

## **TRIPLE H RANCH PRELIMINARY PLAN**

**LETTER OF INTENT (PCD FILE – SP254)**

**JUNE 2026 (2<sup>ND</sup> SUBMITTAL)**

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### **OWNER / APPLICANT:**

P760 LAND, LLC

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### **CONSULTANT:**

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### **SITE DETAILS:**

**TSN: 3300000388 AND 3300000168**

**ADDRESS: 00001 JONES ROAD, PEYTON, CO 80831**

**ACREAGE: 752.68 AC**

**CURRENT ZONING: RR-2.5**

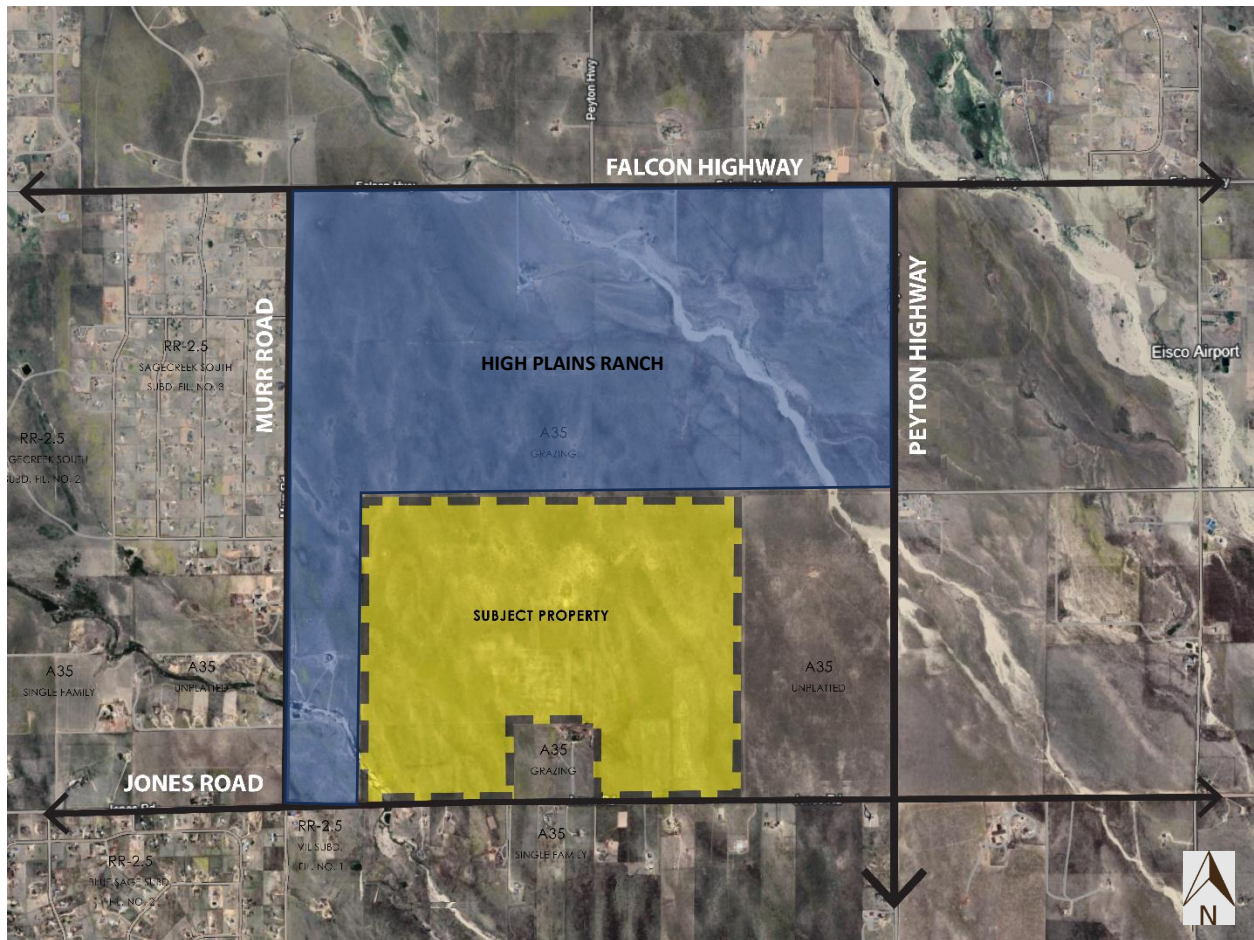
**CURRENT USE: AG GRAZING**

## REQUEST

N.E.S. Inc., on behalf of P760 LAND, LLC, requests approval of a Preliminary Plan consisting of 244 2.5 ac lots. The 752.68 ac site has a water tank site, a Metro District operated central water system, two open space areas for recreation, and easement areas interconnected within the overall development for the residents to use as an equestrian trail network.

