

## **Monument Ridge East**

### **Final Plat**

### **Letter of Intent**

**April 22, 2025**

**PCD File No: SF2514**

Monument Ridge East, LLC  
5055 List Drive  
Colorado Springs, CO 80919

**OWNER:** Monument Ridge East, LLC  
5055 List Drive  
Colorado Springs, CO 80919

**PLANNER:** Vertex Consulting Services, LLC  
5865 Delmonico Drive, Suite 320  
Colorado Springs, CO 80919  
719-733-8605  
[craig.dossey@vertexc.com](mailto:craig.dossey@vertexc.com)

**PROPERTY LOCATION:**  
Southeast of the Interstate 25 and County Line Road interchange

**TAX SCHEDULE NOS:**  
7102200013, 7102200008, 7102200006, 7102201001, 7102201014, and 7102200010

**ACREAGE:**  
66.12 acres

**CURRENT ZONING:**  
RM-12 and RS-6000

**FLOODPLAIN:**  
There is no FEMA Floodplain on the property.

**REQUEST AND SITE SIZE:**  
Vertex Consulting Services, LLC, on behalf of Monument Ridge East, LLC, is respectfully submitting an application for approval of a Final Plat for the six parcels listed above which comprise a total of 66.12 acres. The plat depicts 35 lots and 14 tracts for open space, detention, access, utilities, wetlands, and future developments. The lots range in size from 6,000 square feet to 29,319 square feet. The property is located on the east side of Interstate 25, south of County Line Road and is bisected by the planned extension of Misty Acres Boulevard.

**OVERLAY ZONING:**  
There is no overlay zoning applicable to the subject property.

**DEVIATIONS**  
Three deviation requests were approved with the preliminary plan (SP241):

- A request to allow the intersection spacing between County Line Road and Milky Way View to be 395 feet instead of 660 feet.
- A request to allow a portion of Monument Hill Road to be constructed to the Urban Collector standard in place of the Rural Collector standard.
- A request to allow the County Line Road intersection to be constructed with alternative standards.

A new deviation has been requested regarding installation of sidewalk (see deviation).

### **COMPLIANCE WITH CRITERIA OF APPROVAL AND SUBDIVISION DESIGN STANDARDS**

The proposed subdivision meets the criteria for approval included within Section 7.2.1.D.3 of the El Paso County Land Development Code as described below:

***The subdivision is in general conformance with the goals, objectives, and policies of the Master Plan;***

#### **Your El Paso County Master Plan**

Chapter 1 of Your El Paso Master Plan (2021) states that the Plan is “general in nature-it cannot tackle every issue in sufficient detail to determine every type of necessary action.” In addition, Chapter 1 goes on to state that the Plan “is intended to provide clearer and more coordinated policy, resulting in a document that effectively communicates County goals and identifies specific actions to achieve both County-wide and local area objectives.” When taken together, these two statements suggest to the reader that the Plan may only address certain issues at a cursory level and that specific steps or actions for addressing such issues may not be offered within the Plan. However, that is not the case with this final plat request, as identified below.

