

Letter of Intent
Rice Ranch Site Development Plan

Owner: Rice Ranch LLC

Site Address: 8150 Rice Lane, Fountain, CO 80817

Mailing Address: PO Box 26571, Colorado Springs, CO 80936

Consultant: Ridgeline Land Surveying, LLC

31 E. Platte Ave., Suite 206

Colorado Springs, CO 80903

Jim Lenz - 719-238-2917

County Parcel Schedule Numbers: 6525000009, 6525000011, and 6525000021

Site Information:

Rice Ranch, LLC consists of approximately 42.2 Acres, which is currently zoned I3 - Heavy Industrial.

Request and Justification:

Rice Ranch is located in an industrialized area in unincorporated El Paso County. The Ranch has the land area to support many different uses allowed within the I-3 zone district. The proposed uses with this site development plan will have a limited impact on localized businesses and will not impact traffic movement. This area of the county has many parks and trails that wind through the fountain creek watershed. The Ranch understands the sensitivity of being near the watershed and feels that the improvements will not impact any of these public areas or cause any eyesores to passerbys.

Existing and proposed Facilities:

The site currently has one office building located in the previously zoned M (Parcel A). The office building has one associated storage buildings. The property outside the previously zoned M-5 (Parcel B) was used for agriculture. The proposed development plan will include adding one single residential building with attached garage and sided carport, four storage buildings, and a maintenance building. The single family residential building will be utilized for a Rice Ranch Caretaker. The storage buildings as well as the maintenance building will benefit Rice and Rice Contractors who currently occupy the existing office building. The development plan includes designated areas for outdoor material storage and outdoor equipment storage. The outdoor material storage area will be used immediately to store pallets of garden products packaged at Hyponex facility located on the north side of Willow Springs Road adjacent to Rice Ranch. The outdoor equipment storage area will immediately be occupied by earth moving equipment and parts owned by Rice and Rice Contractors.

Site Utilities:

The site utilities consist of three water wells, two septic system, electric provided by City of Fountain, and gas provided by Black Hills Energy. The current service facilities on the Rice Ranch will be adequate to supply all proposed improvements and structures.

Legal Description:

PARCEL A: THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25 IN TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 6TH P.M., DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID NORTHEAST QUARTER; THENCE SOUTHERLY ON THE EAST LINE OF SAID SECTION 25 A DISTANCE OF 400 FEET; THENCE ANGLE RIGHT 90 DEGREES WESTERLY 586.60 FEET; THENCE ANGLE RIGHT 90 DEGREES NORTHERLY 397.6 FEET, MORE OR LESS, TO INTERSECT THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID NORTHEAST QUARTER; THENCE ANGLE RIGHT EASTERLY ON SAID NORTH LINE TO THE POINT OF BEGINNING, COUNTY OF EL PASO, STATE OF COLORADO, EXCEPT THAT PORTION THEREOF CONVEYED TO THE DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO BY WARRANTY DEED RECORDED SEPTEMBER 22, 2008 UNDER RECEPTION NO. 208104064

PARCEL B: THE PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER AND OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 6TH P.M., EL PASO COUNTY COLORADO, LYING NORTH AND EAST OF THE FOLLOWING DESCRIBED LINE: COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE NORTH 90 DEGREES EAST ALONG SAID NORTHERLY LINE, 115.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 14 DEGREES 20 MINUTES EAST, 555.00 FEET; THENCE SOUTH 04 DEGREES 12 MINUTES 36 SECONDS EAST, 520.00 FEET; THENCE SOUTH 38 DEGREES 52 MINUTES 18 SECONDS EAST, 1025.00 FEET; THENCE SOUTH 54 DEGREES 49 MINUTES 45 SECONDS EAST, 280.00 FEET; THENCE NORTH 88 DEGREES 25 MINUTES 09 SECONDS EAST, 212.82 FEET TO A POINT ON THE EASTERLY LINE OF SAID SECTION 25, EXCEPT THAT PORTION DESCRIBED IN DEED RECORDED NOVEMBER 23, 1962 IN BOOK 1935 AT PAGE 505.

Floodplain:

A large portion of the Rice Ranch property is currently burdened by the 100 year floodplain. Sources at the Pikes Peak regional flood plain mapping have indicated that FEMA is in the process of remapping the Floodplain for the fountain creek watershed in the project area. Rice Ranch understands that while the remapping may not be official for years to come, all of the proposed structures are out of the current floodplain. The outdoor storage areas are currently in the delineated floodplain, but will be outside of the proposed remapping location of the floodplain.

Alternate Lighting Pan:

Rice Ranch currently has a network of mercury lights throughout the proposed developed area. A portion of these lights were installed in the 1960's and the remainder of the lights installed in the 1980's when the office building was built. There are a total of 6 lights in working condition. Rice Ranch would like to request that Planning and Community Development review the current light locations as plotted on the Landscape plan and determine adequacy.

Landscape Plan:

Rice Ranch is comprised of 42 acres. Of the 42 acres, the proposed structures and site improvements are mainly in the northeast 5 acre corner of the property.

The remainder of the project site land area is classified as follows:

- 7.3 acres of upland wooded
- 7.6 acres of native grasses
- 8.6 acres of lowland open water

7.7 acres of outdoor material and equipment storage.

The relative elevation of the property to Willow Springs Road provides for a natural screening of the proposed activities. The property has 130' of frontage on Willow Springs where existing bushes align the south side of the entrance. The property has a great deal of natural vegetation and wooded area already in place. The proposed improvements will not require the removal of any trees. Rice Ranch feels that the amount of natural undisturbed vegetation in addition to the trees, bushes and grass to remain around the proposed improvements satisfy the requirements of El Paso County Land Development Code under Section 6.2.2.

6.2.2. B(1) Landscape Requirements Roadway

The project site has one hundred and thirty feet of right-of-way frontage on Willow Springs Road that currently has 40 feet of coverage of landscape bushes. The frontage requirements indicate one tree every 25'. The requirement of 4-5 trees will not be met by the alternate landscape plan. We feel that the existing bushes will satisfy the requirement list under section B(2)a clustering allowed.

The following internal landscaping requirements are met by current vegetation on the project site:

LDC section 6.2.2 E (2) Requirements for Non-Residential Uses

- (a) Minimum Required Internal Landscaped Area
A minimum of 5% of the lot or parcel shall be landscaped.
- (b) Minimum Number of Trees in Landscaped Area
A minimum of one tree shall be provided for every 500 square feet of required internal landscape area.

LDC section 6.2.2 G (1)

(f)ii Outside Storage Area Landscaping Requirements

The generalized topography of the project site provides adequate screening for proposed material storage area under this requirement.

LDC section 6.2.2 G (2)

(e) Existing Vegetation

Existing vegetation which meets the plant type requirements of the Landscape and Water Conservation Manual may be counted toward the internal landscape requirement.

Existing wooded and vegetative area of 15 acres accounts for over 30% coverage for the entire parcel.

Traffic:

The businesses leasing space on Rice Ranch will be Rice and Rice Contractors as office personnel and maintenance staff and contractors, Hyponex materials and the caretaker living in the single family residence.

Rice and Rice Contractors employ 4 full time office staff including owners; there will be equipment mechanics on site three to four days a week and can receive about

1 truck for shipping delivery on average per day. Rice and Rice will generate approximately 40 trips to and from Hwy 85/87 via Willow Springs Road.

Hyponex by Scott's will be under lease for the outdoor material storage area. Hyponex will use the outdoor storage area for temporary storage of their bark mulch product, package in bags and placed on pallets. The six axle trucks delivering or picking up the bark mulch will generate forty trips per day maximum during peak storage days (January-June). These forty trips include 20 trips into Rice Ranch from the Hyponex property on the north side of Willow Springs Road and 20 trips back to the Hyponex property. Off peak storage days (July-December) would be 16 trips. These trucks to and from Rice Ranch do not continue onto Hwy 85/87.

The single family residence will generate on average ten trips per day.

- The Daily Vehicle traffic will be less than 100 trip generations

Traffic counts for Willow Springs were conducted over back to back 24 hour periods on March 6th and 7th 2018. These counts reflect all traffic travelling to and from Highway 85/87 on Willow Springs Road that frequent all businesses, facilities and parks including Rice Ranch (see traffic memo).

Private detention basin / Storm water quality best management practice Maintenance agreement and easement:

The project site development does not include the creation of Storm water detention, or point collection or discharge of storm water. Any runoff as a result of this development will sheet flow over a minimum 100 foot vegetated buffer before entering the existing bodies of water located on the west and south sides of the property.

Waiver Requests: **None**

Access Locations: No new access proposed.

James Lenz
Ridgeline Land Surveying LLC

two outfalls?