

**Saddlehorn Ranch Filing No. 4**  
**Final Plat**

**Letter of Intent**

**July 3, 2023**

PCD File No.: SF236



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**TAX SCHEDULE NO:** 43000-00-635, 43000-00-600, 43030-00-001, and 43000-00-636

**ACREAGE:** Filing No. 4 Final Plat includes 162.3179 acres

**ZONING:** RR-2.5 (Residential Rural)

**PROJECT DESCRIPTION:**

The Saddlehorn Ranch (aka 824 Acre Curtis Road Subdivision) property for this Final Plat application is located in El Paso County in Peyton, CO, approximately 12 miles east of downtown Colorado Springs, situated east of Curtis Road and the Town of Falcon, Colorado, and south of Judge Orr Road. The overall site is bordered by Judge Orr Road on the north and Curtis Road on the west. It is approximately 2 1/2 miles east of CO Highway 24.

As context, and described in the project's preliminary plan, the total acreage of the proposed Saddlehorn Ranch development is approximately 816 acres, of which approximately 608 +/- acres will be developed with up to 218 single family residences on lots each not less than 2.5 acres in size. The overall site is bisected in three distinct areas by jurisdictional and non-jurisdictional wetlands accounting for 134 acres (16.4%). The separate wetland tracts are identified on the preliminary plan, and will be preserved as no-build open space with limited recreational use having a primary emphasis on walking and equestrian trails. The Applicant proposed to develop the site as a planned community of new single-family detached manufactured residential dwelling units that recognizes and respects the character of the rural surrounding community.

For this filing (Filing No. 4), 42 single family residences shall be provided on 162.3 acres (gross acreage). The zoning designation is RR-2.5 (Residential Rural). No lot shall be less than 2.5 acres in area. The overall gross density for Filing No. 4 is 0.250 du/ac. The net density is 0.369 du/ac. Only a portion of Lot 30 of the total 42 lots within Filing No. 4

encroaches into the 100 floodplain boundary, and that portion of the Lot is designated as a “No Build” area on the final plat.

Public infrastructure to serve the new lots, including roads, drainage facilities, and utilities will be constructed in compliance with applicable county standards, regulations and criteria in effect at the time of this application. In keeping with the rural character of the surrounding Peyton and Meadow Lake Estates communities, internal circulation will be comprised of paved Rural Local roads with roadside ditches.

### **DEVELOPMENT REQUEST**

The Owner and Applicant request approval of a Final Plat for the development of 42 rural residential single family residential lots on 113.8617 buildable acres.

**TOTAL NUMBER OF ACRES IN THE FINAL PLAT AREA:** 162.3179 acres of single family residential lots, two tracts, and right-of-way.

### **JUSTIFICATION FOR REQUEST**

This request is consistent with the purposes of the Your El Paso County Master Plan (2021) (adopted May 26, 2021). The proposed Final Plat is in conformance with subdivision design standards and establishes an adequate level of compatibility with surrounding areas of the site already constructed and other known surrounding areas currently proposed for development.

### **EXISTING AND PROPOSED IMPROVEMENTS**

Proposed improvements will include the construction of county-owned (e.g. public) and maintained asphalt roadways (‘Rural Local’ classification with roadside ditches). Drainage and storm water detention facilities will be constructed and maintained in conformance with County standards and specifications. Electric, natural gas, and telecommunication service points-of-connection will be extended from the roadways up to all new lots. Water will be provided via a central water system to be developed by the Owner/Applicant (organization of a Metropolitan District for the project is in progress). Individual septic systems will be provided via an On-Site Wastewater Treatment systems (OWTS) prepared by the Owner in accordance with El Paso County Public Health requirements.

Grading and earthmoving activities will be limited to roadway, drainage and utility construction areas. Individual lot owners will assume responsibility for grading their respective lot; no ‘overlot’ grading is proposed to occur over most of the site.