#### **Chapter 3 Land Use**

##### **Key Area Analysis: “Tri-Lakes Key Area” and “Potential Areas for Annexation”**

##### **“Tri-Lakes” Key Area**

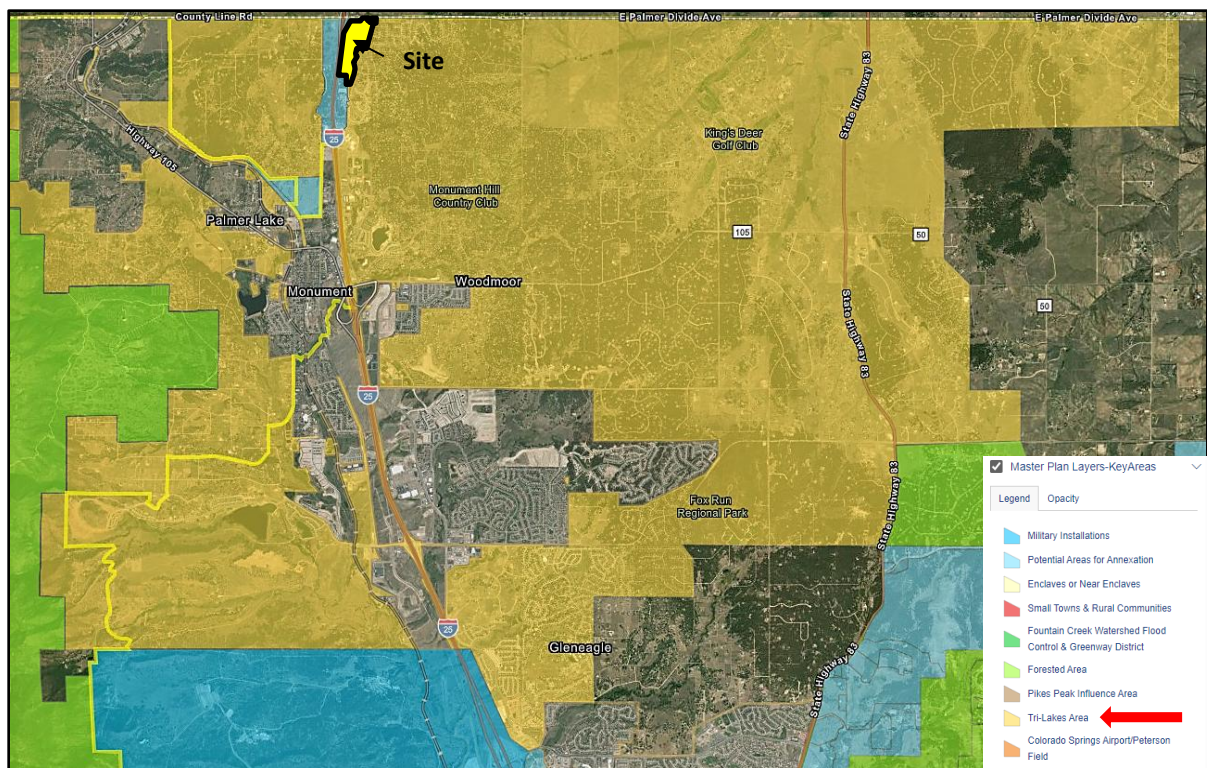
A portion of the property is located within the Tri-Lakes Key Area. The Plan describes the key area as follows:

“Tri-Lakes is the northern gateway into the County along Interstate 25 and Highway 83. It is situated between Pike National Forest, the United States Air Force Academy, and Black Forest. With significant suburban development and some mixed-use development, this Key Area supports the commercial needs of many of the residents in northern El Paso County. ***Tri-Lakes also serves as a place of residence for many who commute to work in the Denver Metropolitan Area.*** It is also an activity and entertainment center with the three lakes (Monument Lake, Woodmoor Lake, and Palmer Lake) that comprise its namesake and direct access to the national forest. Tri-Lakes is the most well-established community in the northern part of the County with ***a mixture of housing options***, easy access to necessary commercial goods and services, and a variety of entertainment

opportunities. ***Future development in this area should align with the existing character and strengthen the residential, commercial, employment, and entertainment opportunities in the adjacent communities of Monument, Palmer Lake, and Woodmoor.***  
(emphasis added)

The proposed final plat will help support the existing character of the Tri-Lakes Key Area by providing additional places of residence for those who commute to work in the Denver Metropolitan Area. In addition, the final plat proposes to implement the two different zoning districts, RM-12 and RS-6000. The two different zoning districts will allow for a greater variety (mixture) of housing options in the area. Developing additional housing in the area will help strengthen the current residential market as well as generate increased sales for any existing and future commercial uses in the area.

The map on the next page shows the relative location of the site with respect to the rest of the Tri-Lakes Key Area. The context provided by this exhibit indicates the importance of supporting the final plat implementation of the RM-12 and RS-6000 zoning due to the immediate adjacency of the site to Interstate 25, which is even more pertinent when compared to the rest of the Key Area. Other locations in the Tri-Lakes Key Area would not be appropriate for increased residential densities due to concerns over use-to-use or even zoning-to-zoning compatibility such as in areas located to the east that are currently zoned RR-5 or RR-2.5. As the Tri-Lakes Key Area continues to build out the most logical location for meaningful residential growth is along the Interstate 25 corridor, whether within the incorporated boundaries of Towns of Monument or Palmer Lake, or on centralized services in unincorporated El Paso County, as would be the case with this site.



***“Potential Areas for Annexation” Key Area***

The remaining portion of the property that is located outside the boundaries of the “Tri-Lakes” Key Area is within the “Areas for Potential Annexation” Key Area. The Plan describes the Potential Areas for Annexation as follows:

“A significant portion of the County’s expected population growth will be located in one of the eight incorporated municipalities. As the largest municipality in El Paso County, Colorado Springs is expected to grow in population over the next several decades. As a result of this growth, Colorado Springs, and other municipalities including Fountain and Monument, will need to annex parts of unincorporated County to plan for and ***accommodate new development***. This will either occur through new development within existing municipal limits or the annexation of subdivisions in unincorporated parts of the County.”

