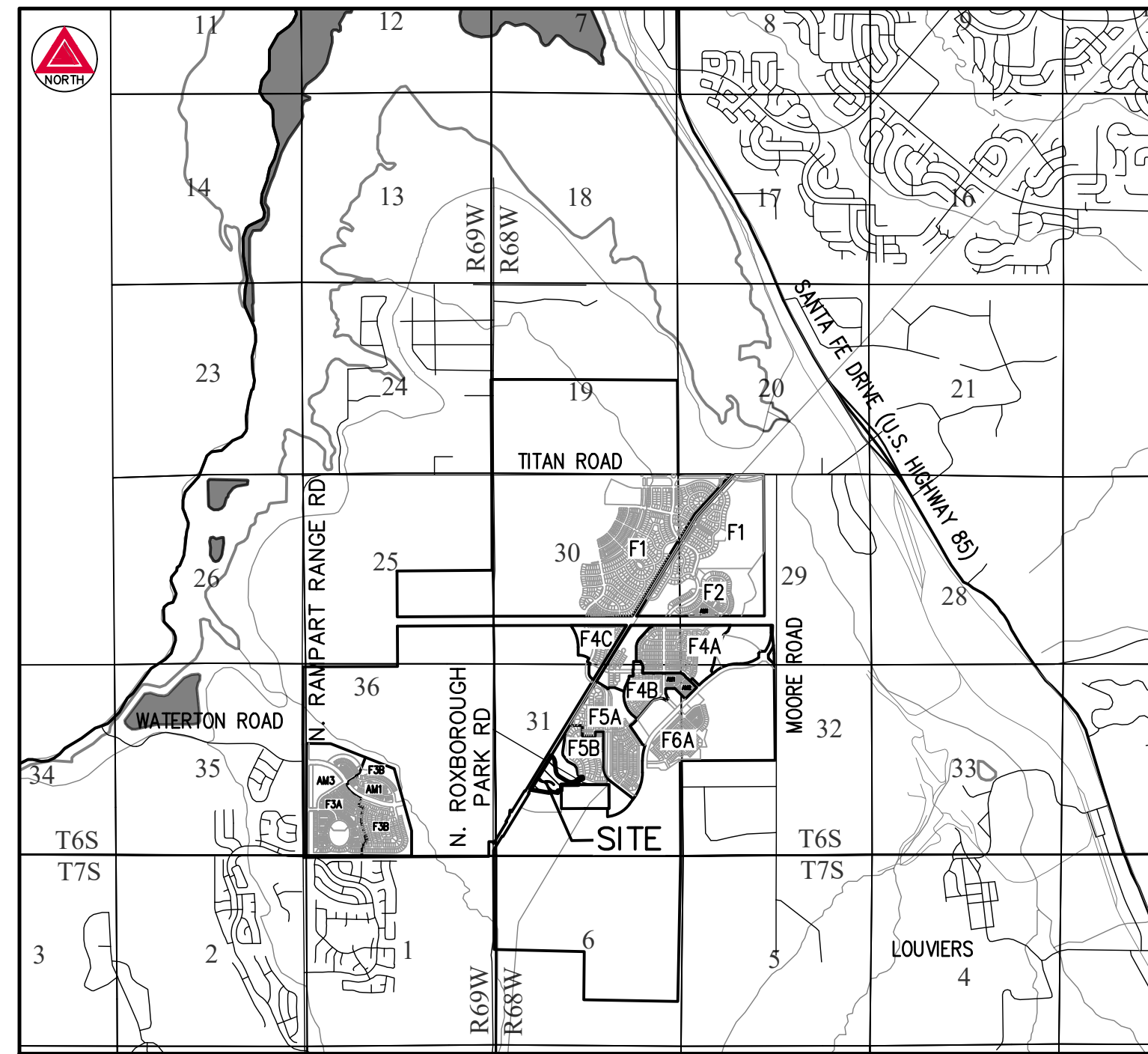
ACKNOWLEDGED BEFORE ME THIS ___ DAY OF _____, 2024

BY _____, AS _____ OF
FLAGSTAR BANK, FSB, A FEDERALLY CHARTERED
SAVINGS BANK

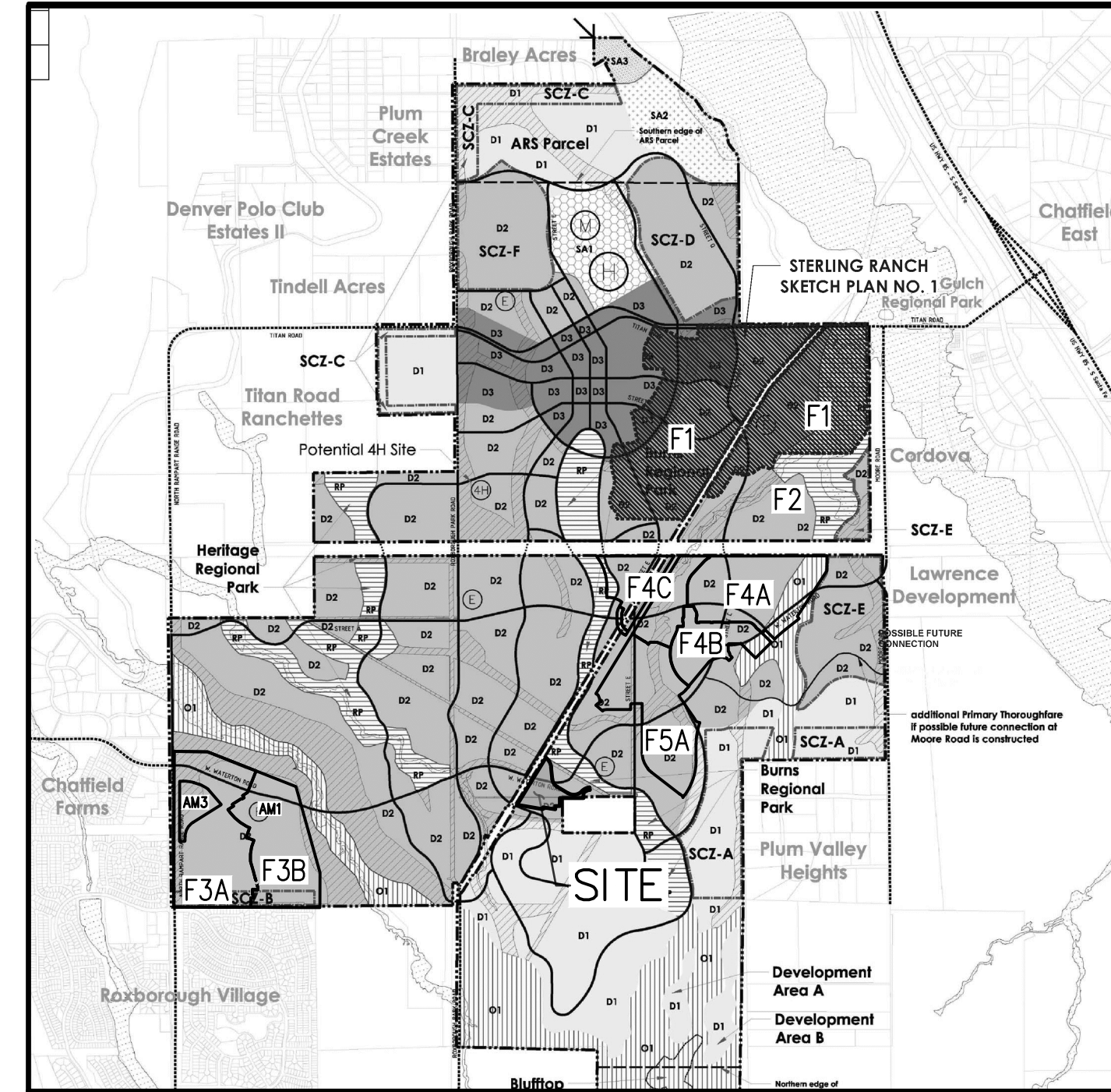
WITNESS MY HAND
AND OFFICIAL SEAL

MY COMMISSION

EXPIRES: _____ NOTARY PUBLIC



VICINITY MAP
SCALE: 1" = 4000'



PLANNED DEVELOPMENT
NOT TO SCALE

STERLING RANCH CAB ACCEPTANCE CERTIFICATE

THE DEDICATION OF THE TRACTS A, B, C, D, E, F, G, H, I, J, K, L, M, N, WATER EASEMENTS, SANITARY EASEMENTS, FERNBUSH LOOP, ROBINA LOOP AND CATMINT LOOP AS SHOWN HEREON ARE HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY THE STERLING RANCH COMMUNITY AUTHORITY BOARD.

