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URBAN PLANNING | COMMUNITY DESIGN | LANDSCAPE ARCHITECTURE | ENTITLEMENT

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EL PASO COUNTY

LETTER OF INTENT FOR: SADDLEHORN RANCH 824 ACRE CURTIS ROAD SUBDIVISION

Final Plat Filing No. 2

Saddlehorn Ranch Filing No. 2

OWNER/APPLICANT, AND PLANNING CONSULTANT:

Owner/Applicant: Gorilla Capital Co., Saddlehorn Ranch LLC
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PROJECT LOCATION/DESCRIPTION AND HISTORY OF PROPERTY:

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 acre size. The overall site is bisected in three distinct areas by jurisdictional and non-jurisdictional wetlands accounting for 134 acres (16.4%). These 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 proposes 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. 2), 42 single family residences shall be provided on 176.852 acres. The El Paso County tax schedule number for Filing 2 is 4300000629 with portions of TSN 4300000599 and TSN 4300000602. The zoning designation is Residential Rural RR-2.5. No lot shall be less than 2.5 acres in area. The overall net density for Filing No. 2 is .237 DU/Ac. None of the proposed 42 residential lots located in Filing No. 2 encroaches into any floodplain. The eastern bound of this filing abuts the wetlands and open recreational space of tracts C and D. Detention Pond F at the southeast of the filing is approximately 1.7 acres in area. Right of way totals approximately 13 acres in area.

Public infrastructure to serve the new lots, including roads, drainage facilities, and utilities will all 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 176.852 acres.

TOTAL NUMBER OF ACRES IN THE FINAL PLAT AREA: 176.852 acres single family residential.

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 system (OWTS) prepared by the Owner in accordance with El Paso County Department of Health policy guidelines.

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.

The Colorado Geological Survey's review comment of the geotechnical report (as posted on EDARP) indicates:

<<Provided Entech's recommendations are adhered to, and lot-specific investigations and analyses are conducted for use in design of individual foundations, floor systems, subsurface drainage, and pavements, CGS has no objection to approval of the complete 218-lot residential subdivision as proposed. >>

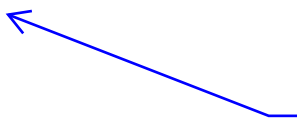
As such, prior to construction of proposed residences, lot-specific subsurface soil investigations will be performed to determine whether or not shallow groundwater, hydro-compacted soils, and/or potentially expansive soils are present on the lot, and to determine an appropriate foundation design, basement or crawl-space suitability, and/or lot-specific recommendations are necessary to mitigate these conditions. Language requiring lot-specific subsurface soil investigation will appear as a note on the Final Plat.

Please include plat notes and assessor's signature block for PID

EL PASO COUNTY ROAD IMPACT FEE PROGRAM

This project will be subject to participation in the El Paso County Road Impact Fee Program. This project will request annexation into the 10 mil PID. The up-front fees will be per the current 2019 fee schedule for Single Family Detached housing.

Upfront Road Impact fees are due at plat recordation.



Address whether the applicant agrees with the CDOT-required access permit submittals for Judge Orr and Stapleton Road intersections with State Highway 24, and the requested escrow participation in the State Highway 24 / Stapleton Road signal. (Unresolved from comment letter)

**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 2 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, areas set aside for equestrian and walking trails and preservation of open space.

The subdivision is in substantial compliance with the approved preliminary plan. This filing is the second of five filings which will comprise the totality of the ultimate development. The preliminary plan revealed 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.

Throughout the review process for this project, we have provided all documentation required by the County. Such material includes, but is not limited to, grading and drainage plans and reports, soil and geology analysis, finding of water sufficiency and dependability, roadway design and emergency access for fire protection and suppression. Documents and plans were subjected to review by County engineers and planners, and all comments and requests for revision to come into compliance were addressed.

Sufficient water supply has been found on the property and the owner possesses water rights to them. 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 may be found at the end of this document.

Concerning the wastewater generated, an onsite wastewater report was generated and accepted 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 system was found 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. The existing tributaries are not impacted by


any proposed structure and are, instead, flanked by trails to be used for recreation including equestrian and pedestrians. No outstanding topographical hazards exist on the site.

Drainage improvements are addressed in the submitted drainage report, and further detailed in the grading and erosion control plans and the drainage report. The drainage report specifically addresses existing and proposed drainage basins and sub-basins, hydrologic soils groups on site, drainage design criteria, drainage facility design, and pond summary for pond F, tributary sub-basin F in Filing 2. A floodplain statement is included in the report, as well.

Legal and physical access is provided to all the proposed parcels in Filing 2, and the preliminary plan reflects a network of public roadways to serve the entire project. Street names have been vetted through County enumerations. Roadways are designed to County standard.

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. Additionally, a dedicated emergency access is provided at the southwest corner of the site. 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 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. 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 of light or sound will be minimal.  [Address the Curtis Road construction proposed with this filing. \(Unresolved from comment letter\)](#)

A subdivision improvements agreement has been provided for this project, and an irrevocable letter of credit was proposed to secure and guarantee performance of obligation. The amount provides for security and collateral.

Contact was made to mineral estate owners on the property in accordance with Colorado Revised Statutes 24-65.5-101, as owners of severed mineral informing them of notification prior to future public hearings for further presentation and discussion pertaining to the subject property. The letter stated that the development only impacts the surface of the property.

**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 with RR-2.5 zoning for the site 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 proposes to avoid overlot grading across the 176.852 acre site, and instead will limit grading to roadways and drainage infrastructure in keeping with the established land use character of surrounding sub-areas of the county. Lower density 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. 2. 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. 2 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. 2 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.*

The surrounding area of the Final Plat has sufficient carrying capacity to support the new development with regard to roadway capacity, water supply, septic suitability, educational facilities, and organized structural fire protection. Commitment Letters from entities that would supply 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 .319 DU/Ac, Saddlehorn Ranch Filing No. 2 is compatible with numerous other subdivisions adjacent to and within a 2 mile radius of the property.

WATER DEPENDABILITY

The following information was provided by 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

LOTS	Total Supply (AF/Year)	Total Demand (AF/Year)
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.

END