Entech Engineering and Vertex Consulting have coordinated with County staff and

Colorado Geologic Survey to develop a plat note for the Saddlehorn Ranch Filing No. 2 final plat, and anticipate doing the same for Filing No. 4 given the similar geologic characteristics and potential for seasonal shallow groundwater. The proposed note states the following:

“The potential for shallow water exists on all lots. The lowest floor levels should be constructed a minimum of 3 feet above water levels, making all lots unsuitable for below grade construction.”

The Applicant is requesting a similar note specific to the lots within Filing No. 4 be added if approved by CGS and El Paso County. In addition, the Applicant recognizes that prior to construction of proposed residences, lot-specific subsurface soil investigations will be performed to determine whether or not shallow groundwater, hydro-compacted soils, and/or potentially expansive soils are present on the lot, and to determine an appropriate foundation design, basement or crawl-space suitability, and/or lot-specific recommendations are necessary to mitigate these conditions.

#### **EL PASO COUNTY ROAD IMPACT FEE PROGRAM**

This project will be subject to participation in the El Paso County Road Impact Fee Program. The applicant agrees on behalf of him/herself and any developer or builder successor and assignees that subdivider and /or said successors and assigns shall be required to pay traffic impact fees in accordance with the El Paso County Road Impact Fee Program resolution (Resolution No. 19-471), or any amendments thereto, at or prior to the time of building permit submittals.

#### **ANALYSIS OF COMPLIANCE WITH THE SUBDIVISION CRITERIA IN CHAPTER 7 OF THE EL PASO COUNTY LAND DEVELOPMENT CODE (RULES GOVERNING DIVISIONS OF LAND, 7.2.1 (D)(3) FINAL PLAT)**

The final plat for Saddlehorn Ranch Filing No. 4 has met the criteria for approval by achieving those standards of conformance outlined in the El Paso County Land Development Code. Addressing the standards called out on Chapter 7, specifically, 7.2.1(D)(3). As described in the following section, the Final Plat adheres to the Your El Paso County Master Plan (2021), with regard to its compatibility with land use and character. The rural paradigm is preserved through the development of lots no smaller than 2.5 acres, setting aside areas for equestrian and walking trails, and preservation of open space and floodplain areas.

The subdivision is in substantial compliance with the approved preliminary plan. This filing is the fourth of five filings which will comprise the totality of the ultimate development. The preliminary plan identified the five filings, detailing the number of lots, roadways, open

space within the filing and dwelling units per acre. This filing is fundamentally the same as was shown on the preliminary plan.

All associated supporting document has been included with the Filing No. 4 application, including, but not limited to, a grading and erosion control plan, a drainage plan and reports, soil and geology analysis, finding of water sufficiency and dependability, and construction drawings.

A water sufficiency finding has been previously made at the preliminary plan stage of development. A water report was approved by Colorado Department of Public Health and Environment (CDPHE) and was accepted and approved by the County as proof of both sufficiency and dependability. The report has been included as an attachment.

An onsite wastewater report was submitted for this project. The report noted existing soil and geologic conditions based upon on-site soil borings and laboratory analysis. Evaluation included consideration of expansion/consolidation soil potential, analysis of corrosive characteristics on sub-grade concrete and general suitability of the site for the use of on-site wastewater treatment systems. The use of onsite wastewater system was found to be in compliance with State and local laws and regulations.

The topography of the site has been analyzed, and addressed in the provided soils and geology report, the drainage report and the grading and drainage plan. Full spectrum water quality control ponds are provided throughout the subdivision to mitigate impact into the existing wetlands and the Haegler Ranch tributaries on site. No outstanding topographical hazards exist on the site.

Drainage improvements are addressed in the preliminary and final drainage reports, and further detailed in the grading and erosion control plan. The drainage report specifically addresses existing and proposed drainage basins and sub-basins, hydrologic soils groups on site, drainage design criteria, and drainage facility design in Filing No. 4.

