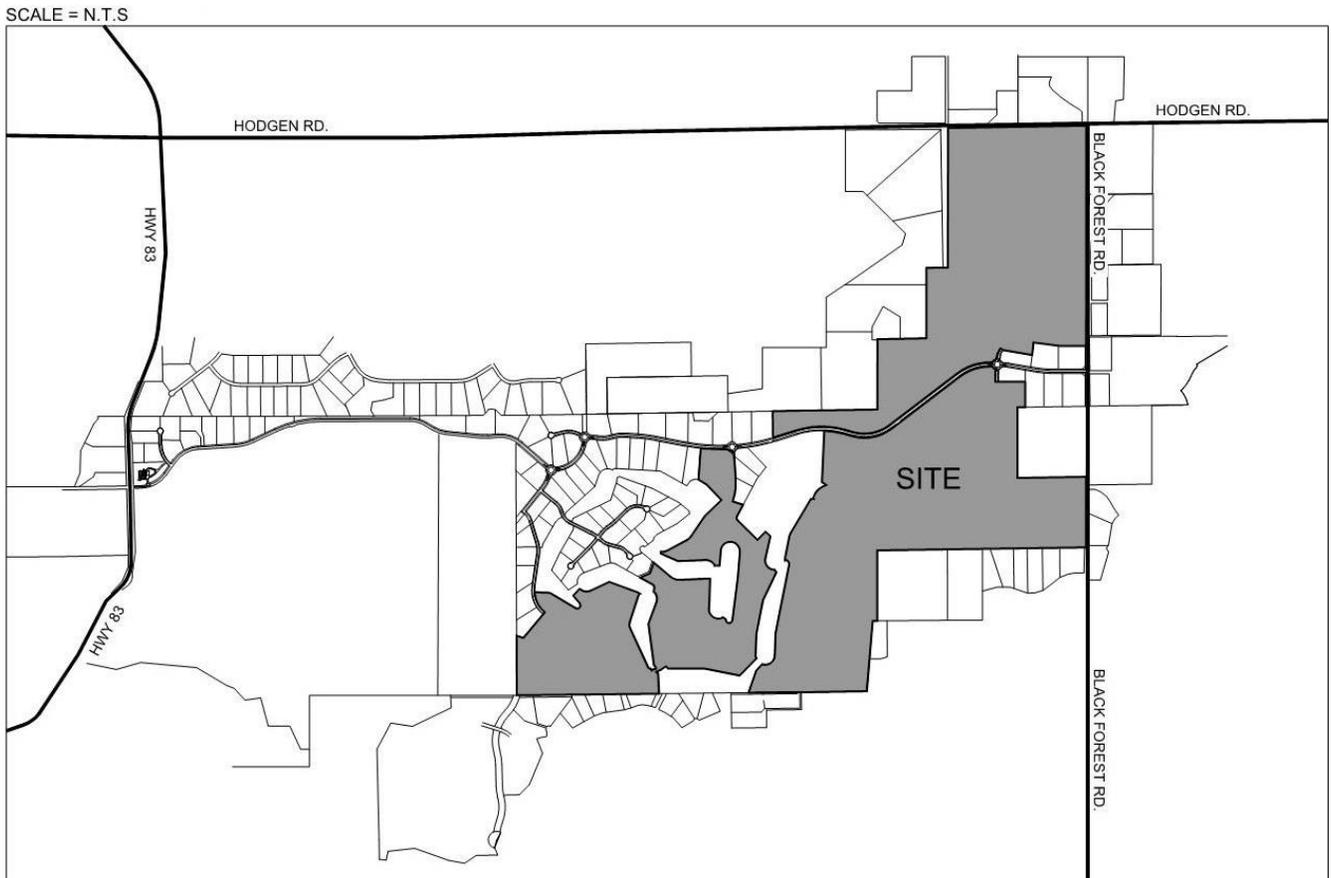


Flying Horse North Impact Identification

September 22, 2022



Site Location



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SITE LOCATION, SIZE, ZONING

The Flying Horse North project is 912.5 acres located near Black Forest Road and Hodgen Road. As Illustrated in the Sketch Plan, the current zoning for the property is PUD. The property will serve as a continuation of the existing Flying Horse North developments. The parcel is currently vacant. The proposed Sketch Plan includes 846 new residential units, a luxury resort hotel with 200 rooms with 75 detached rental units, some commercial areas, and a potential fire station near Black Forest Road and Hodgen Road. Commercial developments include bars and restaurants in association with the resort and golf course areas as well as a small area for commercial properties along the northern section of the project.

