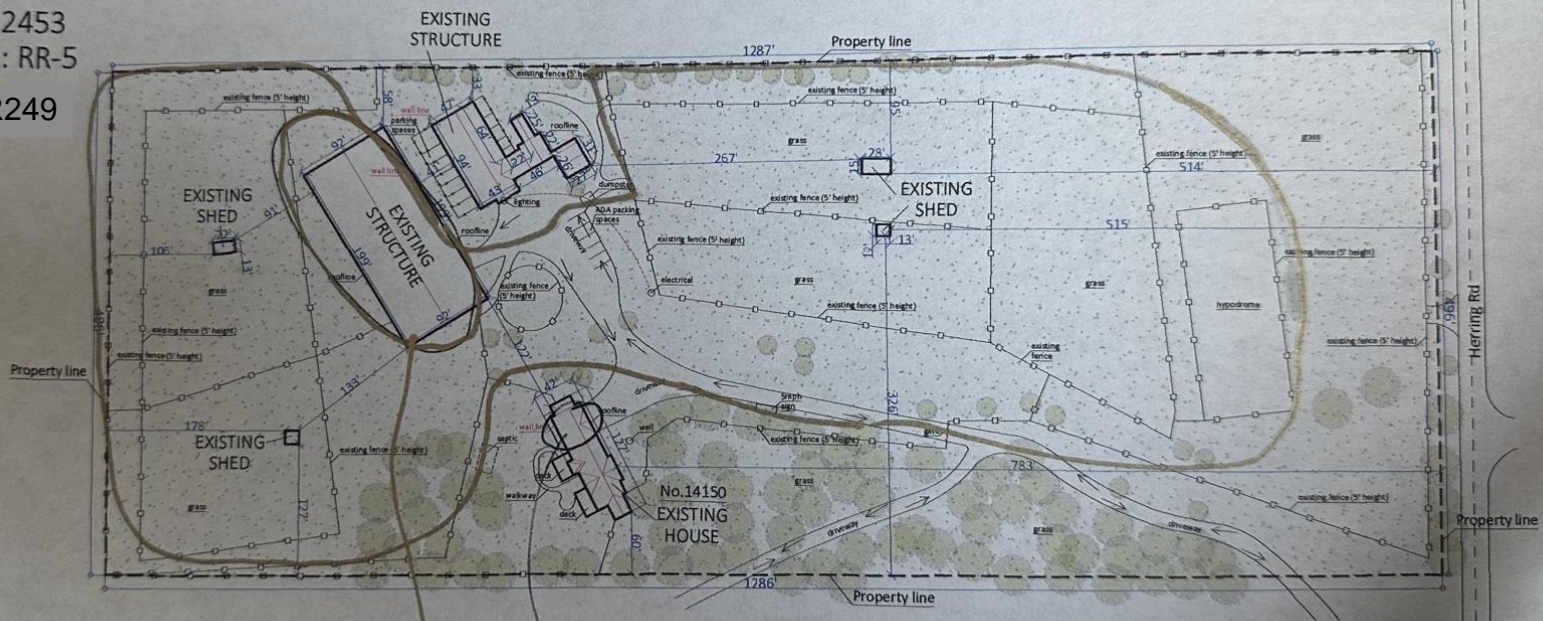
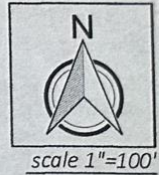


SITE PLAN
 14150 Herring Rd
 Colorado Springs, CO 80908
 Parcel ID: 5205101010
 Lot area: 14.66 Acres
 Paper Size: 11"x17"
 Legal Description: Lot 6
 Wildwood Ranch Estates Fil 2
 Plat: 2453
 Zone: RR-5
 PPR249



Garage = where kennels operate
Gold outlines where stables operate

NOTE:
 Total gross building sq. ft. - 30,380
 Lot Area Coverage: 4.75%
 Open Space: 95.25% is open space and impermeable space
 Per the county GIS, Floodplain X was found at the property, and there are no floodplain concerns

Approved
 By: Ashlyn Mathy
 Date: 09/11/2024
 El Paso County Planning & Community Development