STERLING RANCH COMMUNITY AUTHORITY BOARD A POLITICAL SUBDIVISION AND PUBLIC CORPORATION OF THE STATE OF COLORADO FORMED PURSUANT TO C.R.S. §29-1-203.5

BY: _____
HAROLD R. SMETHILLS, JR., PRESIDENT

STATE OF COLORADO)
)

COUNTY OF DOUGLAS)

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2024

BY HAROLD R. SMETHILLS, JR., PRESIDENT OF STERLING RANCH COMMUNITY AUTHORITY BOARD A POLITICAL SUBDIVISION AND PUBLIC CORPORATION OF THE STATE OF COLORADO FORMED PURSUANT TO C.R.S. §29-1-203.5

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC _____

TITLE VERIFICATION

WE, LAND TITLE GUARANTEE COMPANY, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE OF ALL LAND PLATTED HEREON AND THAT TITLE TO SUCH LAND IS IN THE DEDICATOR(S) FREE AND CLEAR OF ALL LIENS, AND MONETARY ENCUMBRANCES.

LAND TITLE GUARANTEE COMPANY

BY: _____

TITLE: _____

DATE: _____

STATE OF COLORADO)
)

COUNTY OF _____)

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2024

BY _____ AS _____

OF LAND TITLE GUARANTEE COMPANY

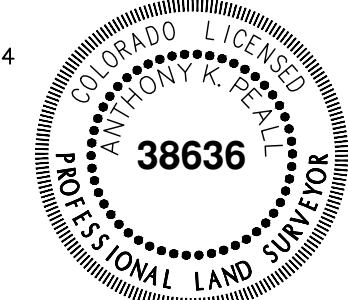
WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

SURVEYOR'S CERTIFICATE

I, ANTHONY K. PELL, A DULY LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON MARCH 21, 2024, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:50,000 (SECOND ORDER) AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISIONS OR SURVEYING OF LAND AND ALL APPLICABLE PROVISIONS OF THE DOUGLAS COUNTY SUBDIVISION RESOLUTION. THIS CERTIFICATION IS BASED ON MY KNOWLEDGE, INFORMATION, AND BELIEF AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

I ATTEST THE ABOVE ON THIS _____ DAY OF _____, 2024



ANTHONY K. PELL, LICENSED PROFESSIONAL LAND SURVEYOR COLORADO P.L.S. NO. 38636 FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED SUCH DEFECT. IN NO EVENT MAY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

PLANNING COMMISSIONERS CERTIFICATE

THE MINOR DEVELOPMENT FINAL PLAT (SB2024-022) FOR THIS FINAL PLAT WAS REVIEWED BY THE PLANNING COMMISSION ON _____, 2024.

DIRECTOR OF COMMUNITY DEVELOPMENT _____ DATE _____

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

THIS PLAT WAS APPROVED FOR FILING BY THE BOARD OF COUNTY COMMISSIONERS OF DOUGLAS COUNTY, COLORADO, ON THE _____ DAY OF _____, 2024, SUBJECT TO ANY CONDITIONS SPECIFIED HEREON. THE DEDICATIONS OF ARISTA STREET, GOLDSTURM COURT, ORDAWAY DRIVE, UTILITY EASEMENTS, DRAINAGE EASEMENT, AND DRAINAGE AND BLANKET ACCESS EASEMENTS ARE ACCEPTED.

ALL EXPENSES INCURRED WITH RESPECT TO IMPROVEMENTS FOR ALL UTILITY SERVICES, PAVING, GRADING, LANDSCAPING, CURBS, GUTTER, SIDEWALKS, ROAD LIGHTING, ROAD SIGNS, FLOOD PROTECTION DEVICES, DRAINAGE STRUCTURES, AND ALL OTHER IMPROVEMENTS THAT MAY BE REQUIRED SHALL BE THE RESPONSIBILITY OF THE SUBDIVIDER AND NOT DOUGLAS COUNTY.

THIS ACCEPTANCE DOES NOT GUARANTEE THAT SOIL CONDITIONS, SUBSURFACE GEOLOGY, GROUNDWATER CONDITIONS OR FLOODING CONDITIONS OF ANY LOTS SHOWN HEREON ARE SUCH THAT A BUILDING PERMIT, WELL PERMIT OR SEWAGE DISPOSAL PERMIT WILL BE ISSUED.

CHAIR, BOARD OF COUNTY COMMISSIONERS

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
COUNTY OF DOUGLAS)

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THIS ___ DAY OF _____, 2024.

A.D., AT _____ A.M./P.M. AND WAS RECORDED AT RECEPTION NO. _____

DOUGLAS COUNTY CLERK AND RECORDER



DEVELOPER
STERLING RANCH
DEVELOPMENT COMPANY
8155 PINEY RIVER AVENUE, SUITE 200
LITTLETON, CO 80125
303.202.6800

DATE OF PREPARATION:	2024-03-21
SCALE:	N/A
SHEET 1 OF 7	

LAST REVISED: 2024/07/29

AzTec Proj. No.: 124024-03

Drawn By: RBA

STERLING RANCH FILING NO. 5C 1ST AMENDMENT

A MINOR DEVELOPMENT PLAT OF LOT 1, STERLING RANCH FILING NO. 5C, A PORTION OF PLANNING AREA D2 AND RP SITUATED IN THE WEST HALF OF SECTION 31, TOWNSHIP 6 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO.
12.387 ACRES - 109 RESIDENTIAL LOTS - 14 TRACTS SB2024-022