TOPOGRAPHY

The topography of the site varies from gently to moderately sloping generally to the northeast and southwest off a ridge line that bisects the site with some steeper slopes along drainages in the western portion of the site. The ridge line that bisects the site is associated with the Palmer Divide. The drainages on site flow in westerly and northerly directions through the property. No water was observed flowing in these the drainages at the time of this investigation, however, areas of ponded water were observed behind several earthen dams. Previous land uses have included grazing and pastureland. Flying Horse North Filing No. 1 has been mostly developed and the golf course has been completed. The site contains primarily field grasses and weeds in the eastern portions of the site with areas of ponderosa pine tree coverage in the western portions of the site.

HYDROLOGIC FEATURES/FLOOD HAZARD/FLOODPLAIN

There is little surface water on the site. Surface water is almost entirely derived from precipitation, consisting of runoff from snowmelt and surface flows from storm events. Proposed detention facilities will temporarily detain runoff onsite and direct it into existing natural ephemeral drainageways. As designed the intent is to avoid water pollution as the stormwater facilities should adequately address urban runoff into drainageways and ultimately water resources. These facilities will be designed to comply with local, state and federal guidelines. There are currently few riparian areas existing on the property. Development will increase riparian availability and diversity, providing additional wildlife habitat at the site. Creation of open space tracts along drainageways will ensure preservation of new riparian areas as well as promote access to these areas for recreation through trail systems. The property contains portions of floodplain in the northwest corner of the property near Hodgen Road. This development will avoid this floodplain and therefore no impacts will occur. The Franktown Parker FPE-2, low-hazard jurisdictional dam is within FHN that is in satisfactory condition and is tributary to East Cherry Creek. Modifications to this dam is not anticipated with this project. The drainage plan for the Flying Horse North development takes this dam into consideration; please consult the overall drainage master plan for more detail.

WETLANDS

The wetland assessment revealed that few of the features identified in the NHD and NWI data were present on site, with only the main tributary to Black Squirrel Creek generally matching the desktop review data. Based on the information obtained from the site reconnaissance, the wetlands present on the Project site, with the exception of one jurisdictional wetland associated with Black Squirrel Creek and permitted in 2017, are all isolated. Most of the tributaries depicted in the NHD and NWI data did not contain wetlands and were not tributaries at all. While only the U.S. Army Corps of Engineers (USACE) may determine the regulatory status of aquatic features under the Clean Water Act, it is the Environmental Engineers professional opinion that the field-delineated wetlands on the site would not be considered jurisdictional, minus the wetlands associated with Black Squirrel Creek. The intent of the future land plan is to avoid the existing jurisdictional and non-jurisdictional wetlands as well as leave a buffer. If there is a possible encroachment, an USACE official determination will be applied for.

SOILS

While more site-specific soils reports and plat notes will be provided at a later stage of development to have a greater understanding of the geologic risks and mitigate constrained areas, the preliminary soil reports showed that the site was found to be suitable for development with appropriate mitigation and avoidance. Per the report by the Geotechnical Engineer, approximately 62% of the site is rated 'Not Limited' for dwelling with or without

basements, while approximately 33% is rated 'Somewhat Limited', and the remaining 5% of the site, on the far western edge, is rated 'Very Limited' (NRCS 2022b). It is the opinion of the Geotechnical Engineer that the existing geologic engineering and geologic conditions will impose some constraints on development and construction of the site. The majority of these conditions can be avoided by construction. Others can be mitigated through proper engineering design and construction practices. The proposed development and use is consistent with anticipated geologic and engineering geologic conditions. This project will not interfere with the extraction of mineral deposits.

