



August 11, 2026

RE: Trinity Ranch Residential Preliminary Plan

Owner:

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Applicant:

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Request:

1. Preliminary Plan for 35 residential lots on +/- 102.92 AC
2. Finding of water sufficiency in terms of quantity, dependability and quality
3. Deviation from LDC 8.4.4.D and ECM 2.3; Table 2-7 to exceed maximum cul-de-sac and roadway length

Location:

North of Highway 94, immediately west of Antelope Park Ranchettes and Viewpoint Estates Subdivisions.

Project Description

The property is located north of Highway 94 and immediately east of the Antelope Park Ranchettes, zoned RR-5, and the Viewpoint subdivision zoned RR-2.5. In 2025 a 38 AC parcel along HWY 94 frontage was subdivided and rezoned to CS- Commercial Service. This parcel has since been deeded

separately and anticipated to develop as commercial in the near future. The remaining +/- 102.92 AC site is currently utilized as Agriculture Grazing land and zoned RR-5. There are no zoning overlays on the parcel. An application to rezone the property from RR-5 to RR-2.5 has been submitted and is currently under review. This rezoning will allow for the future development of detached single-family homes on large residential lots with a minimum 2.5 AC lot size. The rezone and preliminary plan applications will create a total of 35 large residential lots, constructed in two phases. The project is anticipated to be constructed in two to three filings. Filing No. 1 will include 17 residential lots of 2.5 acres each. Filing No. 2 and 3 will include 18 additional residential lots of 2.5 acres each and buildout of the commercial parcel. Filing No. 1 access will be provided by extending Golden Eagle Drive, with a gravel emergency access drive connecting to Highway 94. Until the commercial parcel and full single-family residential development are built out, the Highway 94 connection will serve as emergency access only and will be chained off to allow emergency vehicle staging from Highway 94. At full buildout, traffic will access the site through a full-movement access located approximately 4,275 feet east of the SH-94 and Peyton Highway intersection.

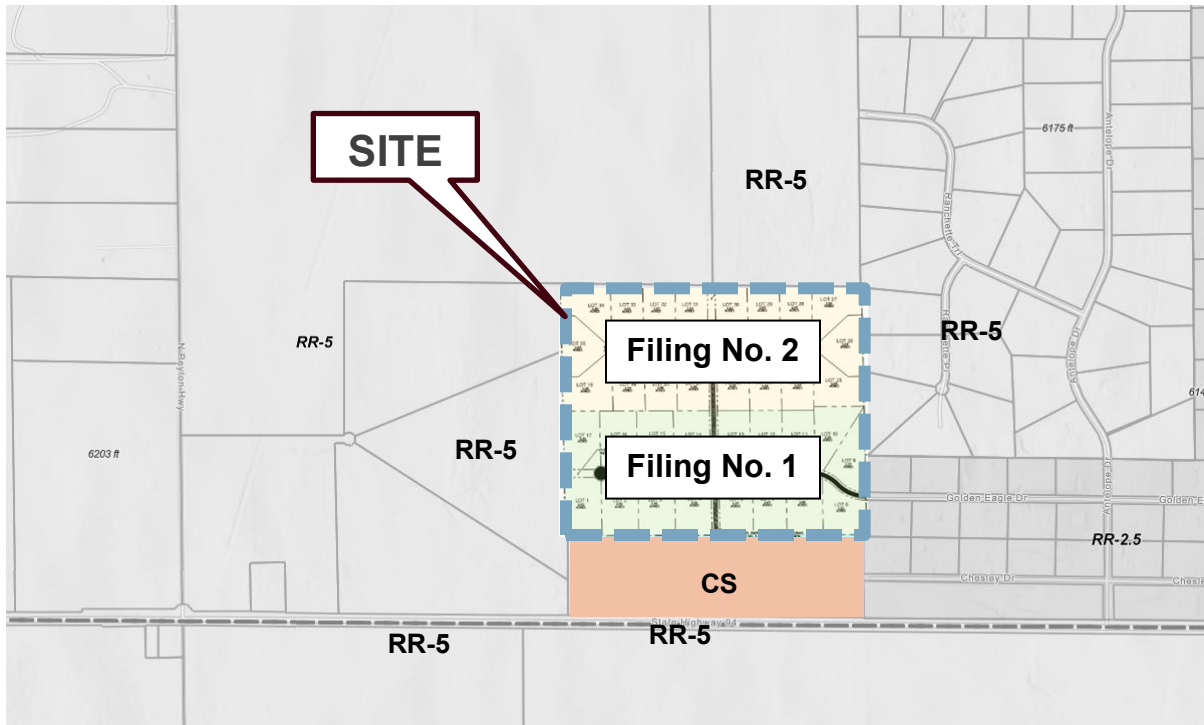
All residential lots will be served by well and septic. Drainage for the site will be provided by a two detention basins located within the 38 AC parcel zoned CS which will be constructed as part of Filing No. 1. The project area is located within Zone X area of minimal flood hazard as shown in FEMA panel number 08041CO805G effective December 7, 2018. A fire cistern location is located on Lot 5 at the southeast corner of Golden Eagle Drive and Trinty Rand Drive and a cluster mailbox is placed within an easement on Lot 13.