GENERAL NOTES

- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, COLORADO REVISED STATUTE.
- PER C.R.S. 38-51-106, "ALL LINEAL UNITS DEPICTED ON THIS LAND SURVEY PLAT ARE U.S. SURVEY FEET. ONE METER EQUALS 39.37/12 U.S. SURVEY FEET, EXACTLY ACCORDING TO THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY."
- PER THE STATE OF COLORADO BOARD OF LICENSES FOR ARCHITECTS, PROFESSIONAL ENGINEERS, AND PROFESSIONAL LAND SURVEYORS RULE 1.6.B.2 THE WORD "CERTIFY" AS USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED. THE SURVEY REPRESENTED HEREON HAS BEEN PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF.
- THE FIELD WORK FOR THIS SURVEY WAS PERFORMED BY AN AZTEC CONSULTANTS, INC. SURVEY CREW AND COMPLETED ON JUNE 02, 2022.
- BASIS OF BEARINGS: BEARINGS SHOWN HEREON ARE GRID BEARINGS DERIVED FROM GPS OBSERVATION BASED UPON THE COLORADO COORDINATE SYSTEM OF 1983 CENTRAL ZONE (NAD 83, 2011) REFERENCED TO THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 6 SOUTH, RANGE 68 WEST, SIXTH PRINCIPAL MERIDIAN BEING MONUMENTED AS SHOWN HEREON, TAKEN TO BEAR NORTH 00°05'22" WEST, A DISTANCE OF 2,650.77 FEET.
- LAND TITLE GUARANTEE COMPANY'S COMMITMENT NO. ABD70774343-8, EFFECTIVE 12/29/2022 AT 5:00 P.M. WAS RELIED UPON FOR RECORD INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES. THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH BY AZTEC CONSULTANTS INC. TO DETERMINE OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF PUBLIC RECORD.
- BASED ON A GRAPHICAL REPRESENTATION OF FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) NO. 08035C0131F, WITH AN EFFECTIVE DATE OF SEPTEMBER 30, 2005, THE SUBJECT PROPERTY LIES WITHIN OTHER AREAS - ZONES "X", WITH "ZONE X" BEING DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- ALL LOT LINES ARE TO BE CONSIDERED RADIAL UNLESS OTHERWISE NOTED.
- DWELLING UNITS AND COMMERCIAL UNITS SHALL BE CONSTRUCTED IN A MANNER WHICH WILL ACCOMMODATE CONNECTION TO A UTILITY MONITORING AND TELECOMMUNICATION SYSTEM FOR CENTRAL SERVICE UNDER A MASTER SERVICE CONTRACT OR CENTRAL COMPUTER CONTROLLED MONITORING PROGRAM. THE OWNERS OF EACH LOT SHALL FULLY PARTICIPATE IN AND BE PART OF THE UTILITY MONITORING AND TELECOMMUNICATIONS SYSTEM OR SYSTEMS.
- AS A MEANS TO PROMOTE THE PROMPT, EFFICIENT AND COST EFFECTIVE RESOLUTION OF DISPUTES PERTAINING TO THE PROPERTY COVERED BY THIS PLAT, (THE "PROPERTY"), AND TO ENCOURAGE AND FOSTER THE DEVELOPMENT OF AFFORDABLE HOUSING AND TO HELP ENSURE THE CONSTRUCTION OF OWNER-OCCUPIED MULTI-FAMILY HOUSING FOR THE BENEFIT OF COUNTY RESIDENTS, WHICH CONSTRUCTION THE COUNTY UNDERSTANDS IS BECOMING COST PROHIBITIVE DUE TO INCREASING AND EXCESSIVE LITIGATION COSTS, IT SHALL BE A REQUIREMENT THAT THE FOLLOWING CLAIMS INVOLVING THE PROPERTY SHALL BE SUBMITTED TO BINDING ARBITRATION IN LIEU OF SUBMITTING ANY SUCH CLAIM TO A COURT OF LAW: ANY AND ALL CLAIMS (1) THAT ARE BETWEEN ANY TWO OR MORE OF THE FOLLOWING PERSONS OR ENTITIES: (A) ANY OWNER OF ANY PORTION OF THE PROPERTY, (B) ANY COMMON INTEREST COMMUNITY ASSOCIATION CREATED WITH RESPECT TO THE PROPERTY, (C) THE SUBDIVIDER, (D) ANY PARTY THAT CONSTRUCTS ANY RESIDENTIAL DWELLING UNITS UPON THE PROPERTY OR (E) ANY CONSTRUCTION PROFESSIONAL AS DEFINED IN THE CONSTRUCTION DEFECT REFORM ACT, C.R.S. § 13-20-801 ET. SEQ. AS AMENDED, AND (2) THAT PERTAINS TO ANY DEFECT IN DESIGN OR CONSTRUCTION OF OR ON (A) THE PROPERTY, (B) ANY MULTI-FAMILY DWELLING UNIT OR OTHER IMPROVEMENTS CONSTRUCTED ON THE PROPERTY, (C) THE COMMON INTEREST COMMUNITY TO BE CREATED FOR THE PROPERTY, OR (D) THE DECLARATION OR OTHER DOCUMENTS GOVERNING SUCH COMMUNITY. THE FOREGOING SHALL NOT PRECLUDE ANY OF THE FOREGOING PARTIES FROM ENDEAVORING TO RESOLVE ANY SUCH CLAIM THROUGH EITHER NEGOTIATION OR MEDIATION BEFORE SUBMITTING SUCH CLAIM TO BINDING ARBITRATION. ADDITIONALLY, THE PROPERTY MAY ALSO BE SUBMITTED TO A DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS THAT MAY IMPLEMENT AND EXPAND UPON THE REQUIREMENTS OF THIS PARAGRAPH AND THAT MAY EXEMPT CERTAIN CLAIMS FROM THE REQUIREMENT THAT SUCH CLAIMS MUST BE SUBMITTED TO BINDING ARBITRATION, INCLUDING CLAIMS BROUGHT TO FORECLOSE LIENS FILED AS PART OF THE CONSTRUCTION PROCESS, CLAIMS BROUGHT BY A COMMON INTEREST COMMUNITY ASSOCIATION TO RECOVER UNPAID ASSESSMENTS PAYABLE TO SUCH ASSOCIATION OR TO OBTAIN A TEMPORARY RESTRAINING ORDER OR INJUNCTION FROM A COURT OF LAW PROHIBITING A VIOLATION OF SUCH COVENANTS, CONDITIONS AND RESTRICTIONS; PROVIDED, HOWEVER, THAT ANY SUBSEQUENT AMENDMENT OR CHANGE TO SUCH DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS SHALL NOT ELIMINATE THE REQUIREMENT THAT THE CLAIMS DESCRIBED IN THIS PLAT NOTE, INCLUDING BUT NOT NECESSARILY LIMITED TO CONSTRUCTION DEFECT CLAIMS, SHALL BE SUBMITTED TO BINDING ARBITRATION IN LIEU OF SUBMITTING ANY SUCH CLAIM TO A JUDICIAL PROCEEDING. ** ALL FUTURE PURCHASERS OF ANY INTEREST IN THE PROPERTY ARE DEEMED TO HAVE ACCEPTED AND AGREED TO THE TERMS AND CONDITIONS OF THIS PLAT NOTE **
- THE STERLING RANCH COMMUNITY AUTHORITY BOARD HAS ADOPTED THE ARCHEOLOGICAL RESOURCES POLICY, RESOLUTION NO. 2014-12-01, FOR THE TREATMENT OF ARCHAEOLOGICAL, PALEONTOLOGICAL AND HISTORIC RESOURCES DISCOVERED DURING CONSTRUCTION OF STERLING RANCH FILING NO. 5C. THE PROTOCOL ADOPTED MEETS THE MINIMUM REQUIRED DISCOVERY PROTOCOL OUTLINED IN THE STERLING RANCH PLANNED DEVELOPMENT, SECTION 5-7.7, RECORDED ON DECEMBER 10, 2013, RECEPTION NO. 2013095325.
- TRACT A SHALL BE OWNED AND MAINTAINED BY STERLING RANCH COMMUNITY AUTHORITY BOARD, ITS SUCCESSORS AND ASSIGNS, FOR UTILITIES, DRAINAGE, LANDSCAPING, OPEN SPACE, SIDEWALKS, PEDESTRIAN ACCESS, EMERGENCY ACCESS AND TRAIL. (THE "USE" LISTED FOR UTILITIES IS NOT A GRANT OF BLANKET EASEMENT OVER THE TRACTS, UTILITY EASEMENTS ARE SHOWN HEREON OR AS DEFINED BY SEPARATE INSTRUMENT).
- TRACTS B, C, F AND H SHALL BE OWNED AND MAINTAINED BY STERLING RANCH COMMUNITY AUTHORITY BOARD, ITS SUCCESSORS AND ASSIGNS, FOR UTILITIES, DRAINAGE, LANDSCAPING, OPEN SPACE, SIDEWALKS AND PEDESTRIAN ACCESS. (THE "USE" LISTED FOR UTILITIES IS NOT A GRANT OF BLANKET EASEMENT OVER THE TRACTS, UTILITY EASEMENTS ARE SHOWN HEREON OR AS DEFINED BY SEPARATE INSTRUMENT).
- TRACTS D, E, I, J, K, L, M AND N SHALL BE OWNED AND MAINTAINED BY STERLING RANCH COMMUNITY AUTHORITY BOARD, ITS SUCCESSORS AND ASSIGNS, FOR UTILITIES, DRAINAGE, LANDSCAPING AND OPEN SPACE. (THE "USE" LISTED FOR UTILITIES IS NOT A GRANT OF BLANKET EASEMENT OVER THE TRACTS, UTILITY EASEMENTS ARE SHOWN HEREON OR AS DEFINED BY SEPARATE INSTRUMENT).
- CATMINT LOOP, FERNBUSH LOOP AND ROBINA LOOP SHALL BE OWNED AND MAINTAINED BY STERLING RANCH COMMUNITY AUTHORITY BOARD, ITS SUCCESSORS AND ASSIGNS, FOR UTILITIES, DRAINAGE, LANDSCAPING, OPEN SPACE AND PUBLIC ACCESS. (THE "USE" LISTED FOR UTILITIES IS NOT A GRANT OF BLANKET EASEMENT OVER THE TRACTS, UTILITY EASEMENTS ARE SHOWN HEREON OR AS DEFINED BY SEPARATE INSTRUMENT).
- TRACT G, SHALL BE OWNED AND MAINTAINED BY STERLING RANCH COMMUNITY AUTHORITY BOARD, ITS SUCCESSORS AND ASSIGNS, FOR UTILITIES, LANDSCAPING, OPEN SPACE, SIDEWALKS AND PEDESTRIAN ACCESS. (THE "USE" LISTED FOR UTILITIES IS NOT A GRANT OF BLANKET EASEMENT OVER THE TRACTS, UTILITY EASEMENTS ARE SHOWN HEREON OR AS DEFINED BY SEPARATE INSTRUMENT).
- ALL LOTS OF FOR SALE DWELLING UNITS WITHIN THIS PLAT ARE CONSIDERED A "LEVED UNIT" AND ARE SUBJECT TO THE WATERTON FEE, AS DEFINED IN THE AMENDED AND RESTATED WATERTON BOULEVARD INFRASTRUCTURE DEVELOPMENT AGREEMENT, DATED SEPTEMBER 2, 2020, AS MAY BE AMENDED FROM TIME TO TIME.
- THIS PLAT IS SUBJECT TO EXISTING COMMUNICATION EASEMENTS 10-FEET WIDE ALONG THE REAR AND 6- FEET WIDE ALONG THE STREET SIDE OF THE LOTS AS SHOWN AND IDENTIFIED ON SHEET 7 HEREON.
- DRAINAGE EASEMENTS ARE HEREBY DEDICATED TO DOUGLAS COUNTY ACROSS TRACTS A AND F FOR THE PURPOSE OF ACCESSING, MAINTAINING, AND REPAIRING STORM WATER MANAGEMENT IMPROVEMENTS, INCLUDING, BUT NOT LIMITED TO, INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, RIPRAP, DETENTION BASINS, FOREBAYS, MICRO-POOLS, AND WATER QUALITY FACILITIES (COLLECTIVELY, THE "FACILITIES") IN THE EVENT STERLING RANCH COMMUNITY AUTHORITY BOARD, ITS SUCCESSORS AND ASSIGNS ("SYSTEM OWNER") FAILS TO SATISFACTORILY MAINTAIN OR REPAIR SAID FACILITIES. A BLANKET ACCESS EASEMENT OVER THE SUBDIVISION IS ALSO GRANTED TO DOUGLAS COUNTY, BUT ONLY FOR THE PURPOSE OF ACCESSING THE FACILITIES IN THE EVENT THAT THE DRAINAGE EASEMENTS DO NOT PROVIDE ADEQUATE ACCESS. THE MAINTENANCE AND REPAIR OF THE FACILITIES LOCATED IN THE SUBDIVISION, AS SHOWN ON THE CONSTRUCTION PLANS ACCEPTED BY DOUGLAS COUNTY OR ON THE PLAT FOR THE SUBDIVISION, SHALL BE THE RESPONSIBILITY OF THE SYSTEM OWNER, IN THE EVENT SUCH MAINTENANCE AND REPAIR ARE NOT PERFORMED BY THE SYSTEM OWNER TO THE SATISFACTION OF DOUGLAS COUNTY, THEN DOUGLAS COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO ENTER SAID SUBDIVISION, AFTER TEN (10) DAYS PRIOR WRITTEN NOTICE TO THE SYSTEM OWNER, UNLESS THERE IS AN EMERGENCY, IN WHICH CASE DOUGLAS COUNTY SHALL GIVE NOTICE AS SOON AS PRACTICABLE, TO PERFORM ALL NECESSARY WORK, THE COST OF WHICH SHALL BE PAID BY THE SYSTEM OWNER UPON BILLING. IN THE EVENT THE SYSTEM OWNER FAILS TO REIMBURSE DOUGLAS COUNTY WITHIN THIRTY (30) DAYS AFTER SUBMISSION OF THE BILL FOR THE COSTS INCURRED, DOUGLAS COUNTY SHALL HAVE THE RIGHT TO ENFORCE SUCH OBLIGATIONS BY APPROPRIATE LEGAL ACTION. IT IS THE SYSTEM OWNER RESPONSIBILITY TO CONSTRUCT, MAINTAIN, AND REPAIR THE FACILITIES IN A MANNER CONSISTENT WITH ALL APPLICABLE PLANS APPROVED OR ACCEPTED BY DOUGLAS COUNTY.
- THE WATER EASEMENTS AND SANITARY SEWER EASEMENTS SHOWN HEREON ARE DEDICATED TO THE STERLING RANCH COMMUNITY AUTHORITY BOARD, ITS SUCCESSORS AND ASSIGNS, FOR THE PURPOSES OF INSTALLING, ACCESSING, MAINTAINING AND REPAIRING WATER LINE IMPROVEMENTS AND SANITARY SEWER IMPROVEMENTS.