SCENIC RESOURCES & UNIQUE NATURAL AREAS

The Flying Horse North property has part of the Black Forest in the southwest area of the site. This area of the property has natural and scenic importance much like Cathedral Pines (south of Flying Horse North) and High Forest Ranch (north of Flying Horse North). This design locates the largest estate lots (2.5 acres) in this area to preserve as many trees as possible since it is a unique natural area.

WILDLIFE & MIGRATORY BIRDS

The Flying Horse North property does not have any significant environmental issues and there is no known threatened species on the property per the environmental report prepared by Bristlecone Ecology. The Flying Horse North site provides moderate quality habitat for some grassland and woodland wildlife, including birds, mammals, reptiles, and possibly amphibians. Development of the site could impact some habitat for wildlife, but based on the findings, impacts to grassland species is relatively low, and to woodland species as moderate to low. No state listed species were present in the property according to the report prepared by Bristlecone Ecology. Federally listed T&E species are not expected to occur on the Project. A USF&W clearance letter for PMJM will be required prior to development. Furthermore, to alleviate any significant impacts to wildlife, larger 2.5 acre lots are proposed in the forested areas. Riparian tree plantings along drainageways will enhance and integrate the existing grassland habitats with high-value riparian ecosystems. The creation of detention facilities is expected to create small pockets of marshes/wetlands. Therefore, species that occur in drainageways are expected to benefit from the habitat restoration and management plan for the drainages and open space. Implementation of the stormwater management plan will assist in protecting water quality in the drainages. Additional measures to reduce impacts to wildlife include:

- Limiting the use of herbicides, pesticides, and fertilizers;
- Minimizing the installation of fencing; and when fencing is needed, use wildlife friendly fences or include specific wildlife crossings along fence lines.
- Minimize road crossings for the open space corridors to reduce conflict with vehicles.
- Managing pets to avoid conflicts with wildlife.

POTENTIAL IMPACTS

The Flying Horse North property impacts were examined at a high level for the Sketch Plan process as provided below. More detailed analysis of potential impacts are warranted and required at future steps such as the Preliminary Plan/PUD process and final plat stage.

Water and sanitary service

To serve FHN with water and sanitary services, there will be extensions and expansions of water and sewer utility infrastructure to create a public (municipal) system for the project. Given the preliminary nature of the project and at the Sketch Plan stage, the infrastructure necessary to create the central water and wastewater systems is not completely known at this time. However, it is likely to include new water sources, storage, and treatment for water as well as lift station(s) and force main(s) for sanitary service. It is important to note that the EPC Land Development Code Section 8.4.7(B)(4)(e)(i) states that ***“Approval of a sketch plan by the Planning Commission and BOCC does not require a finding that the proposed water supply is sufficient in terms of quality, quantity and dependability”***. Therefore, more detailed analysis and plans will be completed at an appropriate time and when required by the County.



Communication (fiber)/Gas/Electric

These utilities and services will be extended to the community from the adjacent properties when feasible and when needed at time of construction for phase one and future phases.

Traffic and Roadways

Additional traffic will be added to surrounding roads with this development. Roadways local to the development will be added as each phase is constructed. Existing right of way within the development should not be significantly impacted by the development with the exception of possible turn lanes at the busier intersections. See the Traffic Impact Study (by SM Rocha) for more information.

Emergency and Fire services

Sheriff and Fire services will be provided to the development at time of development. A potential fire station near Black Forest Road and Hodgen Road is planned for and may be included as part of this development allowing for more expedient emergency services. The Black Forest Fire Department is aware of this development and supports the building of a fire station in the commercial development in the northeast corner of the property as shown on the Sketch Plan. While communication with the Black Forest Fire Department is ongoing, a formal plan for emergency access has not yet been solidified and will be done at a later date when required. When each phase is developed the roads will be constructed to acceptable standards and will provided needed access for fire and emergency services.

Schools

Two school districts are on the FHN property. The Lewis-Palmer School District 38 requests cash-in-lieu of land funds for any residential lots developed in FHN that lie within the school district's boundaries. The school district has suggested that the existing schools in the area will have sufficient capacity and that no new school sites will be needed on the FHN property.