

## Final Plat Staff Report

**Date:** February 23, 2026  
**To:** Douglas County Board of County Commissioners  
**Through:** Douglas J. DeBord, County Manager *SK for KCC*  
**From:** Kati Carter, AICP, Director of Community Development  
**CC:** Brett Thomas, AICP, Chief Planner  
Jeanette Bare, AICP, Planning Manager  
Steven E. Koster, AICP, Deputy Director of Community Development  
**Subject:** **Sterling Ranch Filing No. 7C - Final Plat**  
**Project File:** **SB2024-060**

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<b>Board of County Commissioners Meeting:</b>	<b>March 11, 2025 @ 2:30 p.m.</b>
<b>Board of County Commissioners Second Meeting:</b>	<b>March 10, 2026 @ 2:30 p.m.</b>

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### **I. EXECUTIVE SUMMARY**

The request is for approval of Sterling Ranch Filing No. 7C (Filing 7C), the third final plat application associated with Sterling Ranch Preliminary Plan No. 7 (Preliminary Plan 7). The Board of County Commissioners (Board) previously approved the final plat for Filing 7C on March 11, 2025; however, the applicant has since revised the plat layout and is seeking Board re-approval of the application. The plat has not yet been recorded. The nature of the proposed changes is beyond those covered by the Board's standard condition of approval which allows the applicant to make technical corrections to the plat exhibit prior to plat recordation.

The property is located east of Roxborough Park Road, approximately 3,000 feet north of its intersection with Waterton Road. The property is 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).

The applicant proposes 428 residential lots, 36 tracts, and associated public roads and private alleys on 47.04 acres. This is a reduction of 2 residential lots and an increase of 4 tracts when compared to the final plat approved by the Board last year. The primary change to the previously approved plat is a 400-foot extension of Joy Sedum Avenue to connect with Roxborough Park Road to the west of Filing 7C. The applicant is also requesting that one of the conditions of approval relative to a plat note requested by Xcel be removed and handled through the County's standard utility dedication and acceptance plat language.

Approximately 9 acres of open space are proposed within Filing 7C. 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 updated engineering reports, studies, and plans for the Filing 7C subdivision 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 meeting on March 10.

## **II. APPLICATION INFORMATION**

### **A. Applicant**

Sterling Ranch LLC  
8155 Piney River Avenue, Suite 200  
Littleton, Colorado 80125

### **B. Applicant's Representative**

Kevin Johnk  
Sterling Ranch Development Company  
8155 Piney River Avenue, Suite 200  
Littleton, Colorado 80125

### **C. Request**

Approval of a final plat consisting of 428 residential lots, 36 tracts, and associated public roads and private alleys on 47.04 acres within the Sterling Ranch PD.

### **D. Process**

A final plat application is processed pursuant to Article 5 of the Douglas County Subdivision Resolution (DCSR). Article 5 states the intent of the process is "To provide for the review of the final engineering plans, the subdivision improvement agreement, public dedications, and other legal agreements."

Per Section 504.06 of the DCSR, "The Board shall evaluate the final plat, staff report, referral agency comments, applicant responses, and public comment and testimony, and shall approve, approve with conditions, continue, table for further study, or deny the final plat. The Board's action shall be based on the evidence presented; compliance with adopted County standards, regulations, and policies; and other guidelines."

### **E. Location**

The site is located east of Roxborough Park Road, approximately 3,000 feet north of its intersection with Waterton Road. To the north of the site is Sterling Ranch Filing 7B. South and east of the site is Sterling Ranch Filing 7A. A 2040 CMP land use map, zoning map, and aerial map are attached to the staff report and show the general location of the project area.

**F. Project Description**

The final plat has been redesigned since its prior approval to extend Joy Sedum Avenue west for approximately 400 feet to provide an additional point of access with Roxborough Park Road. The new layout proposes 428 residential lots, two less than previously approved. The site design provides approximately 9 acres of open space overall. Tract V is proposed as a one-acre park.

Proposed residential areas within the Villages District may utilize either a clustered or traditional neighborhood development. Depending on the type of neighborhood proposed, the Sterling Ranch PD requires the developer to select a mix of character zones, which establish the development standards that are applicable to the filing. The applicant has submitted a traditional neighborhood development which designates lots as Character Zone C5. The proposed lots meet the minimum lot size requirements of Character Zone C5.

**G. Background**

The site was rezoned from Agricultural One (A-1) and Rural Residential (RR) 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.

In October of 2022, the Board reviewed and approved Preliminary Plan 7 consisting of 1,667 residential lots, five superblock lots, 117 tracts, and associated public roads and private drives, of which this site is a part. This final plat layout substantially conforms to the approved Preliminary Plan 7. Filing 7C was previously approved by the Board on March 11, 2025.

**H. Adjacent Land Uses and Zoning**

The project area is east of Roxborough Park Road. Portions of Filing 7A are to the east and south, Filing 7B is located north of the site. Unplatted portions of the Sterling Ranch development are located to the west of the site across Roxborough Park Road. The following table reflects those zone districts and land uses surrounding the PD.

**Zoning and Land Use**

Direction	Zoning	Land Use
North	Planned Development	Residential
South	Planned Development	Residential
East	Planned Development	Residential
West	Planned Development	Unplatted Sterling Ranch Development

### **III. PHYSICAL SITE CHARACTERISTICS**

#### **A. Site Characteristics and Constraints**

The site is predominantly vegetated with grasses and has historically been used as a cattle ranch. The site generally slopes to the northwest from a high point along the east. There are no known Class 3 Geologic Hazards in the vicinity of Filing 7C.

#### **B. Access**

Access to the site will be provided from Sterling Ranch Avenue to the north, and Hooper Street from the south and east. With the revised layout, Filing 7C now proposes to extend Joy Sedum Avenue to take direct access to Roxborough Park Road. Internal subdivision roads will be public and dedicated to Douglas County, with the exception of the private drives which provide access to alley-loaded residential lots.

As noted in proposed condition #3, the applicant is required to provide payment to Douglas County towards overall capacity improvements for the State Highway System (e.g.: U.S. Highway 85) in accordance with the commitments set forth in the Sterling Ranch PD. The amount of the fee is adjusted for inflation in accordance with the PD, and the final fee amount will be calculated and paid prior to recordation of the final plat.

#### **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 Filing 7C.

The Supplemental Geotechnical Site Development Study provided by the applicant indicates that if the site is overexcavated, structures could likely be founded on spread or pad type footings with footings below frost depth. The study notes foundation walls should not be used for retaining walls due to lateral earth pressures. Floors and flatwork being considered for construction on-grade will require a specific risk analysis due to the potential for slab movement. In addition, foundation subsurface drainage systems will be necessary for all below grade areas. The study also notes foundation backfill should be moistened and compacted to reduce future settlement.

The Colorado Geological Survey (CGS) reviewed the request at the time of Preliminary Plan 7 and noted no geologic constraints are present that would preclude the proposed uses and density.

#### **D. Drainage and Erosion**

The stormwater flows associated with Filing 7C are split into two basins. The northeast portion of the site generally drains north to stormwater detention and water quality facilities within Filing 7B. The southwest portion of the site generally drains northwest towards future Filing 7D. The Phase III Drainage Report and plans were approved by Public Works Engineering in March 2025.

#### **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 to moderate 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.

During its review of Preliminary Plan 7, Colorado Parks and Wildlife (CPW) noted if any earth-moving will begin between March 15 and October 31, a burrowing owl survey should be performed. In addition, CPW recommended future residents be provided with CPW guidance and documentation on human-wildlife conflict prevention and mitigation.

#### **G. Historic Preservation**

ERO Resources Corporation conducted an on-site cultural resource survey of the Preliminary Plan 7 area in 2010 and 2016 and prepared a report in September of 2021. That survey and report did not identify any sites eligible for listing in the State Register of Historic Places, historic properties, or properties of historic significance within the boundary of Filing 7C.

During its review of Preliminary Plan 7, Douglas County Historic Preservation noted the project narrative addresses cultural resource mitigation and had no further recommendations. The Sterling Ranch PD establishes a protocol for protection of archaeological, paleontological, or historic resources identified during construction that is noted on each plat.

### **IV. PROVISION OF SERVICES**

The revised layout of Filing 7C does not affect the provision of services (schools; fire protection; sheriff services; water; sanitation; and parks, trails, and open space) previously reviewed and approved by the Board in March of 2025.

The Board's March 2025 approval included a condition that "Prior to recordation of the final plat, the applicant shall coordinate with Xcel Energy on an agreement to establish adequate provision for electric and natural gas service to the satisfaction of Douglas County." Specifically, Xcel had requested that a plat note be added to the final plat. The applicant is requesting the condition of approval be removed from Filing 7C and the Filing 7C plat be recorded with the standard language utilized in the County's dedication statement. The applicant's request letter is included as an attachment to the staff report. No other changes are proposed to the provision of utility services.

### **V. PUBLIC NOTICE AND INPUT**

Courtesy notifications of an application in process were mailed to all abutting landowners. No public comments were received. All referral agency comments are outlined in the

Referral Agency Response Report, as well as the Referral Response Letters, attached to this staff report.

## **VI. STAFF ANALYSIS**

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

### **503.01: 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. Filing 7C is consistent, on balance, with the goals and objectives of the 2040 CMP for urban development within this part of the County.*

*Article 1, Section 106.05 of the DCSR makes clear that "the individual goals, objectives, and policies of the Master Plan are not, themselves, approval standards." It goes on to state that "The Board will consider the diversity of community values, applicable laws and regulations, private property rights, and unique characteristics of each application when balancing the goals, objectives, and policies set forth in the Master Plan."*

*Consistent with Urban Land Use Goal 2-1, the request proposes urban development in a designated urban area, specifically the Chatfield Urban Area. Goal 2-1 also encourages development that supports healthy communities. Filing 7C provides pedestrian and bicycle facilities that provide residents the opportunity for physical activity. Goals 2-2 and 2-10 note any new development shall provide appropriate trail improvements and significant open space. Consistent with Goals 2-3 and 2-12 and their policies, the applicant is providing a neighborhood green in Filing 7C, and regional parks and trails for pedestrians and cyclists in adjacent Filing 7A. In accordance with Goals 2-5 and 2-11, Filing 7C is located away from environmentally visually sensitive lands. As also encouraged in Goal 2-6, the street hierarchy provide a sense of order and minimizes the use of cul-de-sacs. The mix of housing types fosters a balanced community consistent with Goal 2-7.*

*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. Objective 5-2A states that a cooperative approach to planning for educational facilities should be maintained.*

*In accordance with Goal 5-8, the Sterling Ranch PD commitments establish a program for preservation of archaeological resources.*

*The applicant and Engineering have worked closely to ensure rights-of-way are adequate to accommodate all street users and functions in accordance with the policies of Goal 6-1.*

*Goal 6-2 provides that local roads are designed to serve the purpose and scale of the neighborhood.*

*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, wildlife movement corridor, overland connection, proposed wildlife link, or wildlife crossing area.*

**503.02: Addresses the design elements established in Article 4, Section 404.**

*Staff Comment: The final plat has addressed all applicable subdivision design elements as noted herein. These elements were evaluated at the time of preliminary plan approval. The final plat design is consistent with the preliminary plan.*

*Per Section 404.01 - As required in the Sterling Ranch PD, the applicant has submitted a neighborhood plan which designates a traditional neighborhood development with Character Zone C5. Each of the proposed lots meets the minimum lot size requirements of Character Zone C5.*

*Per Section 404.02 - Geotechnical conditions have been reviewed and determined there are no geologic constraints present that would preclude the proposed uses and density.*

*Per Section 404.03 - Conflicts with surrounding land uses are minimized through orientation of lots and tracts.*

*Per Section 404.04 - Drainage and grading designs have been reviewed and approved by Engineering.*

*Per Section 404.05 - In general, the project integrates portions of natural terrain, drainage areas, and vegetation into the subdivision layout.*

*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 Filing 7C and is included as a note on the final plat exhibit.*

*Per Section 404.07 - Appropriate opportunities for vehicular, pedestrian, trail and parkland connections are possible via the proposed road and trail network and the overall Sterling Ranch PD.*

*Per Section 404.08 - Recommendations within technical studies, including the geotechnical report, drainage report, and traffic impact analysis, are implemented through the review*

*and approval of construction plans. Engineering indicates that the updated engineering reports, studies, and plans have been reviewed and approved subject to technical corrections and will be finally approved before the Board meeting on March 10, 2026.*

**503.03: Conforms with Section 18A, Water Supply Overlay District, of the Zoning Resolution.**

*Staff Comment: For Sterling Ranch, the Appeal sets forth approval standards for all Development Applications. Conformance with the water supply approval standards was evaluated at the time of preliminary plan, with required information and service commitments reaffirmed with the final plat application as noted below. The water supply for Preliminary Plan 7 was reviewed and approved by the Board in October of 2022. The applicant submitted water supply documentation for the 7C final plat which confirms continued compliance with the approval standards set forth in Section 3 of the Water Appeal.*

**503.04: Provides for a public wastewater collection and treatment system and, if other methods of wastewater collection and treatment are proposed, such systems 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. Dominion has provided a will-serve commitment which states that permanent treatment capacity is available via the existing or upgraded CBWRF to serve all approved platted lots within Sterling Ranch. The Douglas County Health Department has provided a favorable recommendation regarding proposed sanitary service.*

**503.05: 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.**

*Staff Comment: A preliminary geotechnical study and a preliminary soil and foundation study were reviewed by CGS at the time of preliminary plan. CGS reviewed the proposed development and noted that "No geologic constraints are present that would preclude the proposed use(s) and density.*

**503.06: Provides adequate drainage improvements.**

*Staff Comment: Engineering has reviewed and approved the Phase III Drainage Report and plans in March 2025.*

**503.07: Provides adequate transportation improvements.**

*Staff Comment: The applicant's TIS was reviewed and approved in March 2025. The revised construction plans, accounting for the extension of Joy Sedum Avenue, have been reviewed and approved by Engineering subject to minor technical corrections.*

**503.08: Protects significant cultural, archaeological, natural and historical resources and unique landforms.**

*Staff Comment: ERO Resources Corporation conducted an on-site cultural resource survey of the Preliminary Plan 7 area in 2010 and 2016 and prepared a report in September of*

2021. That survey and report determined no historic properties and no properties of historic significance within the boundary of Filing 7C would be adversely affected. The Sterling Ranch PD establishes a protocol for protection of archaeological, paleontological, or historic resources identified during construction that is noted on each plat.

**503.09: Has available all necessary services, including fire and police protection, recreation facilities, utility services, 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 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 meeting on March 10. Xcel has noted that additional easements may need to be provided by separate recorded instrument if additional utility facilities are necessary to serve Filing 7C.*

## **VII. STAFF ASSESSMENT**

Staff has evaluated the revised final plat request in accordance with Article 5 of the DCSR. Engineering indicates that the updated engineering reports, studies, and plans required for the final plat have been reviewed and approved subject to minor technical corrections. Final construction plan approval will be accomplished prior to the Board meeting on March 10.

Should the Board find that the approval standards for the final plat are met, the following proposed conditions should be considered for inclusion in the motion:

1. Prior to recordation of the final plat, the applicant shall provide payment in the amount of \$1,500.00 per single-family dwelling unit to the Douglas County School District for capital mitigation. For multi-family dwelling units within the final plat, the applicant shall provide payment in the amount of \$750.00 per unit to the Douglas County School District for capital mitigation prior to site improvement plan approval.
2. Prior to recordation of the final plat, 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.
3. Prior to recordation of the final plat, the property within Filing 7C shall be included into one or more of the Sterling Ranch Metropolitan Districts.
4. Prior to recordation of the final plat, the private telecommunication easements shall be recorded, and reception numbers noted on the final plat exhibit.
5. Prior to recordation of the final plat, technical corrections to the final plat exhibit shall be made to the satisfaction of Douglas County.

6. Colorado Division of Wildlife literature shall be made available to prospective homebuyers concerning the possible presence of wildlife and shall be available at all times.
7. A burrowing owl survey shall be performed if any earth-moving will begin between March 15 and October 31.
8. All commitments and promises made by the applicant or the applicant's representative during the public meeting 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.

<b>OFFICE USE ONLY</b>		PROJECT FILE #:
PROJECT NAME: _____	_____	
PROJECT TYPE: <u>Final Plat</u>	PLANNING FEES: _____	
MARKETING NAME: <u>Filing 7C</u>	_____	
SITE ADDRESS: <u>State Parcel: 222930300006</u>	ENGINEERING FEES: _____	
OWNER(S):	_____	
Name(s): <u>Sterling Ranch, LLC</u>	TOTAL FEES: _____	
Address: <u>8155 Piney River Ave, Suite 200, Littleton, CO 80125</u>	_____	
Phone: <u>303-881-7119</u>	RELATED PROJECTS: _____	
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 #: 7B Lot #: \_\_\_\_\_ Block #: \_\_\_\_\_ Section #: 30 Township: 6S Range: 68W

STATE PARCEL NUMBER(S): State Parcel: 222930300006

**ZONING:**

Present Zoning: PD Proposed Zoning: PD Gross Acreage: 46.058

Gross Site Density (DU per AC): 9.4 # of Lots or Units Proposed: 432

**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 Freble's Meadow Jumping Mouse.***

  
 \_\_\_\_\_  
 Applicant Signature

\_\_\_\_\_  
 09/19/2024  
 Date



**Project Narrative for Revisions to Approved Sterling Ranch Filing 7C Final Plat  
March 11, 2025 (Approval of Final Plat);  
February 17, 2026 (Revised Final Plat)**

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**Property Owner:**

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

**Applicant:**

Sterling Ranch Development Company  
8155 Piney River Avenue  
Littleton, Colorado 80125  
Kevin Johnk, PE  
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[kevin.johnk@sterlingranchcolorado.com](mailto:kevin.johnk@sterlingranchcolorado.com)

**Legal:**

Bruce James  
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410 Seventeenth Street, Suite 2200  
Denver, Colorado, 80202-4432

**Civil Engineer:**

Kimley-Horn and Associates, Inc.  
6200 S Syracuse Way, Suite 300  
Greenwood Village, Colorado 80111  
Caitlin Sheahan, PE  
(970) 986-6784  
[caitlin.sheahan@kimley-horn.com](mailto:caitlin.sheahan@kimley-horn.com)

**Land Planner:**

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200 Kalamath  
Denver, Colorado 80223  
Curtis Davidson  
(303) 531-4905  
[Curtis@pcsgroupco.com](mailto:Curtis@pcsgroupco.com)

**Transportation Engineer:**

Fox Tuttle Transportation Group  
1580 Logan Street, 6<sup>th</sup> Floor  
Denver, Colorado 80203  
Cassie Slade, PE, PTOE  
(303) 652-3571  
[cassie.slade@foxtuttle.com](mailto:cassie.slade@foxtuttle.com)

**PROPOSED REVISIONS OVERVIEW**

Sterling Ranch is seeking to revise the approved Filing 7C Final Plat to make the following change:

- Extend Joy Sedum Avenue approximately 400' to provide a connection between Roxborough Park Road and Hooper Street.

This extension will remove two lots from the approved Plat, reducing the overall number of single family lots within Filing 7C to 428 total.

Since the original approval of this Final Plat, there have been a number of popular community amenities added to the nearby neighborhoods including the Burns Regional Park Pickleball courts and the development of a new linear park with an impressive outdoor climbing wall. The addition of this roadway connection will improve connectivity and equity for more of the Sterling Ranch community to access these amenities more-easily.

Additionally, this connection will also further strengthen emergency service responses, as it will add another point of access to this area.

Lastly, as the adjacent home lots have rear-facing alleyways, the extended roadway will provide for more street-parking for guests of homeowners.

The decrease in total homes will result in reduced traffic, reduced water system demands, and reduced demands upon service providers & agencies in marginal amounts from the original approved Final Plat.

There are no other changes of note within this requested revision. As such, the Final Plat still honors all of the approval criteria set out in Section 503 of the Douglas County Subdivision Resolution that was approved unanimously by the Board of County Commissioners on March 11, 2025.

### 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. 7C Final Plat land use application (“Filing 7C”).

#### A. Background.

Filing 7C is the third plat submitted to Douglas County related to Preliminary Plan 7. Preliminary Plan 7 was approved by the Douglas County Board of County Commissioners on October 11, 2022.

#### B. County Process.

A Final Plat application is processed pursuant to Article 5 of the *Subdivision Resolution*. Article 5 states the intent of the process is “To provide for the review of the final engineering plans, the subdivision improvement agreement, public dedications, and other legal agreements.”

Per section 504.06, “Staff will provide a staff report to the Board. The Board shall evaluate the final plat, staff report, referral agency comments, applicant responses, and public comment and testimony, and shall approve, approve with conditions, continue, table for further study, or deny the 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 Applicant requests approval of Filing 7C, which includes approximately ±46.058 acres and is located within Planning Area D2 of the Sterling Ranch Planned Development. Filing No. 7C is generally located west of Filing Nos. 5A and 5B, south of Sterling Ranch Avenue, north of Waterton Road, and east of Roxborough Park Road. It is directly west of Filing No. 7A.

D. Project.

The Applicant proposes 104 single-family detached lots, 180 duplex lots, and 144 townhome lots for a total of 428 lots. In addition, there are 32 tracts on 9.398 acres.

Filing 7C is currently part of Neighborhood D2.8 and is primarily designated as Character Zone C5, which allows for single family, multifamily, and commercial development. It also has a series of connected open space tracts designated as Character Zone C1. The proposed density of the site is in conformance with the Neighborhood Plan and meets the allowable density requirement of the C5 Character Zone.

Tract V (1.076 acres) within the project site is being proposed for park dedication. The park will be designed as part of a future Location and Extents (L&E) process. The Sterling Ranch Park Tracking Table has been updated to account for the required park dedication.

Access for the project is proposed from Hooper Street to the south and east and Sterling Ranch Avenue to the north as constructed per the approved Filing No. 7A plat.

E. Infrastructure.

To support the future development of Filing 7C, infrastructure related to roadways, water, sanitary sewer and storm sewer will be required within the site.

The Site will have four primary access points: connection to and extension of Sterling Ranch Ave and connection to Hooper Street in three (3) locations. Hooper Street will be located immediately east and south of Filing 7C. Filing 7A will extend Hooper Street from the intersection of Roxborough Park Road to Sterling Ranch Avenue. Sterling Ranch Avenue is located immediately north of Filing 7C and will be completed with the construction of Filing 7A. The proposed Filing 7C includes a continuation of Sterling Ranch Ave to Roxborough Park Road. All proposed accesses will be stop controlled. The connections to Roxborough Park Road will not be opened for travel with Filing 7C since existing roadway capacity within Sterling Ranch can accommodate the traffic. Connecting to Roxborough Park Road is shown to be needed with future Filing 7D.

A design of Roxborough Park Road from Waterton Road to Hooper Street is being provided with the submittal of Filing 7C. The design will be an interim condition with pavement for two lanes (one lane per direction) and curb and gutter on the east side of the ROW. North of Hooper Street, Roxborough Park Road will remain in its existing gravel condition. A barricade will be provided at the intersection of Sterling Ranch Ave and Roxborough Park Road, to ensure traffic is conveyed east to Ordway Drive. A barricade will also be provided north of the Roxborough Park Road and Hooper Street intersection. The Applicant will be requesting an extension to the current Roxborough Park Road closure. The "Sterling Ranch Filing No. 7C Traffic Analysis" submitted with the Filing 7C Final Plat provides a summary of timing and warrants for Roxborough Park Road. The full improvements to Roxborough Park Road will not be warranted until after future Filings 7D and 7E are constructed. The ultimate design for Roxborough Park Road will be a "Boulevard" cross-section as defined in the Roadway Design Standards for Sterling Ranch. The traffic generated by Filings 7B and 7C can be accommodated through existing streets east of Filing 7C (Sterling Ranch Avenue, Ordway Drive, Hooper Street, Middle Fork Street, and Taylor River Street).

Sanitary sewer will be provided through the 7C site. Flows will be conveyed in two directions: a portion of the Site will be conveyed north to the existing sanitary sewer line constructed as part of

Filing 7A, and a portion of the Site will be conveyed west to a new sanitary sewer line in Roxborough Park Road. All of the flow will ultimately be conveyed to tie into Roxborough Park Road sanitary sewer infrastructure constructed with the proposed Filing No. 7A. Flows are then routed west to the Lift Station 7. The site has been accounted for in the design of the downstream sanitary sewer system.

Potable water will be provided through the 7C site with proposed 20" DIP, 12" PVC, and 8" diameter PVC watermain loops. Seven connections to existing water main infrastructure are proposed: five connections will be made to the stubs provided by Filing 7A along Hooper Street, one connection to and extension of the 12" PVC water main in Sterling Ranch Ave will be provided, and one connection to and extension of the 20" DIP water main in Roxborough Park Road will be provided. Filing 7C 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 7C 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 7C 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 September 5, 2024, and a CAB Will Serve Letter dated September 6, 2024.

Storm sewers have been designed within Filing 7C to capture flows from the proposed developed site and convey them to two locations: 1) the northeast corner of Filing 7C, where the storm sewer will tie into Filing 7A infrastructure to outfall to Pond F30 and 2) the western portion of Filing 7C where the storm sewer will outfall into a temporary channel to provide conveyance to Pond D10. Pond F30 was designed to provide water quality and detention for stormwater flows from Filing 7A, 7B, and the northern portion of Filing 7C. Pond F30 will discharge controlled stormwater to Unnamed Tributary 3 per the Master Drainage Study. Pond D10 is currently being designed to provide water quality and detention for stormwater flows from the southern portion of Filing 7C as well as future Filings 7D and 7E. Pond D10 will discharge controlled stormwater to Rampart Gulch per the Master Drainage Study.

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 access, utilities, drainage, and landscape. Easements for utilities include dry utilities, telecommunications, water mains, and sanitary sewer facilities. Drainage easements are shown for public storm sewers. The Plat identifies the type and location of tracts and easements required for the site.

## Compliance with FINAL PLAT Approval Standards

### **503.01 Filing 7C conforms with the goals, objectives, and policies of the Master Plan.**

Filing 7C is located within the boundaries of Preliminary Plan No. 7, which is located within the Chatfield Urban Area as identified in Section 2 of the 2040 Comprehensive Master Plan. Consistent with General Urban Land Use Goal 2-1, Filing 7C proposes urban development in a designated urban area, specifically the Chatfield Urban Area (See Maps 1.1 and 2.1). Consistent with Goal 2-5, the PD commitments establish a program for preservation of archaeological resources; a Class III Cultural Resources Survey was included with the Preliminary Plan 7 submittal, to ensure that impacts on natural and historic resources are avoided or minimized. The Sterling Ranch Road Design Standards, most recently updated and approved by Douglas County in July 2018, are consistent with the 2040 CMP Goals 6-1 & 6-2 that encourages roundabouts in lieu of traffic signals and shorter street lengths with interconnected trails and sidewalks that promote a walkable community. Partnerships with regional water providers, minimizing water consumption, promoting the use of conjunctive use water systems and bringing renewable water supplies to Douglas County each advance the policies in Goal 7-1.

### **503.02 Filing 7C addresses the design elements established in Article 4, section 404.**

#### **A. 404.01**

As illustrated in the Final Plat, related construction drawings, and the Neighborhood Plan, lots conform in size to those allowed in Character Zone C5 of the Sterling Ranch PD.

#### **B. 404.02**

The proposed subdivision avoids Class 3 geologic hazards and mitigates other geologic hazards. Drainage improvements will be conveyed as noted in the Master Drainage Study. Please see the "Geotechnical Site Development Study, A portion of Sterling Ranch Filing 7 (East), Douglas County, Colorado", prepared by A. G. Wassenaar and dated July 22, 2021.

#### **C. 404.03**

Filing 7C is located within the boundaries of the Sterling Ranch PD and has been designed such that the subdivision is complementary with Sterling Ranch Filings 1, 2, 4A – 4C, 5A – 5C, 6A – 6C, 7A, and 7B.

#### **D. 404.04**

Streets have been planned and designed to meet the Sterling Ranch Road Design Standards, Douglas County Roadway Design and Construction Standards, and the Sterling Ranch Community Authority Board Design Standards. Sterling Ranch Avenue and Hooper Street will serve as the primary avenue access to Middle Fork Street and Ordway Drive provides local street access to Filing 5B.

Streets within Filing 7C will be a mix of public Local Streets (50' standard cross-section for single family development) and 24-ft Private Streets as described in the approved Sterling Ranch Road Design Standards.

The drainage system for the project will convey drainage northwest to Unnamed Tributary 3 and west to Rampart Gulch, as outlined in the Master Drainage Study. As outlined in the Phase III

Drainage Report, this system has been designed to meet the Sterling Ranch Road Design Standards, Douglas County Roadway Design and Construction Standards, Storm Drainage Design and Technical Criteria Manual, and the Sterling Ranch Community Authority Board Design Standards.

**E. 404.05**

Dedicated open space areas will be re-seeded with native landscaping and stormwater runoff will be collected in roadways and conveyed to the drainageways with a storm sewer system. Stormwater treatment and attenuation for the project will be provided by a detention and water quality pond to the northwest (i.e. Pond F30) prior to discharging to Unnamed Tributary 3 as well as a detention and water quality pond to the west (i.e. Pond D10). The storm sewer system has been designed in accordance with the Storm Drainage Design and Technical Criteria Manual and the Mile High Flood District Storm Drainage Criteria Manual.

**F. 404.06**

Consistent with Douglas County Subdivision Resolution 408.08, the Applicant submitted a Class III Cultural Resources Report from ERO Resources Corporation dated September 20, 2021 with the Preliminary Plan 7. Sterling Ranch contracted with Metcalf Archaeology Consultants to review the ERO Class III Report and found one minor discrepancy on Pg. 4 for a site identified as 5DA.3528. Metcalf confirmed through a Memo titled *Explanation of a discrepancy in ERO Resources Corporation inventory report for Filing No.7.* dated December 13, 2021, that this site was incorrectly identified as not eligible for any future testing or additional work. Should any historical or archeological artifacts be found during development, the PD outlines a procedure to mitigate impacts of such a discovery.

**G. 404.07**

The Sterling Ranch Road Design Standards were designed to accommodate opportunities for safe and convenient vehicular, pedestrian, and bicycle connections with the subdivision and adjacent neighborhoods. As noted above, primary roads include Sterling Ranch Avenue and Hooper Street.

**H. 404.08**

Recommendations from the Preliminary Plan 7 and Filing 7C pre-submittal have been implemented in the proposed project.

**503.03 Filing 7C conforms with Section 18A, Water Supply – Overlay District of the Zoning Resolution.**

Dominion Water and Sanitation District will supply renewable water to the Sterling Ranch Community Authority Board, which will be delivered by extending infrastructure from adjacent filings. Dominion's water supply portfolio, as previously reviewed and approved by Douglas County associated with the Preliminary Plat Filing 7 Project File SB2021-057 (date of approval was October 11, 2022), remains the same. No new water supply review is needed. This proposed water system conforms with Section 18A of the Douglas County Zoning Resolution and the Sterling Ranch 2021 Water Appeal.

**503.04 Filing 7C provides for a public wastewater collection and treatment system and, if other methods of wastewater collection and treatment are proposed, such systems comply with State and local laws and regulations.**

The wastewater infrastructure will connect into existing infrastructure at the northwest corner of Preliminary Plan 7 near Roxborough Park Road at the Xcel parcel. The flows from Filing 7C will tie into the gravity sanitary sewer line that was designed as part of Filing No. 7A and extends west from Roxborough Park Road to Lift Station 7. From Lift Station 7, flow will be conveyed via force main to the existing Dominion force main through a manifold connection.

**503.05 Filing 7C identifies all areas of the proposed subdivision, which may involve soil or topographical conditions presenting hazards or requiring special precautions and the proposed uses are compatible with such conditions.**

The Applicant has included as part of this submittal the “Geotechnical Site Development Study, A portion of Sterling Ranch Filing 7 (East), Douglas County, Colorado”, prepared by A. G. Wassenaar and dated July 22, 2021. This report identifies the soil and topographical conditions for the proposed subdivision. The report identifies there are a variety of soils present within Filing 7C, including expansive soils. The soils are indicative of those found throughout Northwest Douglas County and there are a variety of methods to mitigate the expansive soils. Development and construction of Filing 7C will follow the recommendations for soils mitigation outlined in the geotechnical report noted above.

The Class 3 Geological 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 the Filing 7C. Each homebuilder’s geotechnical engineer, not the developer or applicant, will make the final soil mitigation recommendation to the individual homebuilders for each lot. No other unique soil, topographical or hazardous requiring special precautions were identified that would prevent the development of this site.

**503.06 Filing 7C provides adequate drainage improvements**

The Applicant, in conjunction with this application, has submitted a Phase III Drainage Report that identifies the necessary drainage improvements to support Filing 7C. The drainage improvements include a storm water conveyance system (inlets, pipes channels and detention and water quality via Ponds F30 and D10) that will connect to the system Unnamed Tributary 3 and Rampart Gulch.

**503.07 Filing 7C provides adequate transportation improvements**

The Applicant has submitted a traffic study entitled, “Sterling Ranch Filing No. 7C Traffic Analysis” (September 2024) which outlines the traffic operations associated with Preliminary Plan No. 7 and improvements required. Based on a comparison of additional trip volume and roadway capacity, it was determined that the existing and proposed roadway network can accommodate the Filing 7C traffic. There is adequate roadway capacity within Sterling Ranch to accommodate the traffic associated with Filing 7C and a connection to Roxborough Park Road is not triggered with this phase. In summary, the analysis demonstrates compliance with the PD requirements for level of service while also providing safe travel for all roadway users in Sterling Ranch.

The following improvements are recommended to support the project-added traffic growth for Filing 7C:

- Sterling Ranch Ave: Extend west from Hooper Street to Filing 7C access with the 'Avenue' cross-section per the RDS.
- Accesses on Sterling Ranch Avenue and Hooper Street: Construct these intersections with one lane per approach and side-street stop-control.

### **503.08 Filing 7C protects significant archaeological, natural, and historical resources and unique landforms**

The Applicant submitted a Class III Cultural Resources Report from ERO Resources Corporation dated September 20, 2021 with the Preliminary Plan 7 application.