TRACTS SUMMARY CHART					
TRACT	AREA (SF)	AREA (AC)	OWNERSHIP	MAINTENANCE	USE
A	57,735	1.325	S.R.C.A.B.	S.R.C.A.B.	UTILITIES/DRAINAGE/LANDSCAPING/OPEN SPACE/SIDEWALKS/PEDESTRIAN ACCESS/TRAIL/EMERGENCY ACCESS
B	997	0.023	S.R.C.A.B.	S.R.C.A.B.	UTILITIES/DRAINAGE/LANDSCAPING/OPEN SPACE/SIDEWALKS/PEDESTRIAN ACCESS
C	2,326	0.053	S.R.C.A.B.	S.R.C.A.B.	UTILITIES/DRAINAGE/LANDSCAPING/OPEN SPACE/SIDEWALKS/PEDESTRIAN ACCESS
D	1,602	0.037	S.R.C.A.B.	S.R.C.A.B.	UTILITIES/DRAINAGE/LANDSCAPING/OPEN SPACE
E	1,107	0.025	S.R.C.A.B.	S.R.C.A.B.	UTILITIES/DRAINAGE/LANDSCAPING/OPEN SPACE
F	15,602	0.358	S.R.C.A.B.	S.R.C.A.B.	UTILITIES/DRAINAGE/LANDSCAPING/OPEN SPACE/SIDEWALKS/PEDESTRIAN ACCESS
G	7,475	0.172	S.R.C.A.B.	S.R.C.A.B.	UTILITIES/LANDSCAPING/OPEN SPACE/SIDEWALKS/PEDESTRIAN ACCESS
H	33,988	0.708	S.R.C.A.B.	S.R.C.A.B.	UTILITIES/DRAINAGE/LANDSCAPING/OPEN SPACE/SIDEWALKS/PEDESTRIAN ACCESS
I	673	0.015	S.R.C.A.B.	S.R.C.A.B.	UTILITIES/DRAINAGE/LANDSCAPING/OPEN SPACE
J	1,244	0.029	S.R.C.A.B.	S.R.C.A.B.	UTILITIES/DRAINAGE/LANDSCAPING/OPEN SPACE
K	1,725	0.040	S.R.C.A.B.	S.R.C.A.B.	UTILITIES/DRAINAGE/LANDSCAPING/OPEN SPACE
L	23,528	0.540	S.R.C.A.B.	S.R.C.A.B.	UTILITIES/DRAINAGE/LANDSCAPING/OPEN SPACE
M	1,199	0.028	S.R.C.A.B.	S.R.C.A.B.	UTILITIES/DRAINAGE/LANDSCAPING/OPEN SPACE
N	1,199	0.028	S.R.C.A.B.	S.R.C.A.B.	UTILITIES/DRAINAGE/LANDSCAPING/OPEN SPACE
TOTAL	150,400	3.381			

THIS SUBDIVISION PLAT CONTAINS 109 RESIDENTIAL LOTS AND 14 TRACTS
S.R.C.A.B. = THE STERLING RANCH COMMUNITY AUTHORITY BOARD, A POLITICAL SUBDIVISION AND PUBLIC CORPORATION OF THE STATE OF COLORADO FORMED PURSUANT TO C.R.S. § 29-1-203.5

* THE "USE" LISTED FOR UTILITIES IS NOT A GRANT OF BLANKET EASEMENT OVER THE TRACTS, BOUNDARIES OF ANY UTILITY EASEMENTS ARE SHOWN HEREON OR AS DEFINED BY SEPARATE INSTRUMENT)


PRIVATE DRIVES SUMMARY CHART					
TRACT	AREA (SF)	AREA (AC)	OWNERSHIP	MAINTENANCE	USE
CATMINT LOOP	9,346	0.215	S.R.C.A.B.	S.R.C.A.B.	UTILITIES/DRAINAGE/ACCESS/LANDSCAPING/OPEN SPACE
FERNBUSH LOOP	41,309	0.948	S.R.C.A.B.	S.R.C.A.B.	UTILITIES/DRAINAGE/ACCESS/LANDSCAPING/OPEN SPACE
ROBINA LOOP	13,155	0.302	S.R.C.A.B.	S.R.C.A.B.	UTILITIES/DRAINAGE/ACCESS/LANDSCAPING/OPEN SPACE
TOTAL	63,810	1.465			

CHARACTER ZONE DESIGNATION CHART -- LOTS				
CHARACTER ZONE C1	CHARACTER ZONE C3	CHARACTER ZONE C4	CHARACTER ZONE C5	BURNS REGIONAL PARK
LOTS	LOTS	LOTS	LOTS	
				1-109
0 ACRES	0 ACRES	0 ACRES	4.268 ACRES	
C1 TOTAL=0	C3 TOTAL=0	C4 TOTAL=0	C5 TOTAL=109	
TOTAL=109				

CHARACTER ZONE DESIGNATION CHART -- TRACTS/PRIVATE DRIVES				
CHARACTER ZONE C1	CHARACTER ZONE C3	CHARACTER ZONE C4	CHARACTER ZONE C5	BURNS REGIONAL PARK
TRACTS	TRACTS	TRACTS	TRACTS	
			A, B, C, D, E, F, G, H, I, J, K, L, M, N, CATMINT LOOP, FERNBUSH LOOP, ROBINA LOOP	
0 ACRES	0 ACRES	0 ACRES	4.846 ACRES	0 ACRES
C1 TOTAL=1	C3 TOTAL=0	C4 TOTAL=0	C5 TOTAL=17	BRP TOTAL=0
TOTAL=17				