## SITE LOCATION & DESCRIPTION

The 752.68 ac project site is located north of Jones Road, east of Murr Rd, south of Falcon Highway, and west of Peyton Highway, in northeast El Paso County. The site is gently undulating with little vegetation other than native prairie grass. An unnamed tributary to Black Squirrel Creek cuts across the southwest corner of the property, which includes floodplain and wetlands.

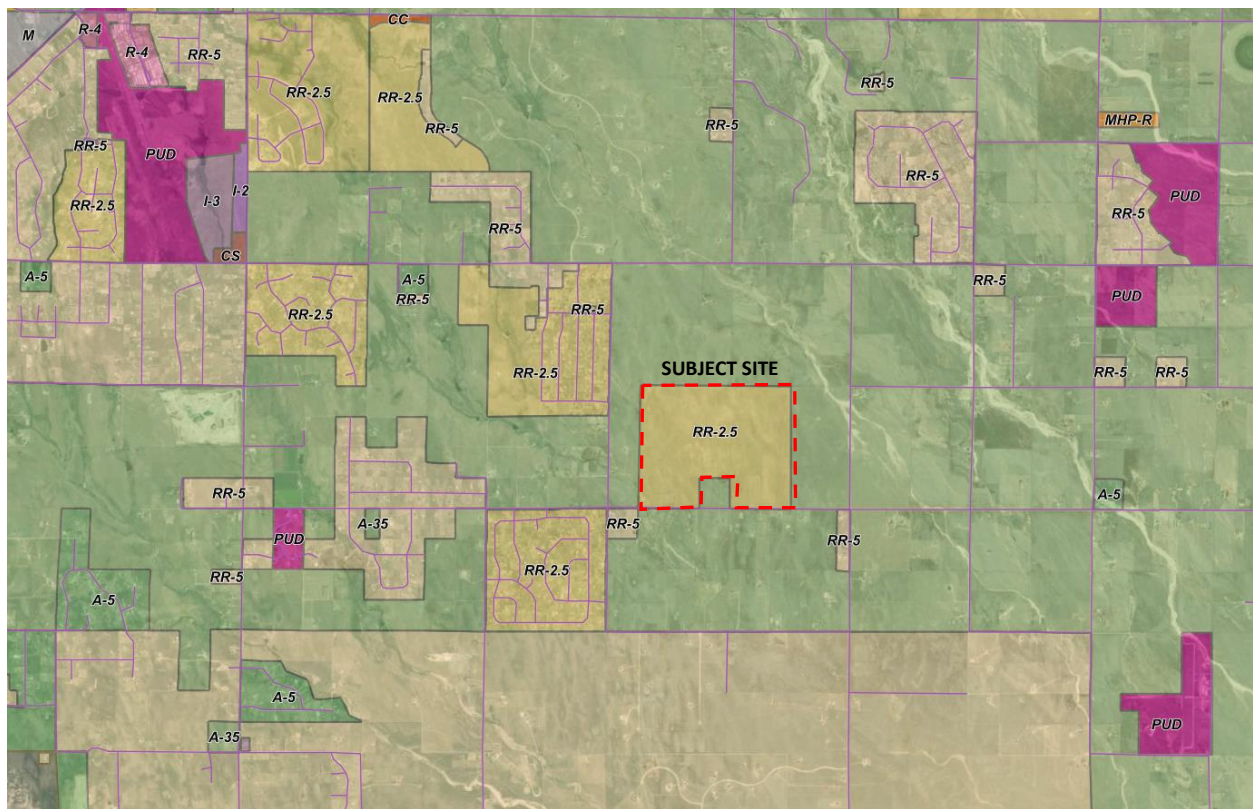


The property abuts Jones Road along the south boundary and excludes a 40 ac parcel, which is the residence of the original owners of the subject site. The north and west boundaries of the site abut currently undeveloped agricultural land. This area is proposed for 0.5 to 2.5-acre lot residential

development with some civic and commercial uses under the High Plains Ranch Sketch Plan approved in 2006 (EPC File # SKP06002), which was extended in April 2026 for a period of 5 years (SKP261).

### SURROUNDING ZONING

This part of El Paso County is characterized by A-35 zoned agricultural land to the east which transitions to large lot residential development with expanding pockets of RR-2.5, RR-5 and PUD zoned rural residential moving west toward Falcon. The subject property is zoned RR-2.5 for a 2.5-acre lot minimum. The RR-2.5 zoned Sagecreek South Subdivision is located to the northwest of the site and to the south is the RR-2.5 zoned Blue Sage Subdivision. Adjacent to the Southwest corner of the site is the small RR-5 zoned V I L subdivision. There is a large expanse of RR-5 zoning extending south to Hwy 94.



As noted above, while currently zoned A-35, the property immediately to the north and west is part of the High Plains Sketch Plan, which includes single-family 2.5 ac lots and a church site immediately adjacent to the subject site. Further to the north, this Sketch Plan proposes single-family 1 ac and 0.5 ac lots, commercial development and a school site. The A-35 zoned properties to the south of Jones Road are 35 ac and larger parcels for single-family residential use. To the west of Murr Road are larger parcels used primarily for grazing or single-family residential, with one 80 ac parcel being developed as a manufactured home park with sites for 16 homes, equivalent to 0.2 du/ac.