### **503.09 Filing 7C will have available all necessary services, including fire and police protection, recreational facilities, utility services, streets, and open space to serve the proposed subdivision**

1. Fire: Fire services will be provided by South Metro Fire District.
2. Police: Douglas County Sherriff's Office will provide police protection.
3. Utility Services: Public Service Company of Colorado is the regulated utility for the boundaries of the Filing 7C and will provide gas and electric service to the proposed subdivision. Telecommunications services will be provided by Lumiere Fiber to the proposed subdivision.
4. Streets: The road network will access adjacent infrastructure that will be constructed as part of Filing No. 7A. More specifically, a mix of local streets and private roads connecting to Sterling Ranch Ave and Hooper Street are proposed to serve the project.
5. Open Space and Trails: 104 single-family detached lots, 182 duplex lots, and 144 townhome lots planned for Filing 7C will generate a park dedication requirement of 15.389 acres. Please see the Park and Open Space Tracking Exhibit included with this application.
6. Schools: Douglas County School District will be the education provider for the proposed subdivision. The Applicant will continue to pay the \$1,500 per single family detached unit and \$750 per single family attached unit capital fee to DCSD prior to recordation of a final plat as outlined in the Sterling Ranch PD.

### **MISCELLANEOUS**

Any off-site easements, rights-of-way or other dedications necessary for installation of trails, utilities, water, storm drainage, sewer, roads or other public purpose shall be obtained in accordance with the schedule outlined in the SIA/IGA.

The Applicant agrees to provide payment to Douglas County towards overall capacity improvements for the State Highway System (State Highway 85) in accordance with the commitments set forth in the PD.

The 2040 CMP Wildlife Resources map identifies this area as having 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.

Prior to recordation of the final plat, the property within Filing 7C shall be included in at least one of the Metro Districts.

# Comprehensive Master Plan Land Use Reference Map

## Comprehensive Master Plan Areas

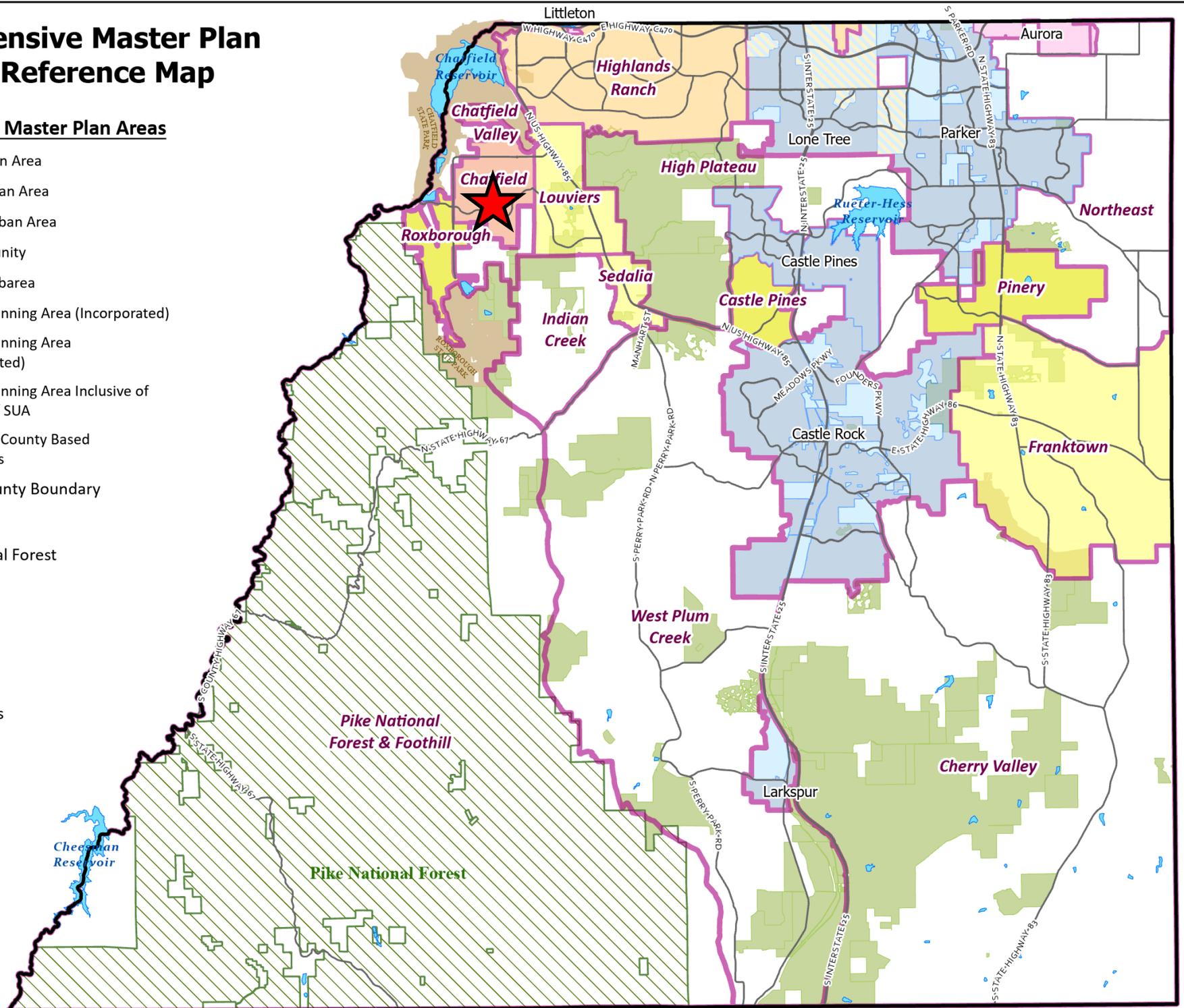
- Primary Urban Area
- Chatfield Urban Area
- Separated Urban Area
- Rural Community
- Nonurban Subarea
- Municipal Planning Area (Incorporated)
- Municipal Planning Area (Unincorporated)
- Municipal Planning Area Inclusive of County PUA / SUA
- Non-Douglas County Based Municipalities
- Douglas County Boundary

## Parks

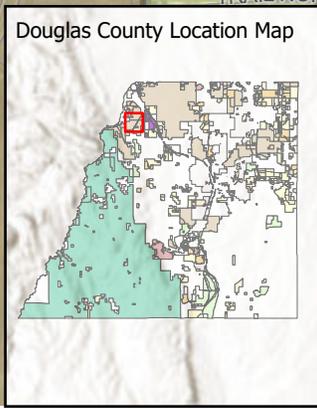
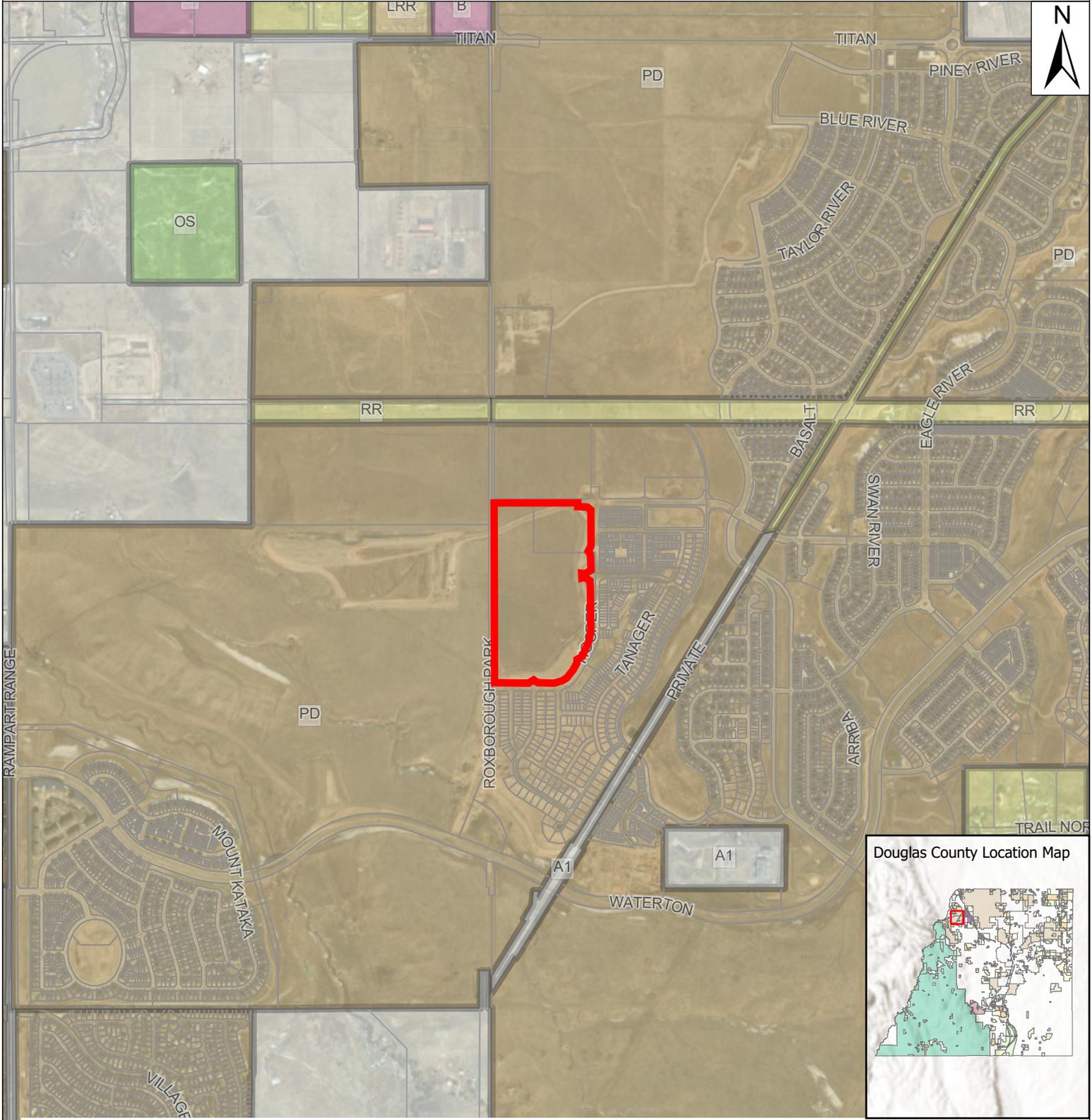
- Pike National Forest
- State Parks
- Open Space
- Lakes

## Roadways

- Major Roads



# Sterling Ranch Filing 7C - SB2024-060



Disclaimer: All data and information ("Products") contained herein are for informational purposes only. Although such Products are believed to be accurate at the time they were published, Douglas County does not warrant that such Products are error free.

- A1 - AGRICULTURAL ONE
- LRR - LARGE RURAL RESIDENTIAL
- RR - RURAL RESIDENTIAL
- B - BUSINESS
- PD - PLANNED DEVELOPMENT
- OS - OPEN SPACE CONSERVATION

# Sterling Ranch Filing 7C - SB2024-060



Disclaimer: All data and information ("Products") contained herein are for informational purposes only. Although such Products are believed to be accurate at the time they were published, Douglas County does not warrant that such Products are error free.

**Referral Agency Response Report**

**Project Name:** Sterling Ranch Filing 7C

**Project File #:** SB2024-060

**Date Sent:** 10/23/2024

**Date Due:** 11/20/2024

<b>Agency</b>	<b>Date Received</b>	<b>Agency Response</b>	<b>Response Resolution</b>
Addressing Analyst	11/18/2024	<b>Summary of response letter:</b> Douglas County Addressing reviewed and approved of all street names.	Approved street names are included on the plat exhibit. The applicant will coordinate with Addressing and SMFR to determine addressing for the development.
Arrowhead Shores		No response received.	
Assessor	11/19/2024	<b>Verbatim response:</b> Tracts AA - KK are dedicated to the Sterling Ranch Community Authority Board via the plat notes, but there is no acceptance certificate accepting ownership for them. Please add an acceptance certificate for them, similar to the acceptance certificate for Tracts A - V. Street C is repeated in the dedication statement and Street E is not included. Please also provide street names for the public ROW.	The SRCAB acceptance certificate has been revised to account for all applicable tracts and private drives. Public rights-of-way are identified on the plat exhibit and included in the dedication statement and Board certificate.
AT&T Long Distance - ROW	10/30/2024	<b>Summary of response letter:</b> AT&T noted it has buried long line fiber optics in the vicinity and there is a possibility of conflict.	The applicant contacted AT&T and confirmed there is not a conflict. The long line fiber optics is north of Filing 7C, adjacent to Filing 7B.
Building Services	11/01/2024	No comment.	No action necessary.
CenturyLink	12/04/2024	<b>Summary of response letter:</b> CenturyLink has reviewed the request and has no objections.	No action necessary.
Chatfield Community Association	11/15/2024	<b>Summary of response letter:</b> The Chatfield Community Association commented that the application does not meet Approval Criteria 403.03 and 403.04.	Conformance with the water supply approval standards was evaluated at the time of preliminary plan. The State Division of Water Resources confirmed a sufficient supply of water, currently physically available. The Board approved an IGA for a wastewater project funded by ARPA funds for the construction of the Chatfield Basin Water Reclamation Facility. The Health Department provided a favorable recommendation regarding the method of sewage disposal.

**Referral Agency Response Report**

**Project Name:** Sterling Ranch Filing 7C

**Project File #:** SB2024-060

**Date Sent:** 10/23/2024

**Date Due:** 11/20/2024

Agency	Date Received	Agency Response	Response Resolution
Chatfield Farms 1-A		No response received.	
Chatfield Farms Estates HOA		No response received.	
Chatfield Watershed Authority		No response received.	
Colorado Division of Water Resources	10/31/2024	<b>Summary of response letter:</b> The Division of Water Resources noted that the proposed water supply based on the 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 Filing 7C 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 Filing 7C 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 is currently physically available, based on Castle Rock’s water supply availability upstream of the Sterling Ranch Filing 7C.	No action necessary.
Comcast		No response received.	
CORE Electric Cooperative	11/20/2024	<b>Verbatim response:</b> We have received the above-referenced referral request. We have reviewed our records and find that this property is not in our service territory.	No action necessary.

**Referral Agency Response Report**

**Project Name:** Sterling Ranch Filing 7C

**Project File #:** SB2024-060

**Date Sent:** 10/23/2024

**Date Due:** 11/20/2024

Agency	Date Received	Agency Response	Response Resolution
Dominion Water and Sanitation District		No response received.	
Douglas County Health Department	10/25/2024	<b>Summary of response letter:</b> The Health Department provided a favorable recommendation regarding the proposed method of water service and sewage disposal.	No action necessary.
Douglas County Parks and Trails		No response received.	
Douglas County School District RE 1	01/23/2025	<b>Summary of response letter:</b> DCSD requested payment of the required capital mitigation fees of \$1,550 per single-family dwelling prior to recordation of the final plat. Capital mitigation fees of \$750 per multifamily unit will be required prior to site plan approval.	Proposed condition #2 requires payment of school fees prior to recordation of the final plat or approval of the SIP, as applicable.
Engineering Services	11/20/2024	<b>Summary of response letter:</b> Engineering provided comments regarding the Phase III drainage report, road and storm construction plans, off-site improvements, and SIA-IGA.	All engineering reports, studies, and plans have been reviewed and approved by Engineering subject to minor technical corrections. Final approval of these documents will be accomplished prior to the Board meeting on March 11.
Jefferson County Planning and Zoning		No response received.	
Mile High Flood District		No response received.	
Office of Emergency Management	10/24/2024	<b>Verbatim response:</b> OEM has no concerns with this project.	No action necessary.
Plum Valley Heights HOA		No response received.	
Roxborough Village First HOA	11/18/2024	<b>Summary of response letter:</b> The HOA expressed concerns with emergency evacuation, traffic, and safety; required amenities; and wastewater treatment capacity.	The applicant provided a response noting ongoing traffic and parks improvements, and service commitments from Dominion.

**Referral Agency Response Report**

**Project Name:** Sterling Ranch Filing 7C

**Project File #:** SB2024-060

**Date Sent:** 10/23/2024

**Date Due:** 11/20/2024

<b>Agency</b>	<b>Date Received</b>	<b>Agency Response</b>	<b>Response Resolution</b>
Roxborough Water & Sanitation District	11/20/2024	<b>Summary of response letter:</b> Roxborough Waters and Sanitation District noted it has an agreement for a maximum of 4,000 units with Dominion, currently 2,799 units have a certificate of occupancy.	Dominion has provided a will-serve commitment which states that permanent treatment capacity is available with the upgraded Chatfield Basin Water Reclamation Facility to serve all approved platted lots within Sterling Ranch.
Sheriff's Office		No response received.	
South Metro Fire Rescue	02/13/2025 02/11/2025 10/31/2024	<b>Summary of response letters:</b> South Metro Fire Rescue reviewed the application and provided comments to be resolved. The applicant provided the necessary information and South Metro Fire no longer has an objection to the proposed final plat. See attached review letters.	The applicant provided the necessary information to resolve South Metro Fire Rescue's comments. No additional action necessary.
Sterling Ranch Community Authority Board		No response received.	
Western Douglas County Citizens Alliance		No response received.	
Xcel Energy-Right of Way & Permits	11/13/2024	<b>Summary of response letter:</b> Xcel requested clarification of the utility easements proposed on the final plat exhibit. Xcel noted additional easements may need to be acquired by separate document for new facilities and requested that a specific note be added to the plat.	The applicant acknowledged it is coordinating with Xcel on an agreement. The applicant provided clarification of the utility easements and acknowledged it will coordinate with Xcel in the future if additional easements are necessary.

## Brett Thomas

---

**From:** Caitlin Zeiler <czeiler@douglas.co.us>

**Sent:** Monday, November 18, 2024 9:09 AM

**To:** Sheahan, Caitlin <Caitlin.Sheahan@kimley-horn.com>

**Cc:** Susan Beckman <SusanB@sterlingranchcolorado.com>; Crail, Hannah <Hannah.Crail@kimley-horn.com>; Kevin Johnk <kevin.johnk@sterlingranchcolorado.com>; Brett Thomas <bthomas@douglas.co.us>

**Subject:** RE: Sterling Ranch Filing 7C - Street Name Exhibit

Hi Caitlin,

I have completed review of the attached and all street names are approved and reserved. Please add these street names to the final plat exhibit and send for my review.

Thank you,

**Caitlin Zeiler** | Planning & Addressing Specialist

**Douglas County Community Development Department**

**Planning Resources Division**

**Address** | 100 Third St., Castle Rock, CO 80104

**Direct** | 303-660-7449 **Main** | 303-660-7460

**Email** | [czeiler@douglas.co.us](mailto:czeiler@douglas.co.us)

---

**From:** Sheahan, Caitlin <Caitlin.Sheahan@kimley-horn.com>

**Sent:** Friday, November 8, 2024 9:15 AM

**To:** Caitlin Zeiler <czeiler@douglas.co.us>

**Cc:** Susan Beckman <SusanB@sterlingranchcolorado.com>; Crail, Hannah <Hannah.Crail@kimley-horn.com>; Kevin Johnk <kevin.johnk@sterlingranchcolorado.com>

**Subject:** RE: Sterling Ranch Filing 7C - Street Name Exhibit

Hi Caitlin,

Thank you for your assistance and review of our proposed street naming for Sterling Ranch Filing 7C. Please see attached for our updated street naming exhibit – can you let us know if you have any additional comments?

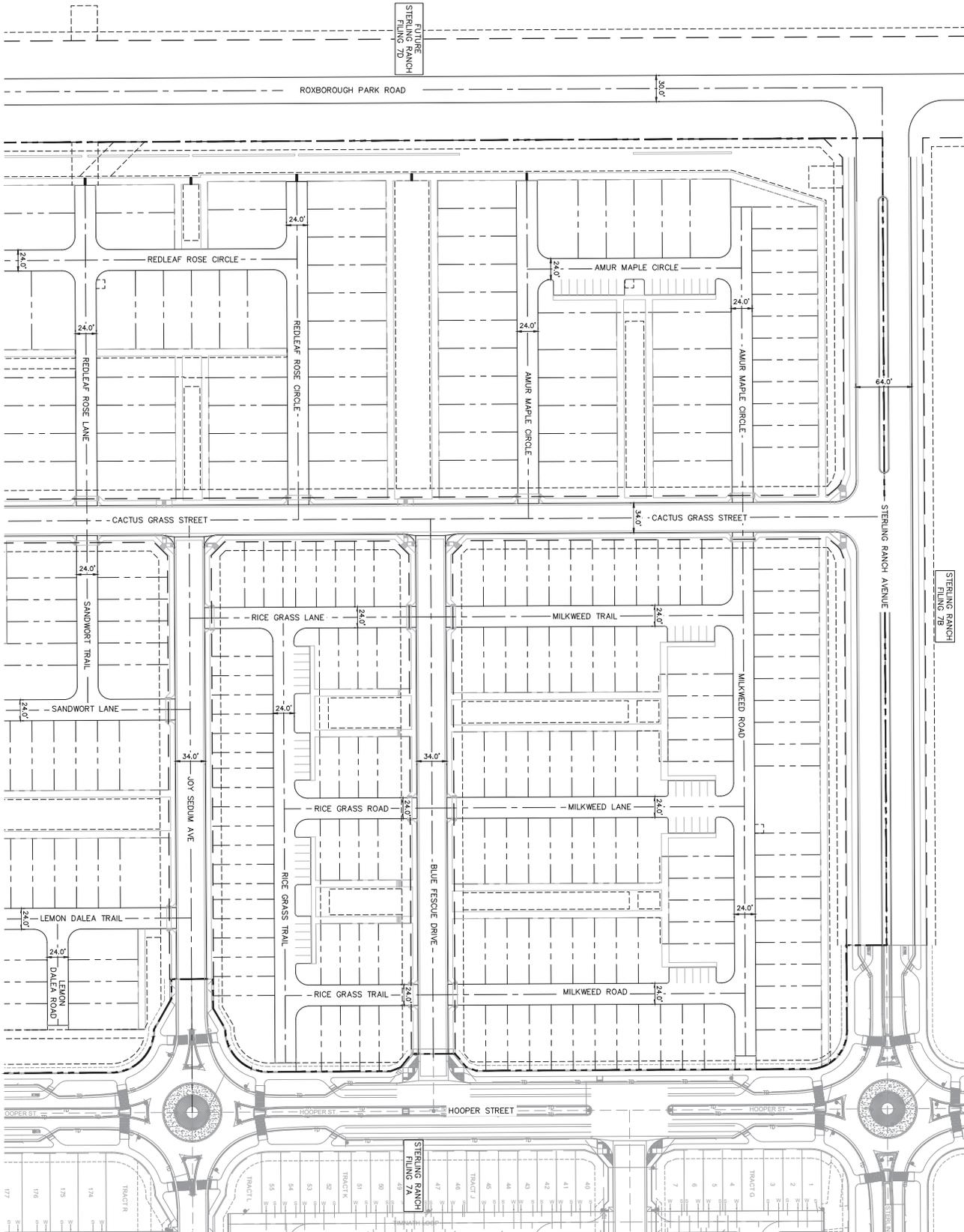
Thank you!

**Caitlin Sheahan, P.E. (CO, NV), P. Eng.**

-----  
**Kimley-Horn** | 3325 South Timberline Road, Suite 130, Fort Collins, CO 80525  
-----

Direct: 970.986.6784 | Mobile: 970.999.2930 | [www.kimley-horn.com](http://www.kimley-horn.com)

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FILING 7B

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 6224 MARKET STREET, SUITE 200  
 FORT COLLINS, CO 80526 (970) 825-7911  
 WWW.KIMLEY-HORN.COM

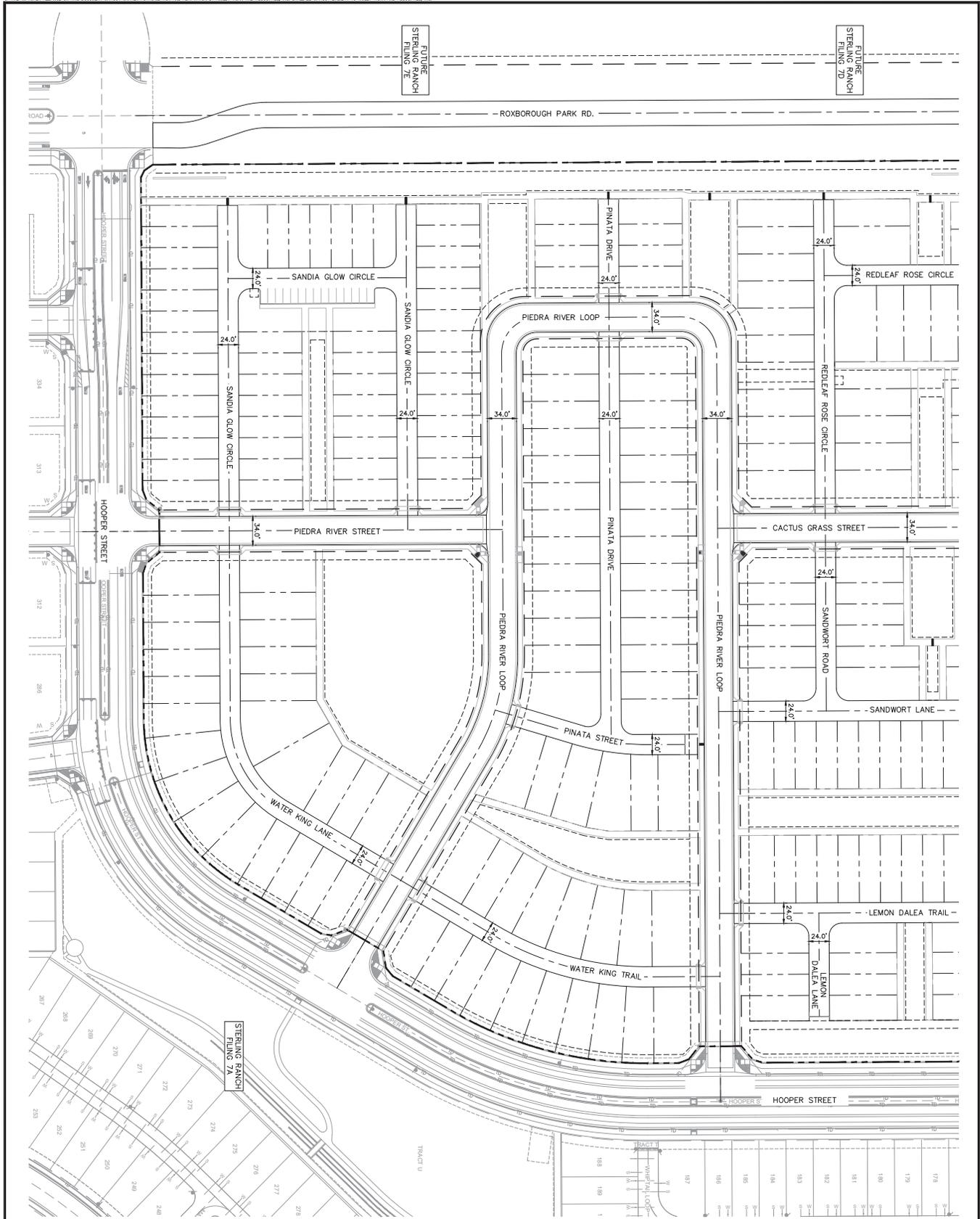
**STERLING RANCH**  
 Sterling Ranch Filing 7C  
 STREET NAMING EXHIBIT  
 DOUGLAS COUNTY, CO

DESIGNED BY: [Signature]  
 DRAWN BY: [Signature]  
 SCALE: 1/8" = 1'-0"  
 DATE: 11/27/2024  
 PROJECT NO.: 198392004

FOR REVIEW ONLY  
 NOT FOR CONSTRUCTION

1





**STERLING RANCH**  
 Sterling Ranch Filing 7C  
**811** Kimley-Horn and Associates, Inc.  
 Call us at 811

**Kimley-Horn**  
 6224 N. UNIVERSITY AVENUE, SUITE 200  
 DENVER, COLORADO 80212  
 PHONE: (303) 752-7411  
 FAX: (303) 752-7411  
 WWW.KIMLEY-HORN.COM

DESIGNED BY: [Signature]  
 DRAWN BY: [Signature]  
 SCALE: 1/8" = 1'-0"  
 DATE: 11/27/2024  
 PROJECT NO.: 198392004

FOR REVIEW ONLY  
 NOT FOR CONSTRUCTION

STERLING RANCH FILING 7C  
 STREET NAMING EXHIBIT  
 DOUGLAS COUNTY, CO

GRAPHIC SCALE IN FEET  
 0 25 50 100

STERLING RANCH FILING 7C  
 Project File SB2024-060, Final Plat  
 Board of County Commissioners Staff Report - Page 30 of 107

**Brett Thomas**

**To:** annb cwc64.com  
**Subject:** RE: Roxborough Park Road Littleton, Colorado Douglas County eReferral #SB2024-060

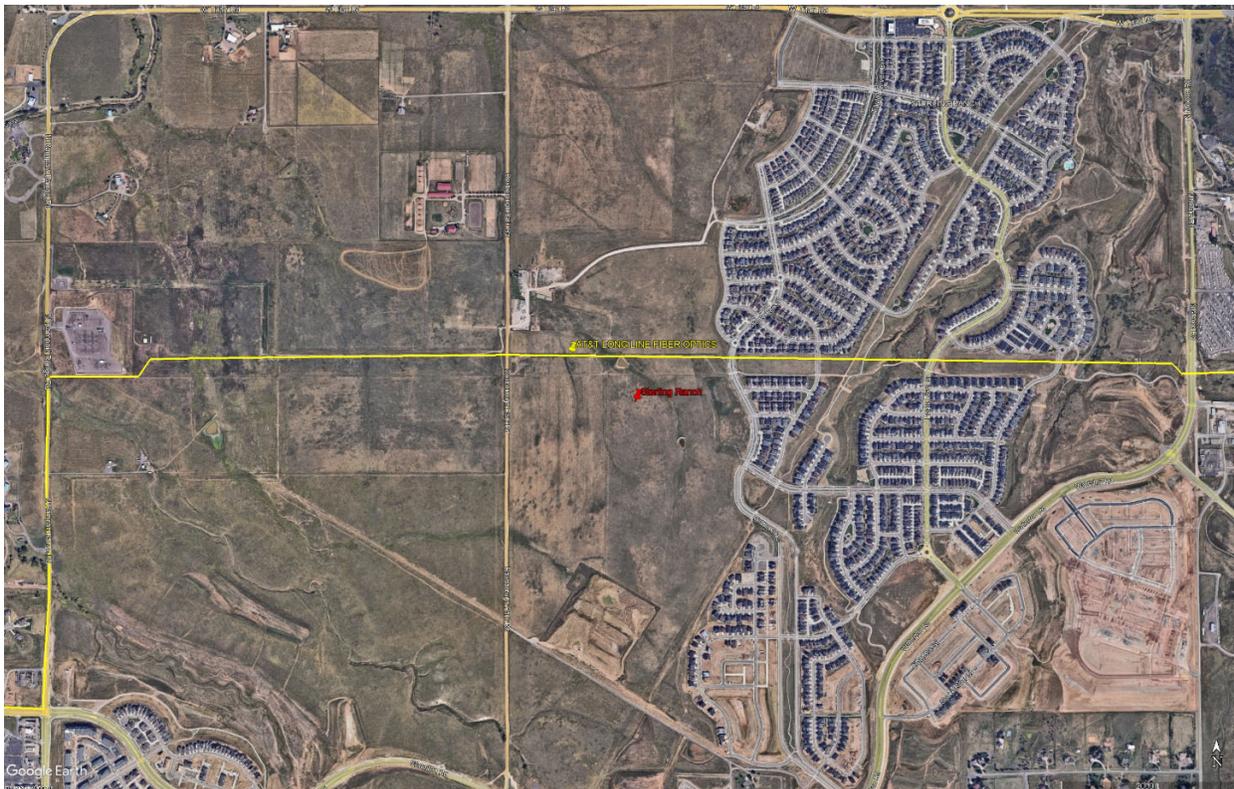
From: annb cwc64.com <annb@cwc64.com>  
Sent: Wednesday, October 30, 2024 10:44 AM  
To: Brett Thomas <bthomas@douglas.co.us>  
Cc: Pam Choy (pc2914@att.com) <pc2914@att.com>; duanew cwc64.com <duanew@cwc64.com>; jt cwc64.com <jt@cwc64.com>  
Subject: Roxborough Park Road Littleton, Colorado Douglas County eReferral #SB2024-060

Hi Brett,

This is in response to your eReferral for a utility map showing the buried AT&T Long Line Fiber Optics near Roxborough Park Road Littleton, Colorado. I attached an Earth map showing the project area in red and the buried AT&T Long Line Fiber Optics in yellow. As shown, there is a possibility of conflict near Roxborough Park Rd. Any other information you could provide about the projects would be appreciated in determining if a conflict will exist. Please pass on our contact information as well.

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

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.



December 4, 2024

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

Sent To: [bthomas@douglas.co.us](mailto:bthomas@douglas.co.us)  
Copied To: Lumen Engineering

**P863790**  
**No Reservations/No Objection**

No Comment/No Objection for: Douglas County CO / SB2024-060 /*Sterling Ranch Filing No. 7C Plat* / PID # 222930300006

Dear Mr. Thomas:

QWEST CORPORATION, D/B/A CENTURYLINK QC (“CenturyLink”) has reviewed the request for comment on the project described above and has determined that it has No Comments/No Objections.

It is the intent and understanding of CenturyLink that this Letter of No Objection shall not reduce our rights to any existing easement or rights we have on this site or in the area.

This Letter of No Comment/No Objection response is submitted WITH THE STIPULATION that if CenturyLink facilities are found and/or damaged within the area as described, the Applicant will bear the cost of relocation and repair of said facilities.

If you have any questions please contact Stephanie Canary at (352) 425-8763 or [stephanie.canary@lumen.com](mailto:stephanie.canary@lumen.com).