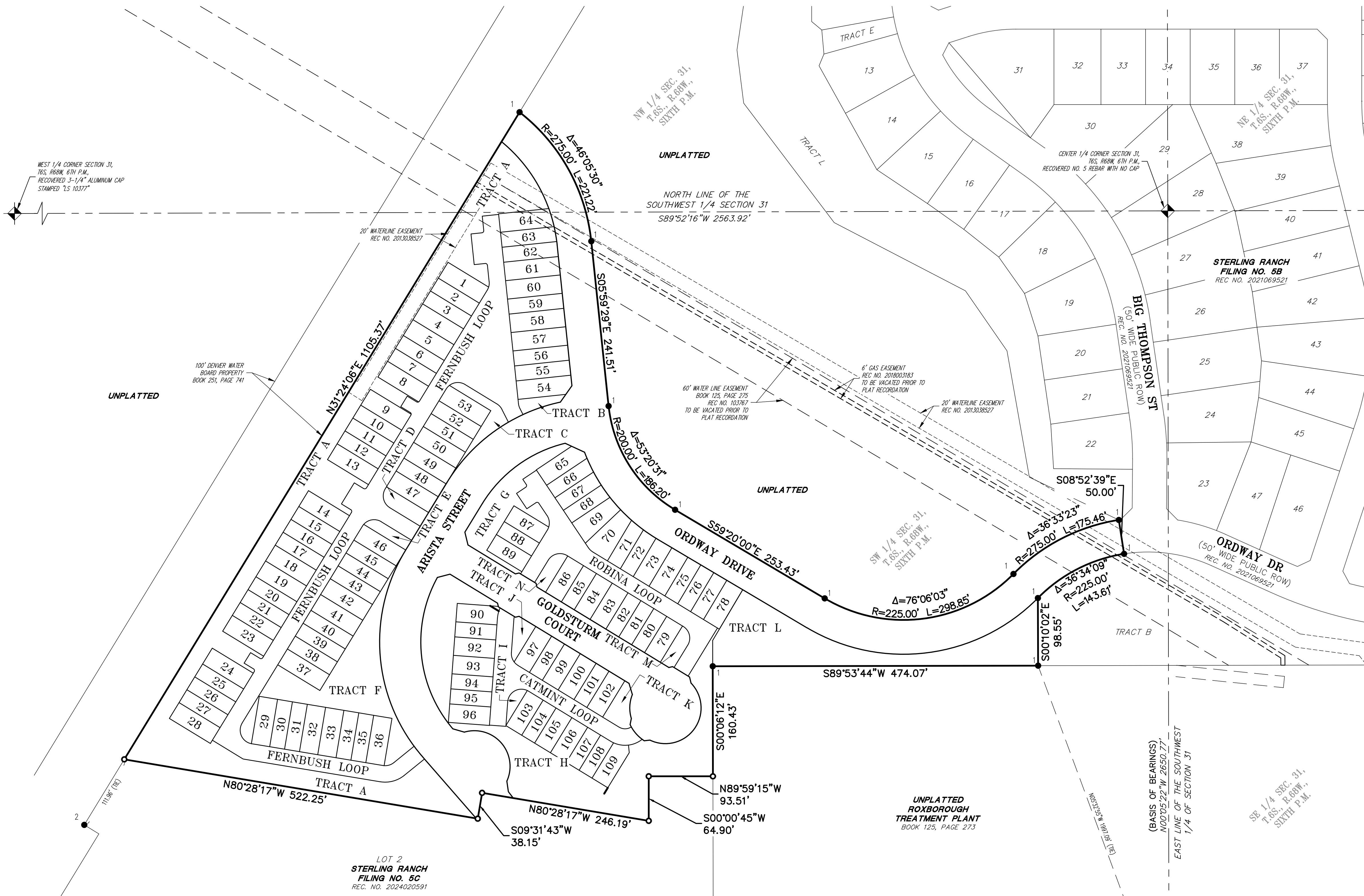
CHARACTER ZONE DESIGNATION CHART -- ROW				
CHARACTER ZONE C1	CHARACTER ZONE C3	CHARACTER ZONE C4	CHARACTER ZONE C5	BURNS REGIONAL PARK
			ROW	
0.000 ACRES	0.000 ACRES	0.000 ACRES	3.273 ACRES	0.000 ACRES

LAND SUMMARY CHART			
TYPE	AREA (SF)	AREA (AC)	% OF TOTAL AREA
RESIDENTIAL LOTS (109)	182,795	4.268	33.41
TRACTS (14)	150,400	3.381	28.39
PRIVATE DRIVES (3)	63,810	1.465	11.90
ROW	142,554	3.273	26.30
TOTALS	539,559	12.387	100.00

 <p>300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com</p>	<p>DEVELOPER STERLING RANCH DEVELOPMENT COMPANY 8155 PINEY RIVER AVENUE, SUITE 200 LITTLETON, CO 80125 303.202.6800</p>	DATE OF PREPARATION:	2024-03-21
		SCALE:	N/A
<p>AzTec Proj. No.: 124024-03 Drawn By: RBA</p>		<p>SHEET 2 OF 7</p>	

STERLING RANCH FILING NO. 5C 1ST AMENDMENT

A MINOR DEVELOPMENT PLAT OF LOT 1, STERLING RANCH FILING NO. 5C, A PORTION OF PLANNING AREA D2 AND RP SITUATED IN THE WEST HALF OF SECTION 31, TOWNSHIP 6 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO.
12.387 ACRES - 109 RESIDENTIAL LOTS - 14 TRACTS SB2024-022



CURVE	DELTA	RADIUS	LENGTH
C1	90°00'00"	3.00'	4.71'
C2	90°00'00"	3.00'	4.71'
C3	22°54'54"	20.00'	8.00'
C4	14°28'39"	20.00'	5.05'
C5	37°23'33"	20.00'	13.05'
C6	30°00'00"	3.00'	1.57'
C7	60°00'00"	3.00'	3.14'
C8	90°00'00"	3.00'	4.71'
C9	60°00'00"	3.00'	3.14'
C10	30°00'00"	3.00'	1.57'
C11	90°00'00"	3.00'	4.71'
C12	90°00'00"	3.00'	4.71'
C13	90°00'00"	3.00'	4.71'
C14	90°00'00"	3.00'	4.71'
C15	90°00'00"	3.00'	4.71'
C16	111°58'09"	20.00'	39.08'
C17	4°57'27"	20.00'	1.73'
C18	48°27'40"	20.00'	16.92'
C19	43°30'13"	20.00'	15.19'
C20	9°53'29"	20.00'	3.45'
C21	80°06'31"	20.00'	27.96'
C22	90°00'00"	20.00'	31.42'
C23	90°00'00"	20.00'	31.42'

CURVE	DELTA	RADIUS	LENGTH
C24	20°29'14"	20.00'	7.15'
C25	69°30'46"	20.00'	24.26'
C26	90°00'00"	20.00'	31.42'
C27	31°38'15"	20.00'	11.04'
C28	20°58'12"	20.00'	7.32'
C29	90°00'00"	3.00'	4.71'
C30	90°00'00"	3.00'	4.71'
C31	50°41'43"	20.00'	17.70'
C32	14°28'39"	20.00'	5.05'
C33	65°10'22"	20.00'	22.75'
C34	90°00'00"	20.00'	31.42'
C35	24°49'38"	20.00'	8.67'
C36	89°59'59"	20.00'	31.42'
C37	39°28'27"	52.00'	35.80'
C38	31°47'37"	56.92'	31.58'
C39	20°12'38"	44.00'	15.52'
C40	11°45'30"	20.00'	4.10'
C41	41°17'16"	20.00'	14.41'
C42	21°34'49"	20.00'	7.53'
C43	62°52'06"	20.00'	21.95'
C44	65°55'46"	16.00'	18.41'
C45	111°15'11"	20.00'	38.83'
C46	5°52'43"	20.00'	2.05'

LINE	BEARING	LENGTH
L1	N05°59'27"W	0.90'
L2	N84°00'33"E	16.00'
L3	S84°00'33"W	16.00'
L4	N05°59'27"W	23.96'
L5	S58°35'54"E	16.00'
L6	N31°24'06"E	18.00'
L7	N58°35'54"W	16.00'
L8	S58°35'54"E	16.00'
L9	N58°35'54"W	16.00'
L10	S58°35'54"E	16.00'
L11	N31°24'06"E	18.00'
L12	N58°35'54"W	16.00'
L13	S26°57'39"E	20.99'
L14	S26°57'39"E	10.00'
L15	N05°59'27"W	6.29'
L16	S35°15'26"W	13.98'
L17	S35°15'26"W	15.41'
L18	S33°46'16"E	27.00'
L19	N56°13'44"E	24.00'
L20	N33°46'16"W	9.03'
L21	N56°13'44"E	16.00'
L22	N33°46'16"W	27.00'

LINE	BEARING	LENGTH
L23	S56°13'44"W	16.00'
L24	N33°46'16"W	21.33'
L25	S58°35'54"E	3.21'
L26	N20°31'16"W	14.04'
L27	N32°46'16"W	7.64'
L28	N20°31'16"W	11.72'
L29	S16°36'41"E	16.92'
L30	N32°46'16"W	21.50'
L31	N7°35'56"W	17.36'
L32	N04°16'11"E	0.50'
L33	N85°43'49"W	24.00'
L34	N08°05'28"W	15.69'
L35	N37°26'36"W	11.69'
L36	N84°00'33"E	24.00'
L37	N05°59'27"W	21.06'
L38	S13°35'54"E	5.54'
L39	S58°35'54"E	28.97'
L40	N76°24'06"E	5.54'
L41	N13°35'54"W	5.54'
L42	N58°35'54"W	28.97'
L43	S76°24'06"W	5.54'
L44	S11°16'25"W	9.11'

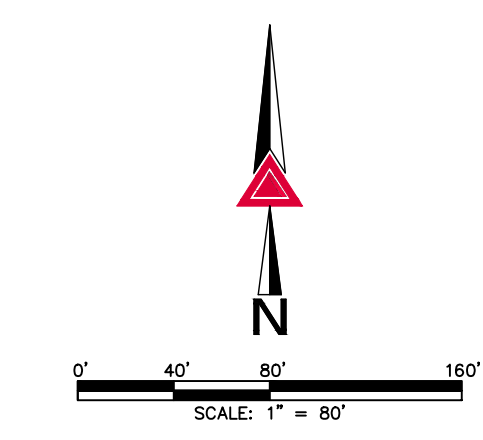
LINE	BEARING	LENGTH
L45	N83°46'13"E	8.45'
L46	S76°24'06"W	5.54'
L47	N58°35'54"W	28.97'
L48	N13°35'54"W	9.34'
L49	S36°46'46"W	13.29'
L50	N05°59'27"W	15.99'
L51	S84°00'33"W	11.87'
L52	N05°59'27"W	10.00'
L53	N84°00'33"E	11.79'
L54	N58°35'54"W	3.49'
L55	N31°24'06"E	10.00'
L56	N31°24'06"E	10.00'
L57	S58°35'54"E	13.50'
L58	N87°45'54"W	21.21'
L59	S05°40'10"W	53.04'
L60	N31°24'06"E	13.50'
L61	S58°35'54"E	11.88'
L62	N31°50'59"E	15.00'
L63	N58°35'54"W	12.00'
L64	S58°35'54"E	4.09'
L65	N76°02'03"E	20.32'
L66	N58°35'54"W	10.00'

MONUMENT SYMBOL LEGEND

- SET NO. 5 X 18" REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC LS 38636"
- FOUND NO. 5 REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC LS 38636"
- FOUND 3" PIPE WITH 3-1/4" BRASS CAP STAMPED "DWD LS 16398 1994 ROW"
- ◆ FOUND SECTION CORNER AS SHOWN HEREON

LEGEND

- U.E. UTILITY EASEMENT
- W.E. WATER EASEMENT
- D.E. DRAINAGE EASEMENT
- S.S.E. SANITARY SEWER EASEMENT
- (ROW) RIGHT-OF-WAY
- (NR) NON-RADIAL



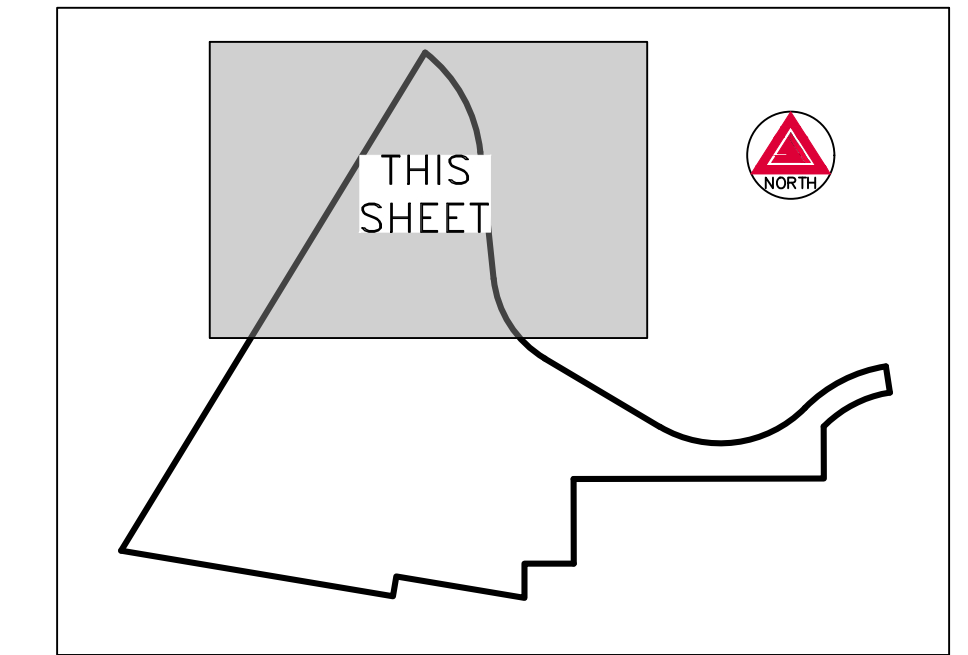
FOR REVIEW

FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC

<p>AzTec Proj. No.: 124024-03</p>	<p>300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com</p>	<p>DEVELOPER STERLING RANCH DEVELOPMENT COMPANY</p>	<p>DATE OF PREPARATION: 2024-03-21</p>
		<p>8155 PINEY RIVER AVENUE, SUITE 200 LITTLETON, CO 80125 303.202.6800</p>	<p>SCALE: 1" = 80'</p> <p>SHEET 3 OF 7</p>

STERLING RANCH FILING NO. 5C 1ST AMENDMENT

A MINOR DEVELOPMENT PLAT OF LOT 1, STERLING RANCH FILING NO. 5C, A PORTION OF PLANNING AREA D2 AND RP
SITUATED IN THE WEST HALF OF SECTION 31, TOWNSHIP 6 SOUTH,
RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF DOUGLAS, STATE OF COLORADO.
12.387 ACRES - 109 RESIDENTIAL LOTS - 14 TRACTS SB2024-022



KEY MAP
N.T.S.

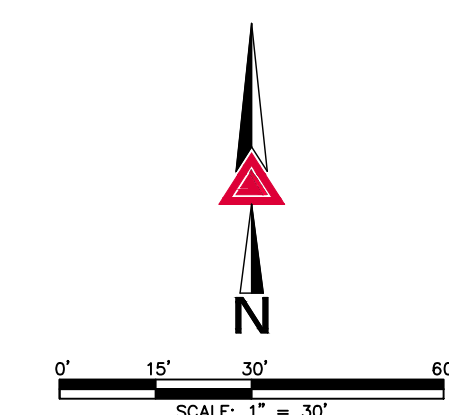
MONUMENT SYMBOL LEGEND

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- FOUND NO. 5 REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC LS 38636"
- FOUND 3" PIPE WITH 3-1/4" BRASS CAP STAMPED "DWD LS 16398 1994 ROW"
- FOUND SECTION CORNER AS SHOWN HEREON

LEGEND

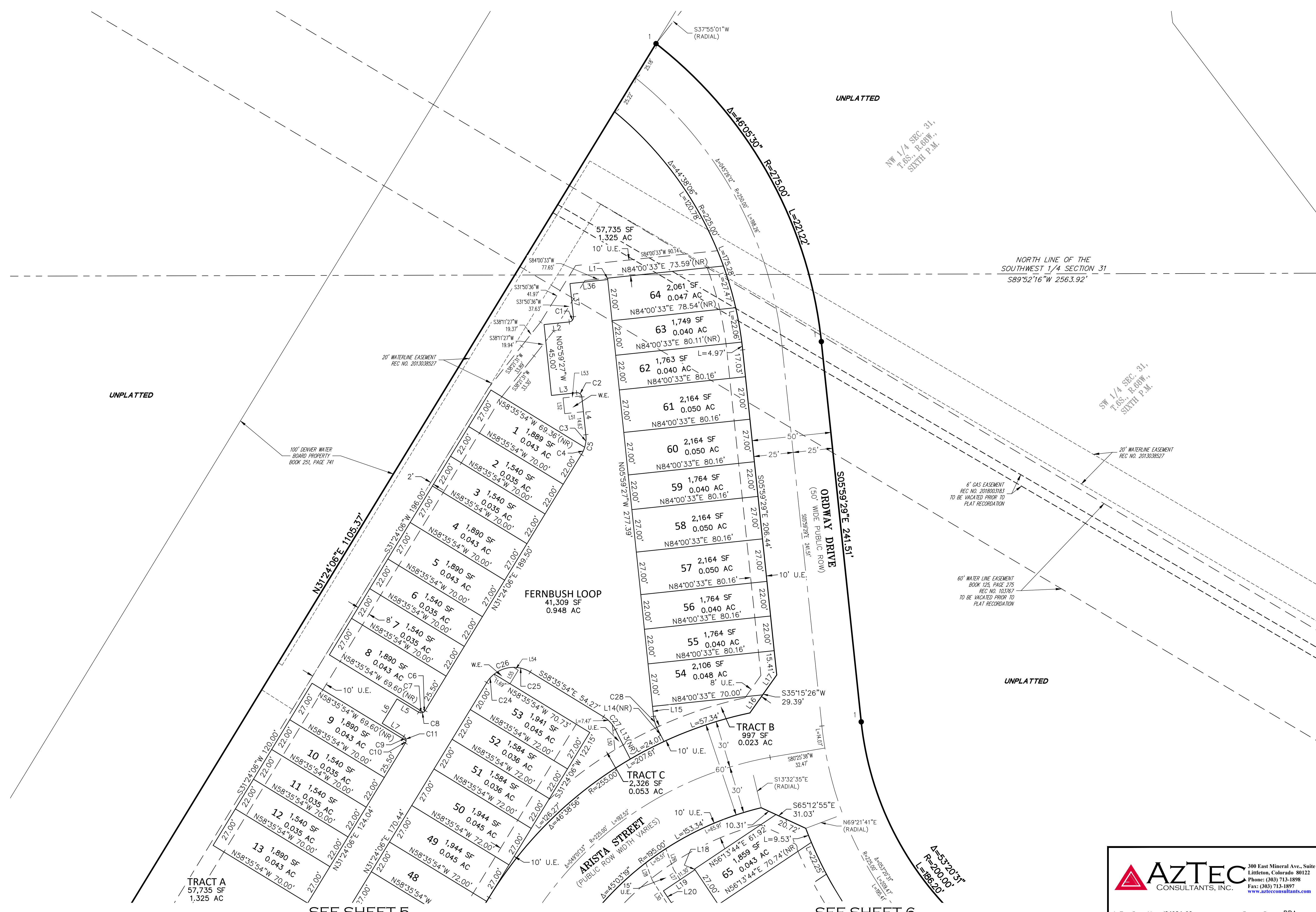
- U.E. UTILITY EASEMENT
- W.E. WATER EASEMENT
- D.E. DRAINAGE EASEMENT
- S.S.E. SANITARY SEWER EASEMENT
- (ROW) RIGHT-OF-WAY
- (NR) NON-RADIAL