“This Key Area outlines the portions of the County that are ***anticipated to be annexed as development occurs***. It is imperative that the County continue to coordinate with the individual cities and towns as they plan for growth. Collaboration with the individual communities will prevent the unnecessary duplication of efforts, overextension of resources, and spending of funds. The County should coordinate with each of the municipalities experiencing substantial growth the development of an intergovernmental agreement similar to that developed with Colorado Springs.”

The challenge for owners of land located within the “Potential Areas for Annexation” Key Area is that the final decision as to whether to annex the land into the respective incorporated city or town lies exclusively with the city or town itself.

One of the main reasons for annexing land into a municipality is to obtain centralized water and wastewater service, which can help justify an overall increase in development intensity, whether that be as more intense commercial or industrial development or higher density residential development, as was the intent of the landowner in requesting annexation into the Town of Monument. Centralized water and wastewater services can, however, still be provided to developments in the County via a special district. In this case, Woodmoor Water and Sanitation District was already going to provide water and wastewater service to the development even if annexed into the Town of Monument due to Monument’s inability to serve new development on the east side of Interstate 25 in this area. Woodmoor Water and Sanitation District has confirmed its commitment to providing municipal-level water and wastewater services to the proposed development.

The intent of the Key Area designation of the land as a “Potential Area for Annexation” can still be maintained with inclusion of the land into the Woodmoor Water and Sanitation District. All of this suggests that development of the subject property in unincorporated El Paso County is equivalent if not more sustainable in this area of the County than it might have otherwise been in the Town of

Monument.

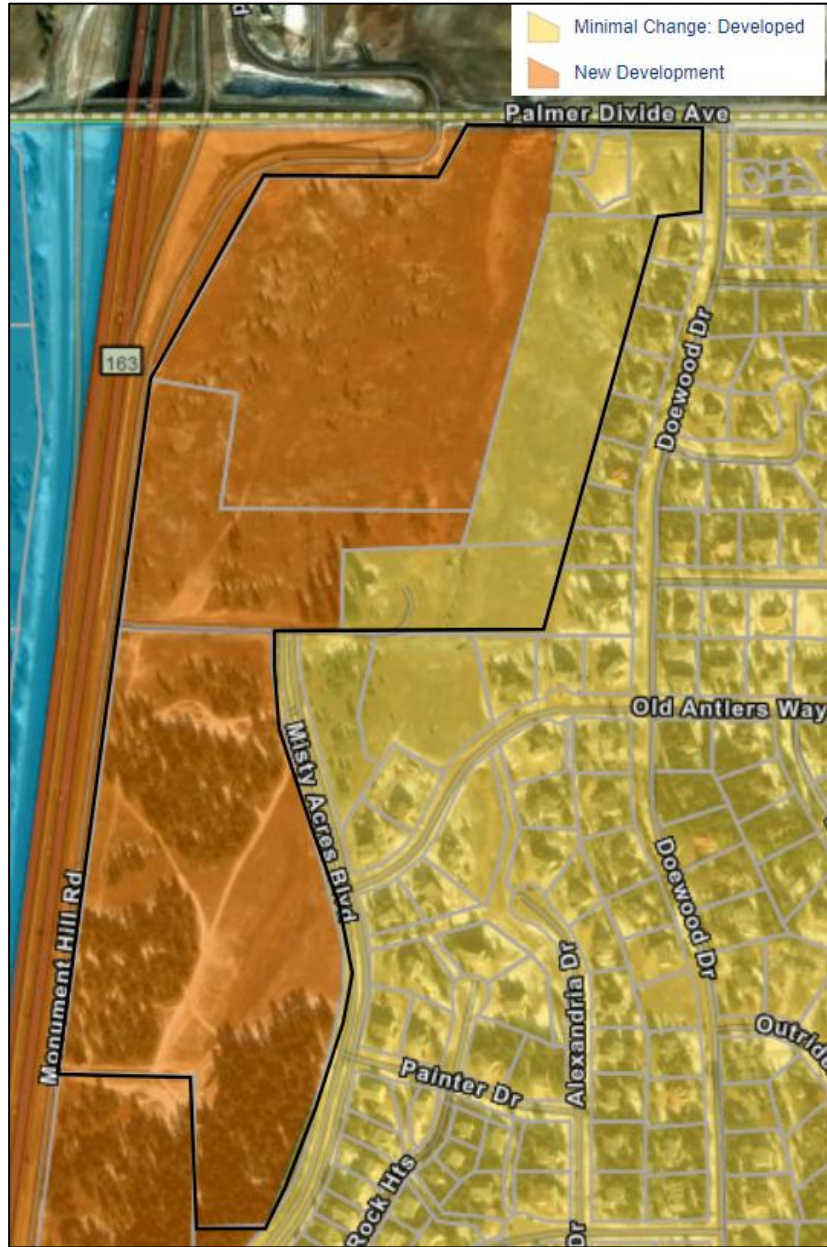
**Area of Change Analysis: “Minimal Change: Developed” and “New Development”**