Sincerely yours,

CenturyLink Right of Way Team

**EXHIBIT P863790**  
**Not to Scale-For illustration Only**

**SECTION 1**  
 A. PROJECT TITLE: \_\_\_\_\_  
 B. PROJECT LOCATION: \_\_\_\_\_  
 C. PROJECT OWNER: \_\_\_\_\_  
 D. PROJECT CONTACT: \_\_\_\_\_

**SECTION 2**  
 A. PROJECT DESCRIPTION: \_\_\_\_\_  
 B. PROJECT PURPOSE: \_\_\_\_\_  
 C. PROJECT SCOPE: \_\_\_\_\_  
 D. PROJECT BOUNDARIES: \_\_\_\_\_

**SECTION 3**  
 A. PROJECT SCHEDULE: \_\_\_\_\_  
 B. PROJECT PHASES: \_\_\_\_\_  
 C. PROJECT MILESTONES: \_\_\_\_\_  
 D. PROJECT RISKS: \_\_\_\_\_

**SECTION 4**  
 A. PROJECT BUDGET: \_\_\_\_\_  
 B. PROJECT COSTS: \_\_\_\_\_  
 C. PROJECT REVENUE: \_\_\_\_\_  
 D. PROJECT PROFIT: \_\_\_\_\_

**SECTION 5**  
 A. PROJECT TEAM: \_\_\_\_\_  
 B. PROJECT STAKEHOLDERS: \_\_\_\_\_  
 C. PROJECT SUPPORTERS: \_\_\_\_\_  
 D. PROJECT OPPOSERS: \_\_\_\_\_

**SECTION 6**  
 A. PROJECT LEGAL: \_\_\_\_\_  
 B. PROJECT ETHICS: \_\_\_\_\_  
 C. PROJECT COMPLIANCE: \_\_\_\_\_  
 D. PROJECT REPORTING: \_\_\_\_\_

**STERLING RANCH FILING NO. 7C**

A. PROJECT TITLE: \_\_\_\_\_  
 B. PROJECT LOCATION: \_\_\_\_\_  
 C. PROJECT OWNER: \_\_\_\_\_  
 D. PROJECT CONTACT: \_\_\_\_\_

E. PROJECT PURPOSE: \_\_\_\_\_  
 F. PROJECT SCOPE: \_\_\_\_\_  
 G. PROJECT BOUNDARIES: \_\_\_\_\_

H. PROJECT SCHEDULE: \_\_\_\_\_  
 I. PROJECT PHASES: \_\_\_\_\_  
 J. PROJECT MILESTONES: \_\_\_\_\_  
 K. PROJECT RISKS: \_\_\_\_\_

L. PROJECT BUDGET: \_\_\_\_\_  
 M. PROJECT COSTS: \_\_\_\_\_  
 N. PROJECT REVENUE: \_\_\_\_\_  
 O. PROJECT PROFIT: \_\_\_\_\_

P. PROJECT TEAM: \_\_\_\_\_  
 Q. PROJECT STAKEHOLDERS: \_\_\_\_\_  
 R. PROJECT SUPPORTERS: \_\_\_\_\_  
 S. PROJECT OPPOSERS: \_\_\_\_\_

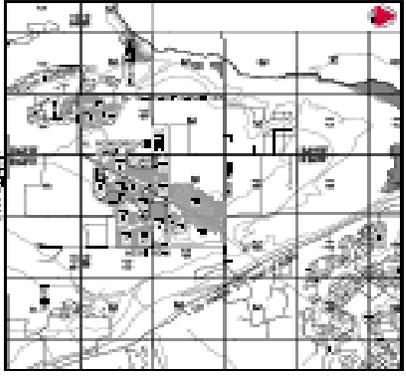
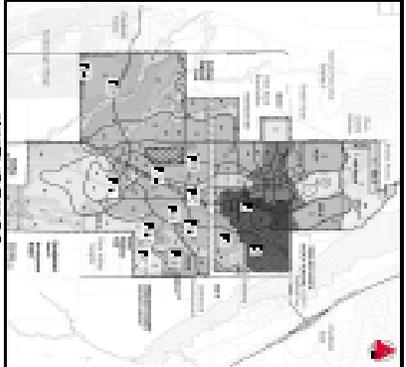
T. PROJECT LEGAL: \_\_\_\_\_  
 U. PROJECT ETHICS: \_\_\_\_\_  
 V. PROJECT COMPLIANCE: \_\_\_\_\_  
 W. PROJECT REPORTING: \_\_\_\_\_

**SECTION 7**  
 A. PROJECT LEGAL: \_\_\_\_\_  
 B. PROJECT ETHICS: \_\_\_\_\_  
 C. PROJECT COMPLIANCE: \_\_\_\_\_  
 D. PROJECT REPORTING: \_\_\_\_\_

**SECTION 8**  
 A. PROJECT LEGAL: \_\_\_\_\_  
 B. PROJECT ETHICS: \_\_\_\_\_  
 C. PROJECT COMPLIANCE: \_\_\_\_\_  
 D. PROJECT REPORTING: \_\_\_\_\_

**SECTION 9**  
 A. PROJECT LEGAL: \_\_\_\_\_  
 B. PROJECT ETHICS: \_\_\_\_\_  
 C. PROJECT COMPLIANCE: \_\_\_\_\_  
 D. PROJECT REPORTING: \_\_\_\_\_

**SECTION 10**  
 A. PROJECT LEGAL: \_\_\_\_\_  
 B. PROJECT ETHICS: \_\_\_\_\_  
 C. PROJECT COMPLIANCE: \_\_\_\_\_  
 D. PROJECT REPORTING: \_\_\_\_\_

**SECTION 11**  
 A. PROJECT LEGAL: \_\_\_\_\_  
 B. PROJECT ETHICS: \_\_\_\_\_  
 C. PROJECT COMPLIANCE: \_\_\_\_\_  
 D. PROJECT REPORTING: \_\_\_\_\_

**SECTION 12**  
 A. PROJECT LEGAL: \_\_\_\_\_  
 B. PROJECT ETHICS: \_\_\_\_\_  
 C. PROJECT COMPLIANCE: \_\_\_\_\_  
 D. PROJECT REPORTING: \_\_\_\_\_

**SECTION 13**  
 A. PROJECT LEGAL: \_\_\_\_\_  
 B. PROJECT ETHICS: \_\_\_\_\_  
 C. PROJECT COMPLIANCE: \_\_\_\_\_  
 D. PROJECT REPORTING: \_\_\_\_\_

**SECTION 14**  
 A. PROJECT LEGAL: \_\_\_\_\_  
 B. PROJECT ETHICS: \_\_\_\_\_  
 C. PROJECT COMPLIANCE: \_\_\_\_\_  
 D. PROJECT REPORTING: \_\_\_\_\_

**SECTION 15**  
 A. PROJECT LEGAL: \_\_\_\_\_  
 B. PROJECT ETHICS: \_\_\_\_\_  
 C. PROJECT COMPLIANCE: \_\_\_\_\_  
 D. PROJECT REPORTING: \_\_\_\_\_

**SECTION 16**  
 A. PROJECT LEGAL: \_\_\_\_\_  
 B. PROJECT ETHICS: \_\_\_\_\_  
 C. PROJECT COMPLIANCE: \_\_\_\_\_  
 D. PROJECT REPORTING: \_\_\_\_\_

**SECTION 17**  
 A. PROJECT LEGAL: \_\_\_\_\_  
 B. PROJECT ETHICS: \_\_\_\_\_  
 C. PROJECT COMPLIANCE: \_\_\_\_\_  
 D. PROJECT REPORTING: \_\_\_\_\_

**SECTION 18**  
 A. PROJECT LEGAL: \_\_\_\_\_  
 B. PROJECT ETHICS: \_\_\_\_\_  
 C. PROJECT COMPLIANCE: \_\_\_\_\_  
 D. PROJECT REPORTING: \_\_\_\_\_

**SECTION 19**  
 A. PROJECT LEGAL: \_\_\_\_\_  
 B. PROJECT ETHICS: \_\_\_\_\_  
 C. PROJECT COMPLIANCE: \_\_\_\_\_  
 D. PROJECT REPORTING: \_\_\_\_\_

**SECTION 20**  
 A. PROJECT LEGAL: \_\_\_\_\_  
 B. PROJECT ETHICS: \_\_\_\_\_  
 C. PROJECT COMPLIANCE: \_\_\_\_\_  
 D. PROJECT REPORTING: \_\_\_\_\_

**SECTION 21**  
 A. PROJECT LEGAL: \_\_\_\_\_  
 B. PROJECT ETHICS: \_\_\_\_\_  
 C. PROJECT COMPLIANCE: \_\_\_\_\_  
 D. PROJECT REPORTING: \_\_\_\_\_

**SECTION 22**  
 A. PROJECT LEGAL: \_\_\_\_\_  
 B. PROJECT ETHICS: \_\_\_\_\_  
 C. PROJECT COMPLIANCE: \_\_\_\_\_  
 D. PROJECT REPORTING: \_\_\_\_\_

**SECTION 23**  
 A. PROJECT LEGAL: \_\_\_\_\_  
 B. PROJECT ETHICS: \_\_\_\_\_  
 C. PROJECT COMPLIANCE: \_\_\_\_\_  
 D. PROJECT REPORTING: \_\_\_\_\_

**SECTION 24**  
 A. PROJECT LEGAL: \_\_\_\_\_  
 B. PROJECT ETHICS: \_\_\_\_\_  
 C. PROJECT COMPLIANCE: \_\_\_\_\_  
 D. PROJECT REPORTING: \_\_\_\_\_

**SECTION 25**  
 A. PROJECT LEGAL: \_\_\_\_\_  
 B. PROJECT ETHICS: \_\_\_\_\_  
 C. PROJECT COMPLIANCE: \_\_\_\_\_  
 D. PROJECT REPORTING: \_\_\_\_\_

**SECTION 26**  
 A. PROJECT LEGAL: \_\_\_\_\_  
 B. PROJECT ETHICS: \_\_\_\_\_  
 C. PROJECT COMPLIANCE: \_\_\_\_\_  
 D. PROJECT REPORTING: \_\_\_\_\_

# Chatfield Community Association Comments to Board of County Commissions on Sterling Ranch Filing 7C, SB2024-060

## Chatfield Community Association Mission

*The mission of CCA is to preserve the character of the Chatfield Basin, and to ensure that development in the area at least meets all state and county regulations, has adequate water, doesn't adversely impact existing residents, and hopefully blends well with the existing semi-rural nature.*

*We emphasize objective, factual referral and public hearing comments when possible. But some views are inevitably subjective regarding quality of life, rural life, dark skies, and the like*

Brett Thomas, AICP, Chief Planner  
 bthomas@douglas.co.us  
 Sterling Ranch 2024-060, 7C Referral

This application should be denied based on, among other things, the lack of Dominion Water and Sanitation's ability to provide essential services to the residents of Sterling Ranch.

### **This application does not meet Approval Criteria 403.04**

This Board of County Commissioners has already approved units that exceed the existing wastewater treatment contract of only 4000 units to be serviced through Roxborough's pipeline to Littleton until 2028. They have not demonstrated that they have either the physical or legal ability to provide wastewater services for this application. We have not seen Dominion has permits to meet the requirements.

### **This application does not meet Approval Criteria 403.03.**

At this time, DWSD can deliver only the Aurora 480 AF plus the *temporary* Aurora 570 AF to the development. WISE water is not dependable by contract and the total water deliveries have been reduced. We have not seen a well field analysis or a pump test for the Cherokee Ranch groundwater to prove how much water is actually available to be delivered to Sterling Ranch. The chart states there is no evidence that there will be reuse water. What water DWSD may or may not be able to deliver on or before 2028 does not constitute an adequate water supply in terms of quality, quantity, dependability, and availability as defined by state C.R.S. 29-20-302/303 for purposes of this application.

We have reviewed the most recent DWSD water supply and have the following comments.

Table 1 – Dominion's Average Annual Water Supply Portfolio and Dependable Yields.

Renewable and Groundwater Sources	(1) Bedrock Aquifer	(2)		(3) Current Yield (AF/yr)
		Available Supply (AF/yr)	Utilized Supply (AF/yr)	
Aurora 230 Contract	-	230.0	230.0	230.0
Aurora 250 Contract	-	250.0	250.0	250.0
FSC IGA*	-	700.0	700.0	665.0
Hock Hocking	-	62.5	0.0	0.0
WISE 625	-	625.0	625.0	593.8**
<b>Total Renewable Water Supply</b>		<b>1867.5</b>	<b>1805.0</b>	<b>1738.8</b>
Cherokee Ranch (98CW219/03CW117)	Arapahoe	1074.0	1074.0***	1020.3**
	Not-Nontributary Denver	1614.0	307.0**	291.7**
	Laramie - Fox Hills	381.0	0.00***	0.0***
<b>Total Groundwater Supply</b>		<b>3069.0</b>	<b>1381.0</b>	<b>1312.0</b>
<b>Total Supply</b>		<b>4936.5</b>	<b>3186.0</b>	<b>2457.0**</b>
<b>Reusable Supply****</b>		<b>1007.4</b>	<b>0</b>	<b>0.0</b>

(1) "Available" means Dominion's owned/available contract supplies.  
 (2) "Utilized" means the portion of the Available supply that has been dedicated by Dominion for customer use.  
 (3) "Yield" refers to the water supply available for commitments through contracts and infrastructure less system transmission losses to near the Larry D. Moore Water Treatment Plant.

\*Consists of 700 AF/yr of WISE, backed up by Castle Rock Water in the Filing Service Commitment (FSC IGA, 11/22/2016).  
 \*\*593.8 AF/yr of Dominion's current yield may be delivered from Dominion's utilized supply associated with 625.0 AF/yr of WISE and/or 625 AF/yr of Cherokee Ranch Denver Basin Groundwater.  
 \*\*\* Dominion's acquired 73 AF/yr Cherokee Ranch Laramie-Fox Hills supplies are specifically reserved to offset post pumping augmentation requirements associated with Dominion's use of 307 AF of Not-Nontributary Denver Aquifer supplies. Cherokee Ranch Denver Aquifer post pumping augmentation requirements to be met with Laramie-Fox Hill water is equal to 23.54% of Denver Aquifer pumping. This is based upon ratio of 380 AF LFH reserved for 1,614 AF Cherokee Denver Aquifer pumping required in Case No. 03CW117. Cherokee Ranch Laramie-Fox Hills does not count toward Dominion's current yield available to meet commitments and has no conveyance loss.  
 \*\*\*\* Dominion's reusable water supply (effluent credits), are estimated as ~41% of current yield, however facilities are not currently available to capture the effluent credits from current supply first use deliveries. The 41% considers no Laramie-Fox Hills return flows, and 2% of Arapahoe, and 4% of Denver pumping amounts are relinquished to the stream.

## **SURFACE WATER SUPPLY**

- With regard to the total of 480 AF from Aurora, the chart does not take into consideration systems losses as required in the Aurora Water agreements nor does it take into account drought reductions which could be imposed by Aurora.
- The chart counts the Castle Rock IGA as providing the full 700 AF, less transportation losses. The agreement, as previously submitted into the county record, states that Castle Rock will deliver 0-700 AF and is not a firm 700 AF.
- The chart states that the additional WISE water of 625 AF, less transportation losses, is available. Again, the WISE agreement states that WISE water is interruptible and not available every year. This water fails to meet State Regulation C.R.S. 29-20-302/303.
- The WISE agreement total water delivery has been reduced from the original agreement, so we do not know how much WISE will be available even on a wet year. We have seen no other district counting WISE as a dependable water supply. WISE does not meet state regulations as a dependable, uninterruptable water supply.

## **GROUNDWATER SUPPLY**

- The Cherokee Ranch water supply on the chart overstates the actual amount of groundwater purchased by DWSD. DWSD has actually purchased less than half DWSD's claims available on the Water Supply Chart. We do not see that the supply chart takes into consideration the 102 AF of Cherokee Ranch Foundation water rights.
- No well field analysis has been published.
- The existing well drilled by DWSD is permitted as a monitoring well, not a producing well.
- The actual amount of groundwater available from Cherokee Ranch is not firmed and will decline over years of pumping.

The only firm renewable water is the Aurora 480 AF, less the transportation losses and possible drought restrictions. The WISE water is not dependable and the FSC IGA with Castle Rock agrees to 0-700 AF and some or all of that water could be from groundwater wells drilled by Dominion. Those waters do not meet the 70% renewable water supply for Sterling Ranch as committed to and approved in the PD.

This application does not meet critical Approval Criteria or DC zoning regulations or state water requirements, nor does it protect the residents of Sterling Ranch. Approval of this application would provide a more than adequate basis for a lawsuit against the county for future homeowners (and others with standing) if there is a failure by DWSD to provide adequate water and wastewater to the homes in this filing. Attached is an article discussing Red Rocks Ranch in unincorporated Jefferson County, near Morrison, where people are ready to close on homes that are built and ready for move in but lack water. Homes are built on the basis of a PLAN, not firm water. Sterling Ranch has the potential to have similar issues. Buyers could find that DWSD issued water and wastewater taps, but doesn't have adequate water or wastewater capacity to actually serve the houses. It is absolutely the responsibility of the County under DCZR 18A and Colorado CRS 29-20-302-303 to only approve development with adequate water and wastewater. The county is putting Sterling Ranch residents at risk. **This application should be denied.**

Respectfully submitted,  
Chatfield Community Association.

## NEWS

### **Red Rocks Ranch home buyers waiting for water: Morrison pushes back on development's demand for residential taps**

*City officials say special district hasn't met its obligations*

by Jane Reuter  
October 2, 2024





A construction works on one of multiples homes going up at Red Rocks Ranch Sept. 26. Credit: Jane Reuter

The Town of Morrison is pushing back against the demand for water taps from Red Rocks Ranch, a new development under construction at C-470 and Morrison Road. The decision has left several would-be homebuyers in limbo, unable to close on their homes because they have no water connections.

Some are living in hotels and Airbnbs while they wait for the issue to resolve, according to a Lennar Homes representative. One of them came to the town hall Oct. 1 to plead with the town board, which is pointing the finger at the project's metropolitan district.

“I’m waiting for a home in Red Rocks Ranch,” said Tim Rawson, who’s living with his wife and two children in his mother’s nearby home while they wait to close. “I want to establish my family here. I just want to know why it’s so difficult to come to a decision to let people move into homes that will bring taxpayer revenue and help the community?”

What's the plan ahead?"

Town leaders say the problem lies with the Mount Carbon Metropolitan District, which is charged with providing water and sewer to the unincorporated development. Those utilities come to Red Rocks Ranch via the nearby Town of Morrison's facilities. While Mount Carbon paid to upgrade the town's wastewater treatment plant and is funding construction of a new, nearly complete water treatment plant, the plant isn't yet online. And a required revision of an intergovernmental agreement between Mount Carbon and Morrison is also incomplete.

Meanwhile, the district is asking for more water taps to serve homes that are under contract.

"Mount Carbon has not met their obligations," said Town Trustee Katie Gill. "I understand his (the homeowner's) frustration, but I don't know where the message is coming from that this is the town's fault."

In an emergency meeting on Sept. 26, town trustees voted to give the special district 50 additional taps, adding to the 355 it's already been given. But they denied a request to convert existing irrigation meters to 39 additional residential water taps, saying they're not obligated to provide more taps until a 2008 intergovernmental agreement between

## Couple waits to close on their 'forever home' in Red Rocks Ranch in midst of water issues



Tim and Carolyn Rawson were set to close Sept. 20 on their new Red

Rocks Ranch home. On Sept. 19, a Lennar Homes representative told them that wasn't happening. "Lennar said, 'You're not closing, we don't have a water meter,'" Carolyn Rawson said. "We got less than 24-hours notice. We had movers lined up to ... Continue reading

 Denver Courier 

Morrison and the Mount Carbon Metropolitan District is rewritten — an effort that’s been under way for years.

Because of that, Rawson — and 38 other prospective homeowners — can’t close on their homes.

“I believe all of us on the board sympathize with the homebuyers who cannot close on their homes due to water taps,” Town Trustee Katie Gill said. “However, the responsibility to build the necessary infrastructure to increase Morrison’s capacity is Mount Carbon’s. We don’t want to get ahead of ourselves and sell water we can’t serve.”

Gill said on Oct. 2 that the board will “probably schedule another special session in consideration of the 39” soon.

An attorney for Mount Carbon said he believes the new IGA will be ready in about a month, and that it will not only resolve the town’s immediate concerns but address long-term water supply for the development.

Attorney David O’Leary also said the district will reapproach the board with its plan to convert irrigation meters into residential water taps.



“I think the proposal is a reasonable one,” he said. “It addresses an immediate need so some of those houses can close. I’d love to help those homeowners.”

The development’s irrigation system has been shut down to allow for the conversion, O’Leary said. He believes a new water treatment plant in Morrison will be operational, and current water

Morrison's new water treatment plant, financed by the Mount Carbon Metro District, is nearing completion. Credit: Jane Reuter

issues resolved, before irrigation is needed again in the spring.

Town Trustee Katie Gill doesn't see the issue the same way. She pointed to a 2023 amendment of the IGA that states the town isn't obligated to provide more taps until the document is updated.

"I think we have given Mount Carbon too many taps ahead of their building the infrastructure to support them," Gill said. "We have said 'yes' to everything they've ever asked the town. I think it's time to say 'no.'"

Mayor Chris Wolfe said the town wants to keep the development on track.

"We are trying to do our best to make this a mutual agreement with Mount Carbon and to move forward," he said. "We want to be partners."

Townhouses and condos are rising fast at the project site, which is set to eventually have more than 1,300 single-family homes, townhomes and condos, 70 acres of trails, parks, and open space, and 40 acres of commercial. Home prices in Red Rocks Ranch, which bills itself as an "exciting" community with "incredible scenery and recreation galore," range from \$750,000 to \$1.25 million. While multiple homes are under construction, a Morrison utility report shows 319 homes in Red Rocks Ranch currently have town water service.

Red Rocks Ranch is not part of incorporated Morrison, but the small town of less than 400 residents is providing water and wastewater to what is slated to be the much larger development just outside its boundaries. Mount Carbon agreed to build the infrastructure required to meet its needs, and has already updated the wastewater treatment facilities. Construction of a new water treatment plant, for which it's also paid, is nearly complete. The plant will double the town's water capacity to a million gallons per day.

But that's only part of what's needed to serve Red Rocks Ranch at full development. The plant is fed by untreated water from Bear Creek, and while the current supply is enough for Morrison, it isn't enough for the development. To tap into additional town water rights, a new diversion must be built on Bear Creek west of the plant.

The process to build that diversion hasn't yet begun, and Gill believes it could take years.

"I think (builder) Lennar is not aware how long it's going to take before we can get to full capacity," she said. "There's a water court process we have to go through. That might be just an administrative thing they can approve in a couple months, or it might be a thing we wait on for a year. Then we have to design the diversion and pump station, and build it. My non-technical option is this could take a few years."

O'Leary agreed that issue needs to be addressed, but feels time is on the district's side.

"We're talking years before this thing is fully built out," he said. "If we had 1,100 units that came online all at once, yes, we would have an issue. Yes, you'll need to enhance it, but I think all of that will be handled in the IGA."

O'Leary acknowledged the process to update the IGA has been long, but cited turnover in town and district staff among the reasons. O'Leary himself joined the effort about six months ago.

"We've been working on it with them for about five years, and I've been working on it for about six months; we've made some progress," he said. "The new agreement will hit all their concerns."

Gill said the revised IGA needs to outline the costs each entity will be responsible for in expanding the raw water infrastructure, among other things.

"How many taps they need and what we need to build has changed a lot," Gill said.

“We’ve been negotiating the terms, timeline and capacity (of infrastructure) they’re willing to build for years.

“The town has both the intention and the capacity to meet its obligations to the development,” she continued. “But we cannot do that until the district meets its infrastructure obligations. It would be reckless of the town to issue taps beyond our capacity.”

The district was created in 1976 the Mount Carbon Water and Sanitation District, and converted to a metropolitan district in 1982.

While Red Rocks Ranch was once within the town limits, the Morrison Town Board voted in 2018 to disconnect the property from its jurisdiction into unincorporated Jefferson County. Many residents supported that decision for upholding the town’s “Keep Morrison, Morrison” motto.



October 31, 2024

Brett Thomas  
Douglas County Planning Department  
Transmission via email: [bthomas@douglas.co.us](mailto:bthomas@douglas.co.us)

**RE: Sterling Ranch Filing 7C**  
**SB2024-060**  
**Portions of the SW1/4 of Sections 30, and the NW1/4 of Section 31, all in T6S,**  
**R68W**  
**Water Division 1, Water District 8**

Dear Brett Thomas:

We have reviewed your October 23, 2024 referral related to the Sterling Ranch Filing 7C, which represents a portion of the Sterling Ranch Planned Development (“SRPD”) (planning Area D2). Sterling Ranch Filing 7C is a proposed subdivision on about 47.04 acres that will be subdivided into 104 single-family detached lots, 282 duplex lots, 46 townhome lots for a total of 432 residential lots, and 22 tracts. Dominion Water and Sanitation District (“Dominion”) will be the entity that will provide the water supply to the Sterling Ranch Filing 7C. 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, and the water supply for the Sterling Ranch Preliminary Plan No. 7 by our letter dated January 5, 2022.

### Water Demand

A Water Supply Information Summary Sheet (“Summary Sheet”) was not included in the referral material, however a letter dated September 6, 2024 from Sterling Ranch Community Authority Board (“Sterling Ranch CAB”) provided the water demand for Sterling Ranch Filing 7C. The water demands for Sterling Ranch Filing 7C 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. Using the Amended Water Appeal water demand standards, the total water demand for Sterling Ranch Filing 7C, is estimated at approximately 101.03 acre-feet/year. A detailed breakdown of water demands by land use sector is summarized in Table 1 below:



**Table 1 - Sterling Ranch Filing 7B, Amended Water Demands**

Land Use	Quantity	Initial Water Demands Standards from Sterling Ranch Water Appeal	Total (acre-feet/year)
Residential - SFD large	0 units	0.26 acre-feet/year/unit	0.0
Residential - SFD small	104 units	0.26 acre-feet/year/unit	27.04
Residential - SFA	328 Units	0.17 acre-feet/year/unit	55.76
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	7.50 irrigated acres	2.431 acre-feet/year/irrigated acre	18.23
<b>Total Demand:</b>			<b>101.03</b>

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.

This is the third filing under the Preliminary Plan 7 and the water demands are within the Sterling Ranch CAB and Dominion’s prior service commitments made for Preliminary Plan 7. The total water demand for Filling 7A,7B, and 7C is 289.42 acre-feet/year, as show in Table 2 of the September 6, 2024 Sterling Ranch CAB’s letter (attached to this letter).

Based on the information received in this office as part of SB2024-022 referral (Filing 5C, 1<sup>st</sup> Amendment), 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, 6, and Preliminary Plan No. 7  
 Combined Amended 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/Retain 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
<b>Total Demand:</b>			<b>1,596.1</b>

The superblocks 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 7C, 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. A commitment letter from Dominion dated October 4, 2021 was provided as part of the submittal for Preliminary Plan 7.

According to the commitment letter, Dominion acknowledges its intent and ability to provide wholesale water and wastewater services to Sterling Ranch Preliminary Plan No. 7. 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 delivered 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 non-tributary 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. The pipeline from Dominion's Eastside Water System will 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.

Dominion completed its third transaction with the Town of Castle Rock on May 4, 2021, 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 supplied is at least 457.0 acre-feet/year after accounting for 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 filing, 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 7C 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 Filing 7C 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 Filing 7C 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 7C.

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

Sincerely,



Ioana Comanicu, P.E.  
Water Resource Engineer

Ec: Subdivision File 32530

/IDC

**Table 2. Total Water Demands for Filings 7A, 7B, and 7C within Preliminary Plan No. 7.**

Land Use	Quantity	Water Demand Standard <sup>(1)</sup>	Total (AF/yr)
<b>Residential</b>			
SFD – Large	103 Units	0.260 AF/yr/unit	26.78
SFD – Small	424 Units	0.260 AF/yr/unit	110.24
SFA	575 Units	0.170 AF/yr/unit	97.75
MF	0 Units	0.140 AF/yr/unit	0.00
Indoor-only	0 Units	0.140 AF/yr/unit	0.00
Superblock <sup>(2)</sup>	3 Units	0.260 AF/yr/unit	0.78
<b>Schools</b>			
Elementary/Middle	0 Students	0.01456 AF/yr/student	0.00
High	0 Students	0.02184 AF/yr/student	0.00
Irrigation	0 irrigated acres	2.431 AF/yr/irrigated acre	0.00
<b>Non-Residential</b>			
Commercial/Hospitality	0 sf of bldg space	0.75 AF/6,695 sf of bldg space	0.00
Commercial/Retail	0 sf of bldg space	0.75 AF/6,695 sf of bldg space	0.00
Office	0 sf of bldg space	0.75 AF/6,695 sf of bldg space	0.00
Industrial	0 sf of bldg space	0.75 AF/6,695 sf of bldg space	0.00
Other	0 sf of bldg space	0.75 AF/6,695 sf of bldg space	0.00
	0 Pools	4.00 AF/yr fill, refill, and evap	0.00
	0 Splash Pads	NA See Table Note (3)	0.00
<b>Non-Residential Irrigation <sup>(4)</sup></b>	<b>22.16 irrigated acres</b>	<b>2.431 AF/yr/irrigated acre</b>	<b>53.87</b>
<b>Total Demand:</b>			<b>289.42</b>

Table 1 and 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 irrigated lawn, garden, and open space not appurtenant to a dwelling unit.

This is the third filing under PP7, and the combined water demands for Filings 7A, 7B, and 7C are within CAB’s and Dominion’s prior service commitments made for PP7.

**Sterling Ranch Community Authority Board**

Signed by:  
  
 8128C5DEC17842C...  
 By: Gary Debus  
 General Manager

Attachments

October 25, 2024

Brett Thomas  
100 Third St.  
Castle Rock, CO 80104

RE: SB2024-060

Dear Mr. Thomas,

Thank you for the opportunity to review and comment on the request to subdivide Sterling Ranch Filing 7C. Douglas County Health Department (DCHD) staff have reviewed the application for compliance with pertinent environmental and public health regulations. After reviewing the application, DCHD has the following comment(s).

**Water and Sewer Service**

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

Please feel free to contact me at 720-907-4888 or [bfreyer@douglas.co.us](mailto:bfreyer@douglas.co.us) if you have any questions about our comments.

Sincerely,



Brent Freyer  
Environmental Health Specialist II  
Douglas County Health Department



620 Wilcox Street  
 Castle Rock, Colorado 80104

January 23<sup>rd</sup>, 2025

Bret Thomas  
 Douglas County Community Development, Planning Services  
 100 Third Street  
 Castle Rock, CO 80104  
[bthomas@douglas.co.us](mailto:bthomas@douglas.co.us)  
 (303)814-4369

RE: Sterling Ranch Filing 7C, Final Plat (SB2024-060)

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 final plat application for 432 residential lots (104 single family lots, 286 duplex lots, and 46 townhome lots) and 22 tracts on 47.04 acres of land. The site is located generally northwest of Filing 7A and south of Filing 7B, east of Roxborough Park Road.

On behalf of Douglas County School District (DCSD), we have a couple comments regarding this proposed development that we would like to resolve prior to approval. DCSD has calculated the number of students that are expected from the 432 residential units. A total of 143 students are expected from this development which would equate to a total land dedication requirement of 3.396-acres.

PROJECT NAME: STERLING RANCH 7C FINAL PLAT (SB2024-060)				
<b>DU/</b>	<b>ACRES</b>		<b>DENSITY</b>	
432	31.977		13.51	
			<b>Generation</b>	<b>Number</b>
<b><u>STUDENT GENERATION RATES</u></b>	<b><u>No. of DU's</u></b>		<b><u>Rate</u></b>	<b><u>of Students</u></b>
ELEMENTARY	432	X	0.17	73
MIDDLE SCHOOL	432	X	0.05	22
HIGH SCHOOL	432	X	0.11	48
				<b>Required</b>
			<b>School</b>	<b>Land</b>
	<b>Number</b>		<b>Acreage</b>	<b>Dedication</b>
<b><u>SCHOOL LAND DEDICATION</u></b>	<b><u>of Students</u></b>		<b><u>Per Student</u></b>	<b><u>Acreage</u></b>
ELEMENTARY	73	X	0.018	1.322
MIDDLE SCHOOL	22	X	0.030	0.648
HIGH SCHOOL	48	X	0.030	1.426
			<b>TOTAL</b>	<b>3.396</b>

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 and \$750.00 is required for each multi-family dwelling unit that is not an AHU. Final anticipated capital mitigation fees are calculated below.

$$104 * \$1,500 = \$156,000$$

$$332 * \$750 = \$249,000$$

-----  
**\$405,000**

DCSD requests that the required capital mitigation fees for the single family detached units be paid directly to DCSD upon final plat approval and that the required capital mitigation fees for the single family attached units be paid prior to Site Improvement Plan approval.

Granted the applicant does not object to payment of the assessed capital mitigation fees upon final plat approval DCSD has no objection to this proposal.

Shavon Caldwell-Planning Manager  
Planning and Construction Department  
Douglas County School District

[scaldwell2@dcsdk12.org](mailto:scaldwell2@dcsdk12.org)  
[shavon.caldwell@dcsdk12.org](mailto:shavon.caldwell@dcsdk12.org)

303.387.0417

## REFERRAL RESPONSE REQUEST

 Date sent: October 23, 2024

 Comments due by: **November 20, 2024**

Fax: 303.660.9550

**Project Name:** Sterling Ranch Filing 7C

**Project File #:** SB2024-060

**Project Summary:** A final plat application requesting approval for 432 residential lots and 22 tracts on 47.04 acres of land within the Sterling Ranch Planned Development. The site is located east of Roxborough Park Road, approximately 3,000 feet north of its intersection with Waterton 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.		
<b>Agency:</b>	Douglas County Public Works	<b>Phone #:</b>	303-660-7490
<b>Your Name:</b>	Kenneth Murphy, P.E.	<b>Your Signature:</b>	
	<i>(please print)</i>	<b>Date:</b>	20 NOV 2024

Additional information and documents can be found at [www.douglas.co.us/pro](http://www.douglas.co.us/pro) and searching for the Project File # provided above. You are encouraged to attend the public hearing in the Commissioner's Hearing Room at 100 Third Street, Castle Rock. 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*

**100 Third Street, Castle Rock, Colorado 80104 • 303.660.7460**

November 20, 2024

**DV2024-410**

Susan Beckman  
Sterling Ranch LLC  
8155 Piney River Avenue – Suite 200  
Littleton, CO 80125

RE: Sterling Ranch Filing 7C – Final Plat  
rev1 PWE Comments

Ms. Beckman,

Douglas County Public Works Engineering has reviewed your submittal. Overall the engineering documents look very good. Our comments are below.