SEE SHEET 3 FOR
LINE AND CURVE
TABLES



FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC



SEE SHEET 5

SEE SHEET 6

AZTEC
CONSULTANTS, INC.

300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com

AzTec Proj. No.: 124024-03 Drawn By: RBA

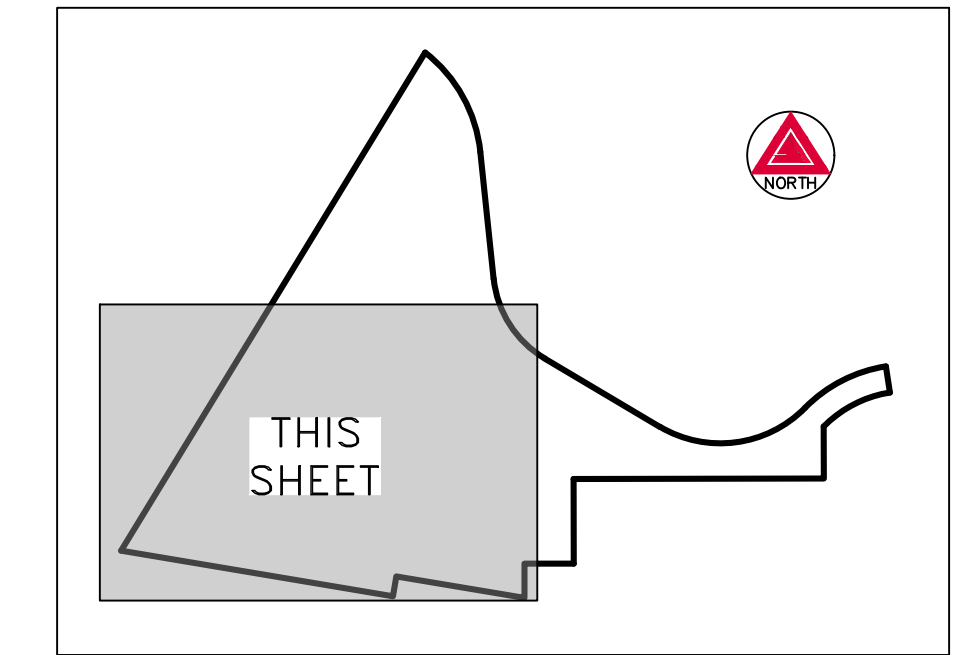
DEVELOPER
STERLING RANCH
DEVELOPMENT COMPANY

8155 PINEY RIVER AVENUE, SUITE 200
LITTLETON, CO 80125
303.202.6800

DATE OF PREPARATION:	2024-03-21
SCALE:	1" = 30'
SHEET 4 OF 7	

STERLING RANCH FILING NO. 5C 1ST AMENDMENT

A MINOR DEVELOPMENT PLAT OF LOT 1, STERLING RANCH FILING NO. 5C, A PORTION OF PLANNING AREA D2 AND RP SITUATED IN THE WEST HALF OF SECTION 31, TOWNSHIP 6 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO.
12.387 ACRES - 109 RESIDENTIAL LOTS - 14 TRACTS SB2024-022



KEY MAP
N.T.S.

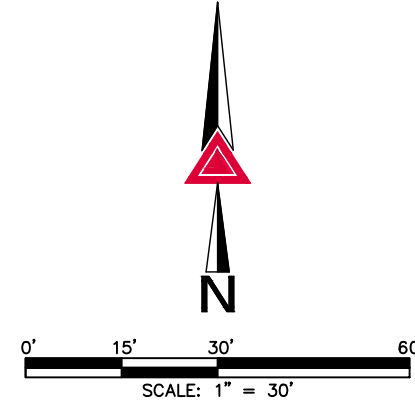
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LEGEND

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- S.S.E. SANITARY SEWER EASEMENT
- (ROW) RIGHT-OF-WAY
- (NR) NON-RADIAL

SEE SHEET 3 FOR
LINE AND CURVE
TABLES



FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.



LOT 2
STERLING RANCH
FILING NO. 5C
REC. NO. 2024020591

AZTEC
CONSULTANTS, INC.
300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1899
Fax: (303) 713-1897
www.aztecconsultants.com

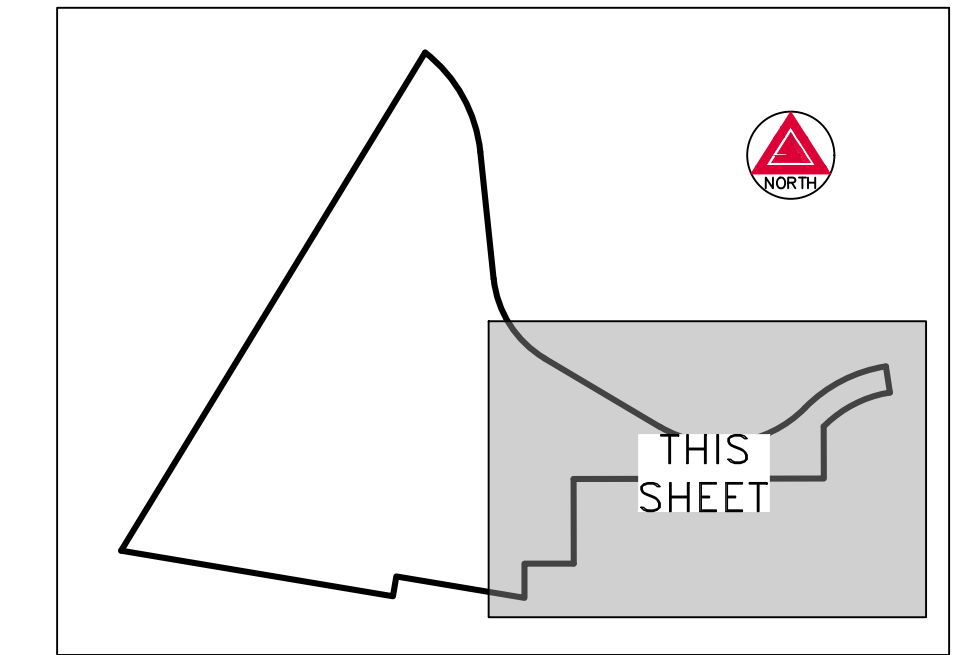
DEVELOPER
STERLING RANCH
DEVELOPMENT COMPANY
8155 PINEY RIVER AVENUE, SUITE 200
LITTLETON, CO 80125
303.202.6800