## **PROJECT DESCRIPTION & CONTEXT**

The RR-2.5 zoning for this site allows for a potential 301 residential lots on the 752.68 ac property. However, the applicant plans to include amenity space and trails for residents with the intent of creating an equestrian friendly subdivision. The proposed preliminary plan illustrates a total of 244 residential lots to be constructed in five filings. The Service Plan for the Triple H Ranch Metropolitan District was approved by the Board of County Commissioners on September 2, 2025. This sets out the proposed infrastructure improvements, including the Metro District operated central water system and associated water tank, as well as responsibilities for ongoing maintenance of required infrastructure.

## **ACCESS & TRAFFIC**

This site will be accessed from Jones Road, which is classified as a public minor arterial. Two full-movement access points are proposed to serve the development located on either side of the remaining 40 ac parcel. Within the developed site there will be a network of local rural residential roads to provide lot access and circulation through the site. The development will also create tracts of land which may be used for future vehicular access to adjacent properties to the north and the west. These potential connections would provide more opportunities to integrate with the surrounding rural community and enhance overall access.

A Traffic Compliance Letter, dated January 2026 and prepared by SM Rocha, LLC, is submitted with the Preliminary Plan application. This identifies the primary street network in the study area. The Traffic Compliance Letter indicates the majority of primary street intersections in the study area are operating at Level of Service (LOS) A with stop sign-controlled intersections. Some turn movements at Hwy 94/Peyton Hwy and Curtis Road/Jones Road operate at LOS B and C; however, no additional improvements to these intersections are needed as a direct result of this proposed development.

Full build out of the Triple H Ranch development will generate 2,301 additional daily trips, with 171 trips occurring during the morning peak hour (128 exiting/43 enter) and 229 trips during the afternoon peak hour (85 exit/144 enter). These trips will be distributed to the two site access points, with approximately 70% of site-generated traffic expected to use the western access, with 70% of all exiting trips projected to travel west.

The Traffic Compliance Letter also projects traffic impacts to 2045 to take into account additional traffic from the anticipated development of vacant parcels in the study area. In 2045 most intersections will continue to operate at an acceptable A to D LOS in the current stop-controlled configuration. The westbound turn movement at Curtis Road and Jones Road will operate at LOS F.

Table 3 of the Traffic Compliance Letter recommends a number of improvements to the study area intersections and roadways by 2045. The majority of these are triggered by the existing traffic conditions and general regional growth anticipated in the area. Additional public improvements that can be directly attributed to this development can be found on page 7 of the report.

**Table 3 – Recommended Roadway & Intersection Improvements**

INTERSECTION	IMPROVEMENT	TIMING	RESPONSIBILITY
Curtis Road	Improve Curtis Road to County's Rural Minor Arterial cross-section	Shown in County's MTCP by Year 2045	Master Planned (may be reimbursable under MTCP)
Jones Road	Improve Jones Road to County's Major Collector standards along property frontage	With Site Development	Triple H Ranch Development
Falcon Highway / Murr Road	Construct eastbound right turn deceleration lane	With Site Development - Construction of approximately 215 DU	Triple H Ranch and other trip generators within the overall area
Falcon Highway / Peyton Highway	Construct eastbound right turn deceleration lane	Warranted under existing conditions	Developments and other trip generators within the overall area
Curtis Road / Jones Road	Construct westbound left turn deceleration lane	With Site Development - Construction of approximately 100 DU	Triple H Ranch and other trip generators within the overall area
	Construct westbound right turn deceleration lane	Warranted under existing conditions	Developments and other trip generators within the overall area
	Construct southbound left turn deceleration lane	Warranted under existing conditions	Developments and other trip generators within the overall area
Jones Road / Murr Road	Construct southbound left turn lane along Murr Road at Jones Road	With Site Development - Full Build-Out	Developments and other trip generators within the overall area
Peyton Highway / Jones Road	Construct northbound left turn lane along Peyton Highway at Jones Road	With Site Development - Construction of approximately 210 DU	Triple H Ranch and other trip generators within the overall area
State Highway 94 / Peyton Highway	Construct eastbound right turn deceleration lane	Warranted without proposed development by Year 2045	Developments and other trip generators within the overall area
	Construct westbound right turn deceleration lane	Warranted under existing conditions	Developments and other trip generators within the overall area
	Construct northbound left turn deceleration lane	Warranted without proposed development by Year 2045	Developments and other trip generators within the overall area
	Construct southbound left turn deceleration lane	Warranted under existing conditions	Developments and other trip generators within the overall area
Access A / Jones Road	Construct eastbound left turn deceleration lane along	With Site Development - Construction of approximately 75 DU	Triple H Ranch Development

The developer acknowledges that the County's Road Impact Fees will be assessed and fees will be due at time of building permit. At this time, a determination as to how the fees will be structured has not been made but will be finalized with the Final Plats.

