

## **The Ranch – Phase 3 - Project Narrative**

Richland Planned Communities, Inc. is requesting approval of Phase 3 of their master planned residential community called The Ranch. Phase 3 is located to the southwest of Phase 1, which was approved in June 2023 and south of Phase 2, currently under review. Phase 3 consists of 404 Age Restricted single family detached homes, and 120 Low Density single family detached homes, for a total of 524 homes. This phase consists of the residential units, a vehicular bridge crossing Sand Creek, a pedestrian & EVA bridge crossing Sand Creek, stormwater detention basins, roadways and associated infrastructure, landscaping and parks. A total of 6.14 acres of park area are proposed and dispersed across the site. The Age Restricted neighborhood is proposed to be gated, along with the Low Density neighborhood in the southwestern corner. The homes are proposed to be accessed by public streets with sidewalks and landscape strips. Additional trail segments are proposed on the north and south side of Sand Creek, and connecting into Empire Mine Road. The completion of this phase creates trail connectivity across the master project. A roundabout is proposed along the southern boundary and provides future access to the Richfield property to the south. Proposed water, sewer, recycled water, and storm drain are proposed within the roadway extension. The vehicular bridge is planned to contain a suspended waterline and dry utilities. The pedestrian bridge on the western side is proposed to contain a suspended sewer line and water line to serve Phase 3. A roadway turnaround is proposed at the southwestern corner of the site to provide connectivity to the Leung property to the southwest. A trail staging area is proposed on the western end of the project and provides trail connectivity to Empire Mine Road. Detention and treatment stormwater basins are proposed on the eastern end of the project. A new storm drain outfall is proposed into Sand Creek to discharge the treated stormwater from the basins.