#### TECHNICAL DOCUMENTATION

##### Project Narrative and Planning Exhibit

- We have no comments regarding the plat exhibit.

##### Traffic Impact Analysis

- The county traffic engineer has accepted the traffic conformance letter without comment.

##### Drainage Study

- Please address comments in the redlined drainage study.

##### Construction Documents (CDs)

- Please address comments in the redlined CDs.

##### Grading Erosion and Sediment Control (GESC) Report and Plan

- A GESC permit for mass grading within the Filing 7C area was approved for the subject property under County project number DV2024-400.

##### Off-Site Improvements – Pond D10 and Temporary Channel

- Please address comments in the redlined GESC report and plan set.
- Please address comments in the redlined preliminary design report, plans and OPC.

##### Storm Drainage Operation & Maintenance (O & M) Manual

- Permanent stormwater and water quality facilities will require a site-specific O & M Manual.
- The manual will provide future owner-operators with a basis for regular inspection and maintenance.
- Manual templates are at: <https://www.douglas.co.us/public-works/development-review/>
- Edit the template to make it relevant to the site and the stormwater improvements.

#### ADMINISTRATIVE DOCUMENTATION

Documents described below are required for final approvals and/or to start construction.

**100 Third Street, Castle Rock, Colorado 80104 • 303.660.7490**

### **Subdivision Improvements Agreement (SIA)**

- Thank you for providing the draft SIA with OPC and phasing plan in the first submittal.
- Please address comments in the redlined SIA.
- For questions regarding provision of corporate signatures and financial securities, contact Janet Peterson at [JLPeterson@Douglas.co.us](mailto:JLPeterson@Douglas.co.us)
- Please allow approximately 1 to 2 weeks for agreement approval.
- Phasing Exhibit: we noted the exhibit shows the filing constructed in a single phase. We have no comments on the exhibit.

### **Temporary Construction Easement (TCE)**

- Please provide a copy of recorded easements if any are needed for this project.

### **Secondary Drainage Easement**

- This easement is required for stormwater detention and conveyance facilities constructed with the project.
- When the facility design is complete, prepare legal exhibits granting access to, around, and into each facility from the nearest public right-of-way.
- Easements must be accepted by the Board of County Commissioners in a regular land use hearing and approval generally requires 1 to 3 weeks.

### **GESC Permit**

- As described above, a GESC permit has already been issued for the subject property.

### **Right-of-Way / Construction Permit**

- Contact the Permits and Inspections Division to apply for a ROW/Construction permit or other required permits
- <https://www.douglas.co.us/public-works/permits/>

## **POST-CONSTRUCTION DOCUMENTATION**

### **As-Built Plans**

- Following construction, provide the County with a set of as-built plans documenting information critical to the function of roadway and drainage improvements based on a post-construction survey
- Where as-built information differs from record copy plans, strike-through the record copy information and annotate as-built information in red font, linework, or hatching, as applicable.
- Have the engineer-of-record sign and stamp the as-builts and provide County with a copy.

### **Certification of Stormwater Detention and Water Quality Facilities**

- Following construction, provide the County with a letter from the engineer of record certifying the stormwater improvements are constructed per the design and will function as intended.
  - Include as-built drawings for each facility based on a post-construction survey.
  - Include re-analysis demonstrating facility performance based on the as-built geometry.
  - Include tables documenting key design criteria (e.g. pond and spillway capacities, freeboard) to demonstrate the as-built pond meets or exceeds minimum criteria.

## **DOUGLAS COUNTY PUBLIC WORKS DEVELOPMENT RESOURCES**

Many resources including criteria manuals, agreement forms, warranty and maintenance applications, templates for O & M manuals and other items are available at the web page below:

- <https://www.douglas.co.us/public-works/development-review/>

Please let me know if you have any questions regarding the items above.

Respectfully,



Kenneth M Murphy, P.E.  
Senior Development Review Engineer  
[kmurphy@douglas.co.us](mailto:kmurphy@douglas.co.us)

cc: DV File

## REFERRAL RESPONSE REQUEST

 Date sent: October 23, 2024

 Comments due by: **November 20, 2024**  
 Fax: 303.660.9550

**Project Name:** Sterling Ranch Filing 7C

**Project File #:** SB2024-060

**Project Summary:**

A final plat application requesting approval for 432 residential lots and 22 tracts on 47.04 acres of land within the Sterling Ranch Planned Development. The site is located east of Roxborough Park Road, approximately 3,000 feet north of its intersection with Waterton 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.
<b>Agency:</b> Roxborough Village First HOA	<b>Phone #:</b> 720.854.4714
<b>Your Name:</b> Deborah McInnis  <i>(please print)</i>	<b>Your Signature:</b> 
	<b>Date:</b> 11.18.2024

Additional information and documents can be found at [www.douglas.co.us/pro](http://www.douglas.co.us/pro) and searching for the Project File # provided above. You are encouraged to attend the public hearing in the Commissioner's Hearing Room at 100 Third Street, Castle Rock. 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**

November 18, 2024

Mr. Brett Thomas, Chief Planner

Douglas County Department of Community Development

100 Third Street

Castle Rock, Colorado 80104

bthomas@douglas.co.us

Re: SB2024-060 Filing 7C

Dear Mr. Thomas and the Douglas County Commissioners,

The Roxborough Village First HOA does not support the Sterling Ranch 7C final plat application. We would like to voice serious concerns of the proposed 432 residential lots, and 22 tracts regarding: inadequate road capacity, the developer's unwillingness to provide already required amenities, 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.

### **Required Amenities**

The open space options for Roxborough are somewhat limited. We have noticed in the last year that our amenities, such as our two tennis courts, are becoming overcrowded and difficult to use. Under State Statue, developers are **REQUIRED** to build their parks concurrently with the homes. When the Sterling Ranch PD was approved in 2013, parks were committed to be built on a time schedule. The CAB has continually asked for deferrals to build their parks and funds from the County. We are aware for the 1A funding that Sterling Ranch received for their parking Filing 3. Most Douglas County voters did not envision the passage of 1A, using sales tax for Open Space, would go toward bailing out a private

developer from their development agreement. \$1,240,000 of that money is to be shared by all 5 municipalities. It is Sterling Ranch's responsibility to build their parks as a part of their development so why do the Commissioners continue to allow them to be bailed out?

We were disappointed to see the Park and Open Space Tacking – Filing 7 document that was submitted for review as part of this referral. To see vague verbiage such as “Potential Playground”, “Potential Recreation Center”, “Potential Picnic Shelter”, “Additional Improvements” and “Potential Picnic Shelter, Potential Playground or Other Recreational Facility” only reaffirms our understanding that recreational facilities are not going to be constructed in the near future. Sterling Ranch is a very large master planned community with the same amenities that would serve a 500-home development, not 10,000. The commissioners need to require Sterling Ranch to build recreational facilities (recreation centers, playground, playing fields, tennis courts etc.) to provide recreational spaces for their residents. The Providence Recreation Center was supposed to have a Pickleball Court installed, but it was removed from the plans. From the tracking document, it appears there are still no concrete plans for Burns or Heritage Parks. Their current parks, like Horseshoe Bench Park have two Bocce Ball Courts and two grassy areas. No play equipment. There are no tennis courts, or pickleball courts in the development and as far as we know there are no plans for any of these amenities.

### **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 is currently at 2,799 units. What is Sterling Ranch's plan once the 4,000 equivalent residential units are built? The County has already approved 4,000 units, how will these additional homes have wastewater conveyance? 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? Why are ARPA funds being used to fund the Dominion Wastewater Treatment Plant? It is our understanding that those funds should support projects that help the entire County. Why is so much County and federal funding being funneled to benefit a private developer? 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, and an undersized recreational facility that we are not able to access, unless paying an atrociously high fee. 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, and 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 7C. 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,

A handwritten signature in black ink, appearing to read "D. McInnis". The signature is fluid and cursive, with the first letter of each name being capitalized and prominent.

Deborah McInnis

Roxborough Village First HOA



November 20, 2024

Planning Services  
100 Third Street  
Castle Rock, CO 80104

Attn: Brett Thomas

Re: eReferral SB2024-060 Sterling Ranch Filing 7C

Mr. Thomas,

Roxborough Water & Sanitation District “the District” thanks you for the opportunity to provide comments on this application. Below is a list of comments for your consideration.

1. The District has an agreement in place with Dominion to convey up to 4,000 Equivalent Residential Units (EQR’s) or a maximum flow rate of 0.6 MGD of wastewater from Dominion, through the District, to South Platte Renew on a temporary basis until December 31, 2028. By definition in the agreement “Connection of an EQR to the Roxborough Wastewater Conveyance System shall occur upon the issuance of a certificate of occupancy for the applicable property within the Communities.” The District has a process for tracking certificate of occupancies, through October 2024 there are 2,799 in the community. Document #94969114 indicates 4,333 homes are platted and approved by Douglas County and 1,603 more are in process but not yet approved.
2. The document “Narrative\_10-22-2024\_95465559” indicates that for sanitary sewer service “The site has been accounted for in the design of downstream sanitary sewer system.” As indicated in comment 1, RWSD has an agreement for a maximum of 4,000 units with Dominion Water and Sanitation District, currently 2,799 units have a certificate of occupancy.
3. The agreement between RWSD and Dominion allows a peak flow rate of 4 MGD through the O-Line. Dominion to provide evidence of all (current and proposed) lift station max pump rates occurring simultaneously to confirm flow rates to do not exceed a flow rate of 4 MGD.

Please don’t hesitate to reach out if there are any questions or concerns with the comments here within.

Sincerely,

Mike Marcum  
General Manager

# 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 7C  
Project File #: **SB2024-060**  
S Metro Review #: REFFP24-00184

Review date: **Revised February 13, 2025**

Plan reviewer: Aaron Miller  
720.989.2246  
[aaron.miller@southmetro.org](mailto:aaron.miller@southmetro.org)

**Project Summary:** A final plat application requesting approval for 432 residential lots and 22 tracts on 47.04 acres of land within the Sterling Ranch Planned Development. The site is located east of Roxborough Park Road, approximately 3,000 feet north of its intersection with Waterton 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 no objection to the proposed Final Plat.

SMFR and Douglas County Addressing Analyst to confer to review and approve street naming and addressing of lots prior to issuance of construction permits.

## Brett Thomas

---

**From:** Aaron Miller <aaron.miller@southmetro.org>  
**Sent:** Tuesday, February 11, 2025 10:05 AM  
**To:** Sheahan, Caitlin <Caitlin.Sheahan@kimley-horn.com>  
**Cc:** Brett Thomas <bthomas@douglas.co.us>; Kevin Johnk <kevin.johnk@sterlingranchcolorado.com>  
**Subject:** RE: SB2024-060 - SMFR Referral Response

Thank you for your response. Please revise the following:

*“Roxborough Park Road is proposed to be closed to traffic until February 2026, per a request approved by the Board of County Commissioners on January 28, 2025 - independent of the proposed Filing 7C Application. As such, a barricade is proposed on Sterling Ranch Ave to prevent traffic from going west on Sterling Ranch Ave out of Filing 7C toward Roxborough Park Road. A barricade is also proposed on Roxborough Park Road north of the intersection with Hooper Street. No other interim improvements or barricades are proposed.”*

Two points of access are required to be provided and maintained for the number of dwelling units proposed in the filing. Please provide an overall access plan specifically showing that with the proposed barricades for the closure of Roxborough Park Rd the filing will meet requirements providing two independent points of access for all portions of this filing (and the prior filings). Access for this filing appears dependent upon completion of roads in Filings 7A and 7B. Please clearly indicate the timing of the construction of Hooper Street and Sterling Ranch Ave. or others will provide the required access. Response and revisions shall also address that where barricades are placed the dead end created meets requirements and if exceeding 150ft will provide adequate turn around provisions.

Thank you,



**SOUTH METRO FIRE RESCUE**

Fire Marshal's Office

**Aaron Miller**  
Plan Reviewer

T 720.989.2246  
C 720.498.4197  
E aaron.miller@southmetro.org



**9195 East Mineral Avenue, Centennial, Colorado 80112**

# 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 7C  
Project File #: **SB2024-060**  
S Metro Review #: REFFP24-00184

Review date: October 31, 2024

Plan reviewer: Aaron Miller  
720.989.2246  
[aaron.miller@southmetro.org](mailto:aaron.miller@southmetro.org)

**Project Summary:** A final plat application requesting approval for 432 residential lots and 22 tracts on 47.04 acres of land within the Sterling Ranch Planned Development. The site is located east of Roxborough Park Road, approximately 3,000 feet north of its intersection with Waterton 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 comments to be resolved prior to approval of the final plat.

### COMMENTS:

1. Referral packet documents did not include street names or addressing information. Appears Douglas County Addressing Analyst had numerous comments to be resolved. SMFR may have additional addressing comments. SMFR and Douglas County Addressing Analyst to confer to review and approve revised street naming and addressing of lots prior to plat approval.
2. Narrative regarding infrastructure and roads indicates some roadways to be interim conditions, several barricades at various areas and indicating to be requesting an extension to road closures. Applicants have recently requested not completing portions of roadways in prior filings and proposing temporary gravel roadways for emergency access. Further discussions and phasing plans of any interim conditions, closures or barricades needs to occur prior to plat approval as it is unclear if the various proposals will meet access requirements. It is expected that all roadways in this and prior filings are complete prior to any homes being constructed. SMFR and Douglas County must approve and permit where applicable any temporary or interim access.
3. Narrative indicated that of the 432 lots, 104 lots are single-family detached, 282 lots are duplex, and 46 lots are townhomes. Plat documents do not indicate what lots are to be of the indicated home types. Information regarding which home types are on which lots shall be clarified in plat documents and prior to submitting plans for fire flows and fire hydrant placements.



**Right of Way & Permits**

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

November 13, 2024

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

Attn: Brett Thomas

**Re: Sterling Ranch Filing No. 7C, Case # SB2024-060**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the documents for **Sterling Ranch Filing No. 7C** and has determined **there are concerns/conflicts**.

PSCo requests that the following language or plat note be placed on the preliminary and final plats for the subdivision:

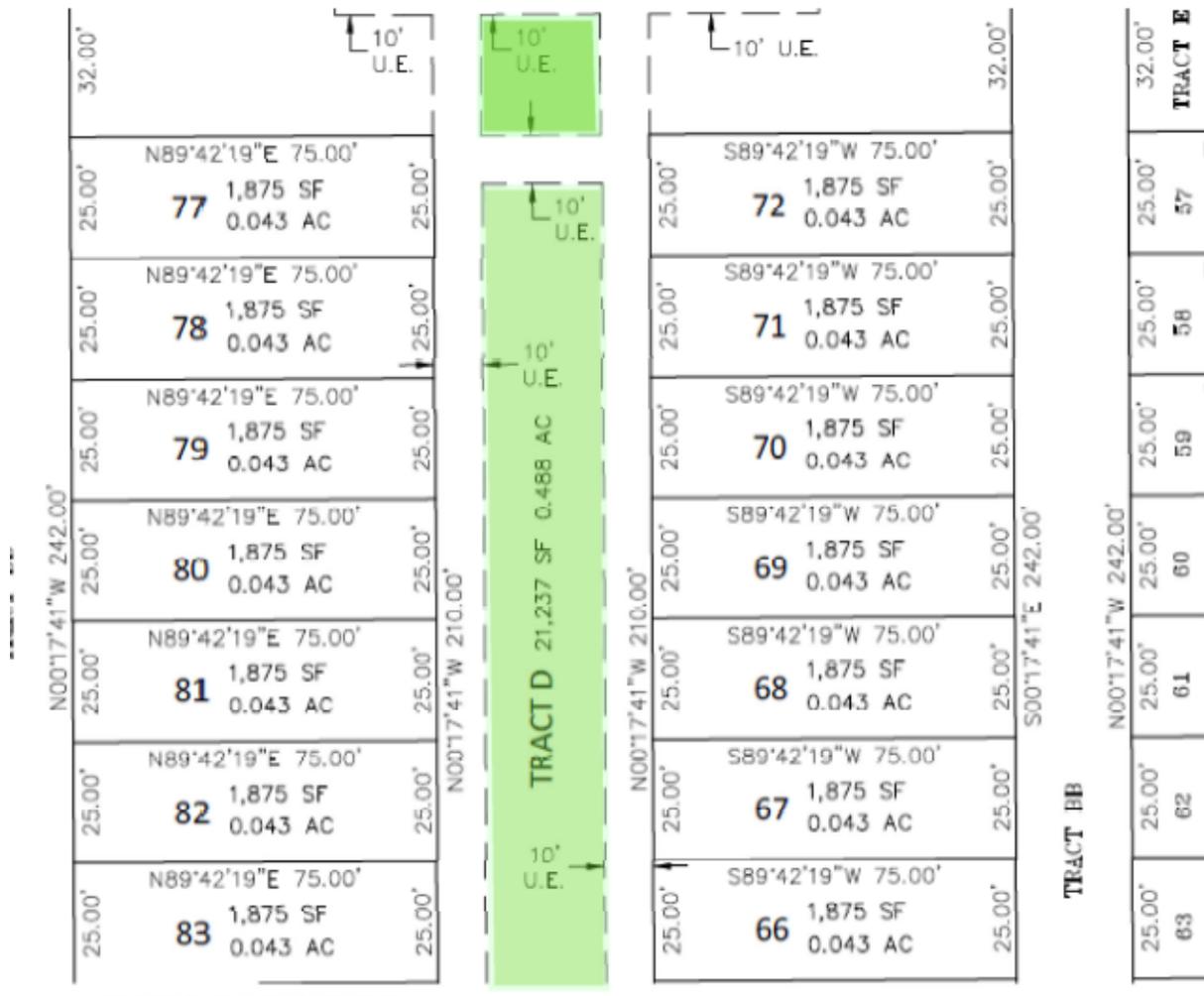
*Permanent structures, improvements, objects, buildings, wells, water meters and other objects that may interfere with the utility facilities or use thereof (Interfering Objects) shall not be permitted within said utility easements and the utility providers, as grantees, may remove any Interfering Objects at no cost to such grantees, including, without limitation, vegetation. Public Service Company of Colorado (PSCo) and its successors reserve the right to require additional easements and to require the property owner to grant PSCo an easement on its standard form.*

Public Service Company requests six-foot (6') wide dry utility easements are dedicated on private property adjacent to each front lot line of each lot and eight-foot (8') on each rear lot line of each lot in the subdivision. In addition, eight-foot (8') wide dry utility easements are dedicated around the perimeter of tracts, parcels and/or open space areas.

PSCo requests clarification of the dry utilities' placement in the example below. Where will the natural gas utilities be located? Bear in mind that natural gas distribution requires 6-foot wide utility easement 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.

What are the plans for the portions highlighted in green below? Is it landscaping with a detention pond or something else?

PSCo



PSCo also requests to remove this ambiguous, confusing annotation.

- \* 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)

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](http://xcelenergy.com/InstallAndConnect). It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

If additional easements need to be acquired by separate PSCo document (i.e. transformer), a Right-of-Way Agent will need to be contacted by the Designer.

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.

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](mailto:violeta.ciocanu@xcelenergy.com)



February 6, 2025

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

Re: Sterling Ranch Filing 7C Referral Agency Comment Response Letter

Dear Brett,

We have received your referral agency comments for Sterling Ranch Filing 7C, and we offer the following responses:

**ENGINEERING COMMENTS:**

Douglas County Public Works Engineering has reviewed your submittal. Overall the engineering documents look very good. Our comments are below.

**Technical Documentation**

**Project Narrative and Planning Exhibit**

- We have no comments regarding the plat exhibit.

**Response: Thank you for your review and confirmation of no comments on the plat exhibit.**

**Traffic Impact Analysis**

- The county traffic engineer has accepted the traffic conformance letter without comment.

**Response: Thank you for your review and confirmation of the traffic conformance letter without comment. We have provided an updated copy given the revision to the segmentation proposed in Filing 7C.**

**Drainage Study**

- Please address comments in the redlined drainage study.

**Response: Comments shown on the drainage study have been responded to and addressed. Please refer to the responses provided on the redlined PDFs.**

**Construction Documents (CDs)**

- Please address comments in the redlined CDs.

**Response: Comments shown on the CDs have been responded to and addressed. Please refer to the responses provided on the redlined PDFs.**

**Grading Erosion and Sediment Control (GESK) Report and Plan**

- A GESK permit for mass grading within the Filing 7C area was approved for the subject property under County project number DV2024-400.

**Response: Noted, thank you.**

## **Off-Site Improvements – Pond D10 and Temporary Channel**

- Please address comments in the redlined GESC report and plan set.
- Please address comments in the redlined preliminary design report, plans and OPC.

**Response: Comments shown on the off-site improvements have been responded to and addressed. Please refer to the responses provided on the redlined PDFs.**

## **Storm Drainage Operation & Maintenance (O & M) Manual**

- Permanent stormwater and water quality facilities will require a site-specific O & M Manual.
- The manual will provide future owner-operators with a basis for regular inspection and maintenance.
- Manual templates are at: <https://www.douglas.co.us/public-works/development-review/>
- Edit the template to make it relevant to the site and the stormwater improvements.

**Response: Noted, thank you. The permanent stormwater quality facility Pond F30 will be existing by the start of construction of this development. The site-specific O & M Manual was provided with the approved Sterling Ranch Filing 7A North CDs. The O & M Manual for the permanent stormwater quality facility Pond D10 is included with this submittal.**

## **Administrative Documentation**

Documents described below are required for final approvals and/or to start construction.

### **Subdivision Improvements Agreement (SIA)**

- Thank you for providing the draft SIA with OPC and phasing plan in the first submittal.
- Please address comments in the redlined SIA.
- For questions regarding provision of corporate signatures and financial securities, contact Janet Peterson at [JLPeterson@Douglas.co.us](mailto:JLPeterson@Douglas.co.us)
- Please allow approximately 1 to 2 weeks for agreement approval.
- Phasing Exhibit: we noted the exhibit shows the filing constructed in a single phase. We have no comments on the exhibit.

**Response: Comments in the redlined SIA have been addressed and an updated copy has been provided with this submittal.**

### **Temporary Construction Easement (TCE)**

- Please provide a copy of recorded easements if any are needed for this project.

**Response: The additional off-site easements will be provided for BOCC hearing and approval.**

### **Secondary Drainage Easement**

- This easement is required for stormwater detention and conveyance facilities constructed with the project.
- When the facility design is complete, prepare legal exhibits granting access to, around, and into each facility from the nearest public right-of-way.
- Easements must be accepted by the Board of County Commissioners in a regular land use hearing and approval generally requires 1 to 3 weeks.

**Response: Noted, thank you. The permanent stormwater quality facility Pond F30 is being constructed currently as a part of the approved Sterling Ranch Filing 7A North CDs. Easements for this facility were accepted by the BOCC with the Filing 7A land use hearing earlier in the year.**

An additional 2 easements will be necessary for Filing 7C and will be provided for BOCC hearing and approval.

## **GESC Permit**

- As described above, a GESC permit has already been issued for the subject property.

**Response: Noted, thank you.**

## **Right-of-Way / Construction Permit**

- Contact the Permits and Inspections Division to apply for a ROW/Construction permit or other required permits
- <https://www.douglas.co.us/public-works/permits/>

**Response: Noted, thank you.**

## **Post-Construction Documentation**

### **As-Built Plans**

- Following construction, provide the County with a set of as-built plans documenting information critical to the function of roadway and drainage improvements based on a post-construction survey.
- Where as-built information differs from record copy plans, strike-through the record copy information and annotate as-built information in red font, linework, or hatching, as applicable.
- Have the engineer-of-record sign and stamp the as-builts and provide County with a copy.

**Response: Noted, thank you. It is understood that record drawings will be provided to the County per all County requirements in order to obtain a certificate of occupancy (CO).**

### **Certification of Stormwater Detention and Water Quality Facilities**

- Following construction, provide the County with a letter from the engineer of record certifying the stormwater improvements are constructed per the design and will function as intended.
  - o Include as-built drawings for each facility based on a post-construction survey.
  - o Include re-analysis demonstrating facility performance based on the as-built geometry.
  - o Include tables documenting key design criteria (e.g. pond and spillway capacities, freeboard) to demonstrate the as-built pond meets or exceeds minimum criteria.

**Response: Noted, thank you. The permanent stormwater quality facility Pond F30 will be existing by the start of construction of this Development. Facility design is provided with the approved Sterling Ranch Filing 7A North CDs. It is understood that record drawings will be provided to the County following the construction of Sterling Ranch 7A North per all County requirements. The stormwater quality facility Pond D10 is expected to have record drawings following the construction of Sterling Ranch Filing 7C. It is understood that the certification of the stormwater quality facilities Pond F30 and Pond D10 will be required in order to obtain a certificate of occupancy (CO).**

### **Douglas County Public Works Development Resources**

Many resources including criteria manuals, agreement forms, warranty and maintenance applications, templates for O & M manuals and other items are available at the web page below:

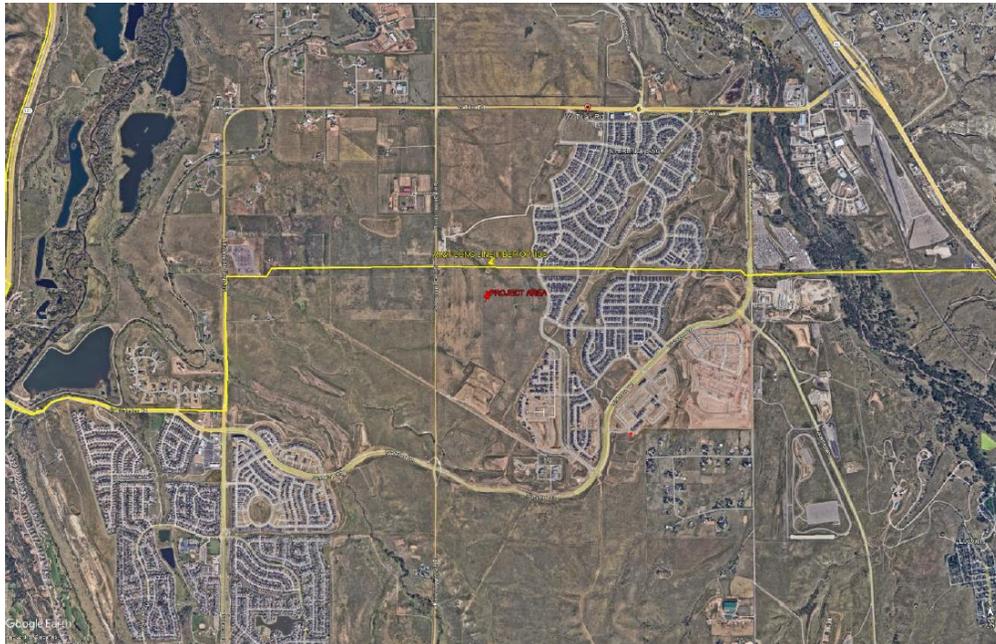
<https://www.douglas.co.us/public-works/development-review/>

**Response: Noted, thank you.**

## REFERRAL AGENCY COMMENTS:

### AT&T LONG LINE FIBER OPTICS:

This is in response to your eReferral for a utility map showing the buried AT&T Long Line Fiber Optics near Roxborough Park Road Littleton, Colorado. I attached an Earth map showing the project area in red and the buried AT&T Long Line Fiber Optics in yellow. As shown, there is a possibility of conflict near Roxborough Park Rd. Any other information you could provide about the projects would be appreciated in determining if a conflict will exist. Please pass on our contact information as well. Please feel free to contact us with any questions or concerns.



**Response: The Applicant reached out to AT&T as requested to provide additional information and AT&T confirmed there is no conflict. The AT&T line is co-located with the Xcel easement to the immediate north of Filing 7C.**

### CENTURYLINK:

We have received your request for an Encroachment and have set up a Lumen project accordingly. Your project number is P863790 and it should be referenced in all emails sent in for review. Please do not reply to this email. Your project owner is Stephanie Canary and they can be reached by email at [stephanie.canary@lumen.com](mailto:stephanie.canary@lumen.com) with any questions that you may have regarding this project.

NOTE: Please do not reply to this email and direct any further communication to the assigned Right-of-Way Agent listed above.

Requests are addressed in the order received; Lumen will endeavor to respond within 30 days.

**Response: Thank you for the response. The applicant will contact Stephanie Canary with any relevant requests.**

## CHATFIELD COMMUNITY ASSOCIATION:

This application should be denied based on, among other things, the lack of Dominion Water and Sanitation's ability to provide essential services to the residents of Sterling Ranch. This application does not meet critical Approval Criteria or DC zoning regulations or state water requirements, nor does it protect the residents of Sterling Ranch. Approval of this application would provide a more than adequate basis for a lawsuit against the county for future homeowners (and others with standing) if there is a failure by DWSD to provide adequate water and wastewater to the homes in this filing. Attached is an article discussing Red Rocks Ranch in unincorporated Jefferson County, near Morrison, where people are ready to close on homes that are built and ready for move in but lack water. Homes are built on the basis of a PLAN, not firm water. Sterling Ranch has the potential to have similar issues. Buyers could find that DWSD issued water and wastewater taps, but doesn't have adequate water or wastewater capacity to actually serve the houses. It is absolutely the responsibility of the County under DCZR 18A and Colorado CRS 29-20-302-303 to only approve development with adequate water and wastewater. The county is putting Sterling Ranch residents at risk. This application should be denied.

**Response: Noted, thank you. The Colorado Division of Water Resources has reviewed the water supply materials provided with this application and has determined that there is indeed adequate water physically available to serve this development.**

## CHATFIELD WATERSHED AUTHORITY:

No response received.

**Response: No response necessary.**

## 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 7C 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 Filing 7C 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 Filing 7C 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 7C.

Should you have any questions, please contact me at this office at 303-866-3581 x8264 or [ioana.comaniciu@state.co.us](mailto:ioana.comaniciu@state.co.us)

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

COMCAST:

No response received.

**Response: No response necessary.**

CORE ELECTRIC COOPERATIVE:

No response received.

**Response: No response necessary.**

DOMINION WATER AND SANITATION DISTRICT:

No response received.

**Response: No response necessary.**

DOUGLAS COUNTY HEALTH DEPARTMENT:

Thank you for the opportunity to review and comment on the request to subdivide Sterling Ranch Filing 7C. Douglas County Health Department (DCHD) staff have reviewed the application for compliance with pertinent environmental and public health regulations. After reviewing the application, DCHD has the following comment(s).

**Water and Sewer Service**

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

Please feel free to contact me at 720-907-4888 or [bfreyer@douglas.co.us](mailto:bfreyer@douglas.co.us) if you have any questions about our comments.

**Response: Thank you for your review. The applicant appreciates the favorable recommendation regarding the proposed method of water service and sewage disposal.**

DOUGLAS COUNTY PARKS AND TRAILS:

No response received.

**Response: No response necessary.**

DOUGLAS COUNTY SCHOOL DISTRICT RE 1:

DCSD requests that the required capital mitigation fees for the single family detached units be paid directly to DCSD upon final plat approval and that the required capital mitigation fees for the single family attached units be paid prior to Site Improvement Plan approval.

Granted the applicant does not object to payment of the assessed capital mitigation fees upon final plat approval DCSD has no objection to this proposal.

**Response: Thank you for your response. The applicant does not object to the payment of the assessed capital mitigation fees upon final plat approval.**

#### JEFFERSON COUNTY PLANNING & ZONING:

No response received.

**Response: No response necessary.**

#### MILE HIGH FLOOD DISTRICT

No response received.

**Response: No response necessary.**

#### OFFICE OF EMERGENCY MANAGEMENT:

OEM has no concerns with this project.

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

#### DOUGLAS COUNTY ADDRESSING:

Douglas County Community Development Department has completed a review of the revised Street Name Exhibit dated November 7, 2024 and all street names are approved and reserved. Applicant shall add these street names to the Final Plat Exhibit and send to DC Addressing for review.



**Response: Thank you for your review and coordination with the applicant team. The street names have been added to the final plat for final review and approval.**

DOUGLAS COUNTY ASSESSOR:

No comment.

**Response: No response necessary.**

DOUGLAS COUNTY BUILDING:

No comment.

**Response: No response necessary.**

PLUM VALLEY HEIGHTS HOA:

No response received.

**Response: No response necessary.**

ROXBOROUGH VILLAGE FIRST HOA:

The Roxborough Village First HOA does not support the Sterling Ranch 7C final plat application. We would like to voice serious concerns of the proposed 432 residential lots, and 22 tracts regarding: inadequate road capacity, the developer's unwillingness to provide already required amenities, 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.

## **Required Amenities**

The open space options for Roxborough are somewhat limited. We have noticed in the last year that our amenities, such as our two tennis courts, are becoming overcrowded and difficult to use. Under State Statue, developers are REQUIRED to build their parks concurrently with the homes. When the Sterling Ranch PD was approved in 2013, parks were committed to be built on a time schedule. The CAB has continually asked for deferrals to build their parks and funds from the County. We are aware for the 1A funding that Sterling Ranch received for their parking Filing 3. Most Douglas County voters did not envision the passage of 1A, using sales tax for Open Space, would go toward bailing out a private developer from their development agreement. \$1,240,000 of that money is to be shared by all 5 municipalities. It is Sterling Ranch's responsibility to build their parks as a part of their development so why do the Commissioners continue to allow them to be bailed out? We were disappointed to see the Park and Open Space Tacking – Filing 7 document that was submitted for review as part of this referral. To see vague verbiage such as "Potential Playground", "Potential Recreation Center", "Potential Picnic Shelter", "Additional Improvements" and "Potential Picnic Shelter, Potential Playground or Other Recreational Facility" only reaffirms our understanding that recreational facilities are not going to be constructed in the near future. Sterling Ranch is a very large master planned community with the same amenities that would serve a 500-home development, not 10,000. The commissioners need to require Sterling Ranch to build recreational facilities (recreation centers, playground, playing fields, tennis courts etc.) to provide recreational spaces for their residents. The Providence Recreation Center was supposed to have a Pickleball Court installed, but it was removed from the plans. From the tracking document, it appears there are still no concrete plans for Burns or Heritage Parks. Their current parks, like Horseshoe Bench Park have two Bocce Ball Courts and two grassy areas. No play equipment. There are no tennis courts, or pickleball courts in the development and as far as we know there are no plans for any of these amenities.