**OPEN SPACE AND TRAILS**

The 2022 El Paso County Parks Master Plan shows the project impacting a section of the proposed Judge Orr Secondary Regional Trail. The Judge Orr Secondary Regional Trail traverses the south side of the site, on the north side of Jones Road, and along an unnamed tributary of Upper Black Squirrel Creek near the southwest corner of the site. A 25-foot-wide trail easement is proposed to accommodate this trail,

which will eventually connect to the proposed Great Plains Primary Regional Trail corridor to the east.

Once the 25-foot-wide public trail easement reaches the 40 ac out parcel, from a west to east orientation along Jones Road, it will be routed north, then east, and then south around the perimeter of the outparcel to maintain a fully continuous trail easement. A general note has been added to the Preliminary Plan which allows for this portion of the regional trail easement to be relinquished when an alternate alignment along Jones Road can be dedicated to the County.

The Preliminary Plan includes two large tracts, Filing 1 Tract A and Filing 4 Tract A, will provide almost 16 acres of parks and open space as amenities for future residents. Filing 5 Tract A preserves 7.2 acres of open space to protect the FEMA floodplain related to the unnamed tributary to Black Squirrel Creek in the southwest corner of the site. The proposed regional trail corridor will run along the north side of this tract. The Preliminary Plan also includes a network of internal trails through private lot easements along the residential roads and between lots. These provide a looped system via a perimeter trail and connections to the internal parks and future regional trail. The parks and private trail system will be maintained by the Triple H Ranch Metropolitan District.

#### **DRAINAGE**

The Preliminary Drainage Report prepared by Classic Consulting and Engineering in May 2026 analyzes the existing drainage characteristics of the site and any required improvements. The proposed Triple H Ranch development is situated within the Haegler Ranch and Geick Ranch drainage basins. Two full spectrum detention ponds are proposed along with roadside ditches, culverts to convey stormwater under roads, and swales. The implementation of these ponds and other associated infrastructure is designed to reduce stormwater flows below historic rates. The development's Metro District will maintain the two full spectrum detention ponds.

#### **UTILITIES**

The proposed single family residential lots will be served via a Metro District operated central well water system, and individual on-site wastewater treatment systems. The Service Plan for the Triple H Ranch Metropolitan District sets out the proposed infrastructure improvements, including the Metro District operated central water system and associated water tank, as well as responsibilities for ongoing maintenance of required infrastructure.

RMG Engineering personnel performed a site reconnaissance visit in August 2023 to evaluate numerous site conditions including surface characteristics, topography, vegetation, natural and cultural features, and current and historic land uses. In early May of 2026 RMG installed two monitoring wells to monitor the groundwater levels, if any, for a 12-month period to determine if shallow groundwater exists on the site. However, the test pits dug by RMG personnel in 2023 and additional test pits examined in May of 2026 both concluded that this site is suitable for individual on-site wastewater treatment systems.

Additional relevant information can be found in the Wastewater Study which was originally prepared in September 2023 and amended in May 2026.

Because this development is to be constructed over five filings, the utilities and related infrastructure will be phased as needed to service each respective portion of development. The water tank site is to be established concurrently with Filing No. 1. The tank site, located within Tract A of Filing No. 2, will be operated and maintained by the Metro District.

This proposed development is within the Mountain View Electric Certificated area. Mountain View Electric Association (MVEA) has existing facilities within this parcel of land.

Natural gas services are not proposed, and individual lots will utilize propane tanks.

### **FLOODPLAIN AND WETLANDS**

A Natural Features and Wetlands Report has been prepared by Bristlecone Ecology and is submitted with this Preliminary Plan package. This report notes that the topography of the project area is located within the rolling foothills grasslands ecoregion of Colorado.

The report also reviewed the hydric soil ratings for all soil components present on the project site. Hydric soils provide optimal conditions for wetlands to become established. The report concluded that all primary soil series on the site are described as having low hydric to nonhydric ratings. The Pleasant soil series, a minor component within some of the primary soil series, was found on site and is rated as hydric in El Paso County. This means the presence of wetlands is moderate in depressions, and very low in other areas on site.

A formal wetland delineation was performed on August 7<sup>th</sup>, 2023, finding a total of 0.67 ac of wetlands present on the site. The wetland area is located within the floodplain in the southwest corner of the site along the unnamed tributary to Black Squirrel Creek. This floodplain type, map number, and date are as follows: Floodplain type – Zone A Map number – 08041C0590G Effective Date – 12/07/2018. The wetlands identified on site were not Riverine, as described in the NWI dataset, but rather represented a Palustrine system that receives infrequent flooding. No lake or pond areas were found on site as are described in the NHD. This site is situated within the Haegler Ranch and Geick Ranch drainage basins. In conclusion, Wetlands on site are presumed to be jurisdictional and may require a Section 404 permit from the USACE in accordance with the CWA.