The subject property is identified in the Areas of Change map within the Plan as being primarily with the “New Development” area of change with a smaller portion within the “Minimal Change: Developed” area of change (see the map on the next page for the delineation of the two areas).

**“New Development” Area of Change**

Page 21 of the Plan characterizes areas of “New Development” by stating:

“These areas will be significantly transformed as new development takes place on lands currently largely designated as undeveloped or agricultural areas. ***Undeveloped portions of the County that are adjacent to a built out area will be developed to match the character of that adjacent development or to a different supporting or otherwise complementary one*** such as an employment hub or business park adjacent to an urban neighborhood.”  
(Emphasis added)



Your El Paso Master Plan identifies only 9% of land within unincorporated El Paso County as being within an Area of Change for “New Development.” For comparison purposes, 90% of unincorporated El Paso County is expected to see minimal change, if any. These areas are comprised of 70% as “Minimal Change: Undeveloped”, 6% as “Minimal Change: Developed”, and the remaining 14% as “Protected/Conservation Area”. Page 20 of the Plan states the following:

***“As El Paso County plans for growth and development over the coming decades, it is anticipated that some areas of the County will change more significantly than other areas.”***

Further down on page 20 the Plan goes on to focus the discussion of change specifically on the

need to address housing affordability, without regard for existing demographics or localized preferences, when it says:

***“A key factor in identifying areas of new development, particularly for residential uses, is affordability. Housing affordability is addressed in Chapter 4 Housing & Communities page 58).”***

These statements indicate that the proposed final plat to implement the RS-6000 and RM-12 zoning, which will allow for new development to occur on the property, is consistent with the “New Development” Area of Change designation and are even more uniquely supported by the Plan as an opportunity to help address the County-wide issue of housing affordability. This is particularly critical in the Tri-Lakes Area of the County which is generally void of any form of affordable housing or even mid-level housing. The proposed subdivision is residential in nature and would provide an appropriate transition between existing residential to the east and Interstate 25 to the west. The residential “character” of the area is, therefore, maintained.

***“Minimal Change: Developed” Area of Change***

Page 21 of the Plan characterizes areas of “Minimal Change: Developed” by stating:

“These areas have undergone development and have an established character. Developed areas of minimal change are largely built out but may include isolated pockets of vacant or underutilized land. These key sites are likely to see more intense infill development with a mix of uses and scale of redevelopment that will significantly impact the character of an area. For example, a large amount of vacant land in a suburban division adjacent to a more urban neighborhood may be developed and change to match the urban character and intensity so as to accommodate a greater population. The inverse is also possible where an undeveloped portion of a denser neighborhood could redevelop to a less intense suburban scale. Regardless of the development that may occur, if these areas evolve to a new development pattern of differing intensity, their overall character can be maintained.”

The mapping of the boundary of the “Minimal Change: Developed” Area of Change on the property is not consistent with the actual developed status of the property. The exhibit provided above shows an aerial image of the property underlying the Area of Change designations. The aerial image clearly shows that no development has occurred on the property, which suggests that all of the property probably should have been designated as “New Development.”

***Placetype Analysis: “Suburban Residential”***

The subject property is shown on the Placetypes map of Your El Paso Master Plan as being within the Suburban Residential Placetype.

Page 28 of the Plan identifies the following land uses as being Primary Land Uses within the Suburban Residential Placetype:

- Single-Family Detached Residential with lot sizes smaller than 2.5 acres per lot, up to 5 units per acre.

In addition, the Placetype includes the following Supporting Land Uses:

- Single-Family Attached
- Multifamily Residential
- Parks/Open Space
- Commercial Retail
- Commercial Services
- Institutional

The Suburban Residential Placetype is described further on page 28 as follows:

“Suburban Residential is characterized by predominantly residential areas with mostly single-family detached housing. This placetype can also include limited single-family attached and multifamily housing, provided such development is not the dominant development type and is supportive of and compatible with the overall single-family character of the area. The Suburban Residential placetype generally supports accessory dwelling units. This placetype often deviates from the traditional grid pattern of streets and contains a more curvilinear pattern.