Site Development Plan Letter of Intent

Date: 04/15/2024

- 1) **Owner Name:** Jaclyn Stoerzbach and TJ Vytlacil
309-351-4917 and 314-226-5989
jaclyn@borgfarms.com and tjvytlacil@gmail.com
- 2) **Applicant name:** (same as owner)
- 3) **Property Address:** 14150 Herring Rd, Colorado Springs, CO 80908
- 4) File No: PPR249
Property Tax Schedule Number/parcel number: 5205101010
- 5) **Current Zoning:** RR-5 (No overlay zoning)
- 6) We are **requesting an approval of our site development plan** to accompany our approved special use permit. There will be no changes to the drainage patterns or flows, due to no new structures or impervious areas. There is an alternative landscape plan due to natural features on the property. Everything is existing on this property with no proposed changes.
- 7) The above proposed request complies with the proposed use within the standards of the LDC, Section 5.2.32.

All corrals are located at least 25 feet from the front, 25 feet from the side, and 25 feet from the rear lot, parcel, or tract boundary line. All corrals are situated at least 35 feet from a residential structure on adjoining lots, measured in a straight line from nearest point to nearest point. The stable is located at least 25 feet from the front, 25 feet from the side and 25 feet from the rear lot, parcel or tract boundary line. Our stable is oriented to the interior of the lot. Drainage and erosion control measures are established on the site to protect adjacent properties from runoff. We are not located over onsite wastewater system (OWST).

- 8) **Utilities on the Property:** Utilities already to the property include electric (through Mountain View Electric), gas (through Black Hills Energy) and water (private well). There are no proposed additional utilities associated with this project. We maintain all horse corrals, shelters and stable in a clean and orderly manner. We pick up horse manure daily both in the barn and in the pastures. It is disposed of in an acceptable manner by the EPCPH. We have one 4 yard dumpster that is serviced on Mondays and Thursdays but GFL (now Republic Services). All manure is taken off of the property. We do not generate any solid waste or hazardous substances or petroleum or excessive noise,

vibration, dust, glare, drainage, erosion or other environmental impacts to surrounding lot or parcel owners.

- 9) **Traffic:** We do not generate more than 20 one-way vehicle trips per day. Our average traffic is about 6 outside vehicles per day visiting the property where we have ample parking off the street. We have 1 sign along the driveway that states "5pmh speed limit." The meets the section of the ECM Appendix B.1.2.D.

- 10) At this time, we do not have the funds to go forward with upgrading the existing barn to code. IN LIEU OF USING THE BARN for the commercial horse business, we plan to use existing detached 12ft x12ft horse shelters in the pasture for dedicated use by the boarded horses. According to RBC105.2.1, paragraph 2, these structures do not require permitting of any kind.

Thank you for your time and consideration during this process.

Sincerely,
Jaclyn Stoerzbach and TJ Vytlačil

Alternative Landscape Plan

Date: 04/15/2024

- 1) **Owner Name:** Jaclyn Stoerzbach and TJ Vytlacil
309-351-4917 and 314-226-5989
jaclyn@borgfarms.com and tjvytlacil@gmail.com
- 2) **Applicant name:** (same as owner)
- 3) **Property Address:** 14150 Herring Rd, Colorado Springs, CO 80908
- 4) **File No:** PPR249
Property Tax Schedule Number/parcel number: 5205101010
- 5) **Current Zoning:** RR-5 (No overlay zoning)

Everything on property is existing, no propped changes or additions. Apart from a few dozen existing, mature trees on the property (see site map), no additional landscaping will be conducted. The property will remain otherwise as open space.

Type of Trees: 116 Ponderosa Pine Trees

- 6) Section 6.2.2: For non-residential uses on 5% of property needs to be landscaped.
5% of 14.66 acres = 0.733
.733 = 31,799 sq feet
1 tree per 500 sq ft (code requirement is 64 trees)

Provided # of Trees	Required # of Trees
116	64

- 7) There is natural grass on property
Species type: Buffalograss and blue grama

Please refer to Site Development Plan for all other required items.

Lighting: As depicted on the site map, there is one light currently erected on the south face of the barn. At this time, no other exterior lighting is proposed.

Elevation drawings: Since the barn is no longer being proposed as part of the commercial horse boarding business, I have not included anything in that regard. The elevation drawing for the existing shelters is roughly the following:

