STERLING RANCH SKETCH PLAN AMENDMENT

NATURAL LANDFORMS, VEGETATION, & RIPARIAN ANALYSIS

JULY 2018

PROPERTY OWNER AND DEVELOPER:
Morley-Bentley Investments / SR Land, LLC.
20 Boulder Crescent,
Colo. Spgs., CO 80903

CONSULTANTS:
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31 North Tejon Street
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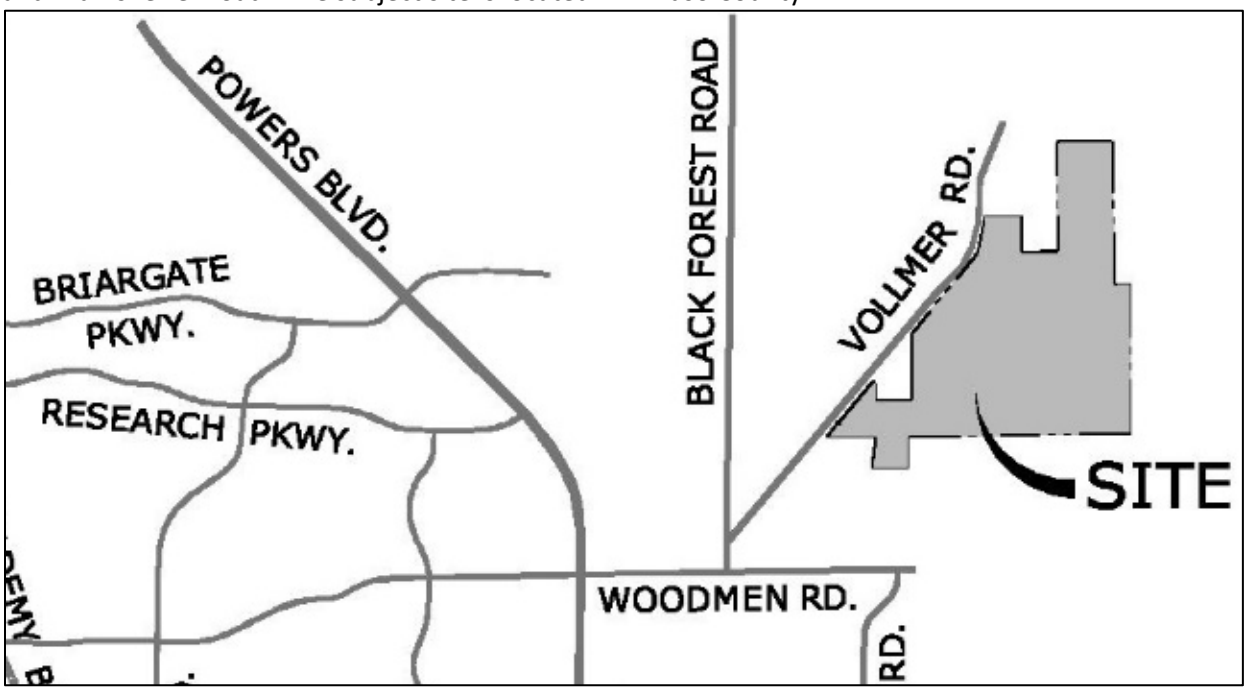
REQUEST
SR Land, LLC requests approval of an amendment to the approved Sketch Plan for Sterling Ranch.

LOCATION
The Sterling Ranch Sketch Plan consists of approximately 1,445 acres located northeast of Vollmer Road and Marksheffel Road. The subject site is located in El Paso County.



PROJECT DESCRIPTION
The purpose of the Sterling Ranch Sketch Plan Amendment is to modify the density of two residential areas. The density of a 101-acre portion of the plan is reduced from Residential 5-8 du/ac to Residential 3-5 du/ac. The density of a 20-acre portion of the plan is increased from Residential 3-5 du/ac to Residential 5-8 du/ac. The "swap" in densities provides a concentration of the higher density near the Marksheffel/Vollmer Intersection and across from commercial, thus providing a transition to the lower density residential. Further amendments include the addition of the recently constructed water tank in the northeast corner, and a proposed MVEA substation in the southeast corner.

SEE LOI comments

Provide the detail in all the sections please

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The original Sketch Plan submittal analyzed this in detail as outlined below. This amendment will not impact the original analysis.

Nope-There is significant drainage system in the overall SKP- this needs to be relevant to this application. There are jurisdictional wetlands in the overall SKP

Identification and location of sites of natural or scenic importance. The original site analysis identified no sites of natural or scenic importance.

Is that exposed bedrock? are you preserving that?

Wildfire. There is very little vegetation on this property and there are no wildfire hazard areas associated with this site.

Grassland fires - please obtain information from a qualified source to complete this section.

Vegetation/Wildlife. The Sterling Ranch Sketch Plan area is predominantly a grassland prairie with some rangeland areas. Native vegetation covering most of the Sterling Ranch Sketch Plan area consists of Grassland Vegetation Type 1. This vegetation cover is comprised of about 85% grasses, 10% forbs, and 5% shrubs. Native vegetation on the upland areas is made up of Grassland Vegetation Type 2. This area consists of about 80% grasses, 10-15% forbs, and 3-5% shrubs. Native vegetation scattered in patches around the site consists of Grassland Vegetation Type 3. This area is comprised of about 75-85% grasses, 10-15% forbs, and 5-10% shrubs. Riparian vegetation along the Sand Creek corridor will be preserved and enhanced as part of the open space system in the Sketch Plan. Much of the vegetation is of no significance and will be removed with grading. More detail is provided in the original Sterling Ranch Sketch Plan Document, this amendment acknowledges the impacts and does not change the original analysis.

Wildlife that has been viewed on the site and surrounding areas include prairie dogs, coyotes, pronghorn antelope, western meadowlarks, sparrow and several species of hawks including red tail. Prairie voles, mice and prairie dogs are the typical rodent population in the area. As development occurs within the Sterling Ranch Sketch Plan project, care will be taken to minimize human and wildlife conflicts within reasonable limits. Quality site planning and design will be utilized in order to avoid potential impacts to wildlife habitat.

Geologic and Soils Hazards. With the original Sketch Plan Entech Engineering prepared a Preliminary Geologic Hazard Evaluation report. According to the Report, existing geologic and geotechnical conditions on the site may impose some constraints on development and construction. However, these constraints are considered typical of a high plains environment. The Report states that, avoidance or regrading can mitigate many hazards such as unstable slopes; low lying floodplain areas; areas of seasonal shallow groundwater; and areas where ponded water can occur.