Although primarily a residential area, this placetype includes limited retail and service uses, typically located at major intersections or along perimeter streets. Utilities, such as water and wastewater services are consolidated and shared by clusters of developments, dependent on the subdivision or area of the County.

Some County suburban areas may be difficult to distinguish from suburban development within city limits. Examples of the Suburban Residential placetype in El Paso County are Security, Widefield, Woodmen Hills, and similar areas in Falcon.”

A review of this area of the County in the context of the mapped Placetypes in the County Master Plan reveals a significant amount of single-family residential development ranging from neighborhoods located immediately east of the subject property all the way east to Furrow Road and beyond as well as north to the Douglas County/El Paso County line. Similarly, single family residential is found west of the property from properties along Beacon Lite Road to the Town of Palmer Lake. These areas are typical of the Suburban Residential Placetype Designation. It is important to note, however, that the Suburban Residential Placetype also includes single-family attached and multi-family residential as supporting land uses, which would be consistent with the proposed final plat as evidenced by the list of allowed land uses included above. Roughly six (6) square miles (or approximately 3,956 acres) of Suburban Residential Placetype-designated land located in this area of the County is already predominately developed with single family residential dwellings, suggesting that there is almost an overabundance of existing single family residential in the area when compared to the supporting single-family attached and multi-family residential land uses, of which there is basically none in the same area.

The 66.12 acres that make up the proposed final plat are estimated to represent less than 2% of the

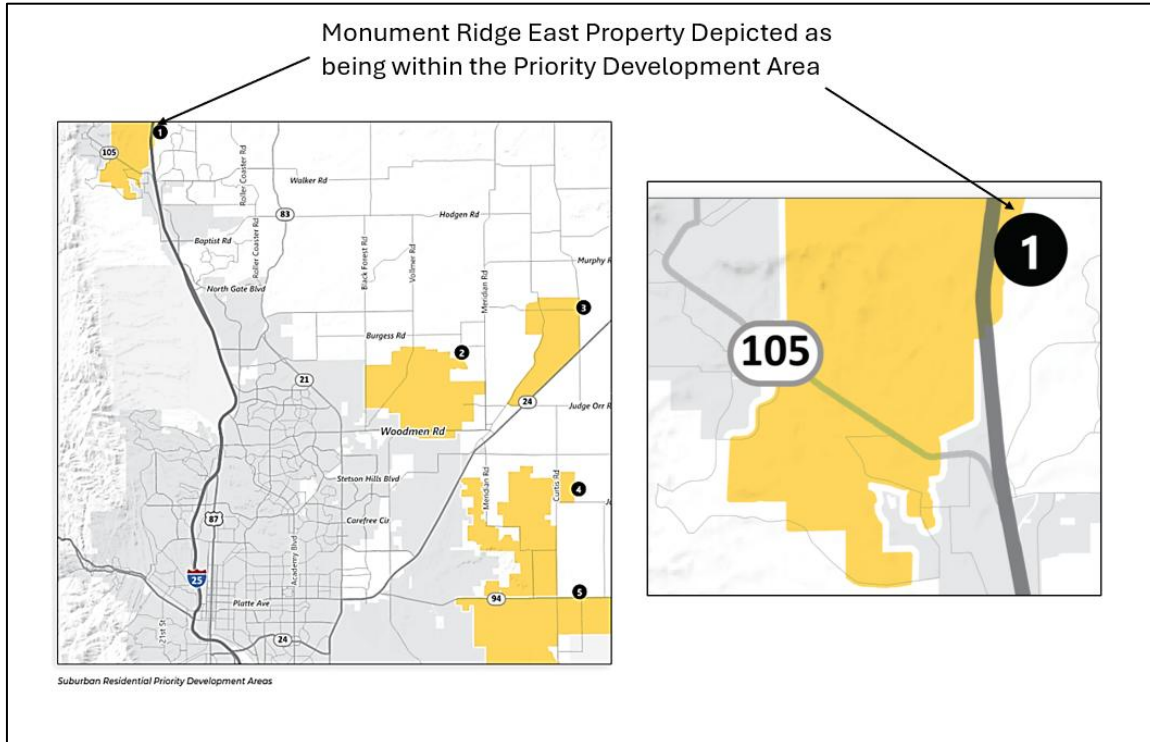
land included in the local Suburban Residential Placetype area. This means that the proposed development is not only a “Supporting Land Use” to the sprawling single-family residential development that existing in this area today, but it can also be characterized as “Supportive” in terms of its size and scale in the context of the overall surrounding Suburban Residential Placetype area.

Inclusion of compatible, but not necessarily the same, residential land uses such as multi-family and single-family attached within the Suburban Residential Placetype demonstrates the overall vision of the Master Plan. No better location exists in this area, or perhaps even throughout the County as a whole, to locate a subdivision that is aimed at providing new, market-driven residential dwellings than the subject property, which just so happens to be conveniently located immediately adjacent to Interstate 25.

#### **Chapter 4 Housing & Communities**

In addition to supporting and being in compliance with the applicable Areas of Change, Key Area, and Placetype designations and policies in Chapter 3 of the Master Plan, the proposed subdivision and concurrent rezoning requests are also in total alignment with the Residential Priority Development Area designation found in Chapter 4 of the Plan. The Monument Ridge East property is identified as being within the Highway 105 & Interstate 25 Priority Development Area. Page 52 of the Plan describes this area as follows:

“The area is located between Monument, Woodmoor, and Palmer Lake. Due to its proximity to these communities, this area has largely developed to match that community’s style of suburban residential and should continue to do so without impediment. It would also be supported by commercial and public services, both of which are important factors when considering denser development. **Furthermore, increased density at the north end of the County would help support residents who commute north for work every day.**” (emphasis added)



The Suburban Residential Priority Development Areas section then goes on to support well-planned higher-density residential development in this area by stating:

“Single-family attached and detached housing units should be developed in a cohesive manner that establishes a seamless transition between different housing types, as opposed to large, isolated clusters or blocks of a single type of housing. Maintaining this mixed development pattern should be prioritized by the County to preserve the existing residential character of this area.”

The proposed RS-6,000 zoned lots are located between the proposed RM-12 zoned lots and the existing single family residential lots to the east, and the plat depicts a minimum of 15,000 square foot lots adjacent to the existing residences. This results in the establishment of a seamless transition along the property’s only shared border with existing residential development. Furthermore, the proposed development can be served by centralized services which justifies “increased density” so as to support residents who commute north to the Denver metropolitan area for work every day.

The multi-family and attached single family supporting land use allowance in the Suburban Residential Placetype found in Chapter 3 of the Plan combined with the encouraging and prioritizing language in Chapter 4 supporting increased residential density on the subject property as a “Priority Development Area” result in a County master plan that overwhelming supports the proposed subdivision request. Housing availability and affordability is one of the main issues facing the Pikes Peak Regional today. Projects like the Monument Ridge East subdivision cannot by itself resolve that issue, but it can be part of the solution. The housing

solutions for the otherwise homogenously developed Tri-Lakes Area are evident throughout the Master Plan as discussed above. It is through this subdivision request that the applicant is championing those solutions for the Tri-Lakes Area and proposing to aid the County as a whole as it continues to address this ever-increasing Countywide housing challenge.

### **El Paso County Water Master Plan**

The subject property is located within Planning Region 2 of the Water Master Plan, pursuant to Figure 3-1 on page 25, which includes Woodmoor Water and Sanitation District along with several other central water providers. Table 5-3 of the Plan identifies that Region 2 has a current demand of 7,532 acre-feet per year and a current supply of 13,607 acre-feet per year, which results in current excess water supplies in the amount of 6,075 acre-feet per year. Tables 5-4 and 5-5 project Region 2 as continuing to have excess water supplies at year 2040 and at full buildout (2060) in the amount of 1,894 acre-feet and 353 acre-feet, respectively. A Water Resources Report, prepared by Whitehead Engineering, LLC, dated April 2024, has been provided in support of the final plat application. The Report projects 37 detached single family residential lots on 18.96 acres and 305 multi-family attached units on 40.52 acres and an annual water demand of 105.23 acre-feet (93,948 gallons). Woodmoor Water and Sanitation District has provided a commitment letter to provide water service to the proposed subdivision. Woodmoor has calculated water demand projections that have been accepted by the State Water Engineer’s Office for both single family and multi-family residential homes based upon actual usage within the District, which are as follows:

Single Family Equivalent (SFE)	= 0.3584 ac-ft/year
Multiple Family Equivalent (MFE)	= 0.2688 ac-ft/year

The District has adequate water supplies to provide reliable service to the proposed subdivision without injuring other water rights pursuant to the District’s decreed water rights. A finding of sufficiency in terms of water quantity, quality, and dependability was made with the preliminary plan.

### **El Paso County Parks Master Plan**

The El Paso County Parks Master Plan (2022) depicts the property as having “local access” within five (5) miles of two parks, Palmer Lake Recreation Area and Fox Run Regional Park. The Plan does not depict any planned trails or open space within or adjacent to the subject property. Land dedication, or fees in lieu of land dedication will be required at the final plat.

### **2024 Major Transportation Corridors Plan (MTCP)**

Map 14. The 2045 Roadway Plan (Classification and Lanes) exhibit of the 2024 El Paso County Major Transportation Corridors Plan (MTCP) doesn’t identifies Interstate 25 to the west of the project as a “CDOT Freeway” and it depicts several other “Collector” or higher level roads in the area. The improvements proposed along County Line Road are discussed within the MTCP. The

improvements proposed include realignment of Monument Hill Road, connection of Misty Acres Boulevard, and the improvements to County Line Road associated with the Misty Acres extension.

A northern extension of Misty Acres Boulevard connecting to County Line Road has been planned for well over two decades but is not depicted on the 2024 MTCP. Nevertheless, the applicant is proposing to construct the planned extension of Misty Acres Boulevard and will seek County Road Impact Fee credits. The anticipated intersection of Misty Acres Boulevard and County Line Road will likely need to be phased from a three-way stop-controlled intersection to a signalized intersection. The fourth leg of the intersection coming from north of County Line Road in Douglas County is not anticipated at this point since the property in that area is subject to a conservation easement.

At the request of the County, the applicant also plans to construct an easterly extension of Monument Hill Road through the proposed development as a connection to Misty Acres Boulevard. This connection has also been planned for some time and will eliminate the dead-end terminus of Monument Hill Road that exists today.

### **Other Topical Elements of the County Master Plan**

The proposed subdivision is in compliance with the other topical elements of the County Master Plan, including the Master Plan for Mineral Extraction, and the El Paso County Wildlife Habitat Maps and Descriptors.

The Master Plan for Mineral Extraction, and specifically Map 1 Aggregate Resource Evaluation, identifies the property as having “Upland Deposits” which is defined as including “sand, gravel with silt and clay, remnants of older stream deposited on topographic highs or beach like features.” Map 2 of the Plan, which is the Exclusive Version of the Aggregate Resource Evaluation, more or less dismisses the property from potential mineral resources excavation by identifying the major of the property as “Platted and/or Developed.” Lastly, Map 3, which is the Residual Version of the Aggregate Resource Evaluation, only preserves the drainage area and wetlands as having potential “Upland Deposits.” Preservation of the wetlands is required and the drainage areas are being protected via located them within tracts thereby eliminating the potential for commercially viable mineral extraction on the property now or into the future.

The Mineral Rights Affidavit submitted in support of the final plat application identifies that there is not a separate mineral rights owner(s) on the subject property that would be impacted by the approval and development of the proposed subdivision.

### ***The subdivision is consistent with the purposes of the Land Development Code;***

The subdivision is consistent with the purposes of the Land Development Code as outlined in Chapter 1 of the Code including full implementation of the goals and policies of the Master Plan specific to the property as well as those aimed at addressing many of the housing and land use-

related issues within the County. The subdivision will allow for orderly development of the property pursuant to the recently approved rezoning and will be financially supported by an Colorado Revised Statutes Title 32 special district for the purposes of construction facilities and infrastructure necessary to serve the development.

***The subdivision is in substantial conformance with the approved preliminary plan;***

The subdivision is in full conformance with the approved preliminary plan.

***The subdivision is consistent with the subdivision design standards and regulations and meets all planning, engineering, and surveying requirements of the County for maps, data, surveys, analyses, studies, reports, plans, designs, documents, and other supporting materials;***

The subdivision meets all standards and checklists.

***Either a sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of subdivision proposed, as determined in accordance with the standards set forth in the water supply standards [C.R.S. § 30-28-133(6)(a)] and the requirements of Chapter 8 of this Code, or, with respect to applications for administrative final plat approval, such finding was previously made by the BoCC at the time of preliminary plan approval;***

A finding of water sufficiency was made at the time of the preliminary plan.

***A public sewage disposal system has been established and, if other methods of sewage disposal are proposed, the system complies with state and local laws and regulations, [C.R.S. § 30-28-133(6) (b)] and the requirements of Chapter 8 of this Code;***

The service commitment letter provided by Woodmoor Water and Sanitation District No. 1 discussed above also includes a commitment to provide wastewater service to the development. Woodmoor's wastewater treatment system is regulated by the State of Colorado, specifically the Colorado Department of Public Health and Environment.