## **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 is currently at 2,799 units. What is Sterling Ranch's plan once the 4,000 equivalent residential units are built? The County has already approved 4,000 units, how will these additional homes have wastewater conveyance? 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? Why are ARPA funds being used to fund the Dominion Wastewater Treatment Plant? It is our understanding that those funds should support projects that help the entire County. Why is so much County and federal funding being funneled to benefit a private developer? 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, and an undersized recreational

facility that we are not able to access, unless paying an atrociously high fee. 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, and our amenities cannot continue to absorb this ridiculous density.

**Response: Noted, thank you. Sterling Ranch has partnered with the County to construct Waterton Road. Recent traffic counts, conducted in December 2024, have shown that traffic capacity has greatly improved on both Rampart Range Road and on Titan Road as a result of this construction, cutting daily volumes by up to 50% compared to previous volumes before Waterton Road was constructed. Combined with the newly-constructed Airport Road/Southern Connector, the Chatfield Basin has a much more robust roadway network that offers multiple redundancies that were previously non-existent. This has promoted higher traffic efficiency and provided for alternative emergency routing. Sterling Ranch will continue to work with Douglas County, South Metro Fire Rescue Authority, and our other stakeholders to ensure that roadway capacity is sufficient within our development.**

**Sterling Ranch in partnership with the Community Authority Board is very excited to have broken ground on many parks recently, with many more in planning & on the way. These include the future regional park within Prospect Village, a large community park within Filing 7A, pickleball courts within the regional park adjacent to Filing 7A, and multiple community parks within Filing 6A and 6B.**

**Dominion Water and Sanitation District has provided us with a will-serve letter that confirms there will indeed be adequate capacity for sanitary sewer flows from this project.**

#### ROXBOROUGH WATER & SANITATION DISTRICT:

1. The District has an agreement in place with Dominion to convey up to 4,000 Equivalent Residential Units (EQR's) or a maximum flow rate of 0.6 MGD of wastewater from Dominion, through the District, to South Platte Renew on a temporary basis until December 31, 2028. By definition in the agreement "Connection of an EQR to the Roxborough Wastewater Conveyance System shall occur upon the issuance of a certificate of occupancy for the applicable property within the Communities." The District has a process for tracking certificate of occupancies, through October 2024 there are 2,799 in the community. Document #94969114 indicates 4,333 homes are platted and approved by Douglas County and 1,603 more are in process but not yet approved.
2. The document "Narrative\_10-22-2024\_95465559" indicates that for sanitary sewer service "The site has been accounted for in the design of downstream sanitary sewer system." As indicated in comment 1, RWSD has an agreement for a maximum of 4,000 units with Dominion Water and Sanitation District, currently 2,799 units have a certificate of occupancy.
3. The agreement between RWSD and Dominion allows a peak flow rate of 4 MGD through the O-Line. Dominion to provide evidence of all (current and proposed) lift station max pump rates occurring simultaneously to confirm flow rates to do not exceed a flow rate of 4 MGD

**Response: Given the advancement of the Chatfield Basin Water Reclamation Facility (CBWRF), measured indoor water usage and wastewater conveyance, and accurate portrayal of Equivalent Resident Units (EQRs) based on certificate of occupancy, Dominion's wastewater flow will not exceed 0.6 MGD prior to the final completion and operations of the CBWRF. Dominion and Roxborough are currently negotiating an amendment to the Roxborough IGA to reflect this**

understanding, more specifically to update the number of EQRs that are associated with the 0.6 MGD capacity limitation within Roxborough's system.

SHERRIFF'S OFFICE:

No response received.

**Response: No response necessary.**

SOUTH METRO FIRE RESCUE:

South Metro Fire Rescue (SMFR) has reviewed the provided documents and has comments to be resolved prior to approval of the final plat.

COMMENTS:

1. Referral packet documents did not include street names or addressing information. Appears Douglas County Addressing Analyst had numerous comments to be resolved. SMFR may have additional addressing comments. SMFR and Douglas County Addressing Analyst to confer to review and approve revised street naming and addressing of lots prior to plat approval.

2. Narrative regarding infrastructure and roads indicates some roadways to be interim conditions, several barricades at various areas and indicating to be requesting an extension to road closures. Applicants have recently requested not completing portions of roadways in prior filings and proposing temporary gravel roadways for emergency access. Further discussions and phasing plans of any interim conditions, closures or barricades needs to occur prior to plat approval as it is unclear if the various proposals will meet access requirements. It is expected that all roadways in this and prior filings are complete prior to any homes being constructed. SMFR and Douglas County must approve and permit where applicable any temporary or interim access.

3. Narrative indicated that of the 432 lots, 104 lots are single-family detached, 282 lots are duplex, and 46 lots are townhomes. Plat documents do not indicate what lots are to be of the indicated home types. Information regarding which home types are on which lots shall be clarified in plat documents and prior to submitting plans for fire flows and fire hydrant placements.

**Response: Thank you for your review. Responses are as follows:**

- 1. Douglas County Addressing has approved the proposed Street Names for the Filing. The approved Street Names are now shown on the Final Plat as well as the Construction Documents.**
- 2. Roxborough Park Road is proposed to be closed to traffic until February 2026, per a request approved by the Board of County Commissioners on January 28, 2025 - independent of the proposed Filing 7C Application. As such, a barricade is proposed on Sterling Ranch Ave to prevent traffic from going west on Sterling Ranch Ave out of Filing 7C toward Roxborough Park Road. A barricade is also proposed on Roxborough Park Road north of the intersection with Hooper Street. No other interim improvements or barricades are proposed.**

**Per an exhibit provided to SMFR via email correspondence, two points of access will be maintained to Filing 7C through Sterling Ranch Ave and Hooper Street to Ordway and Waterton Road. Any closures or barricades provided will not impact the provision of two points of access to Filing 7C.**

3. The construction documents within this plat application have been revised to indicate the type of product associated with each lot.

STERLING RANCH COMMUNITY AUTHORITY BOARD:

No response received.

**Response: No response necessary.**

WESTERN DOUGLAS COUNTY CITIZENS ALLIANCE:

No response received.

**Response: No response necessary.**

XCEL ENERGY – RIGHT OF WAY & PERMITS

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the documents for Sterling Ranch Filing No. 7C and has determined **there are concerns/conflicts**.

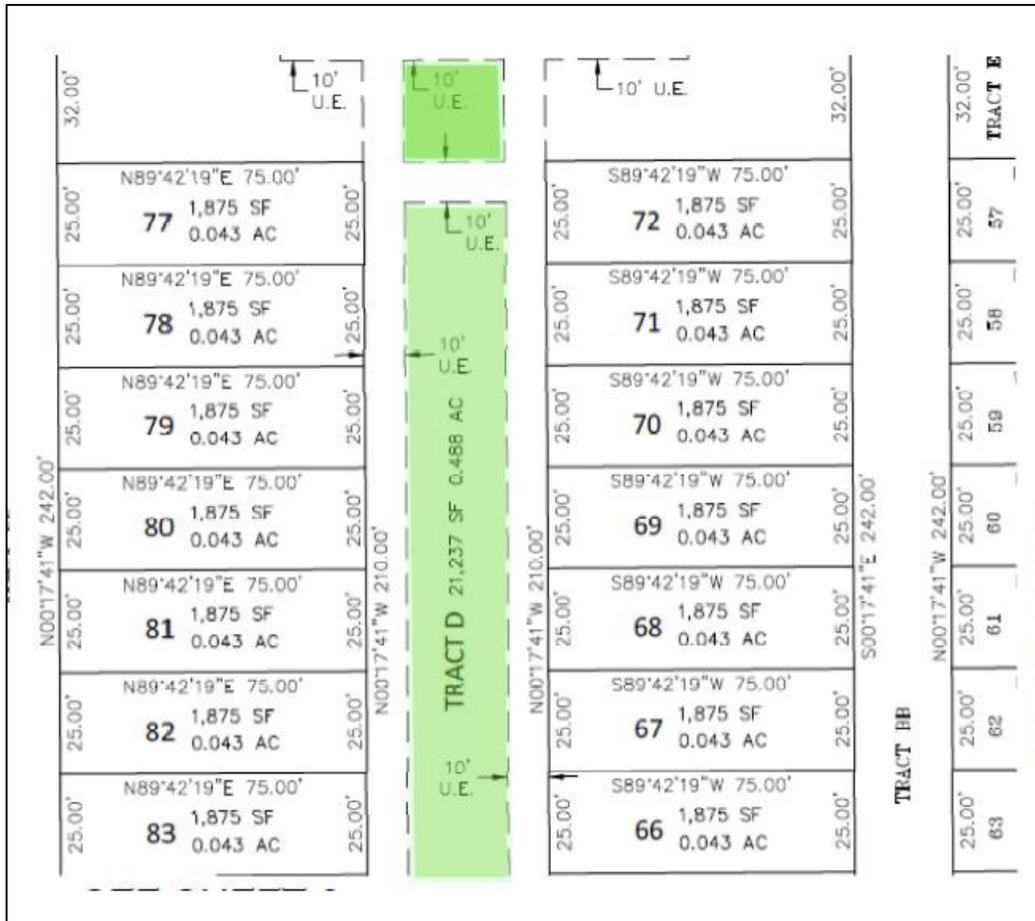
PSCo requests that the following language or plat note be placed on the preliminary and final plats for the subdivision:

*Permanent structures, improvements, objects, buildings, wells, water meters and other objects that may interfere with the utility facilities or use thereof (Interfering Objects) shall not be permitted within said utility easements and the utility providers, as grantees, may remove any Interfering Objects at no cost to such grantees, including, without limitation, vegetation. Public Service Company of Colorado (PSCo) and its successors reserve the right to require additional easements and to require the property owner to grant PSCo an easement on its standard form.*

Public Service Company requests six-foot (6') wide dry utility easements are dedicated on private property adjacent to each front lot line of each lot and eight-foot (8') on each rear lot line of each lot in the subdivision. In addition, eight-foot (8') wide dry utility easements are dedicated around the perimeter of tracts, parcels and/or open space areas.

PSCo requests clarification of the dry utilities' placement in the example below. Where will the natural gas utilities be located? Bear in mind that natural gas distribution requires 6-foot wide utility easement with a minimum 5-foot clearance from any structure and where there is drivable pavement with space of service truck access (8-foot wide, 8-inches thick) with plowing in snowy conditions.

What are the plans for the portions highlighted in green? Is it landscaping with a detention pond or something else?



PSCo also requests to remove this ambiguous, confusing annotation.

\* 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)

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](http://xcelenergy.com/InstallAndConnect). It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

If additional easements need to be acquired by separate PSCo document (i.e. transofmer), a Right-of-Way Agent will need to be contacted by the Designer.

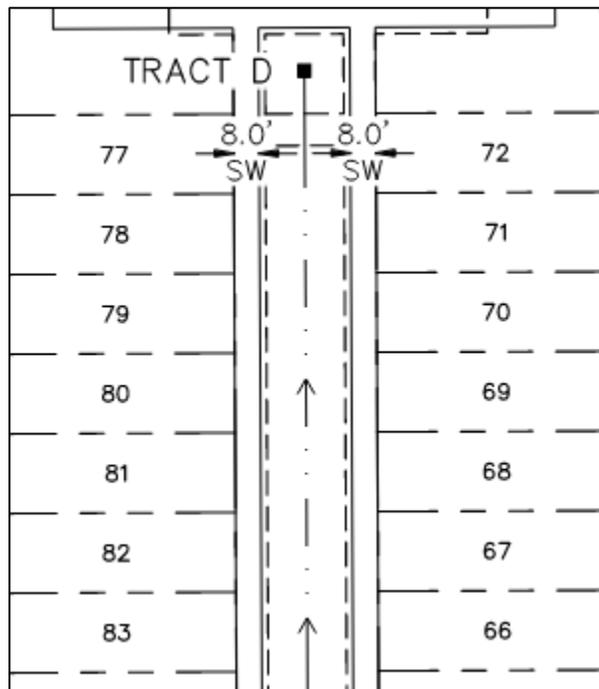
As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center by dialing 811 for utility locates prior to construction.

**Response:**

**Sterling Ranch is coordinating with Xcel on an agreement that will satisfy the request of this referral comment and will be shared with Douglas County once complete. Sterling Ranch acknowledges that additional easements may be required by Xcel and will grant them as needed to facilitate the utility design. The requested note has not been added to the plat document, understanding that these requirements & commitments are sufficiently covered in other contract documents, as well**

as to be consistent with every previous plat document recorded at Sterling Ranch that does not include this note or any other notes with similar language.

Per the request for clarification of dry utility service placement in the example provided, see snip below. The snip below shows the 8-foot wide sidewalks provided for maintenance of the dry utilities located in the 10-foot wide dry utility easement provided on the Plat. The dry utilities will be placed behind lots 77-83 & 66-72 within the 10-foot utility easement. Sterling Ranch has worked closely with Xcel and their contracted design staff to implement site design sufficient to accommodate construction & maintenance needs. The area highlighted in green in the comment above is proposed as landscaping with a nuisance swale for drainage. Please see landscape plans for landscaping details.



**No additional easements are anticipated with this Final Plat, thank you.**

On behalf of Sterling Ranch, Kimley-Horn and the project team, thank you for your time and consideration reviewing the Sterling Ranch Filing 7C. If you have any questions, please contact me at [caitlin.sheahan@kimley-horn.com](mailto:caitlin.sheahan@kimley-horn.com) or (970) 986-6784.

Sincerely,

Caitlin Sheahan, P.E.  
Project Engineer, Associate  
Kimley-Horn & Associates, Inc.

## Brett Thomas

---

**From:** Sheahan, Caitlin <Caitlin.Sheahan@kimley-horn.com>  
**Sent:** Wednesday, February 12, 2025 12:02 PM  
**To:** Aaron Miller <aaron.miller@southmetro.org>  
**Cc:** Brett Thomas <bthomas@douglas.co.us>; Kevin Johnk <kevin.johnk@sterlingranchcolorado.com>  
**Subject:** RE: SB2024-060 - SMFR Referral Response

Hi Aaron,

Thank you for the additional information. I have revised our referral response letter, attached, to include an additional statement in our response to the SMFR referral letter, as follows: *Per an exhibit provided to SMFR via email correspondence, two points of access will be maintained to Filing 7C through Sterling Ranch Ave and Hooper Street to Ordway and Waterton Road. Any closures or barricades provided will not impact the provision of two points of access to Filing 7C.*

The attached exhibit details out all of the proposed access points to Filing 7C. In the attached you'll see:

- All of the roadways will be completed in 7A (red) & 7B (blue) before the 7C lots are brought online.
- Roxborough Park Road will be paved from Hooper Street to Waterton Road to provide access down to Waterton with 7C (green)
- There is extensive grading & utility work being completed in the rest of Roxborough Park Road (orange). This is why Sterling Ranch has a construction closure in place with Douglas County until 2026. The developer will be obligated to open it up afterwards.
- In summary: a minimum of two access points to 7C will be provided for the development.

Please let us know if you require anything further in order to begin the water distribution review for 7C.

Thank you for your assistance!

Caitlin Sheahan, P.E. (CO, NV), P. Eng.

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**Kimley-Horn** | 3325 South Timberline Road, Suite 130, Fort Collins, CO 80525

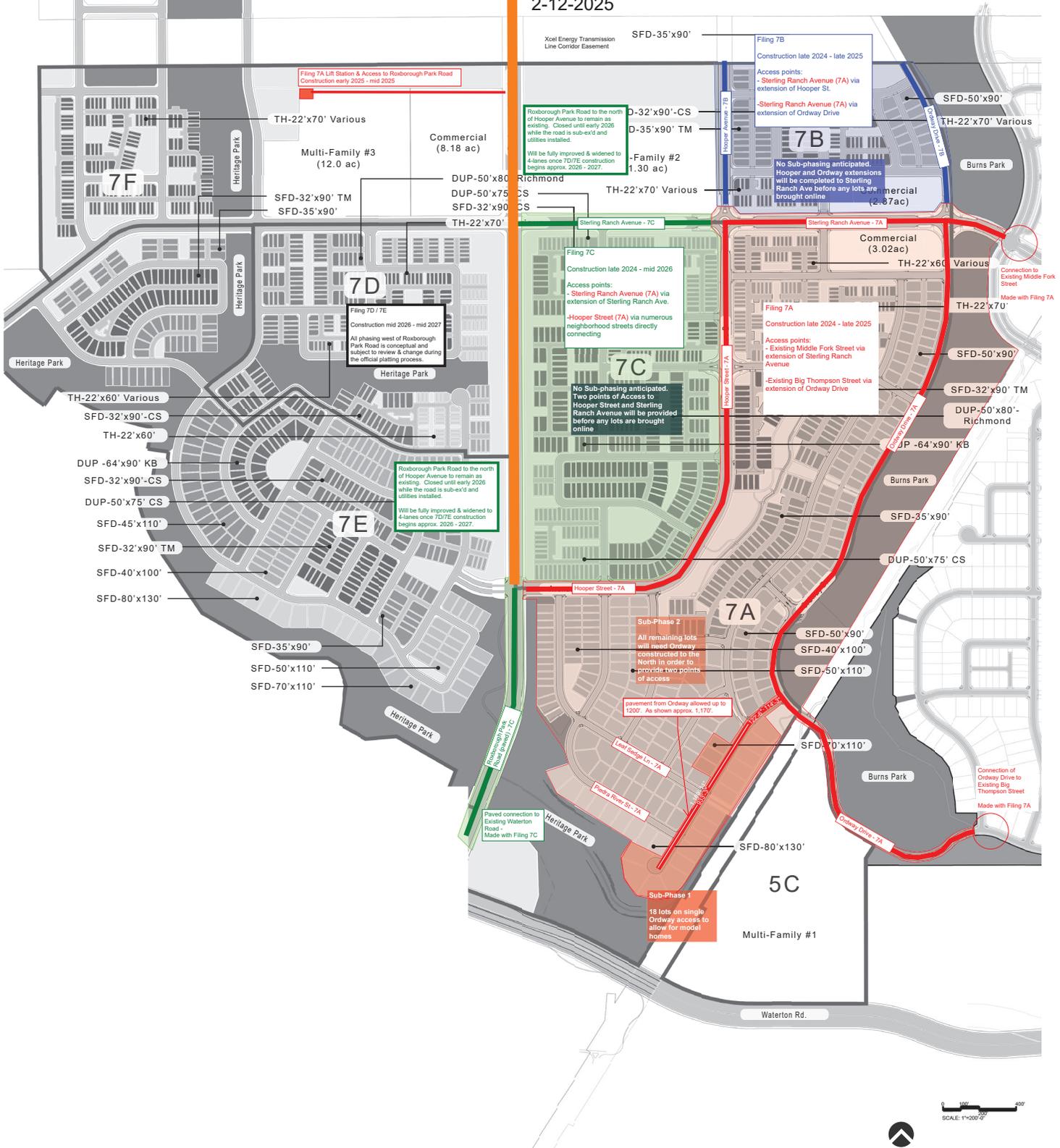
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# STERLING RANCH COLORADO

## Roadway Phasing for Filing 7 Phases EAST of Roxborough Park Road 2-12-2025



## Brett Thomas

---

**From:** Sheahan, Caitlin <Caitlin.Sheahan@kimley-horn.com>  
**Sent:** Monday, February 10, 2025 2:59 PM  
**To:** Aaron Miller <aaron.miller@southmetro.org>  
**Cc:** Brett Thomas <bthomas@douglas.co.us>; Kevin Johnk <kevin.johnk@sterlingranchcolorado.com>  
**Subject:** SB2024-060 - SMFR Referral Response

Good afternoon Aaron,

Please find attached our referral response letter for SB2024-060, Sterling Ranch Filing 7C. The attached response letter includes our response to the attached SMFR referral letter and comments.

Responses to your referral comments are as follows:

1. *Douglas County Addressing has approved the proposed Street Names for the Filing. The approved Street Names are now shown on the Final Plat as well as the Construction Documents.*
2. *Roxborough Park Road is proposed to be closed to traffic until February 2026, per a request approved by the Board of County Commissioners on January 28, 2025 - independent of the proposed Filing 7C Application. As such, a barricade is proposed on Sterling Ranch Ave to prevent traffic from going west on Sterling Ranch Ave out of Filing 7C toward Roxborough Park Road. A barricade is also proposed on Roxborough Park Road north of the intersection with Hooper Street. No other interim improvements or barricades are proposed.*
3. *The construction documents within this plat application have been revised to indicate the type of product associated with each lot.*

To address your comments, an overall utility plan is also attached which shows street names for the proposed streets and alleys along with the proposed lot types (e.g., SFD, duplex, townhomes, etc.). The proposed segmentation for Filing 7C has been revised since our original submittal, so the project narrative has also been revised and is attached herein. This addresses comments #1 and #3.

Regarding comment #2, please see attached excerpt from our County construction documents that show the proposed locations of barricades to prevent traffic from Filing 7C from entering Roxborough Park Road. Traffic from Filing 7C will be routed to the east toward Ordway Drive from Sterling Ranch Ave and Hooper Street.

Please let us know if the summary above and attachments provided herein are suitable for us to submit our Filing 7C construction documents to the SMFR portal for your water distribution review.

Thank you,

**Caitlin Sheahan, P.E. (CO, NV), P. Eng.**

-----  
**Kimley-Horn | 3325 South Timberline Road, Suite 130, Fort Collins, CO 80525**

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Direct: 970.986.6784 | Mobile: 970.999.2930 | [www.kimley-horn.com](http://www.kimley-horn.com)

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12/05/2025

Brett Thomas  
Chief Planner  
Department of Community Development  
Planning Services Division  
100 Third Street  
Castle Rock, CO 80104

**Subject: Removal of Condition of Recordation on Final Plats for Sterling Ranch Filing 7B & 7C**

Dear Mr. Thomas:

Sterling Ranch is requesting the removal of the condition of recordation related to additional plat notes requested by Xcel Energy described below.

During the platting processes of both Filing 7B and Filing 7C, Sterling Ranch received a request from Douglas County and Xcel Energy to add the following note to our upcoming Filing 7B Plat:

NO IMPROVEMENTS THAT CONFLICT WITH OR INTERFERE WITH CONSTRUCTION, MAINTENANCE OR ACCESS TO UTILITIES SHALL BE PLACED WITHIN THE FUTURE UTILITY EASEMENTS. PROHIBITED IMPROVEMENTS INCLUDE, BUT ARE NOT LIMITED TO, PERMANENT STRUCTURES, BUILDINGS, COUNTER-FORTS, DECKS, STAIRS, WINDOW WELLS, AIR CONDITIONING UNITS, RETAINING WALLS/COMPONENTS AND OTHER OBJECTS THAT MAY INTERFERE WITH UTILITY FACILITIES OR ACCESS, USE AND MAINTENANCE THEREOF. PROHIBITED IMPROVEMENTS MAY BE REMOVED BY THE ENTITIES RESPONSIBLE FOR PROVIDING THE UTILITY SERVICES. THE OWNERS OF THE PROPERTY SUBJECT TO OR ADJACENT TO THE UTILITY EASEMENTS SHOWN HEREIN ARE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SUCH AREAS, WHICH DOES NOT INCLUDE UTILITY LINES AND RELATED FACILITIES. WHEN THE OWNER(S) OR ADJACENT OWNERS FAIL TO ADEQUATELY MAINTAIN SUCH EASEMENTS, INCLUDING THE REMOVAL OF PROHIBITED IMPROVEMENTS, THE MAINTENANCE, OPERATION, RECONSTRUCTION AND REMOVAL SHALL BE AT THE COST OF THE OWNER(S).

This note had not been included on any of the prior plats processed at Sterling Ranch. Prior to this request, there have been over 3,000 homes constructed and occupied without incident over many years.

Based on the illustration below in Figure 1, this introduces a huge conflict in the way we develop a quality and lasting community.

During the platting process, easements of 6'-10' width are typically dedicated behind the sidewalks for typical installation of dry utilities. While these easements are reserved for utilities, the land ownership still belongs to the homeowner. The owner must not construct anything that directly interferes with utility lines – of course. However, there are times when the easement is not fully utilized – there is “leftover land” - and owners are allowed to encroach into that land with things like fences, decks, etc. These encroachments are reviewed and granted by Xcel on a case-by-case basis. To-date, there have not been any issues created with this method of granting encroachments.

This requested plat language would remove that review process and mandate that the easement be unobstructed in its entirety everywhere. This renders that "leftover land" referenced above essentially unusable. Any items that the owner places within that land can be demolished any time at Xcel's discretion at the cost of the owner. We would like to request that Douglas County allow the plat recordation to proceed without adding these notes to the 7B & 7C plat documents.



Figure 1: example illustration of easement encroachment and potential impacts resulting from additional plat language

There is currently existing language on Sterling Ranch/Douglas County Plats that provides for utility rights. A sample from one of the most recent Plats has been included below, for reference. Through the construction of thousands of homes, this existing language has safeguarded homeowners properties while allowing for sufficient utility maintenance and operation. We would propose keeping this language the same.

### 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. 6B. 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. MOORE ROAD, WATERTON ROAD, SAN ANTONIO STREET, WATERCRESS DRIVE, WATERLEAF STREET, WHITECLOVER STREET AND YELLOWCRESS STREET 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, PUBLIC PEDESTRIAN ACCESS EASEMENTS, DRAINAGE AND BLANKET ACCESS EASEMENTS, SIGHT DISTANCE EASEMENTS, AND DRAINAGE EASEMENTS ARE DEDICATED AND CONVEYED TO DOUGLAS COUNTY, COLORADO, FOR PUBLIC USES AND PURPOSES.

Over its history as a development, Sterling Ranch has served as a model example of integrating dry utility infrastructure with quality development. These additional plat notes represent an overreach in scope that only solidifies more bureaucracy, removes valuable rights from homeowners, and lowers the quality of housing delivered in Douglas County. Furthermore, it does not address any current issues within the community, as there are mechanisms already in place to ensure the smooth operation of the agency's infrastructure while protecting homeowners rights to their land.

On behalf of Sterling Ranch, I would like to thank you for your partnership and your consideration. If you have any additional questions, please contact me at [kevin.johnk@sterlingranchcolorado.com](mailto:kevin.johnk@sterlingranchcolorado.com) or at (720)224-2423.

Sincerely,

A handwritten signature in black ink, appearing to read "Kevin Johnk". The signature is fluid and cursive, with a long horizontal stroke extending from the end.

Kevin Johnk, Entitlement Director,  
Sterling Ranch Development Company

SHEET INDEX

Table with 2 columns: Sheet Number and Description. Includes general notes, legal descriptions, overall plat information, lot/tract details, and utility/easement information.

STERLING RANCH FILING NO. 7C

A PORTION OF PLANNING AREA D2
A FINAL PLAT, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 30 & THE NORTHWEST QUARTER OF SECTION 31, BOTH IN TOWNSHIP 6 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO.
47.038 ACRES - 428 RESIDENTIAL LOTS - 36 TRACTS - SB2024-060

LEGAL DESCRIPTION

SEE SHEET 2

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. 7C.

OWNER

STERLING RANCH, LLC
A DELAWARE LIMITED LIABILITY COMPANY

BY: STERLING RANCH DEVELOPMENT COMPANY,
A COLORADO CORPORATION
ITS MANAGER

BROCK SMETHILLS, PRESIDENT

DIANE SMETHILLS, SECRETARY

STATE OF COLORADO )
)SS
COUNTY OF DOUGLAS )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS \_\_\_ DAY OF \_\_\_, 20\_\_ BY BROCK SMETHILLS AND DIANE SMETHILLS, AS PRESIDENT AND SECRETARY RESPECTIVELY, OF STERLING RANCH DEVELOPMENT COMPANY, A COLORADO CORPORATION, AS MANAGER OF STERLING RANCH, LLC, A DELAWARE LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: \_\_\_, 20\_\_
NOTARY PUBLIC

LIENHOLDER

STERLING RANCH, LLC, A COLORADO LIMITED LIABILITY COMPANY

AS "LENDER" AND BENEFICIARY UNDER THAT CERTAIN CARRYBACK DEED OF TRUST RECORDED ON MAY 21, 2021 AT RECEPTION NUMBER 2021064967

STERLING RANCH HOLDINGS, LLC, A COLORADO LIMITED LIABILITY COMPANY
ITS MANAGER

BY: HAROLD R. SMETHILLS, JR., MANAGER

STATE OF COLORADO )
)SS
COUNTY OF DOUGLAS )

ACKNOWLEDGED BEFORE ME THIS \_\_\_ DAY OF \_\_\_, 20\_\_

BY HAROLD R. SMETHILLS, JR., AS MANAGER OF STERLING RANCH HOLDINGS, LLC, AS MANAGER OF STERLING RANCH, LLC A COLORADO LIMITED LIABILITY COMPANY

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: \_\_\_, 20\_\_
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 )
)SS
COUNTY OF \_\_\_\_\_ )

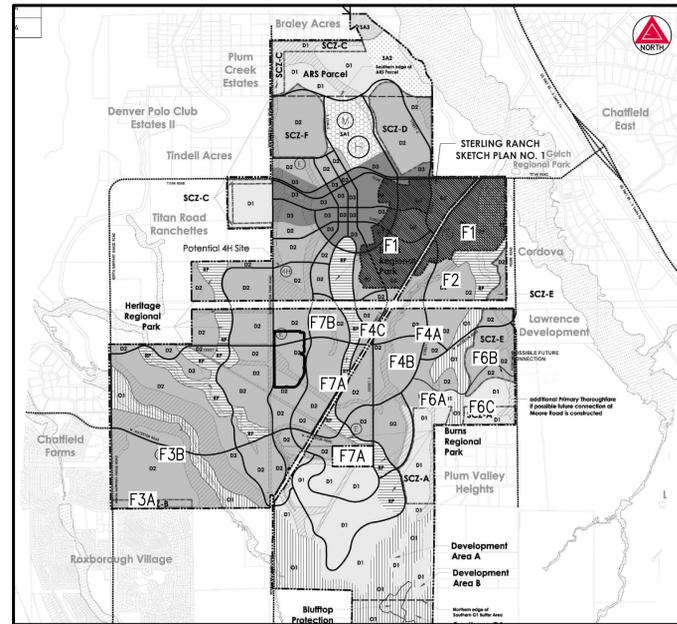
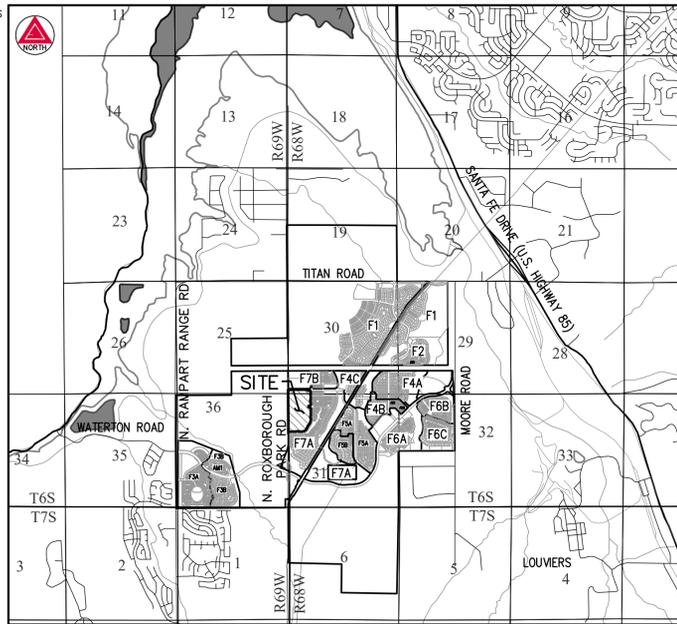
ACKNOWLEDGED BEFORE ME THIS \_\_\_ DAY OF \_\_\_, 20\_\_

BY \_\_\_\_\_, AS \_\_\_\_\_ OF FLAGSTAR BANK, FSB, A FEDERALLY CHARTERED SAVINGS BANK

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: \_\_\_, 20\_\_

NOTARY PUBLIC



GENERAL NOTES

- 1. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTS 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.
2. 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."
3. THE FIELD WORK FOR THIS SURVEY WAS PERFORMED BY AN AZTEC CONSULTANTS, INC. SURVEY CREW AND COMPLETED ON AUGUST 24, 2023.
4. BASIS OF BEARINGS: BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 6 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN WHICH IS ASSUMED TO BEAR NORTH 89°45'49" EAST AND IS MONUMENTED AS SHOWN HEREON.
5. \_\_\_\_\_ COMMITMENT NO. \_\_\_\_\_ EFFECTIVE \_\_\_\_\_ AT \_\_\_\_\_ A.M./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.
6. BASED ON A GRAPHICAL REPRESENTATION OF FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP(S) (FIRM) NO. 08035G0131F, ALL WITH AN EFFECTIVE DATE OF SEPTEMBER 30, 2005, THE SUBJECT PROPERTY LIES WITHIN OTHER AREAS - ZONE "X", WITH "ZONE X" BEING DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN".
7. TRACTS A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, W, X, Y, Z, AA, BB, CC, DD, EE, FF, GG, HH, II AND JJ SHALL BE OWNED AND MAINTAINED BY STERLING RANCH COMMUNITY AUTHORITY BOARD, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS, UTILITIES, DRAINAGE, AND LANDSCAPING. (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).
8. TRACT V SHALL BE OWNED AND MAINTAINED BY STERLING RANCH COMMUNITY AUTHORITY BOARD, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS, UTILITIES, DRAINAGE, LANDSCAPING, AND GREEN/PARK. (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).
9. AMUR MAPLE CIRCLE, AMUR MAPLE LANE, MILKWEED ROAD, MILKWEED TRAIL, MILKWEED LANE, REDLEAF ROSE CIRCLE, RICE GRASS LANE, RICE GRASS ROAD, RICE GRASS TRAIL, SANDWORT TRAIL, SANDWORT LANE, SANDWORT ROAD, LEMON DALEA TRAIL, LEMON DALEA ROAD, LEMON DALEA LANE, PINATA DRIVE, PINATA STREET, SANDIA GLOW CIRCLE, WATER KING LANE AND WATER KING TRAIL SHALL BE OWNED AND MAINTAINED BY STERLING RANCH COMMUNITY AUTHORITY BOARD, ITS SUCCESSORS AND ASSIGNS, FOR UTILITIES, DRAINAGE 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).
10. THE PUBLIC PEDESTRIAN ACCESS EASEMENTS AS SHOWN ON SHEETS 14-16 ARE HEREBY GRANTED TO DOUGLAS COUNTY FOR THE PURPOSE OF OWNING SIDEWALK IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO, PAVING, CURB, CUTTER AND SIGNAGE. NO UTILITIES SHALL BE INSTALLED WITHIN THE PUBLIC PEDESTRIAN ACCESS EASEMENT. ANY ABOVE GROUND APPURTENANCES ASSOCIATED WITH DRY UTILITIES MUST BE A MINIMUM OF 18" BEHIND THE BACK OF WALK AND NOT BE LOCATED WITHIN THE PUBLIC PEDESTRIAN ACCESS EASEMENTS.
11. ALL LOT LINES ARE TO BE CONSIDERED RADIAL UNLESS OTHERWISE NOTED.
12. 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.
13. THE STERLING RANCH COMMUNITY AUTHORITY BOARD HAS ADOPTED THE ARCHAEOLOGICAL, PALEONTOLOGICAL AND HISTORIC RESOURCES DISCOVERED DURING CONSTRUCTION OF STERLING RANCH FILING NO. 7C. 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 NUMBER 2013095325.
14. 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.
15. SIGHT DISTANCE EASEMENTS (SDE) AS SHOWN HEREON ARE FOR SIGHT DISTANCE PURPOSES TOGETHER WITH THE FOLLOWING RESTRICTIONS OVER SAID EASEMENT; NO OBJECT WITHIN THE SIGHT DISTANCE EASEMENT SHALL BE MORE THAN TWENTY-FOUR (24) INCHES ABOVE THE FLOWLINE OF THE ADJACENT STREET. SUCH OBJECTS SHALL INCLUDE BUT ARE NOT LIMITED TO BUILDINGS, LANDSCAPING, AND UTILITY CABINETS. PARKING IS ALSO PROHIBITED WITHIN THE EASEMENT.
16. THIS PLAT IS SUBJECT TO EXISTING COMMUNICATION EASEMENTS AS SHOWN AND IDENTIFIED ON SHEET 18 HEREON.
17. PER THE STATE OF COLORADO BOARD OF LICENSURE 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.
18. THE 25 AND 61 FOOT DRAINAGE EASEMENTS AND 25 FOOT UTILITY EASEMENT ARE HEREBY DEDICATED TO STERLING RANCH COMMUNITY AUTHORITY BOARD, ITS SUCCESSORS AND ASSIGNS ACROSS TRACTS A & H FOR THE PURPOSE OF ACCESSING, MAINTAINING, AND REPAIRING STORM WATER AND SANITARY SEWER MANAGEMENT IMPROVEMENTS.
19. DRAINAGE EASEMENTS ARE HEREBY DEDICATED TO DOUGLAS COUNTY ACROSS TRACTS A, B, C, D, E, F, G, H, K, L, O, P, Q, R, T, U, AND V FOR THE PURPOSE OF ACCESSING, MAINTENANCE, 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 OBLIGATION S 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 DEDICATION OF THE TRACTS A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z, AA, BB, CC, DD, EE, FF, GG, HH, II, JJ, AMUR MAPLE CIRCLE, AMUR MAPLE LANE, MILKWEED ROAD, MILKWEED TRAIL, MILKWEED LANE, REDLEAF ROSE CIRCLE, RICE GRASS LANE, RICE GRASS ROAD, RICE GRASS TRAIL, SANDWORT TRAIL, SANDWORT LANE, SANDWORT ROAD, LEMON DALEA TRAIL, LEMON DALEA ROAD, LEMON DALEA LANE, PIEDRA RIVER PLACE, PINATA DRIVE, PINATA STREET, SANDIA GLOW CIRCLE, WATER KING LANE, WATER KING TRAIL, 25 FOOT UTILITY EASEMENT AND DRAINAGE EASEMENTS 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 )
)SS
COUNTY OF DOUGLAS )

ACKNOWLEDGED BEFORE ME THIS \_\_\_ DAY OF \_\_\_, 20\_\_

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 \_\_\_\_\_

SURVEYOR'S CERTIFICATE

I, ANTHONY K. PEALL, 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 AUGUST 24, 2023, 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 \_\_\_, 20\_\_

FOR REVIEW
DO NOT RECORD

ANTHONY K. PEALL, 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.