### **NATURAL FEATURES AND VEGETATION**

A Natural Features and Wetlands Report has been prepared by Bristlecone Ecology and is submitted with this Preliminary Plan package. This report notes that the topography of the project area is located within the rolling foothills grasslands ecoregion of Colorado. Dominant species within this ecoregion include Little and Big Bluestem, Switchgrass, and Yellow Indiangrass. No shrubs or trees were present on site other than at a home site along the south-central border of the site. The project site ranges in elevations between approximately 6,425 and 6,500 feet above mean sea level. The site contains no Colorado Natural Heritage Conservation Areas or Potential Conservation Areas.

### **NOXIOUS WEEDS**

A Noxious Weeds Report has been prepared by Bristlecone Ecology and is submitted with this Preliminary Plan package. This report notes that scattered populations of Bull Thistle (*Cirsium vulgare*) were found in low numbers in the upland areas, likely where prior disturbance has occurred. This is a List B species, which requires treatment in the state of Colorado. Following construction, the Metropolitan District will be responsible for weed control in open space tracts. With individual lots, weed control will be the responsibility of the individual homeowner.

### **WILDLIFE**

The Report prepared by Bristlecone Ecology and is submitted with this Preliminary Plan notes that USFWS IPaC database was used to determine the likelihood of federally listed T&E species within the project area. Two mammals, two birds, two fishes, one insect, and one flower species were listed with potential to occur. After a physical site reconnaissance, B.E. provided professional opinion that none of these eight species would be likely to occur or be impacted by this development. Based on the findings of the site reconnaissance, B.E. classified the expected impacts on grassland species as moderate, on woodland species as negligible, and on reptiles and amphibians as moderate to low.

### **WILDFIRE**

The Report prepared by Bristlecone Ecology and submitted with this Preliminary Plan also states roughly 95% of the site is designated as the “lowest” wildfire risk to assets and the remaining 5% is designated as “Low” risk. The overall Wildfire risk index for this project is expected to be similar before and after development.

### **COMMUNITY OUTREACH**

The development team has begun conversations with adjacent property owners to discuss the proposed development. The owner of the 40 ac parcel on Jones Road is the original owner of the property and is aware that the applicant’s proposal to develop the property into 2.5-acre lots. Both the property owner to the east and High Plains Ranch property owners, to the north and west of the subject property, are aware of the development plans for the site.

## PROJECT JUSTIFICATION

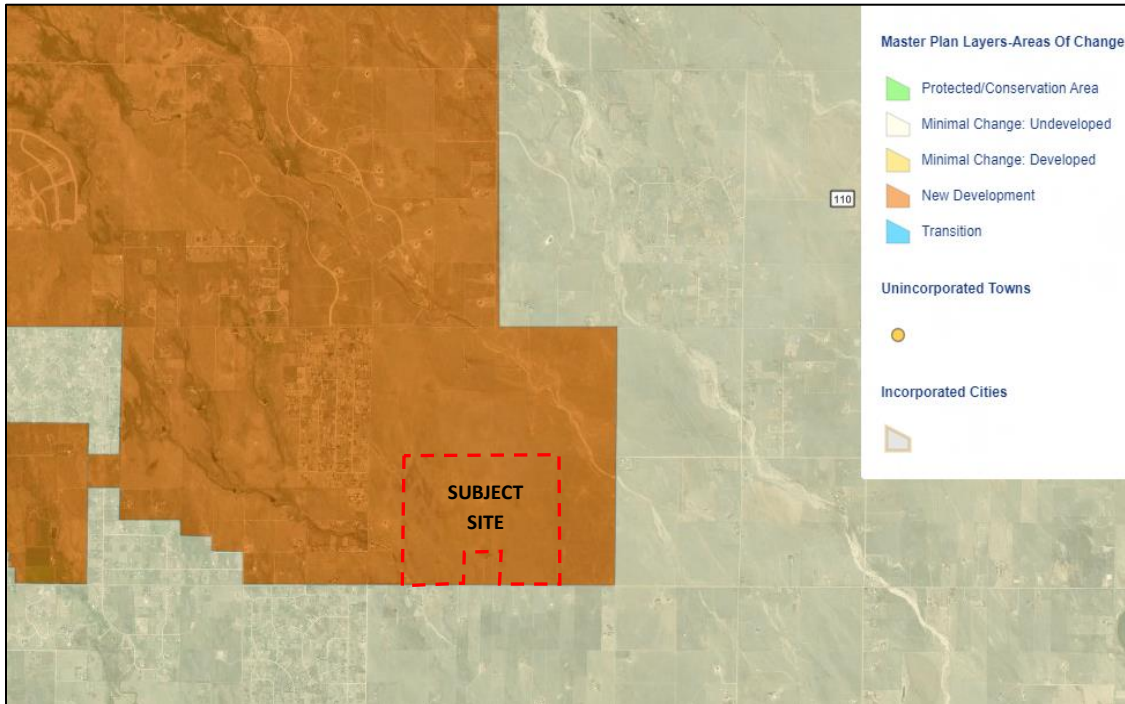
### PRELIMINARY PLAN

The request is consistent with the criteria in Section 7.2.1.D.2.e for a Preliminary Plan as follows:

- 1. The proposed subdivision is in general conformance with the goals, objectives, and policies of the master plan;***

#### Your El Paso County Master Plan

The property is not identified in any of the Key Areas in the Master Plan. However, the property is classified on the Areas of Change Map as a New Development which are areas expected to significantly transform as new development takes place on undeveloped lands.

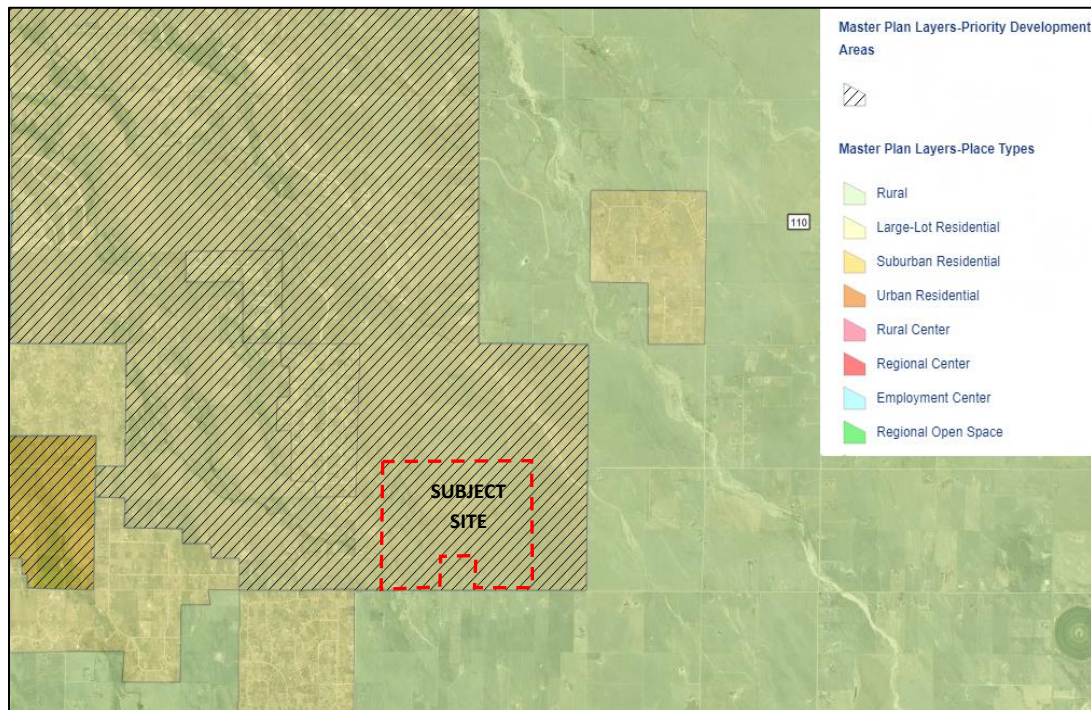


Objective LU1-1 states that “Some areas of the County should be planned for new development, while other areas should be preserved, protected, or see little new development.” Areas that are adjacent to a built-out area should be developed to be consistent with the existing developed character. The subject property is in proximity to existing and proposed rural residential development of similar size and will be developed with lots and homes of similar size and character.

The Placetypes Map identifies the property as Large-Lot Residential. The Large-Lot Residential Placetype consists almost entirely of residential development and acts as the transition between Placetypes. Development in this Placetype typically consists of single-family homes and are generally large and dispersed throughout the area to preserve a rural aesthetic. The primary land use within this Placetype

is single-family detached residential, typically on 2.5 ac lots or larger. The RR-2.5 zoning of Triple H Ranch is consistent with the primary land uses deemed appropriate for the Large-Lot Residential Placetype.

The subject property is also within a Priority Development Area. El Paso County is expecting significant growth over the next 20 years and this framework identifies specific locations throughout the County that should be prioritized first for new residential development to help accommodate growth. The site is within Highway 24 Priority Development Area where significant growth is expected along the corridor between Falcon and Peyton not only to connect the existing subdivisions, but also to capitalize on proximity to the Highway and the Falcon Regional Center. While an overall density of 2.5 ac per lot should be maintained within this area, consistent with the Large-Lot Residential Placetype, denser development should be allowed if compatible with the existing development pattern and central water and sewer are being extended to provide a transition to expanding Suburban Residential development in Falcon and areas to the south. The RR-2.5 zoning of Triple H Ranch is consistent with the master Plan Priority Development Area objectives.