DATE OF PREPARATION:	2024-03-21
SCALE:	1" = 30'
SHEET 5 OF 7	

AzTec Proj. No.: 124024-03 Drawn By: RBA

STERLING RANCH FILING NO. 5C 1ST AMENDMENT

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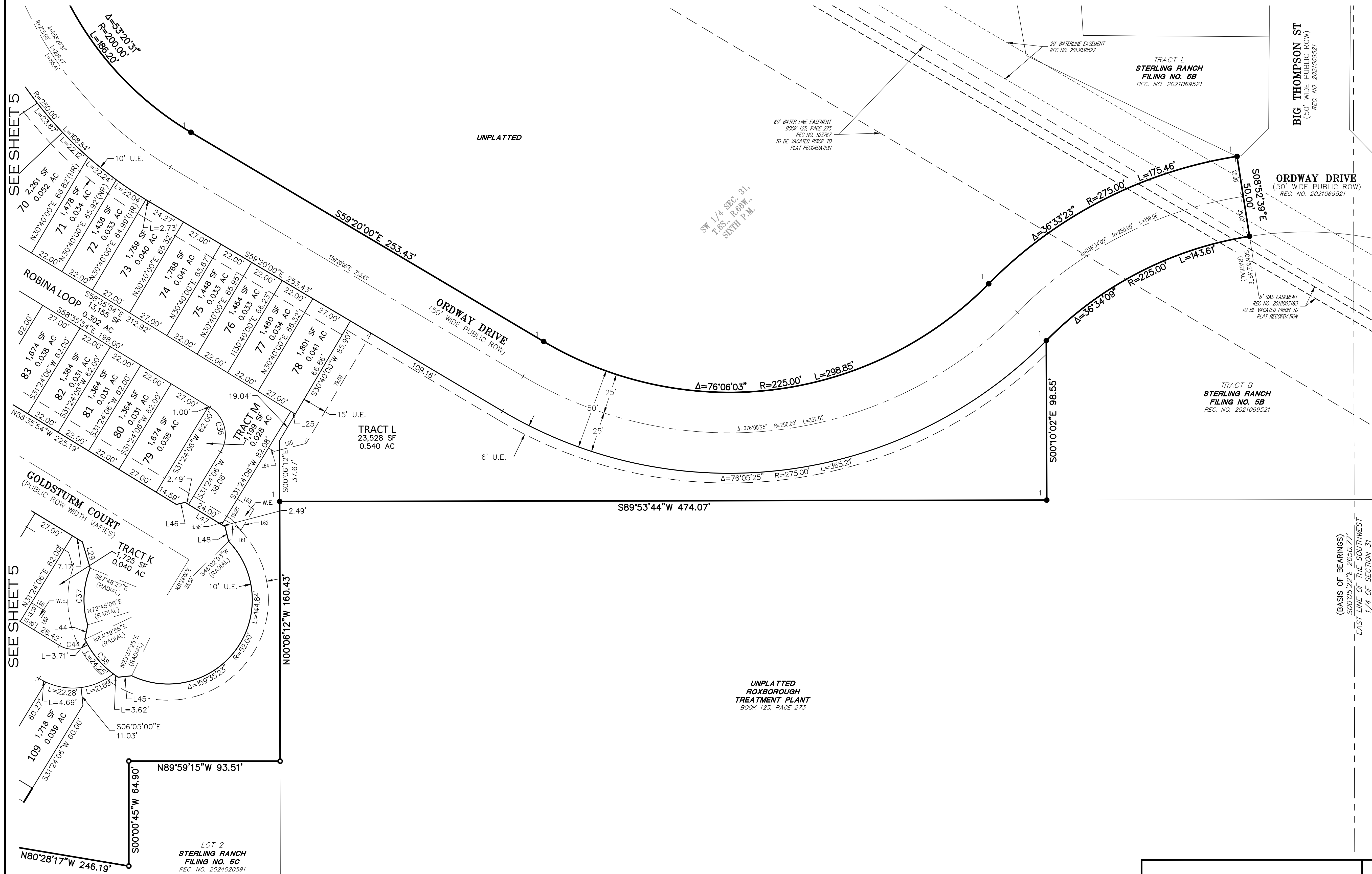


MONUMENT SYMBOL LEGEND

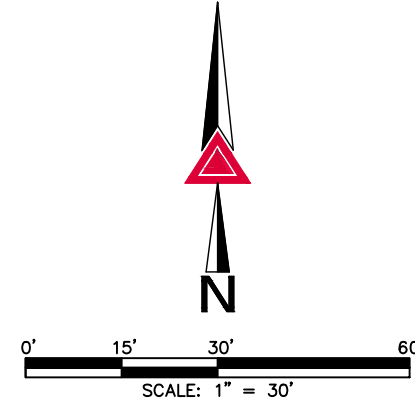
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- (ROW) RIGHT-OF-WAY
- (NR) NON-RADIAL



(BASIS OF BEARINGS)
S00°05'22"E 2650.77'
EAST LINE OF THE SOUTHWEST
1/4 OF SECTION 31



SEE SHEET 3 FOR
LINE AND CURVE
TABLES

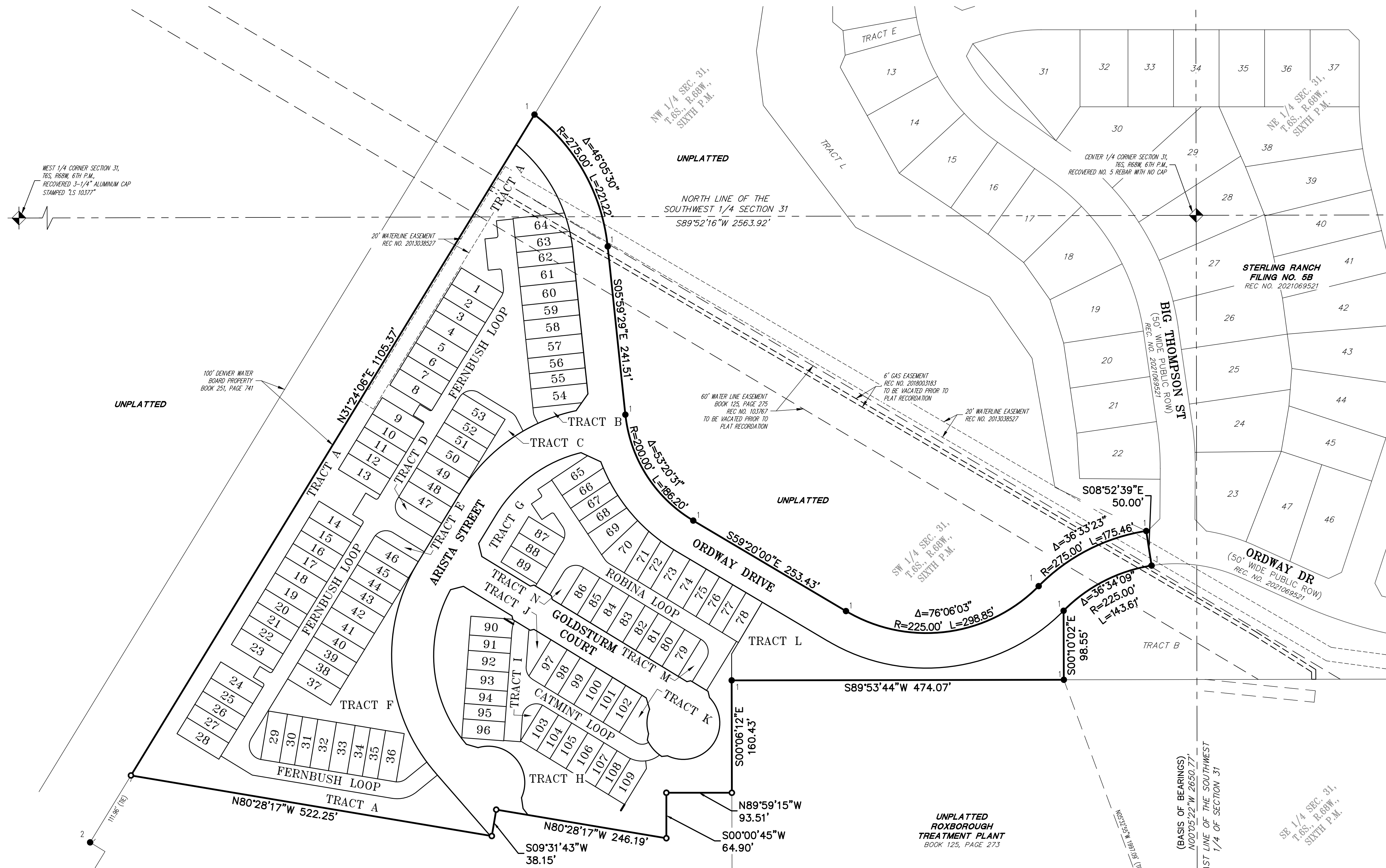
FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

 300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com	DATE OF PREPARATION:	2024-03-21
	SCALE:	1" = 30'
DEVELOPER STERLING RANCH DEVELOPMENT COMPANY 8155 PINEY RIVER AVENUE, SUITE 200 LITTLETON, CO 80125 303.202.6800	SHEET 6 OF 7	

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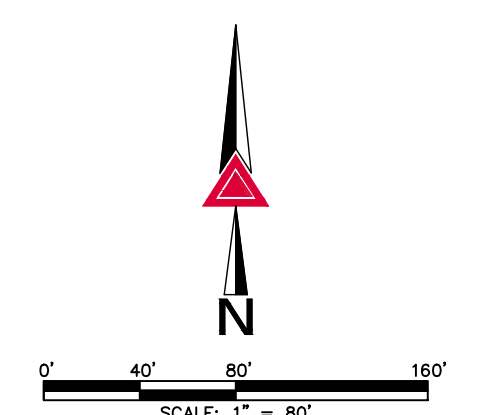


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AzTec Proj. No.: 124024-03 Drawn By: RBA

DEVELOPER
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DEVELOPMENT COMPANY

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LITTLETON, CO 80125
303.202.6800

DATE OF PREPARATION:	2024-03-21
SCALE:	1" = 80'
SHEET 7 OF 7	