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 )
)SS
COUNTY OF \_\_\_\_\_ )

ACKNOWLEDGED BEFORE ME THIS \_\_\_ DAY OF \_\_\_, 20\_\_

BY \_\_\_\_\_ AS \_\_\_\_\_

OF LAND TITLE GUARANTEE COMPANY

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC \_\_\_\_\_

PLANNING COMMISSIONERS CERTIFICATE

THE PRELIMINARY PLAN (SB2021-057) FOR THIS FINAL PLAT WAS REVIEWED BY THE PLANNING COMMISSION ON OCTOBER 11, 2022.

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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_

SUBJECT TO ANY CONDITIONS SPECIFIED HEREON, THE DEDICATIONS OF CACTUS GRASS STREET, PIEDRA RIVER LOOP, PIEDRA RIVER STREET, BLUE FESQUE DRIVE, JOY SEDUM AVENUE, STERLING RANCH AVENUE, UTILITY EASEMENTS, PUBLIC PEDESTRIAN ACCESS EASEMENTS, SIGHT DISTANCE EASEMENTS, DRAINAGE AND BLANKET ACCESS EASEMENTS ARE ACCEPTED.

ALL EXPENSES INCURRED WITH RESPECT TO IMPROVEMENTS FOR ALL UTILITY SERVICES, PAVING, GRADING, LANDSCAPING, CURBS, CUTTER, 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 \_\_\_\_\_

Project information block including: LAST REVISED: 2/18/2026, AZTEC CONSULTANTS, INC. logo and contact info, DEVELOPER STERLING RANCH DEVELOPMENT COMPANY, 8155 PINEY RIVER AVENUE, SUITE 200, LITTLETON, CO 80125, 303.202.6800, DATE OF PREPARATION: 08-30-2024, SCALE: N/A, SHEET 1 OF 18.

# STERLING RANCH FILING NO. 7C

A PORTION OF PLANNING AREA D2

A FINAL PLAT, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 30 & THE NORTHWEST QUARTER OF SECTION 31, BOTH IN TOWNSHIP 6 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO.

47.038 ACRES - 428 RESIDENTIAL LOTS - 36 TRACTS - SB2024-060

## LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 30 AND THE NORTHWEST QUARTER OF SECTION 31, BOTH IN TOWNSHIP 6 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE SOUTHWEST CORNER OF STERLING RANCH AVENUE RIGHT-OF-WAY AS DEPICTED ON STERLING RANCH FILING NO. 7A, RECORDED UNDER RECEPTION NO. 2025036836 IN THE OFFICIAL RECORDS OF THE DOUGLAS COUNTY, COLORADO CLERK AND RECORDER'S OFFICE;

THENCE ALONG THE WESTERLY BOUNDARY OF SAID STERLING RANCH FILING NO. 7A, THE FOLLOWING FORTY-ONE (41) COURSES:

- NORTH 89°42'19" EAST, A DISTANCE OF 98.30 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 43.00 FEET;
- SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°59'59", AN ARC LENGTH OF 67.54 FEET;
- SOUTH 00°17'41" EAST, A DISTANCE OF 380.77 FEET;
- SOUTH 19°35'45" WEST, A DISTANCE OF 12.37 FEET;
- SOUTH 50°17'32" WEST, A DISTANCE OF 19.84 FEET;
- SOUTH 00°17'41" EAST, A DISTANCE OF 50.00 FEET;
- SOUTH 50°52'53" EAST, A DISTANCE OF 19.84 FEET;
- SOUTH 20°11'06" EAST, A DISTANCE OF 12.37 FEET;
- SOUTH 00°17'41" EAST, A DISTANCE OF 139.51 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 49.00 FEET;
- SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°18'44", AN ARC LENGTH OF 77.24 FEET;
- SOUTH 59°42'19" WEST, A DISTANCE OF 26.52 FEET;
- SOUTH 89°42'19" WEST, A DISTANCE OF 34.27 FEET;
- SOUTH 00°17'41" EAST, A DISTANCE OF 50.00 FEET;
- NORTH 89°42'19" EAST, A DISTANCE OF 25.60 FEET;
- SOUTH 60°17'41" EAST, A DISTANCE OF 36.52 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 49.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 00°36'23" EAST;
- SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°18'42", AN ARC LENGTH OF 77.24 FEET;
- SOUTH 00°17'41" EAST, A DISTANCE OF 354.51 FEET;
- SOUTH 19°35'45" WEST, A DISTANCE OF 12.37 FEET;
- SOUTH 50°17'32" WEST, A DISTANCE OF 19.84 FEET;
- SOUTH 00°17'32" EAST, A DISTANCE OF 50.00 FEET;
- SOUTH 50°52'53" EAST, A DISTANCE OF 19.84 FEET;
- SOUTH 20°11'06" EAST, A DISTANCE OF 12.37 FEET;
- SOUTH 00°17'41" EAST, A DISTANCE OF 36.97 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 454.00 FEET;
- SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 30°55'49", AN ARC LENGTH OF 245.08 FEET;
- SOUTH 30°38'08" WEST, A DISTANCE OF 77.97 FEET;
- SOUTH 50°31'34" WEST, A DISTANCE OF 12.37 FEET;
- SOUTH 81°13'21" WEST, A DISTANCE OF 19.84 FEET;
- SOUTH 30°38'08" WEST, A DISTANCE OF 50.00 FEET;
- SOUTH 19°57'04" EAST, A DISTANCE OF 19.84 FEET;
- SOUTH 10°44'42" WEST, A DISTANCE OF 12.37 FEET;
- SOUTH 30°38'08" WEST, A DISTANCE OF 112.47 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 229.00 FEET;

## LEGAL DESCRIPTION - CONTINUED

32. SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 59°04'11", AN ARC LENGTH OF 236.09 FEET;

33. SOUTH 89°42'19" WEST, A DISTANCE OF 172.57 FEET;

34. NORTH 70°24'15" WEST, A DISTANCE OF 12.37 FEET;

35. NORTH 39°42'28" WEST, A DISTANCE OF 19.84 FEET;

36. SOUTH 89°42'19" WEST, A DISTANCE OF 50.00 FEET;

37. SOUTH 39°07'07" WEST, A DISTANCE OF 19.84 FEET;

38. SOUTH 69°48'54" WEST, A DISTANCE OF 12.37 FEET;

39. SOUTH 89°42'19" WEST, A DISTANCE OF 369.06 FEET;

40. NORTH 62°52'26" WEST, A DISTANCE OF 8.97 FEET;

41. NORTH 33°49'19" WEST, A DISTANCE OF 12.22 FEET;

THENCE DEPARTING SAID WESTERLY BOUNDARY, NORTH 00°17'41" WEST, A DISTANCE OF 2022.64 FEET;

THENCE SOUTH 46°04'23" EAST, A DISTANCE OF 30.53 FEET;

THENCE NORTH 89°42'19" EAST, A DISTANCE OF 901.57 FEET TO THE WESTERLY RIGHT-OF-WAY OF SAID STERLING RANCH AVENUE;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY, SOUTH 00°00'30" EAST, A DISTANCE OF 92.00 FEET TO THE POINT OF BEGINNING,

CONTAINING AN AREA OF 47.038 ACRES, (2,048,994 SQUARE FEET), MORE OR LESS.

PRIVATE DRIVES SUMMARY CHART					
PRIVATE DRIVES	AREA (SF)	AREA (AC)	OWNERSHIP	MAINTENANCE	USE
AMUR MAPLE CIRCLE	32,385	0.743	S.R.C.A.B.	S.R.C.A.B.	UTILITIES/DRAINAGE/PUBLIC ACCESS
AMUR MAPLE LANE	5,594	0.128	S.R.C.A.B.	S.R.C.A.B.	UTILITIES/DRAINAGE/PUBLIC ACCESS
MILKWEED ROAD	23,849	0.547	S.R.C.A.B.	S.R.C.A.B.	UTILITIES/DRAINAGE/PUBLIC ACCESS
MILKWEED TRAIL	8,296	0.190	S.R.C.A.B.	S.R.C.A.B.	UTILITIES/DRAINAGE/PUBLIC ACCESS
MILKWEED LANE	9,272	0.213	S.R.C.A.B.	S.R.C.A.B.	UTILITIES/DRAINAGE/PUBLIC ACCESS
REDLEAF ROSE CIRCLE	24,618	0.565	S.R.C.A.B.	S.R.C.A.B.	UTILITIES/DRAINAGE/PUBLIC ACCESS
RICE GRASS LANE	5,881	0.135	S.R.C.A.B.	S.R.C.A.B.	UTILITIES/DRAINAGE/PUBLIC ACCESS
RICE GRASS ROAD	2,808	0.064	S.R.C.A.B.	S.R.C.A.B.	UTILITIES/DRAINAGE/PUBLIC ACCESS
RICE GRASS TRAIL	19,200	0.441	S.R.C.A.B.	S.R.C.A.B.	UTILITIES/DRAINAGE/PUBLIC ACCESS
SANDWORT TRAIL	3,741	0.086	S.R.C.A.B.	S.R.C.A.B.	UTILITIES/DRAINAGE/PUBLIC ACCESS
SANDWORT LANE	11,617	0.267	S.R.C.A.B.	S.R.C.A.B.	UTILITIES/DRAINAGE/PUBLIC ACCESS
SANDWORT ROAD	3,945	0.091	S.R.C.A.B.	S.R.C.A.B.	UTILITIES/DRAINAGE/PUBLIC ACCESS
LEMON DALEA TRAIL	11,617	0.267	S.R.C.A.B.	S.R.C.A.B.	UTILITIES/DRAINAGE/PUBLIC ACCESS
LEMON DALEA ROAD	2,424	0.056	S.R.C.A.B.	S.R.C.A.B.	UTILITIES/DRAINAGE/PUBLIC ACCESS
LEMON DALEA LANE	2,424	0.056	S.R.C.A.B.	S.R.C.A.B.	UTILITIES/DRAINAGE/PUBLIC ACCESS
PIEDRA RIVER PLACE	2,760	0.063	S.R.C.A.B.	S.R.C.A.B.	UTILITIES/DRAINAGE/PUBLIC ACCESS
PINATA DRIVE	10,746	0.247	S.R.C.A.B.	S.R.C.A.B.	UTILITIES/DRAINAGE/PUBLIC ACCESS
PINATA STREET	5,403	0.124	S.R.C.A.B.	S.R.C.A.B.	UTILITIES/DRAINAGE/PUBLIC ACCESS
SANDIA GLOW CIRCLE	24,267	0.557	S.R.C.A.B.	S.R.C.A.B.	UTILITIES/DRAINAGE/PUBLIC ACCESS
WATER KING LANE	11,146	0.256	S.R.C.A.B.	S.R.C.A.B.	UTILITIES/DRAINAGE/PUBLIC ACCESS
WATER KING TRAIL	8,482	0.195	S.R.C.A.B.	S.R.C.A.B.	UTILITIES/DRAINAGE/PUBLIC ACCESS
<b>TOTAL</b>	<b>230,475</b>	<b>5.291</b>			

TRACTS SUMMARY CHART					
TRACT	AREA (SF)	AREA (AC)	OWNERSHIP	MAINTENANCE	USE
TRACT A	52005	1.194	S.R.C.A.B.	S.R.C.A.B.	ACCESS/UTILITIES/DRAINAGE/LANDSCAPE
TRACT B	14008	0.322	S.R.C.A.B.	S.R.C.A.B.	ACCESS/UTILITIES/DRAINAGE/LANDSCAPE
TRACT C	20856	0.479	S.R.C.A.B.	S.R.C.A.B.	ACCESS/UTILITIES/DRAINAGE/LANDSCAPE
TRACT D	20895	0.480	S.R.C.A.B.	S.R.C.A.B.	ACCESS/UTILITIES/DRAINAGE/LANDSCAPE
TRACT E	19297	0.443	S.R.C.A.B.	S.R.C.A.B.	ACCESS/UTILITIES/DRAINAGE/LANDSCAPE
TRACT F	367	0.008	S.R.C.A.B.	S.R.C.A.B.	ACCESS/UTILITIES/DRAINAGE/LANDSCAPE
TRACT G	2888	0.066	S.R.C.A.B.	S.R.C.A.B.	ACCESS/UTILITIES/DRAINAGE/LANDSCAPE
TRACT H	70074	1.609	S.R.C.A.B.	S.R.C.A.B.	ACCESS/UTILITIES/DRAINAGE/LANDSCAPE
TRACT I	2884	0.066	S.R.C.A.B.	S.R.C.A.B.	ACCESS/UTILITIES/DRAINAGE/LANDSCAPE
TRACT J	1050	0.024	S.R.C.A.B.	S.R.C.A.B.	ACCESS/UTILITIES/DRAINAGE/LANDSCAPE
TRACT K	8804	0.202	S.R.C.A.B.	S.R.C.A.B.	ACCESS/UTILITIES/DRAINAGE/LANDSCAPE
TRACT L	8144	0.187	S.R.C.A.B.	S.R.C.A.B.	ACCESS/UTILITIES/DRAINAGE/LANDSCAPE
TRACT M	1260	0.029	S.R.C.A.B.	S.R.C.A.B.	ACCESS/UTILITIES/DRAINAGE/LANDSCAPE
TRACT N	1260	0.029	S.R.C.A.B.	S.R.C.A.B.	ACCESS/UTILITIES/DRAINAGE/LANDSCAPE
TRACT O	4469	0.103	S.R.C.A.B.	S.R.C.A.B.	ACCESS/UTILITIES/DRAINAGE/LANDSCAPE
TRACT P	9863	0.226	S.R.C.A.B.	S.R.C.A.B.	ACCESS/UTILITIES/DRAINAGE/LANDSCAPE
TRACT Q	24359	0.559	S.R.C.A.B.	S.R.C.A.B.	ACCESS/UTILITIES/DRAINAGE/LANDSCAPE
TRACT R	28973	0.665	S.R.C.A.B.	S.R.C.A.B.	ACCESS/UTILITIES/DRAINAGE/LANDSCAPE
TRACT S	360	0.008	S.R.C.A.B.	S.R.C.A.B.	ACCESS/UTILITIES/DRAINAGE/LANDSCAPE
TRACT T	16295	0.374	S.R.C.A.B.	S.R.C.A.B.	ACCESS/UTILITIES/DRAINAGE/LANDSCAPE
TRACT U	7976	0.183	S.R.C.A.B.	S.R.C.A.B.	ACCESS/UTILITIES/DRAINAGE/LANDSCAPE
TRACT V	46852	1.076	S.R.C.A.B.	S.R.C.A.B.	ACCESS/UTILITIES/DRAINAGE/LANDSCAPE/GREEN/PARK
TRACT W	1125	0.026	S.R.C.A.B.	S.R.C.A.B.	ACCESS/UTILITIES/DRAINAGE/LANDSCAPE
TRACT X	750	0.017	S.R.C.A.B.	S.R.C.A.B.	ACCESS/UTILITIES/DRAINAGE/LANDSCAPE
TRACT Y	700	0.016	S.R.C.A.B.	S.R.C.A.B.	ACCESS/UTILITIES/DRAINAGE/LANDSCAPE
TRACT Z	700	0.016	S.R.C.A.B.	S.R.C.A.B.	ACCESS/UTILITIES/DRAINAGE/LANDSCAPE
TRACT AA	700	0.016	S.R.C.A.B.	S.R.C.A.B.	ACCESS/UTILITIES/DRAINAGE/LANDSCAPE
TRACT BB	700	0.016	S.R.C.A.B.	S.R.C.A.B.	ACCESS/UTILITIES/DRAINAGE/LANDSCAPE
TRACT CC	750	0.017	S.R.C.A.B.	S.R.C.A.B.	ACCESS/UTILITIES/DRAINAGE/LANDSCAPE
TRACT DD	2080	0.048	S.R.C.A.B.	S.R.C.A.B.	ACCESS/UTILITIES/DRAINAGE/LANDSCAPE
TRACT EE	2080	0.048	S.R.C.A.B.	S.R.C.A.B.	ACCESS/UTILITIES/DRAINAGE/LANDSCAPE
TRACT FF	1500	0.034	S.R.C.A.B.	S.R.C.A.B.	ACCESS/UTILITIES/DRAINAGE/LANDSCAPE
TRACT GG	11893	0.273	S.R.C.A.B.	S.R.C.A.B.	ACCESS/UTILITIES/DRAINAGE/LANDSCAPE
TRACT HH	204	0.005	S.R.C.A.B.	S.R.C.A.B.	ACCESS/UTILITIES/DRAINAGE/LANDSCAPE
TRACT II	2880	0.066	S.R.C.A.B.	S.R.C.A.B.	ACCESS/UTILITIES/DRAINAGE/LANDSCAPE
TRACT JJ	10112	0.232	S.R.C.A.B.	S.R.C.A.B.	ACCESS/UTILITIES/DRAINAGE/LANDSCAPE
<b>TOTAL</b>	<b>399,112</b>	<b>9.163</b>			

THIS SUBDIVISION PLAT CONTAINS 428 RESIDENTIAL LOTS AND 36 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)

CHARACTER ZONE DESIGNATION CHART - LOTS			
CHARACTER ZONE C1	CHARACTER ZONE C3	CHARACTER ZONE C4	CHARACTER ZONE C5
LOTS	LOTS	LOTS	LOTS
---	---	---	1-428
0.000 ACRES	0.000 ACRES	0.000 ACRES	24.500 ACRES
C1 TOTAL=0	C3 TOTAL=0	C4 TOTAL=0	C5 TOTAL=428
<b>TOTAL=428</b>			

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	TRACTS
A, B, C, D, E, K, L, O, P, Q, R, T, U, V, H, GG, JJ	---	---	F, I, J, M, N, S, W, X, Y, Z, AA, BB, CC, DD, EE, FF, HH, G, II, *ALL PRIVATE DRIVES (21)*	---
8.398 ACRES	0.000 ACRES	0.000 ACRES	5.848 ACRES	0.000 ACRES
C1 TOTAL=17	C3 TOTAL=0	C4 TOTAL=0	C5 TOTAL=40	BRP TOTAL=0
<b>TOTAL=57</b>				

CHARACTER ZONE DESIGNATION CHART - ROW			
CHARACTER ZONE C1	CHARACTER ZONE C3	CHARACTER ZONE C4	CHARACTER ZONE C5
			ROW
0.000 ACRES	0.000 ACRES	0.000 ACRES	8.085 ACRES

LAND SUMMARY CHART			
TYPE	AREA (SF)	AREA (AC)	% OF TOTAL AREA
RESIDENTIAL LOTS (428)	1,067,218	24.500	52.09
TRACTS (36)	399,112	9.163	19.47
PRIVATE DRIVES (21)	230,475	5.291	11.25
ROW	352,174	8.085	17.19
<b>TOTALS</b>	<b>2,048,994</b>	<b>47.038</b>	<b>100.00</b>



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

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

FOR AND ON BEHALF OF  
AZTEC CONSULTANTS, INC

DATE OF PREPARATION:	08-30-2024
SCALE:	N/A
SHEET 2 OF 18	

AzTec Proj. No.: 124022-01

Drawn By: BAM

**FOR REVIEW**  
**DO NOT RECORD**

# STERLING RANCH FILING NO. 7C

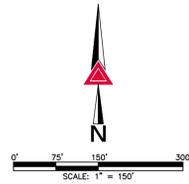
A PORTION OF PLANNING AREA D2

A FINAL PLAT, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 30 & THE NORTHWEST QUARTER OF SECTION 31, BOTH IN TOWNSHIP 6 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO.

47.038 ACRES - 428 RESIDENTIAL LOTS - 36 TRACTS - SB2024-060

**LEGEND**

- FOUND SECTION CORNER AS SHOWN HEREON
- SET NO. 5 X 18" REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC PLS 38636"
- FOUND NO. 5 REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC PLS 38636"
- STERLING RANCH FILING NO. 7A REC. NO. 2025036836
- (ROW) RIGHT-OF-WAY
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- PUBLIC PEDESTRIAN ACCESS EASEMENT SEE SHEETS 14 - 16 DETAILS "A" - "BB"



**CURVE TABLE**

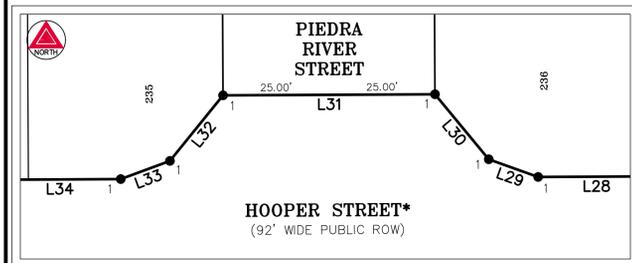
CURVE	DELTA	RADIUS	LENGTH
C1	89°59'59"	43.00'	67.54'
C2	90°18'44"	49.00'	77.24'
C3	90°18'42"	49.00'	77.24'
C4	30°55'49"	454.00'	245.08'
C5	59°04'11"	229.00'	236.09'

**LINE TABLE**

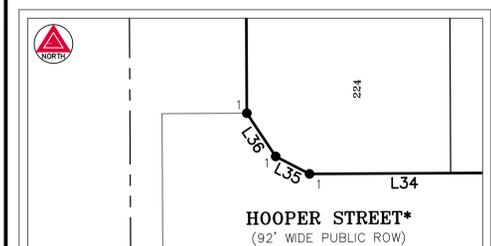
LINE	BEARING	LENGTH
L1	N89°42'19"E	98.30'
L2	S00°17'41"E	380.77'
L3	S19°35'45"W	12.37'
L4	S50°17'32"W	19.84'
L5	S00°17'41"E	50.00'
L6	S50°52'53"E	19.84'
L7	S20°11'06"E	12.37'
L8	S00°17'41"E	139.51'
L9	S59°42'19"W	26.52'
L10	S89°42'19"W	34.27'
L11	S00°17'41"E	50.00'
L12	N89°42'19"E	25.60'
L13	S60°17'41"E	36.52'
L14	S00°17'41"E	354.51'
L15	S19°35'45"W	12.37'
L16	S50°17'32"W	19.84'
L17	S00°17'32"E	50.00'
L18	S50°52'53"E	19.84'
L19	S20°11'06"E	12.37'

**LINE TABLE**

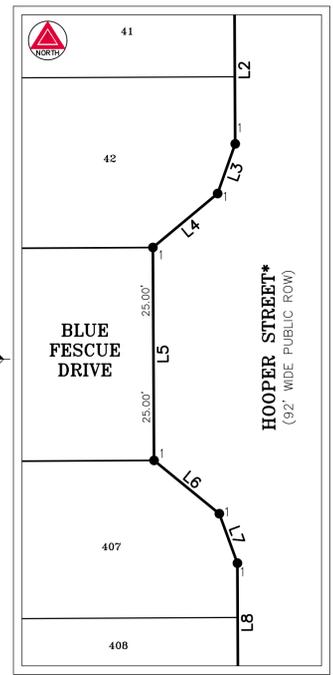
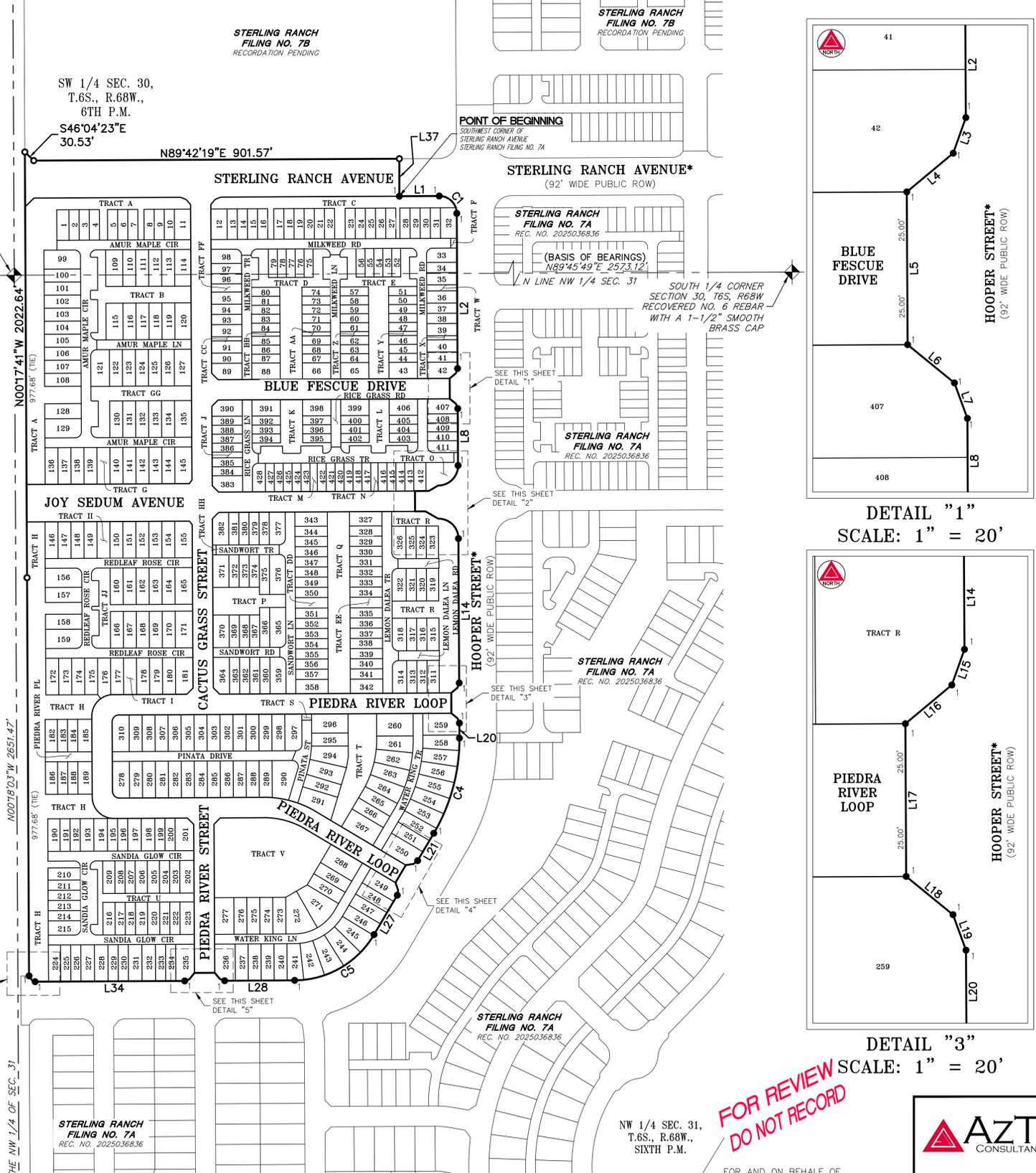
LINE	BEARING	LENGTH
L20	S00°17'41"E	36.97'
L21	S30°38'08"W	77.97'
L22	S50°31'34"W	12.37'
L23	S81°13'21"W	19.84'
L24	S30°38'08"W	50.00'
L25	S19°57'04"E	19.84'
L26	S10°44'42"W	12.37'
L27	S30°38'08"W	112.47'
L28	S89°42'19"W	172.57'
L29	N70°24'15"W	12.37'
L30	N39°42'28"W	19.84'
L31	S89°42'19"W	50.00'
L32	S39°07'07"W	19.84'
L33	S69°48'54"W	12.37'
L34	S89°42'19"W	369.06'
L35	N62°52'26"W	8.97'
L36	N33°49'19"W	12.22'
L37	S00°00'30"E	92.00'



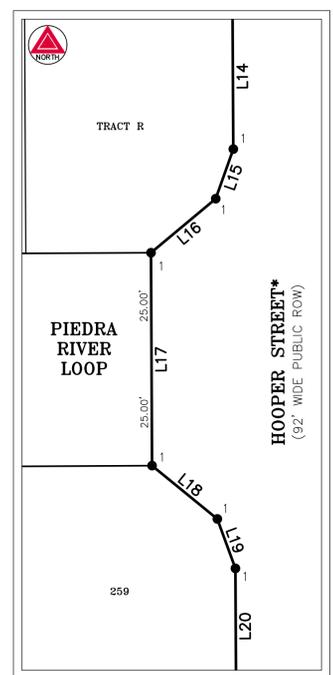
DETAIL "5"  
SCALE: 1" = 20'



DETAIL "6"  
SCALE: 1" = 20'

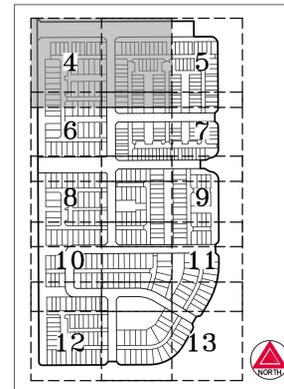


DETAIL "1"  
SCALE: 1" = 20'

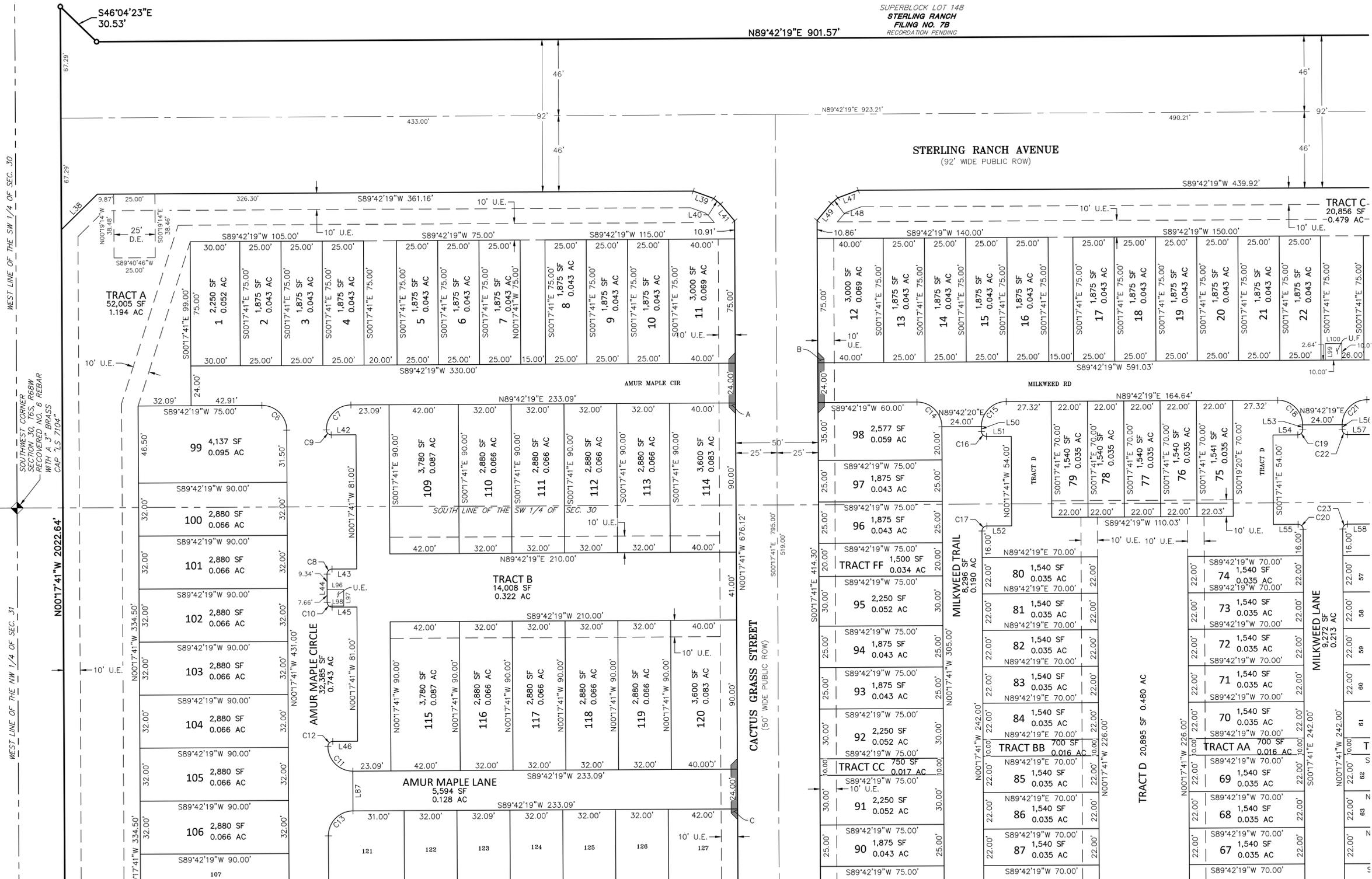


# STERLING RANCH FILING NO. 7C

A PORTION OF PLANNING AREA D2  
 A FINAL PLAT, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 30 & THE NORTHWEST QUARTER  
 OF SECTION 31, BOTH IN TOWNSHIP 6 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
 COUNTY OF DOUGLAS, STATE OF COLORADO.  
 47.038 ACRES - 428 RESIDENTIAL LOTS - 36 TRACTS - SB2024-060



KEY MAP  
 SCALE: 1" = 500'



SEE SHEET 5

SEE SHEET 5

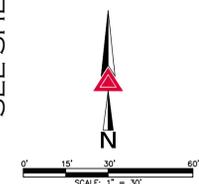
SEE SHEET 6

SEE SHEET 6

**LEGEND**

- FOUND SECTION CORNER AS SHOWN HEREON
- SET NO. 5 X 18" REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC PLS 38636"
- FOUND NO. 5 REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC PLS 38636"
- STERLING RANCH FILING NO. 7A REC. NO. 2025036836
- (ROW) RIGHT-OF-WAY
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- PUBLIC PEDESTRIAN ACCESS EASEMENT SEE SHEETS 14 - 16 DETAILS "A" - "BB"

SEE SHEET 17  
 FOR LINE &  
 CURVE TABLES



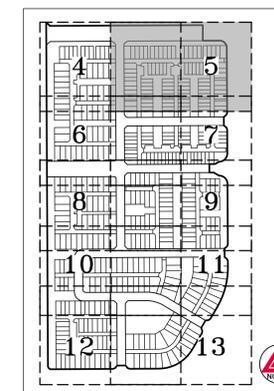
**FOR REVIEW  
 DO NOT RECORD**

FOR AND ON BEHALF OF  
 AZTEC CONSULTANTS, INC.

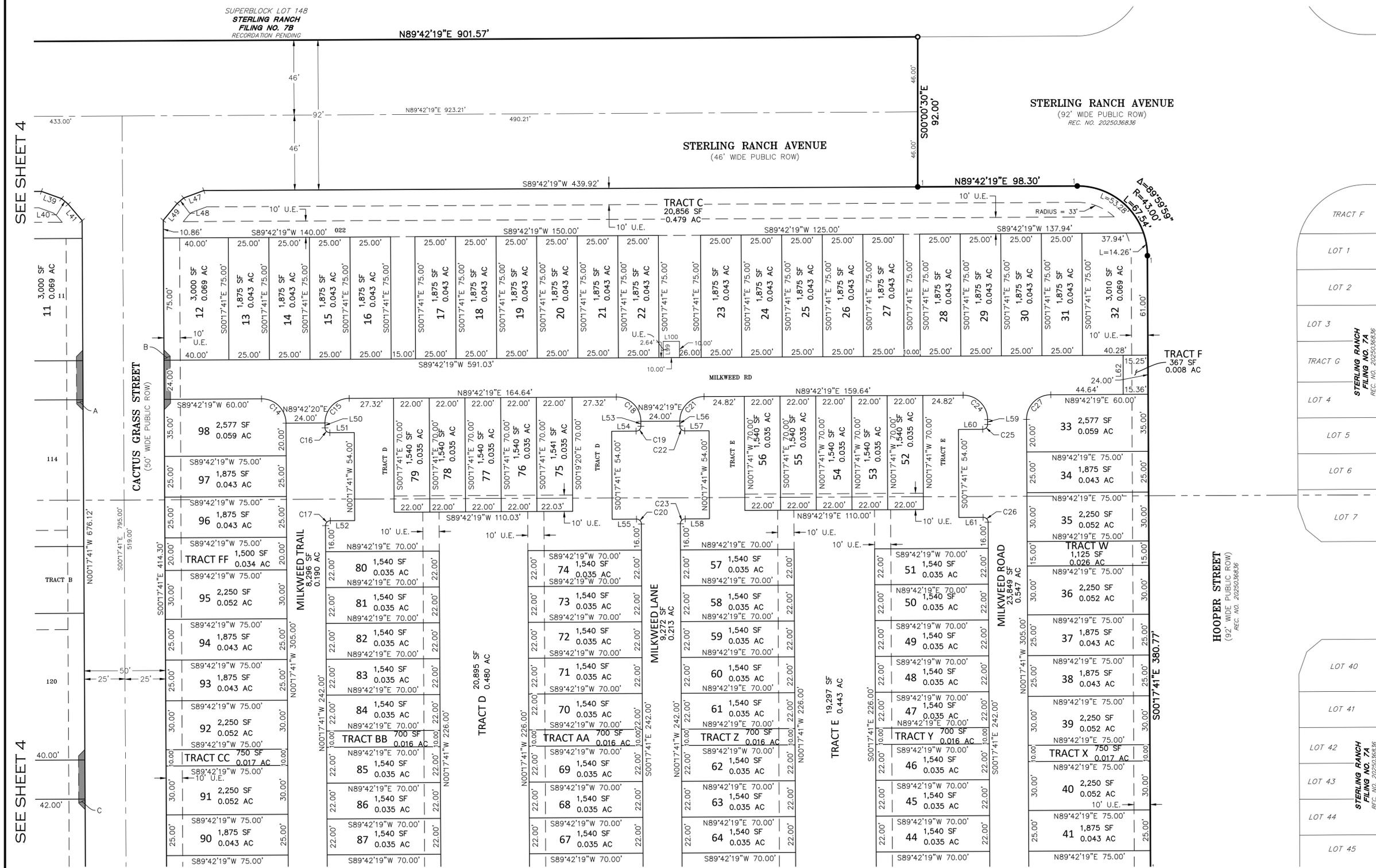
<p>300 East Mineral Ave., Suite 1                  Littleton, Colorado 80122                  Phone: (303) 713-1899                  Fax: (303) 713-1897                  www.aztecconsultants.com</p>	DEVELOPER <b>STERLING RANCH                  DEVELOPMENT COMPANY</b> 8155 PINEY RIVER AVENUE, SUITE 200 LITTLETON, CO 80125 303.202.6800	DATE OF PREPARATION: 08-30-2024 SCALE: 1" = 30' SHEET 4 OF 18
	AzTec Proj. No.: 124022-01 Drawn By: BAM	

# STERLING RANCH FILING NO. 7C

A PORTION OF PLANNING AREA D2  
 A FINAL PLAT, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 30 & THE NORTHWEST QUARTER  
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 47.038 ACRES - 428 RESIDENTIAL LOTS - 36 TRACTS - SB2024-060



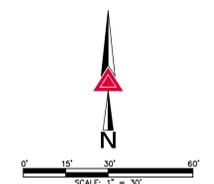
KEY MAP  
 SCALE: 1" = 500'



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- FOUND NO. 5 REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC PLS 38636"
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- D.E. DRAINAGE EASEMENT
- PUBLIC PEDESTRIAN ACCESS EASEMENT
- SEE SHEETS 14 - 16 DETAILS "A" - "BB"

SEE SHEET 17  
 FOR LINE &  
 CURVE TABLES



**FOR REVIEW  
 DO NOT RECORD**

FOR AND ON BEHALF OF  
 AZTEC CONSULTANTS, INC

SEE SHEET 4

SEE SHEET 4

SEE SHEET 7

SEE SHEET 7

	300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1899 Fax: (303) 713-1897 www.aztecconsultants.com	DATE OF PREPARATION: 08-30-2024
	DEVELOPER STERLING RANCH DEVELOPMENT COMPANY 8155 PINEY RIVER AVENUE, SUITE 200 LITTLETON, CO 80125 303.202.6800	SCALE: 1" = 30' SHEET 5 OF 18

# STERLING RANCH FILING NO. 7C

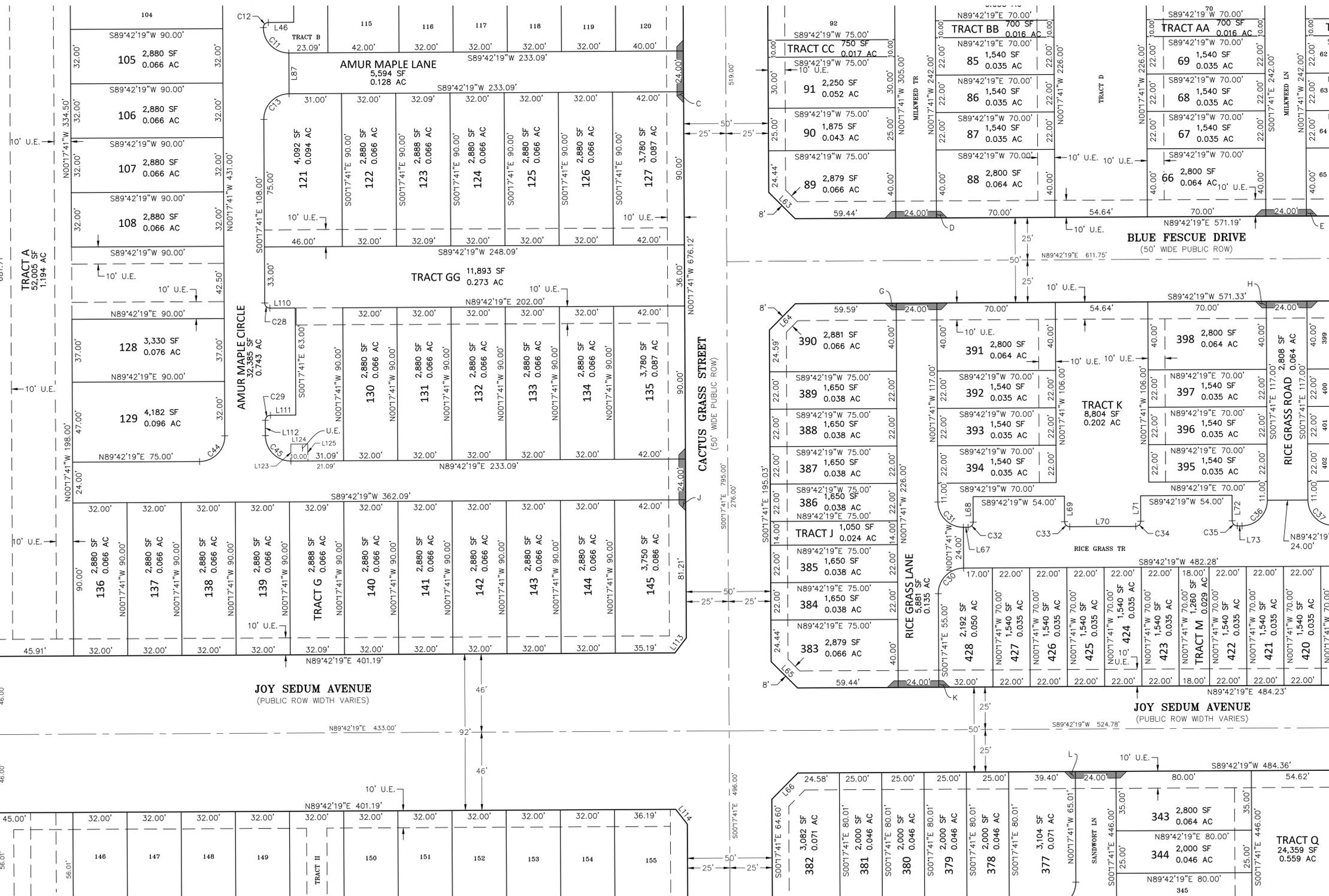
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47.038 ACRES - 428 RESIDENTIAL LOTS - 36 TRACTS - SB2024-060

SEE SHEET 4

SEE SHEET 4

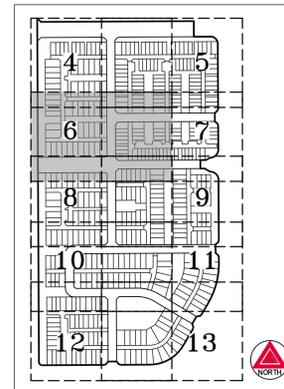


SEE SHEET 8

SEE SHEET 8

SEE SHEET 7

SEE SHEET 7

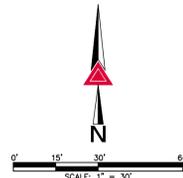


KEY MAP  
SCALE: 1" = 500'

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- D.E. DRAINAGE EASEMENT
- PUBLIC PEDESTRIAN ACCESS EASEMENT SEE SHEETS 14 - 16 DETAILS "A" - "BB"

SEE SHEET 17  
FOR LINE &  
CURVE TABLES



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DO NOT RECORD**

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AZTEC CONSULTANTS, INC.

<p>300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1899 Fax: (303) 713-1897 www.aztecconsultants.com</p>	<p><b>DEVELOPER</b> STERLING RANCH DEVELOPMENT COMPANY 8155 PINEY RIVER AVENUE, SUITE 200 LITTLETON, CO 80125 303.202.6800</p>	<p>DATE OF PREPARATION: 08-30-2024</p>
	<p>Scale: 1" = 30'</p>	<p>SHEET 6 OF 18</p>

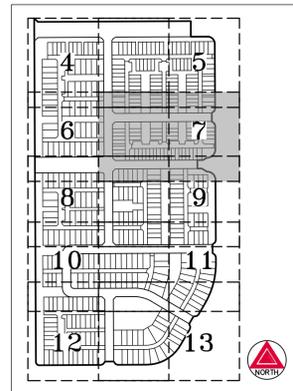
# STERLING RANCH FILING NO. 7C

A PORTION OF PLANNING AREA D2  
 A FINAL PLAT, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 30 & THE NORTHWEST QUARTER  
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 COUNTY OF DOUGLAS, STATE OF COLORADO.

47.038 ACRES - 428 RESIDENTIAL LOTS - 36 TRACTS - SB2024-060

SEE SHEET 5

SEE SHEET 5



KEY MAP  
 SCALE: 1" = 500'

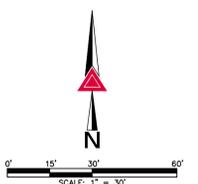
LOT 42
LOT 43
LOT 44
LOT 45
TRACT J
LOT 46
LOT 47
LOT 48
LOT 49
LOT 50
LOT 51
TRACT K
LOT 52
LOT 53
LOT 54
LOT 55
TRACT L

**LEGEND**

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(ROW) RIGHT-OF-WAY  
 U.E. UTILITY EASEMENT  
 D.E. DRAINAGE EASEMENT  
 ■ PUBLIC PEDESTRIAN ACCESS EASEMENT SEE SHEETS 14 - 16 DETAILS "A" - "BB"

SEE SHEET 17  
 FOR LINE &  
 CURVE TABLES



**FOR REVIEW  
 DO NOT RECORD**

FOR AND ON BEHALF OF  
 AZTEC CONSULTANTS, INC.

SEE SHEET 6

SEE SHEET 6

SEE SHEET 9

SEE SHEET 9

**AZTEC**  
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AzTec Proj. No.: 124022-01 Drawn By: BAM

**DEVELOPER**  
 STERLING RANCH  
 DEVELOPMENT COMPANY

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

DATE OF PREPARATION:	08-30-2024
SCALE:	1" = 30'
SHEET 7 OF 18	

# STERLING RANCH FILING NO. 7C

A PORTION OF PLANNING AREA D2

A FINAL PLAT, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 30 & THE NORTHWEST QUARTER OF SECTION 31, BOTH IN TOWNSHIP 6 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO.

47.038 ACRES - 428 RESIDENTIAL LOTS - 36 TRACTS - SB2024-060

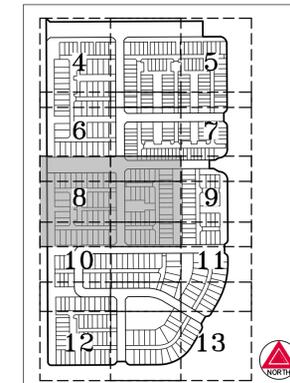
SEE SHEET 6

SEE SHEET 6



SEE SHEET 10

SEE SHEET 10

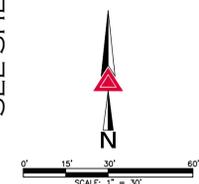


KEY MAP  
SCALE: 1" = 500'

**LEGEND**

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SEE SHEET 17 FOR LINE & CURVE TABLES



FOR REVIEW  
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LITTLETON, CO 80125  
303.202.6800

DATE OF PREPARATION:	08-30-2024
SCALE:	1" = 30'
SHEET 8 OF 18	

# STERLING RANCH FILING NO. 7C

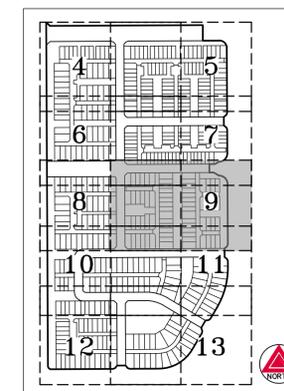
A PORTION OF PLANNING AREA D2

A FINAL PLAT, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 30 & THE NORTHWEST QUARTER OF SECTION 31, BOTH IN TOWNSHIP 6 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO.

47.038 ACRES - 428 RESIDENTIAL LOTS - 36 TRACTS - SB2024-060

SEE SHEET 7

SEE SHEET 7



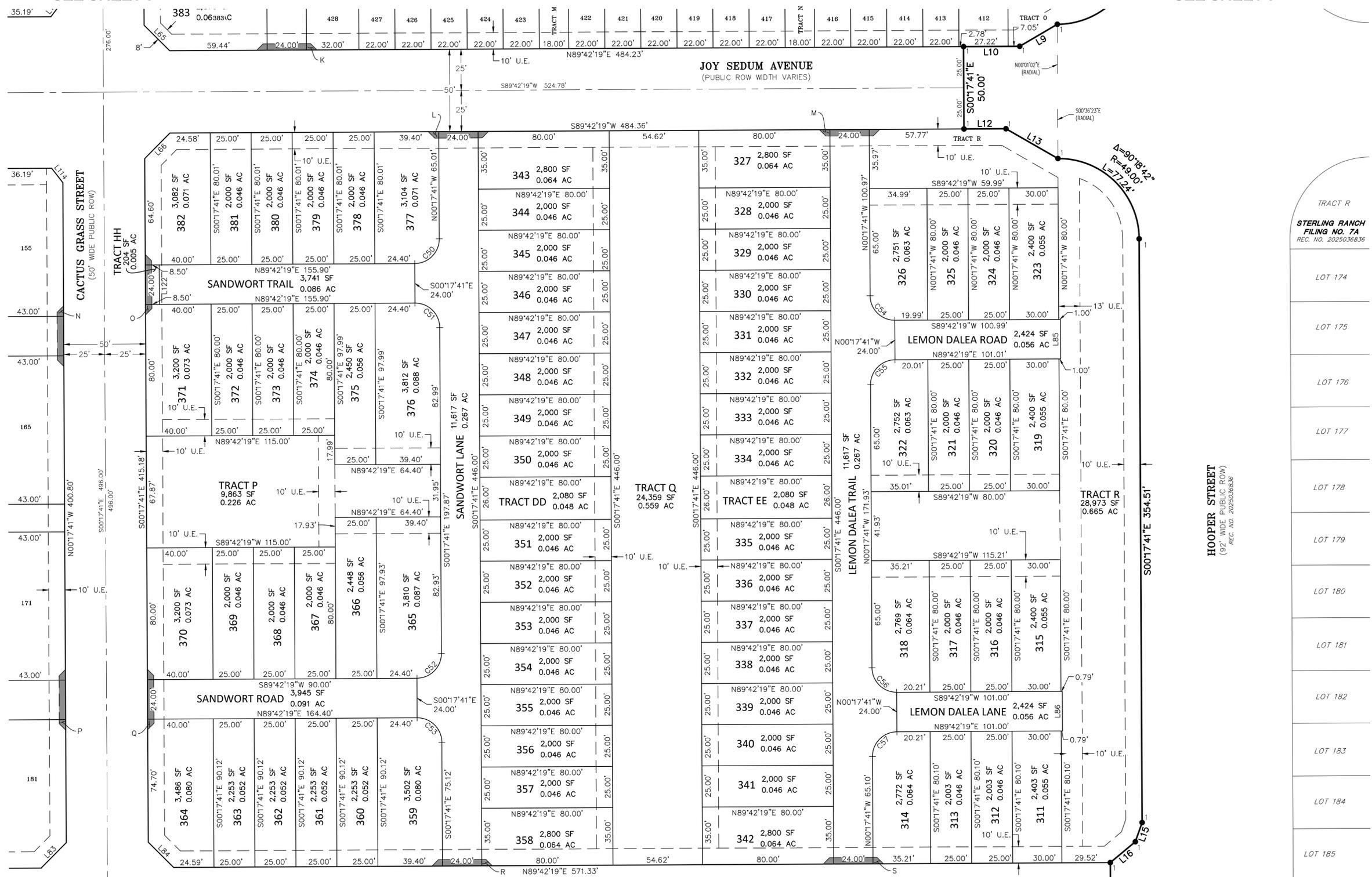
KEY MAP  
SCALE: 1" = 500'

SEE SHEET 8

SEE SHEET 8

SEE SHEET 11

SEE SHEET 11

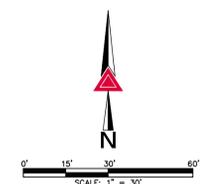


TRACT R
STERLING RANCH FILING NO. 7A REC. NO. 2025036836
LOT 174
LOT 175
LOT 176
LOT 177
LOT 178
LOT 179
LOT 180
LOT 181
LOT 182
LOT 183
LOT 184
LOT 185

**LEGEND**

- ◆ FOUND SECTION CORNER AS SHOWN HEREON
- SET NO. 5 X 18" REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC PLS 38636"
- FOUND NO. 5 REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC PLS 38636"
- STERLING RANCH FILING NO. 7A REC. NO. 2025036836
- (ROW) RIGHT-OF-WAY
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- ▬ PUBLIC PEDESTRIAN ACCESS EASEMENT SEE SHEETS 14 - 16 DETAILS "A" - "BB"

SEE SHEET 17 FOR LINE & CURVE TABLES



**FOR REVIEW  
DO NOT RECORD**

FOR AND ON BEHALF OF  
AZTEC CONSULTANTS, INC.

<p>300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1899 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>	<p>DATE OF PREPARATION: 08-30-2024</p>
	<p>SCALE: 1" = 30'</p>	<p>SHEET 9 OF 18</p>

# STERLING RANCH FILING NO. 7C

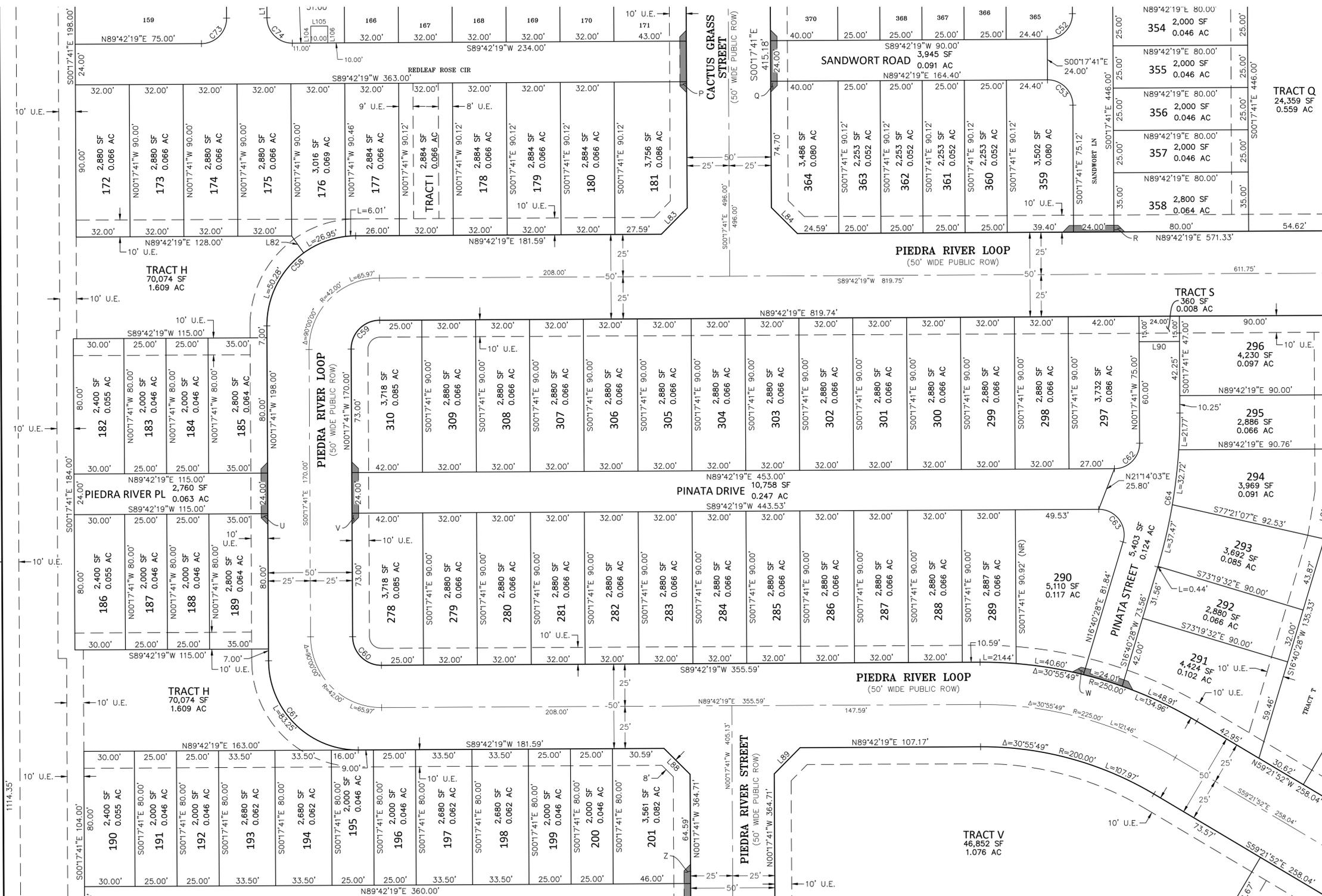
A PORTION OF PLANNING AREA D2

A FINAL PLAT, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 30 & THE NORTHWEST QUARTER OF SECTION 31, BOTH IN TOWNSHIP 6 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO.

47.038 ACRES - 428 RESIDENTIAL LOTS - 36 TRACTS - SB2024-060

SEE SHEET 8

SEE SHEET 8

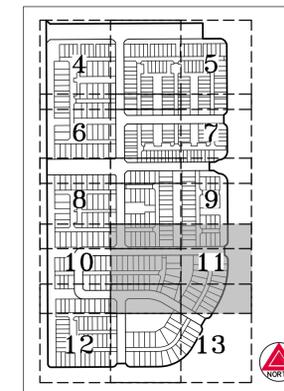


# STERLING RANCH FILING NO. 7C

A PORTION OF PLANNING AREA D2

A FINAL PLAT, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 30 & THE NORTHWEST QUARTER OF SECTION 31, BOTH IN TOWNSHIP 6 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO.

47.038 ACRES - 428 RESIDENTIAL LOTS - 36 TRACTS - SB2024-060



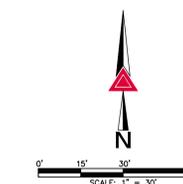
KEY MAP  
SCALE: 1" = 500'

**LEGEND**

- ◆ FOUND SECTION CORNER AS SHOWN HEREON
- SET NO. 5 X 18" REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC PLS 38636"
- FOUND NO. 5 REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC PLS 38636"
- STERLING RANCH FILING NO. 7A REC. NO. 2025036836
- (ROW) RIGHT-OF-WAY
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- PUBLIC PEDESTRIAN ACCESS EASEMENT SEE SHEETS 14 - 16 DETAILS "A" - "BB"

SEE SHEET 17  
FOR LINE &  
CURVE TABLES

FOR REVIEW  
DO NOT RECORD

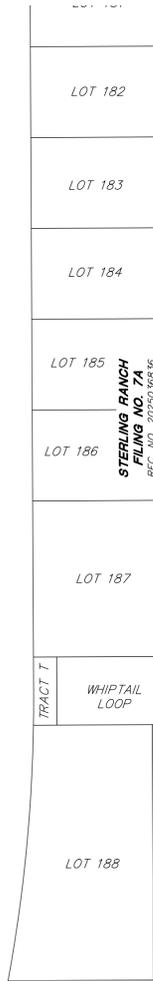


FOR AND ON BEHALF OF  
AZTEC CONSULTANTS, INC.



SEE SHEET 9

HOOPER STREET  
(92' WIDE PUBLIC ROW)  
REC. NO. 2025036836



SEE SHEET 10

SEE SHEET 10

SEE SHEET 13

SEE SHEET 13

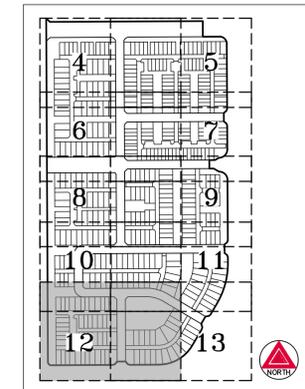
<p>AzTec Proj. No.: 124022-01</p>	<p>300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com</p>	<p>DEVELOPER STERLING RANCH DEVELOPMENT COMPANY 8155 PINEY RIVER AVENUE, SUITE 200 LITTLETON, CO 80125 303.202.6800</p>	<p>DATE OF PREPARATION: 08-30-2024</p>
	<p>Drawn By: BAM</p>	<p>SCALE: 1" = 30'</p>	<p>SHEET 11 OF 18</p>

# STERLING RANCH FILING NO. 7C

A PORTION OF PLANNING AREA D2  
 A FINAL PLAT, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 30 & THE NORTHWEST QUARTER  
 OF SECTION 31, BOTH IN TOWNSHIP 6 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
 COUNTY OF DOUGLAS, STATE OF COLORADO.  
 47.038 ACRES - 428 RESIDENTIAL LOTS - 36 TRACTS - SB2024-060

SEE SHEET 10

SEE SHEET 10



KEY MAP  
 SCALE: 1" = 500'

**LEGEND**

- ◆ FOUND SECTION CORNER AS SHOWN HEREON
- SET NO. 5 X 18" REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC PLS 38636"
- FOUND NO. 5 REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC PLS 38636"
- ★ STERLING RANCH FILING NO. 7A REC. NO. 2025036836
- (ROW) RIGHT-OF-WAY
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- ▬ PUBLIC PEDESTRIAN ACCESS EASEMENT
- SEE SHEETS 14 - 16 DETAILS "A" - "BB"

SEE SHEET 17  
 FOR LINE &  
 CURVE TABLES

FOR REVIEW  
 DO NOT RECORD

FOR AND ON BEHALF OF  
 AZTEC CONSULTANTS, INC.

HOOPER STREET  
 (92' WIDE PUBLIC ROW)  
 REC. NO. 2025036836

**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

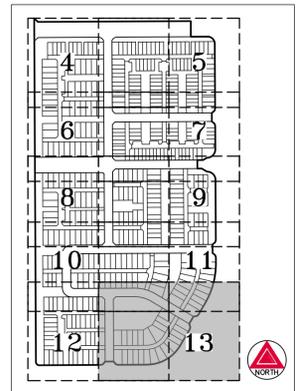
8155 PINEY RIVER AVENUE, SUITE 200  
 LITTLETON, CO 80125  
 303.202.6800

DATE OF PREPARATION:	08-30-2024
SCALE:	1" = 30'
SHEET 12 OF 18	

# STERLING RANCH FILING NO. 7C

A PORTION OF PLANNING AREA D2  
 A FINAL PLAT, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 30 & THE NORTHWEST QUARTER  
 OF SECTION 31, BOTH IN TOWNSHIP 6 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
 COUNTY OF DOUGLAS, STATE OF COLORADO.