***All areas of the proposed subdivision, which may involve soil or topographical conditions presenting hazards or requiring special precautions, have been identified and the proposed subdivision is compatible with such conditions. [C.R.S. § 30-28-133(6)(c)];***

A Soils and Geology Study, dated March 7, 2023, was prepared by Entech Engineering, Inc. and was submitted as a supporting document to this final plat application. The conclusion of the Study was that "This site was found to be suitable for the proposed development." Entech did identify that there were areas on the property that will impose constraints on development and land use, and highlighted that those areas include artificial fill, potentially expansive soils, shallow groundwater, seasonally wet, potentially seasonally wet, and potential areas of shallow bedrock. In conclusion, however, Entech stated the following:

*“In general, it is our opinion that the development can be achieved if the observed geologic conditions on site can be properly mitigated with site grading and engineering design.”*

***Adequate drainage improvements complying with State law [C.R.S. § 30-28-133(3)(c)(VIII)] and the requirements of this Code and the ECM are provided by the design;***

A drainage report has been submitted addressing the requirements of the Land Development Code and the Engineering Criteria Manual at the final plat stage of development and all applicable design criteria requirements have been implemented in the associated final drainage plan. A final drainage report, final drainage design and construction drawings for all necessary drainage infrastructure comply with the requirements of the Code and ECM.

***Legal and physical access is or will be provided to all parcels by public rights-of-way or recorded easement, acceptable to the County in compliance with this Code and the ECM;***

Access will generally be provided by public rights-of-way including County Line Road, Misty Acres Boulevard, Monument Hill Road, and internal publicly dedicated roadways as well as internal publicly accessible roadways proposed to be owned and maintained by the anticipated special district. All lots and tracts depicted on the associated final plat map will have direct access to a public road or a publicly accessible road.

***Necessary services, including police and fire protection, recreation, utilities, open space and transportation system, are or will be available to serve the proposed subdivision;***

The property is served by the Tri-Lakes Monument Fire Protection District, which has an obligation to provide fire protection service to the development, and is within the patrol area of the El Paso County Sheriff's Office. Mountain View Electric Association will provide electric service and Black Hill Energy will provide natural gas service to the development. The proposed roadways will be adequate and allow for emergency response access to the site and will provide increased access to neighboring residential areas via connection of Monument Hill Road and Misty Acres Boulevard. The internal roadways that will be constructed within the RM-12 zoning area are not proposed to be dedicated to the County and will instead be owned and maintained by the anticipated special district. The internal roadways within the RS-6000 zoning area as well as the extensions of Monument Hill Road and Misty Acres Boulevard are all proposed to be constructed to the County's standards, to include installation of sidewalk, and dedicated to the County for ongoing ownership and maintenance. It is anticipated that the developer will construct the sidewalks proposed along Misty Acres Boulevard, Monument Hill Road, and Snowy Top Drive with the development. The preliminary plan depicts attached dwellings and development west of the Misty Acres extension. These roadways and public improvements associated with this western portion of development will not be constructed with filing 1, with the exception of Monument Hill Road.

***The final plans provide evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code;***

Fire hydrants will be installed within the subdivision. All roadways are designed to meet the fire apparatus turning radius requirements and minimum width requirements for two-way travel.

***Off-site impacts were evaluated and related off-site improvements are roughly proportional and will mitigate the impacts of the subdivision in accordance with applicable requirements of Chapter 8;***

All offsite impacts will be mitigated with the construction of the roadway and drainage improvements.

***Adequate public facilities or infrastructure, or cash-in-lieu, for impacts reasonably related to the proposed subdivision have been constructed or are financially guaranteed through the SIA so the impacts of the subdivision will be adequately mitigated;***

Park and school fees will be paid at the time of plat recordation.

***The proposed subdivision meets other applicable sections of Chapters 6 and 8 of the Code; and***

The proposed subdivision meets all applicable regulations included within Chapters 6 and 8. Please review the associated soils and geology report, onsite wastewater treatment system report, traffic study, drainage report, and grading and erosion control plan which document compliance with both chapters, as applicable.

***The extraction of any known commercial mining deposit shall not be impeded by this subdivision.***

There are no known severed mineral rights.

### **COUNTY ROAD IMPACT FEE**

The proposed subdivision will be subject to the County's Road Impact Fee. Inclusion into a PID is not proposed at this time, however, PID inclusion may be requested with the platting of the future development tracts. Payment of fees will be required at the time of building permit. The applicant intends to apply for Road Impact Fee credits for the design and construction of the Misty Acres Boulevard and Monument Hill Road extensions and any other qualifying improvement.