### Water Master Plan

The Applicant is proposing the future development be served by a newly formed Metropolitan District, which will operate two central wells to serve the property. The property lies within the El Paso County Water Master Planning area, Region 3, within the Black Squirrel Designated Basin.

Region 3 has a current water supply of 7,164 - acre feet per year and a current demand of 4,494 - acre feet per year. The 2040 water supply is projected to be 7,921 - acre feet per year and the projected demand is 6,403 - acre feet. The 2060 water supply is projected to be 8,284 - acre feet per year, whereas

the demand is anticipated to be 8,307 - acre feet per year; therefore, there is projected to be an approximate balanced supply of water for central water providers in this region of the County.

The following are policy guidelines from the Water Master Plan:

**Goal 1.1: Ensure an adequate water supply in terms of quantity, dependability and quality for existing and future development.**

The proposed project is located within the Upper Black Squirrel Creek designated basin. Triple H Ranch has recorded determinations for the Denver, Arapahoe, and Laramie-Fox Hills aquifers beneath the property. The initial domestic water system is proposed to use two wells, one in the Arapahoe Aquifer and one in the Laramie-Fox Hills Aquifer, with the Denver Aquifer rights retained for future capacity and/or replacement planning as applicable. The estimated determination values for each aquifer resulting in an available legal water supply of 251.7 acre-feet annually. The Denver Aquifer rights will be retained for additional future capacity. The Applicant requests that the finding of sufficiency for water quantity, dependability and quality be deferred to the Final Plat.

**Policy 1.2: Integrate water and land use planning.**

The development has water rights to serve the property as determined by the Colorado Ground Water Commissioner Findings.

**Goal 5.2: Identify regional opportunities and barriers to satisfying water supply needs at full development build-out.**

**Policy 5.2.4:** *Encourage the locating of new development where it can take advantage of existing or proposed water supply projects that would allow shared infrastructure costs.*

Water service will be provided by the recently established Metropolitan District. The owner has rights to water in three aquifers to serve the development, via two centralized wells.

**Policy 5.5.1:** *Discourage individual wells for new subdivisions with 2.5 acre or smaller average lot sizes, especially in the near-surface aquifers, when there is a reasonable opportunity to connect to an existing central system, alternatively, or construct a new central water supply system when economies of scale to do so can be achieved.*

The Preliminary Plan for 244 lots will result in lots equal to, or greater than, 2.5 acres that will utilize a central well system managed by the newly established metropolitan district.

**Major Transportation Corridor Plan (MTCP)**

The MTCP classifies Jones Road as a public minor arterial. No improvements are identified in the vicinity of the site on the 2045 Road Improvements Map.

Further afield, the MTCP indicates planned upgrades to Curtis Road by 2045 to function as a two-lane principal arterial roadway. The jogged alignment of Peyton Hwy across Falcon Hwy will also be

eliminated to allow a consistent alignment across the roadway. This improvement is planned by 2030.

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

The property is shown on the Parks Master Plan as being within a vast area designated as a candidate for regional park/open space area. There are no future parks shown within the property boundary. The Trails Master Plan identifies a proposed Secondary Regional Trail that follows the creek in the southwest corner of the site, and then Jones Road along the southern property boundary. A network of easements has also been provided for the residents which allow for equestrian trail connections, both within the larger development and to the proposed secondary regional trail. These easements allow users to navigate between individual lots, along right-of-way corridors, and create access to two private open spaces within the development without necessitating the use of vehicles.

### ***2. The subdivision is consistent with the purpose of this code;***

The stated purpose of the Code is to preserve and improve the public health, safety and general welfare of the citizens and businesses of El Paso County. The proposed subdivision of rural residential is consistent with the County Master Plan and is compatible with the pockets of RR-2.5, RR-5 and PUD zoned rural residential to the west, and the approved sketch plan development characteristic to the north.

### ***3. The subdivision is in conformance with the subdivision design standards and any approved sketch plan;***

There is no approved Sketch Plan for this property. The subdivision design standards set out in Chapter 8 of the Land Development Code are met including, but not limited to:

- Adequate provision for traffic, drainage, open space, recreation and parks;
- Provision of properly designed roads to provide for safe and convenient vehicular circulation and identification of required road improvements;
- Adequate provision for water, sewer and other utilities;
- Ensuring that structures will harmonize with the physical characteristics of the site;
- Ensuring that land is divided into lots that are of adequate size and configuration for the purpose for which they are intended to be used; and
- Protecting natural resources.

**4. 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;**

The proposed single family residential lots are to utilize well water provided by two Metropolitan District operated central well systems and individual on-site wastewater treatment systems. The domestic water demand will be met using two wells: one in the Arapahoe Aquifer and the other in the Laramie-Fox Hills Aquifer. The Denver Aquifer rights will be retained for additional future capacity, but a well in the Denver Aquifer will not be drilled at the present time. The Applicant requests that the finding of sufficiency for water quantity, dependability and quality be deferred to the Final Plat.