47.038 ACRES - 428 RESIDENTIAL LOTS - 36 TRACTS - SB2024-060



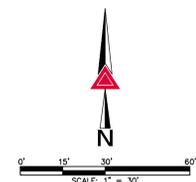
KEY MAP  
 SCALE: 1" = 500'

**LEGEND**

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- FOUND NO. 5 REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC PLS 38636"
- STERLING RANCH FILING NO. 7A REC. NO. 2025036836
- (ROW) RIGHT-OF-WAY
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- ▬ PUBLIC PEDESTRIAN ACCESS EASEMENT SEE SHEETS 14 - 16 DETAILS "A" - "BB"

SEE SHEET 17  
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 CURVE TABLES

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AzTec Proj. No.: 124022-01 Drawn By: BAM

**DEVELOPER**  
 STERLING RANCH  
 DEVELOPMENT COMPANY

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

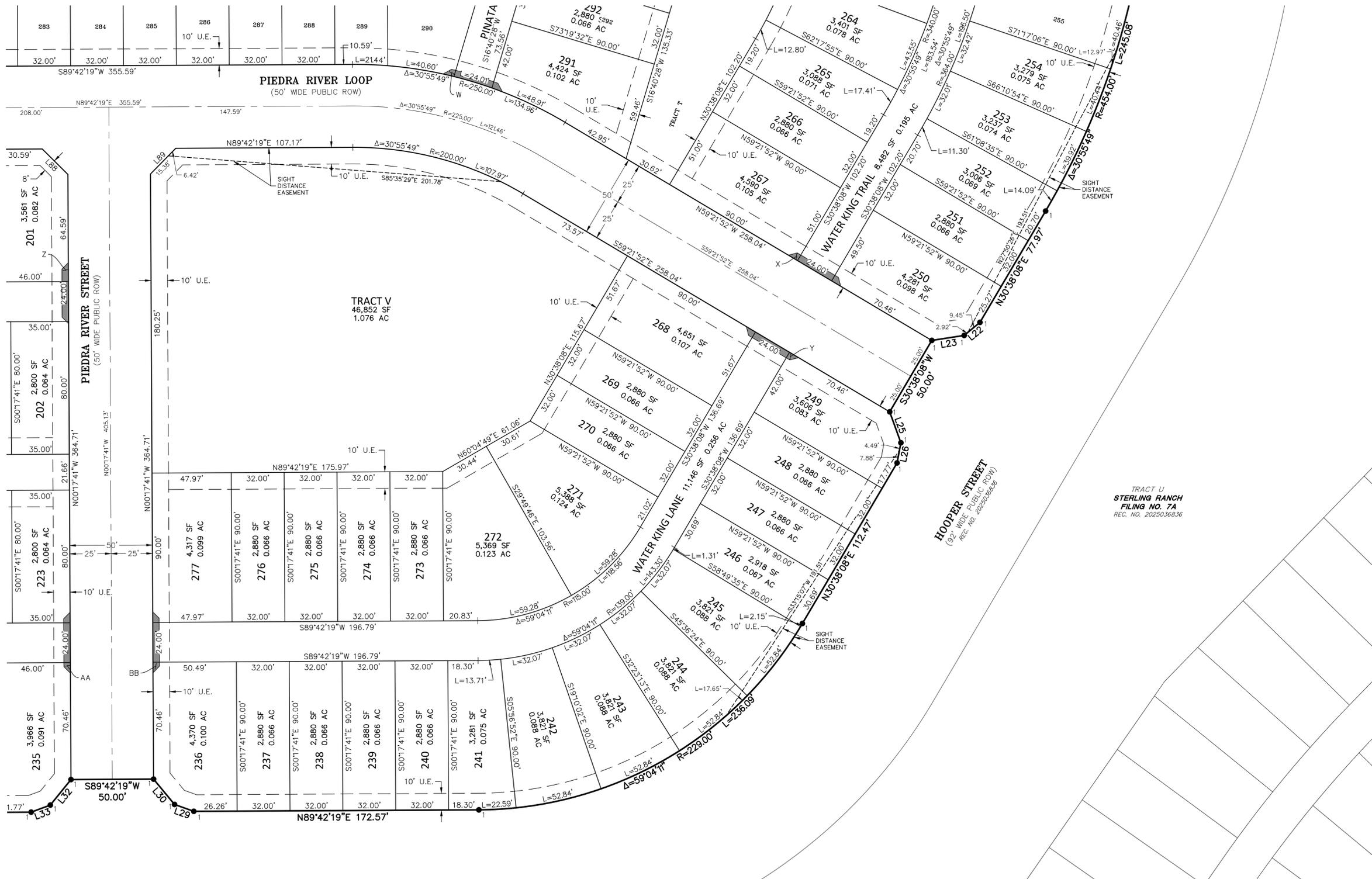
DATE OF PREPARATION:	08-30-2024
SCALE:	1" = 30'
SHEET 13 OF 18	

SEE SHEET 11

SEE SHEET 11

SEE SHEET 12

SEE SHEET 12

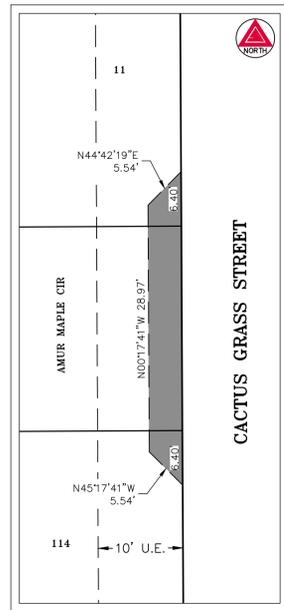


# STERLING RANCH FILING NO. 7C

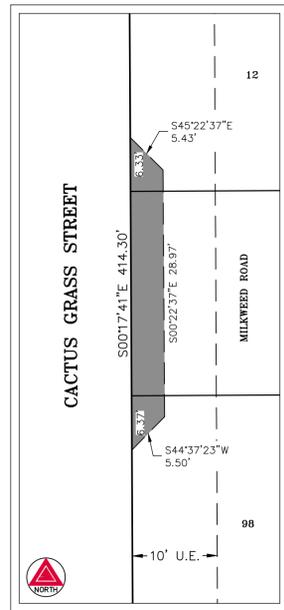
A PORTION OF PLANNING AREA D2

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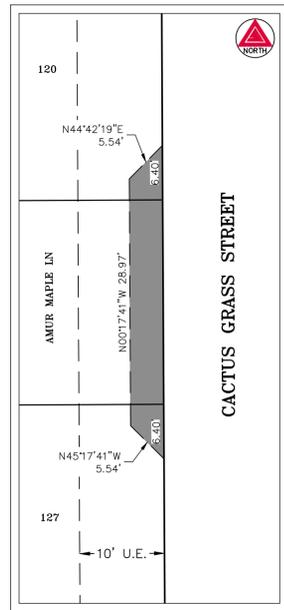
47.038 ACRES - 428 RESIDENTIAL LOTS - 36 TRACTS - SB2024-060



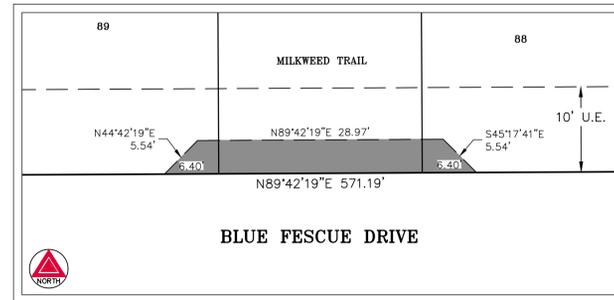
DETAIL "A"  
SCALE: 1" = 10'



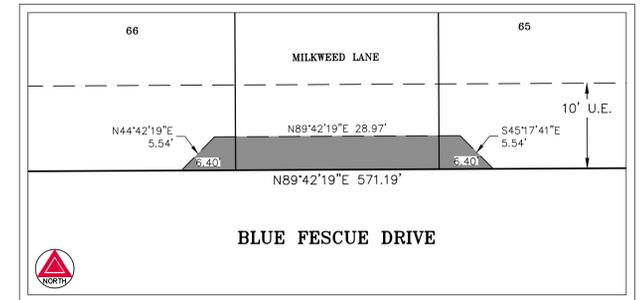
DETAIL "B"  
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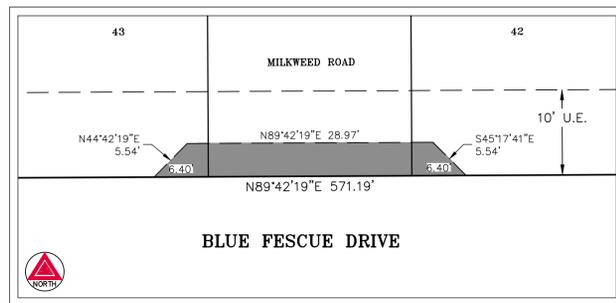
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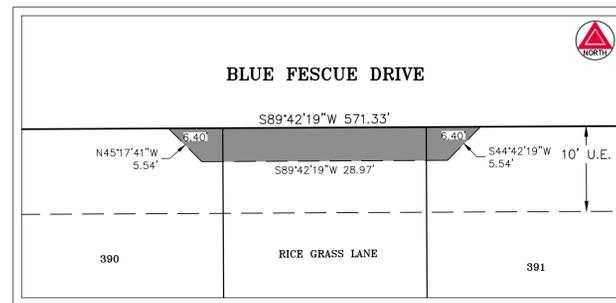
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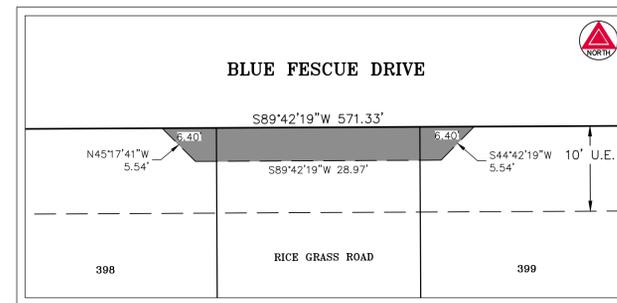
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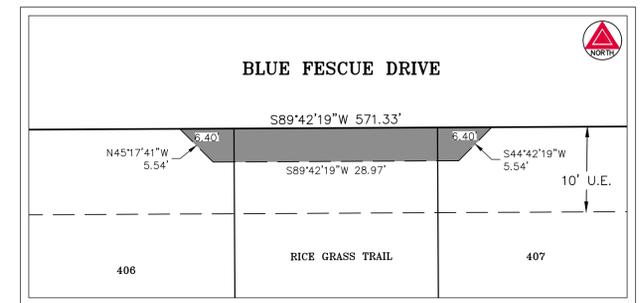
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DETAIL "G"  
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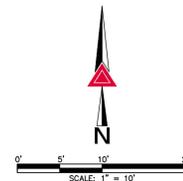


DETAIL "H"  
SCALE: 1" = 10'



DETAIL "I"  
SCALE: 1" = 10'

LEGEND	
U.E.	UTILITY EASEMENT
	PUBLIC PEDESTRIAN ACCESS EASEMENT



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**AZTEC**  
CONSULTANTS, INC.

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Littleton, Colorado 80122  
Phone: (303) 713-1898  
Fax: (303) 713-1897  
www.aztecconsultants.com

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

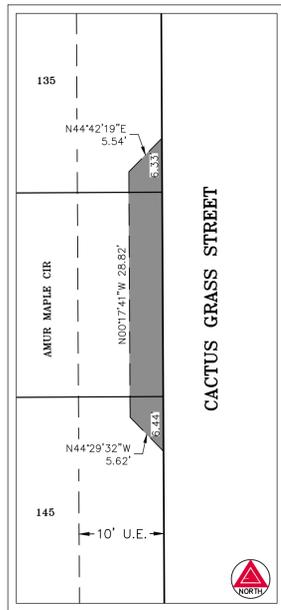
DATE OF PREPARATION:	08-30-2024
SCALE:	1" = 10'
SHEET 14 OF 18	

# STERLING RANCH FILING NO. 7C

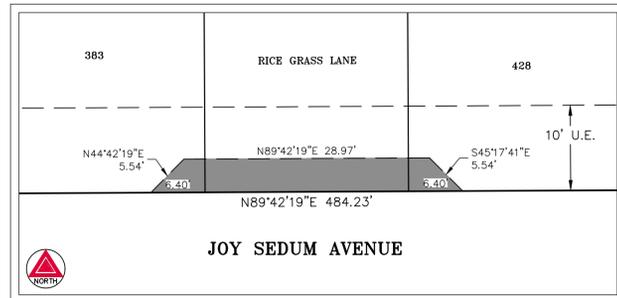
A PORTION OF PLANNING AREA D2

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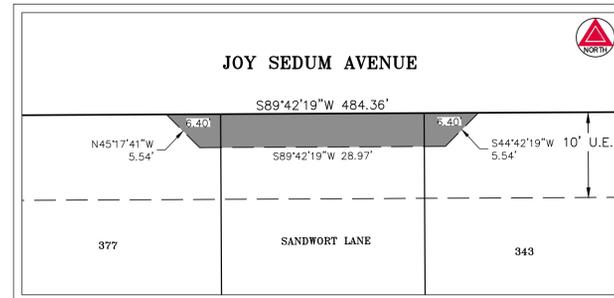
47.038 ACRES - 428 RESIDENTIAL LOTS - 36 TRACTS - SB2024-060



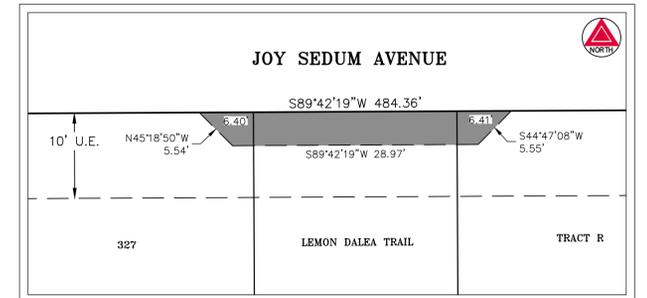
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SCALE: 1" = 10'



DETAIL "K"  
SCALE: 1" = 10'



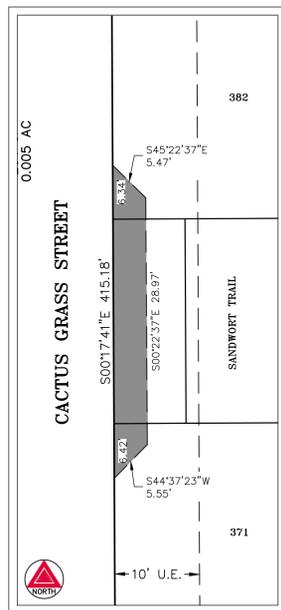
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SCALE: 1" = 10'



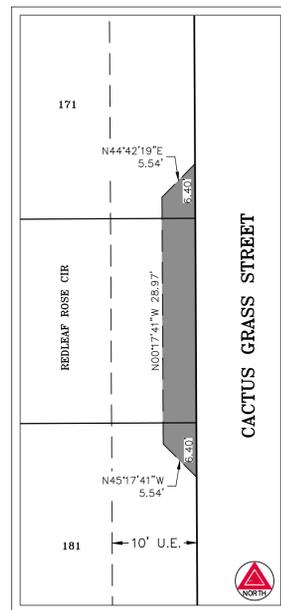
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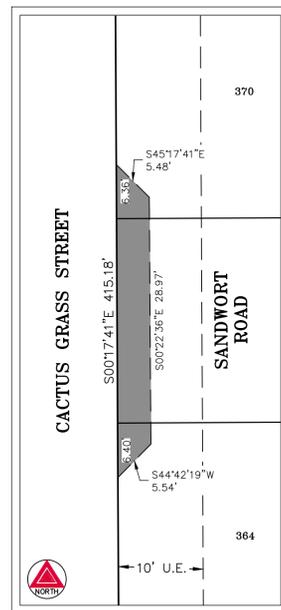
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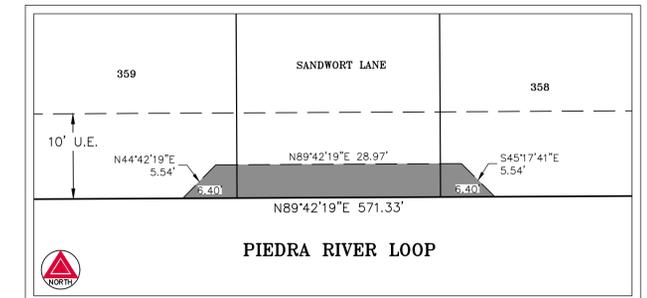
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DETAIL "P"  
SCALE: 1" = 10'



DETAIL "Q"  
SCALE: 1" = 10'

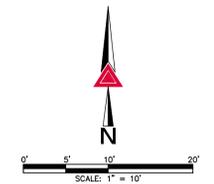


DETAIL "R"  
SCALE: 1" = 10'

**LEGEND**

U.E. UTILITY EASEMENT

PUBLIC PEDESTRIAN ACCESS EASEMENT



**FOR REVIEW  
DO NOT RECORD**

FOR AND ON BEHALF OF  
AZTEC CONSULTANTS, INC.

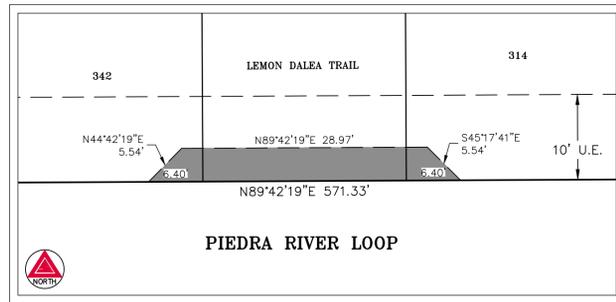
<p>300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1899 Fax: (303) 713-1897 www.aztecconsultants.com</p>	<p><b>DEVELOPER</b> STERLING RANCH DEVELOPMENT COMPANY 8155 PINEY RIVER AVENUE, SUITE 200 LITTLETON, CO 80125 303.202.6800</p>	DATE OF PREPARATION:	08-30-2024
		SCALE:	1" = 10'
<p>AzTec Proj. No.: 124022-01      Drawn By: BAM</p>		<p>SHEET 15 OF 18</p>	

# STERLING RANCH FILING NO. 7C

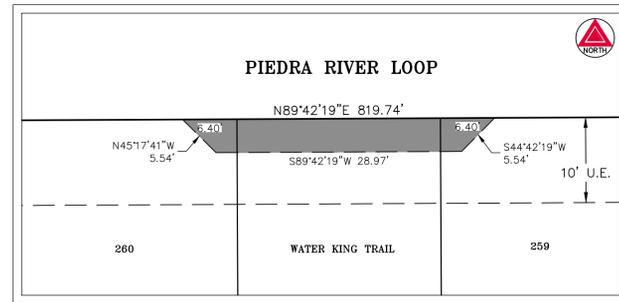
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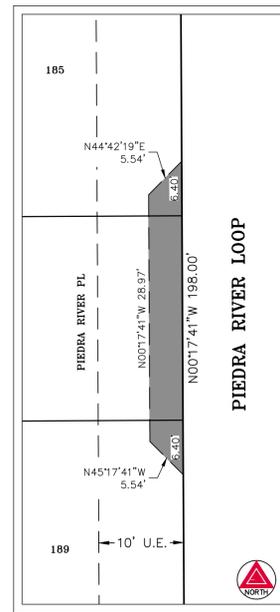
47.038 ACRES - 428 RESIDENTIAL LOTS - 36 TRACTS - SB2024-060



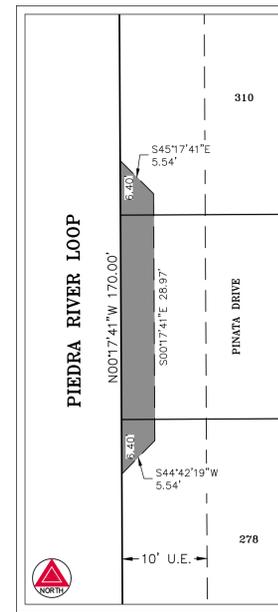
DETAIL "S"  
SCALE: 1" = 10'



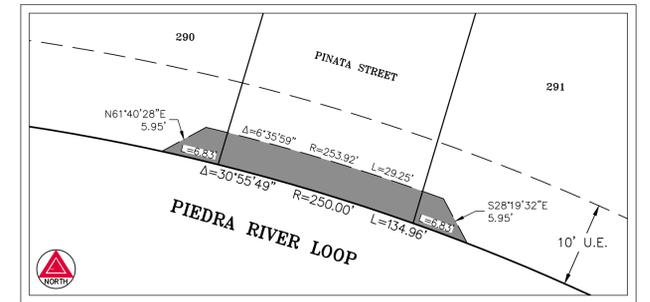
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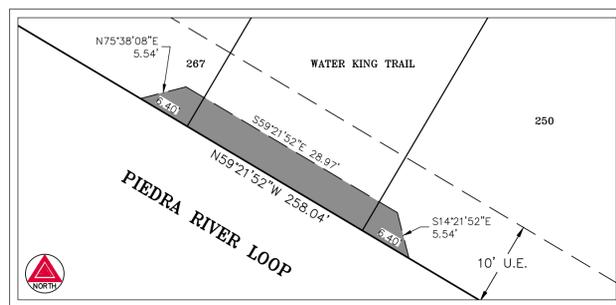
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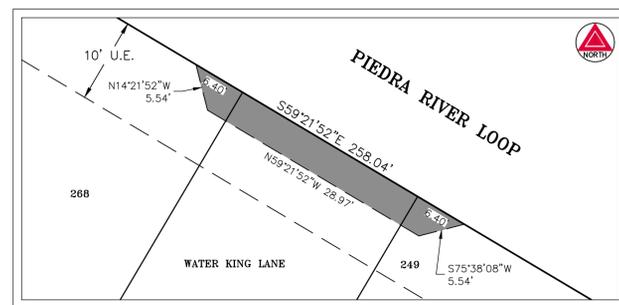
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SCALE: 1" = 10'



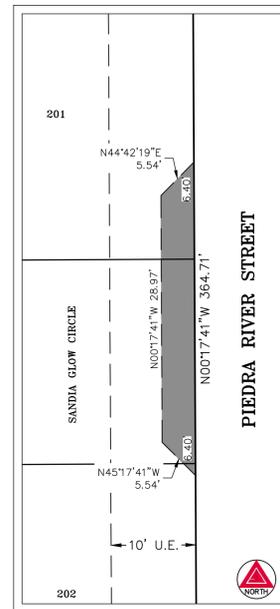
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SCALE: 1" = 10'



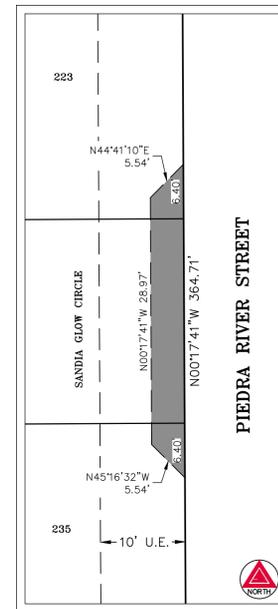
DETAIL "X"  
SCALE: 1" = 10'



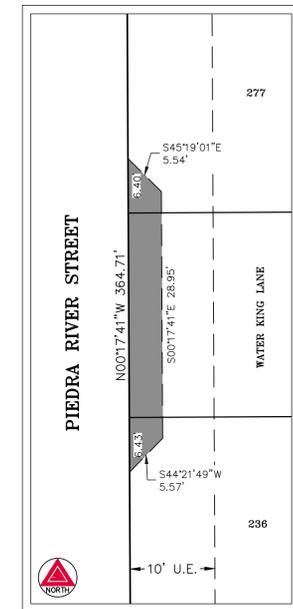
DETAIL "Y"  
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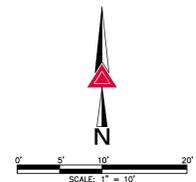
DETAIL "Z"  
SCALE: 1" = 10'



DETAIL "AA"  
SCALE: 1" = 10'



DETAIL "BB"  
SCALE: 1" = 10'



**FOR REVIEW  
DO NOT RECORD**

FOR AND ON BEHALF OF  
AZTEC CONSULTANTS, INC

LEGEND	
	U.E. UTILITY EASEMENT
	PUBLIC PEDESTRIAN ACCESS EASEMENT

**AZTEC**  
CONSULTANTS, INC.

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LITTLETON, CO 80125  
303.202.6800

DATE OF PREPARATION:	08-30-2024
SCALE:	1" = 10'
SHEET 16 OF 18	

# STERLING RANCH FILING NO. 7C

A PORTION OF PLANNING AREA D2

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47.038 ACRES - 428 RESIDENTIAL LOTS - 36 TRACTS - SB2024-060

LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°42'19"E	98.30'
L2	S00°17'41"E	380.77'
L3	N19°35'45"E	12.37'
L4	N50°17'32"E	19.84'
L5	S00°17'41"E	50.00'
L6	N50°52'53"W	19.84'
L7	N20°11'06"W	12.37'
L8	S00°17'41"E	139.51'
L9	N59°42'19"E	26.52'
L10	N89°42'19"E	34.27'
L11	S00°17'41"E	50.00'
L12	S89°42'19"W	25.60'
L13	N60°17'41"W	36.52'
L14	S00°17'41"E	354.51'
L15	N19°35'45"E	12.37'
L16	N50°17'32"E	19.84'
L17	S00°17'32"E	50.00'
L18	N50°52'53"W	19.84'
L19	N20°11'06"W	12.37'
L20	S00°17'41"E	36.97'
L21	S30°38'08"W	77.97'
L22	N50°31'34"E	12.37'
L23	N81°13'21"E	19.84'
L24	S30°38'08"W	50.00'
L25	N19°57'04"W	19.84'
L26	N10°44'42"E	12.37'
L27	S30°38'08"W	112.47'
L28	S89°42'19"W	172.57'
L29	S70°24'15"E	12.37'
L30	S39°42'28"E	19.84'
L31	S89°42'19"W	50.00'
L32	N39°07'07"E	19.84'
L33	N69°48'54"E	12.37'
L34	S89°42'19"W	369.06'
L35	S62°52'26"E	8.97'
L36	S33°49'19"E	12.22'
L37	S00°00'30"E	92.00'
L38	S45°29'01"W	30.53'
L39	N70°17'41"W	13.16'
L40	N50°01'53"W	5.30'
L41	N40°21'52"W	13.28'
L42	S89°42'19"W	15.00'

LINE TABLE		
LINE	BEARING	LENGTH
L43	N89°42'19"E	15.00'
L44	N00°17'41"W	17.00'
L45	S89°42'19"W	15.00'
L46	N89°42'19"E	15.00'
L47	S69°42'19"W	13.21'
L48	S49°53'15"W	5.27'
L49	S39°42'19"W	13.39'
L50	N00°17'41"W	2.99'
L51	S89°45'25"W	15.00'
L52	N89°42'19"E	15.00'
L53	S00°17'41"E	3.00'
L54	S89°42'19"W	15.00'
L55	N89°42'19"E	15.00'
L56	N00°17'41"W	3.00'
L57	S89°42'19"W	15.00'
L58	N89°42'19"E	15.00'
L59	S00°17'41"E	3.00'
L60	S89°42'19"W	15.00'
L61	N89°42'19"E	15.00'
L62	N00°02'50"W	24.00'
L63	S45°17'41"E	22.00'
L64	S44°42'19"W	21.80'
L65	S45°17'41"E	22.00'
L66	S44°43'15"W	21.80'
L67	S89°42'19"W	2.82'
L68	S00°17'41"E	15.00'
L69	N00°17'41"W	15.00'
L70	S89°42'19"W	39.00'
L71	S00°17'41"E	15.00'
L72	N00°17'41"W	15.00'
L73	S89°42'19"W	2.82'
L74	N89°42'19"E	2.82'
L75	N00°17'41"W	15.00'
L76	S00°17'41"E	15.00'
L77	N89°42'19"E	30.00'
L78	N00°17'41"W	15.00'
L79	S00°17'41"E	14.99'
L80	N89°42'19"E	6.82'
L81	S00°17'41"E	24.00'
L82	S35°37'00"E	12.31'
L83	N44°42'19"E	21.80'
L84	S45°17'41"E	21.80'

LINE TABLE		
LINE	BEARING	LENGTH
L85	N00°19'57"W	24.00'
L86	N00°17'41"W	24.00'
L87	S00°17'41"E	24.00'
L88	N45°17'41"W	21.80'
L89	N44°42'19"E	21.80'
L90	N89°42'19"E	24.00'
L91	S09°14'41"W	27.57'
L92	N00°17'41"W	2.83'
L93	S89°42'19"W	15.00'
L94	N89°42'19"E	15.00'
L95	N00°17'41"W	7.83'
L96	S89°42'19"W	10.00'
L97	N00°17'41"W	10.00'
L98	N89°42'19"E	8.88'
L99	S00°17'41"E	10.00'
L100	S89°42'19"W	10.00'
L101	N00°17'41"W	10.00'
L102	N89°42'19"E	10.00'
L103	S00°17'41"E	10.00'
L104	S00°17'41"E	10.00'
L105	S89°42'19"W	10.00'
L106	N00°17'41"W	10.00'
L107	S89°42'19"W	9.80'
L108	N00°17'41"W	10.00'
L109	N89°42'19"E	9.96'
L110	N89°42'19"E	15.00'
L111	S89°42'19"W	15.00'
L112	S00°17'41"E	9.00'
L113	N37°28'27"E	11.12'
L114	S38°03'48"E	11.12'
L115	N00°17'41"W	12.94'
L116	S89°42'19"W	15.00'
L117	N89°42'19"E	15.00'
L118	N00°17'41"W	3.00'
L119	S89°42'19"W	15.00'
L120	N89°42'19"E	15.00'
L121	N00°17'41"W	12.94'
L122	N00°17'41"W	24.00'
L123	S00°17'41"E	10.00'
L124	S89°42'19"W	10.00'
L125	N00°17'41"W	10.00'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	89°59'59"	43.00'	67.54'
C2	90°18'44"	49.00'	77.24'
C3	90°18'42"	49.00'	77.24'
C4	30°55'49"	454.00'	245.08'
C5	59°04'11"	229.00'	236.09'
C6	90°00'00"	15.00'	23.56'
C7	90°00'00"	15.00'	23.56'
C8	90°00'00"	3.00'	4.71'
C9	90°00'00"	3.00'	4.71'
C10	90°00'00"	3.00'	4.71'
C11	90°00'04"	15.00'	23.56'
C12	90°00'00"	3.00'	4.71'
C13	90°00'00"	15.00'	23.56'
C14	90°00'00"	15.00'	23.56'
C15	90°00'02"	15.00'	23.56'
C16	89°56'57"	3.00'	4.71'
C17	90°00'00"	3.00'	4.71'
C18	90°00'00"	15.00'	23.56'
C19	90°00'00"	3.00'	4.71'
C20	90°00'00"	3.00'	4.71'
C21	90°00'00"	15.00'	23.56'
C22	90°00'00"	3.00'	4.71'
C23	90°00'00"	3.00'	4.71'
C24	90°00'00"	15.00'	23.56'
C25	90°00'00"	3.00'	4.71'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C26	90°00'00"	3.00'	4.71'
C27	90°00'00"	15.00'	23.56'
C28	90°00'00"	3.00'	4.71'
C29	90°00'00"	3.00'	4.71'
C30	90°00'00"	15.00'	23.56'
C31	90°00'00"	15.00'	23.56'
C32	90°00'00"	3.00'	4.71'
C33	90°00'00"	3.00'	4.71'
C34	90°00'00"	3.00'	4.71'
C35	90°00'00"	3.00'	4.71'
C36	90°00'00"	15.00'	23.56'
C37	90°00'00"	15.00'	23.56'
C38	90°00'00"	3.00'	4.71'
C39	90°00'00"	3.00'	4.71'
C40	90°00'00"	3.00'	4.71'
C41	90°00'00"	3.00'	4.71'
C42	90°00'00"	15.00'	23.56'
C43	90°00'00"	15.00'	23.56'
C44	90°00'00"	15.00'	23.56'
C45	90°00'00"	15.00'	23.56'
C46	90°00'00"	15.00'	23.56'
C47	90°00'00"	15.00'	23.56'
C48	90°00'00"	3.00'	4.71'
C49	90°00'00"	3.00'	4.71'
C50	90°00'00"	15.00'	23.56'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C51	90°00'00"	15.00'	23.56'
C52	90°00'00"	15.00'	23.56'
C53	90°00'00"	15.00'	23.56'
C54	90°00'00"	15.00'	23.56'
C55	90°00'00"	15.00'	23.56'
C56	90°00'00"	15.00'	23.56'
C57	90°00'00"	15.00'	23.56'
C58	90°00'00"	53.00'	83.25'
C59	90°00'00"	17.00'	26.70'
C60	90°00'00"	17.00'	26.70'
C61	90°00'00"	53.00'	83.25'
C62	90°00'00"	15.00'	23.56'
C63	106°58'09"	15.00'	28.00'
C64	16°58'09"	312.00'	92.40'
C65	90°00'00"	15.00'	23.56'
C66	90°00'00"	15.00'	23.56'
C67	90°00'00"	15.00'	23.56'
C68	90°00'00"	3.00'	4.71'
C69	90°00'00"	3.00'	4.71'
C70	90°00'00"	15.00'	23.56'
C71	90°00'00"	3.00'	4.71'
C72	90°00'00"	3.00'	4.71'
C73	90°00'00"	15.00'	23.56'
C74	90°00'00"	15.00'	23.56'

FOR REVIEW  
DO NOT RECORD

FOR AND ON BEHALF OF  
AZTEC CONSULTANTS, INC.

 <p style="font-size: small;">300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com</p>	<p><b>DEVELOPER</b> STERLING RANCH DEVELOPMENT COMPANY</p> <p>8155 PINEY RIVER AVENUE, SUITE 200 LITTLETON, CO 80125 303.202.6800</p>	DATE OF PREPARATION: 08-30-2024 SCALE: N/A
	AzTec Proj. No.: 124022-01      Drawn By: BAM	S H E E T 17 O F 18