Legal and physical access is provided to all the proposed parcels in Filing No. 4, and the preliminary plan reflects a network of public roadways to serve the entire project. Roadways are designed and will be constructed to County standards.

Necessary services have been fully addressed for the subdivision. Fire protection shall be provided by Falcon Fire Protection District, who provided a fire protection commitment letter. Main access to the overall Saddlehorn development is generally taken from Curtis Road and Judge Orr Roads. More specifically, access to Filing No. 4 is via San Isidro Trail, Barrosito Trail, and Del Cambre Trail within the development. Electrical service is provided by Mountain View Electric Association (MVEA). There are nearby police stations manned by

the Calhan Police Department and the Colorado Springs Police Department, between 10 and 16 miles away. The overall development provides a great deal of open space for horse riding, pedestrian trails and passive recreation.

A fire protection report has been provided in addition to the fire protection commitment letter from Falcon Fire Protection District. The report details response time, equipment on hand, facilities, services and other details from the servicing department.

Off-site impacts regarding potentially increased traffic volume has been addressed and accounted for in the provided Traffic Impact Study. Curtis Road improvements applicable to the overall Saddlehorn Ranch development will include widening for ancillary lanes at the intersection with Benito Wells Trail. The Applicant is prepared to contribute escrow, as appropriate, for other intersection improvements. Stormwater will be retained on-site and directed into detention ponds throughout the development, thereby avoiding any additional runoff from the property post-development. As a residential community, off-site impacts with light or noise will be minimal.

A subdivision improvements agreement and financial assurance estimate have been provided for this project and are proposed to be supported by a performance bond to secure and guarantee performance of construction of the anticipated improvements.

### **ADHERENCE WITH THE YOUR EL PASO COUNTY MASTER PLAN (2021), AND WATER MASTER PLAN**

***Land Use & Development, Core Principle: Manage growth to ensure a variety of compatible land uses that preserve all character areas of the County.***

The 2021 Your El Paso County Master Plan (the “Master Plan”) addresses issues directly related to the Preliminary Plan and development of the *Saddlehorn Ranch* development. The policies specifically related to the Preliminary Plan request include:

#### **Goal 1.1 - *Ensure compatibility with established character and infrastructure capacity***

The Final Plat proposed for the new single-family rural residential lots is compatible with the existing adjacent rural residential lots in the Judge Orr Road and Curtis Road corridors. New lots will be similar in size to existing lots, and roads serving the new lots will be compatible with the types of rural roadways in nearby adjacent neighborhoods.

#### **Goal 1.4 – *Continue to encourage policies that ensure “development pays for itself”.***

Saddlehorn Ranch is proposed as a development of single-family rural residences within a non-urban density area of the Peyton community. Utilities and road infrastructure needed

to serve the new lots, such as new roads, drainage and detention facilities, erosion control, etc. will be constructed as part of this development.

***Housing & Communities, Core Principle: Preserve and develop neighborhoods with a mix of housing types.***

**Goal 2.2 – Preserve the character of rural and environmentally sensitive areas.**

The Final Plat within the RR-2.5 (Residential Rural) zoning district is harmonious and compatible with the rural character of adjacent and nearby neighborhoods that are also zoned RR-2.5 and A-35. The Applicant is proposing to avoid overlot grading across the entire 162.3179-acre site, and instead will limit grading to roadways and drainage infrastructure in keeping with the established land use character of area. Lower density development with 2.5+ acre lots will help to sustain the appearance and unique environmental conditions of adjacent properties.

***Transportation & Mobility, Core Principle: Connect all areas of the County with a safe and efficient multimodal transportation system.***

**Goal 4.2-Promote walkability and bikability where multimodal transportation systems are feasible.**

The Applicant proposes to incorporate hiking trails, equestrian trails and light impact in various parts of the proposed development to promote non-motorized multi-modal transportation linkages within the development. Ideally, residents might travel by horseback from their home to their neighbor’s home and along the paths along the wetlands.

***Community Facilities & Infrastructure, Core Principle: Continue to coordinate with local and regional agencies to provide well-managed, high-quality community facilities and services.***

**Goal 5.3 – Ensure adequate provision of utilities to manage growth and development.**

Concerning utilities, Saddlehorn Ranch has been provided a commitment letter for delivery of electrical service by Mountain View Electrical Association. Colorado Springs Utilities has committed to providing natural gas to the development. Saddlehorn Ranch Metropolitan District Nos. 1-3 (collectively, the “District”) has provided a permanent will-serve letter for the entirety of Saddlehorn Ranch for water provision. This includes Filing No. 4. Wastewater will be accommodated by individual on-site wastewater treatment systems.

Based upon evaluation by our environmental and geotechnical engineers, it has been determined that Filing No. 4 is suitable for individual on-site wastewater treatment systems without contamination of surface and subsurface water systems.

**Goal 5.4-** *Use best management practices to protect water quality, conserve water, minimize impacts of flooding, and beautify El Paso County.*

The submitted drainage report specifically details a four-step process to minimize adverse impacts of development. The process includes reducing runoff volumes, stabilizing drainageways, treating the water quality capture volume (WQCV), and consider the need for Industrial Commercial best management practices (BMPs). A grading and erosion control plan and a stormwater management report has been submitted with the FDR to support the Filing No. 4 development.

***Environment & Natural Resources, Core Principle: Prioritize and protect the County's natural environment.***

**Goal 9.2-** *Promote sustainable best practices with regard to development and infrastructure.*

There is sufficient capacity to support the Filing No. 4 Final Plat in terms of roadway capacity, water supply, educational facilities, and organized structural fire protection. Commitment letters from each entity that would support this development with essential services have been submitted with this Final Plat application.

The Final Plat design, which includes 2.5-acre home sites and expanses of open space, ensures that development of this site will remain compatible and contiguous with existing rural residential areas. At 0.250 du/ac gross density, Saddlehorn Ranch Filing No. 4 is compatible with numerous other subdivisions adjacent to and within a two-mile radius of the property.

### **WATER DEPENDABILITY**

The following information was provided at the request of El Paso County, and was required to be applied to the development in its entirety:

#### Water Sufficiency:

- A Technical, Managerial, and Financial Capacity assessment was completed and submitted to Colorado Department of Public Health & Environment (CDPHE) in August, 2020 and accepted for this project.

- The Basis of Design Report (BDR) for the system was submitted to and accepted by CDPHE in late 2020.
- Per the Water Resources and Wastewater Report submitted in 2019, Saddlehorn Ranch has the following Supply and Demands:

**Water Supply and Demand Summary**

<b>LOTS</b>	<b>Total Supply (AF/Year)</b>	<b>Total Demand (AF/Year)</b>
218	198.16	146.06

**Water Quality**

- Two wells, an Arapahoe and a Laramie-Fox Hills, have been drilled, screened, cased, and tested for this subdivision. Both well completion reports were done in 2008.
- Saddlehorn Ranch Metropolitan District (SRMD) has sampled both wells for three quarters in 2019.
- None of the primary constituents that were tested were above their respective Maximum Contaminant Level (MCL). Only Total Dissolved Solids, a secondary standard, was above its MCL.
- Chlorination and filtration to remove Iron and Manganese are planned for this system. This will likely be accomplished via a pressure-sand filtration. Although filtration is not mandatory, it will be done for water taste and aesthetics.

**System Certification**

- Upon completion of construction of the water system, the design engineer will certify that it has been built in general conformance with the appropriate plans specifications (CDPHE, AWWA, IBC, etc.)
- Prior to completion of the system, and during the BDR phase, a designated Operator in Responsible Charge (ORC) will be selected and identified.

**Attachments**

- The CDPHE and COA approval documents are attached at the end of this document.