**5. 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 site is suitable for individual on-site wastewater treatment systems within the cited limitations described in the Wastewater Study provided by RMG Engineers and Architects. There are no foreseeable or stated construction-related issues or land use changes proposed at this time. The report does prescribe that no treatment areas are to be located within 50ft from any spring, lake, water course, irrigation ditch, stream, or wetland and 25 feet from dry gulches. The report concludes that if EPCDHE physical setback requirements are met (both horizontal and vertical) are met for each lot, other than the 5 lots bordering the drainage way, there are no restrictions on the placements of the individual on-site wastewater treatment systems.

**6. 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)];**

The Soils and Geology Report created by RMG Engineers and Architects in September of 2023, and updated in May of 2026, concludes the geologic conditions on site are considered typical for the Front Range region of Colorado. Geologic hazards found to be present at this site include faults, seismicity and radon. Geologic conditions found to be present at this site include potential expansive and compressible soils and flood prone areas. Existing geologic and engineering conditions can be satisfactorily mitigated through proper engineering, design, and construction practices.

**7. 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;**

The Preliminary Drainage Report prepared by Classic Consulting and Engineering in May 2026 analyzes the existing drainage characteristics of the site and any required improvements. Two full spectrum detention ponds are proposed along with roadside ditches, culverts to convey stormwater under roads, swales. The implementation of these ponds and other associated infrastructure are designed to reduce stormwater flows below historic rates, which complies with the requirements of the LDC and ECM. The development's Metro District will maintain the two full spectrum detention ponds.

**8. *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;***

Lots will be accessible by new public streets that will comply with the LDC and ECM. Street names have been approved by El Paso–Teller County 911 Authority.

**9. *The proposed subdivision has established an adequate level of compatibility by***

***a. Incorporating natural physical features into the design and providing sufficient open spaces considering the type and intensity of the subdivision;***

The proposed subdivision is considerate of the existing natural features on site. Adequate distance is maintained between proposed development and the existing unnamed tributary to Black Squirrel Creek which cuts across the southwest corner of the property, which includes floodplain and wetlands. Two open space areas and a network of tracts will be designed to create an equestrian friendly opportunity for residents.

***b. Incorporating site planning techniques to foster the implementation of the County's plans, and encourage a land use pattern to support a balanced transportation system, including auto, bike and pedestrian traffic, public or mass transit if appropriate, and the cost-effective delivery of other services consistent with adopted plans, policies and regulations of the County;***

A trail easement is being provided through the development to accommodate a planned trail per the EPC Parks Master Plan. This trail will facilitate bike and pedestrian traffic and will act as a connection between the Judge Orr Secondary Regional Trail and the Great Plains Primary Regional Trail.

***c. Incorporating public facilities or infrastructure, or provisions therefore, reasonably related to the proposed subdivision so the proposed subdivision will not negatively impact the levels of service of County services and facilities;***

The Traffic Compliance Letter recommends several improvements to the study area intersections and roadways by 2045. The majority of these are triggered by the existing traffic conditions and general regional growth anticipated in the area. Additional public coimprovements that can be directly attributed to this development can be found on page 7 of the Traffic Compliance Letter.

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

The site will be served by a Metro District operated central water system and septic as described above. Mountain View Electric will provide electric services, the Will Serve letter is included in this submittal. Natural gas services will not be supplied, as individual propane tanks will be utilized. Adequate streets are provided to serve the future residents of the subdivision.

***e. The subdivision provides evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code; and***

Both the Peyton and Ellicott Fire Protection Districts have adequate capacity to provide fire protection to the proposed subdivision. A Fire Protection Report and Will Serve letter from the respective Fire Chief can be submitted upon request.

***f. The proposed subdivision meets other applicable sections of Chapter 6 and 8 of this Code.***

The proposed subdivision meets the applicable sections of the Code. LDC Chapter 8.4.3.B.4 (a) states that flag lots shall only be used where other lot layouts are impractical and 8.4.3.B.4 (g) states that the area of the pole of the flag lot shall not be included in the lot area in meeting the minimum lot area requirements. Of the 244 lots proposed in the Preliminary Plan, only two have a flag lot configuration. The dimensional requirements of the flag stem in Chapter 8.4.3.B.4 are met for each of the proposed flag lots and both lots meet the minimum 2.5-acre lot size when the flag stem is excluded.

The flag lots are not intended as a means of avoiding the construction of public roads or the extension of utilities. The Preliminary Plan creates a rural subdivision that preserves the existing topography and natural features of the property by limiting grading associated with infrastructure construction. The flag lots avoid the unnecessary extension of cul-de-sacs to serve the lots while optimizing the density allowed by the current zoning. The proposed flag lot configuration is a common design solution that promotes design efficiency while maintaining access to public roads and without causing harm to the public or other property.