The project site is surrounded by RR-5 zoning to the north, west and east. Immediately south of the site is zoned CS for Commercial Services. A small portion of Viewport Estates, zoned RR-2.5, is located in the southeast corner of the site.

Districts Serving the Property:

- Ellicott School District #22
- Pike Peak Library District
- Ellicott Fire Protection District: A will serve letter has been provided with this application
- Upper Blk Squirrel Creek Ground Water District
- Ellicott Metro District
- MVEA: A will serve letter has been provided with this application

Location	Zone	Land Use	Jurisdiction
North	RR-5	Grazing	El Paso County
North East	RR-5	Residential	El Paso County
Southeast	RR-2.5	Residential	El Paso County
West	RR-5	Grazing	El Paso County
South	CS	Future Commercial	El Paso County



Project Justification

The intent of the preliminary plan application is to create a total of 35-2.5 AC detached single family lots in two or three filings. The development of 35 detached single family residential lots will be supportive of Your El Paso County Master Plan by providing housing along the Hwy 94 corridor that supports the Large Lot Residential Placetype and designation as a New Development Area within the areas of change framework and Priority Development Area. The proposed 2.5 AC residential lots will promote the objectives of New Development within an area of change by developing a previously undeveloped area of the County adjacent to a built out area. Build out of the site will match the existing large lot residential character of the adjacent Viewpoint Estates and Antelope Park Ranchettes subdivisions.

As a priority development area along Hwy 94, this corridor is prescribed in Your El Paso County Master Plan for large lot suburban residential development with supporting commercial development. The designation of both New Development within an area of change and Priority Development Area highlight the Master Plan's intent to develop this area as large lot residential within the near future.

Preliminary Plan Approval Criteria

7.2.1.D.2.e Preliminary Plan

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

The proposed preliminary plan supports the Your El Paso County Master Plan by developing large lot residential level development in a designated priority development area and Area of Change: New Development. The 2.5 AC lots will support the objectives of Your El Paso County Master Plan by developing areas that have remained vacant or agricultural and developing adjacent to already developed areas. These lots will support New Development for Areas of Change by creating needed housing opportunities and matching the existing characteristics of the surrounding land uses. The site is surrounded by 5 AC lots utilized for grazing and single family to the west, north and north east. The proposed 2.5 AC residential lots will transition these surrounding lower densities to the adjacent 38 AC of commercial development immediately south of the site.

As a large lot residential priority development area along Hwy 94 this development will support Your El Paso County Master Plan objective to prioritize large lot and suburban residential development that will accommodate a growing population along Hwy 94. All proposed lots will meet dimensional standards and required setbacks of the RR-2.5 zoning designation. A landscape buffer will be provided between the commercial and detached single residential. A 15' buffer is provided along the southern residential boundary. Landscape improvements for the buffer will be provided at the time of the commercial parcel development.

The project will meet the goals and objectives of the El Paso Water Master Plan by providing adequate water supply in terms of quantity, dependability and quality for existing and future development. The future development will encourage the efficient use of water supplies by incorporating water conscious methodologies and low water use plants along public roads. A water resources report and request for finding of water sufficiency in terms of quantity, dependability and quality has been submitted with this application.

No impacts from this project are shown to the 2022 El Paso County Master Plan. The proposed HWY 94 Primary Regional Trail runs east-west along the south side of Highway 94. The proposed HWY 94 bike route will be contained within the highways' right-of-way. Based on comments from the rezone application, no trail easement dedications will be necessary as this project moves forward. Fees in lieu of land for regional park dedications will be provided with the Final Plat.

The property is located in School District 22. School fees in lieu of land will be provided with the Final Plat.

The project area is located within the Large Lot residential Placetype. This placetype is characterized by single family homes occupying 2.5 AC with large lots typically relying on well and septic. The proposed rezone will support the 2.5 AC single family detached residential primary uses of this placetype. The character of this placetype is supported by the large lot

residential character created with 2.5 AC lots and creation of a similar level of development density to the surrounding 5 AC large lot residential subdivisions. The proposed density of 1 DU per 2.5 AC will provide a transition from the functioning commercial supportive uses immediately south of the site to the 1 DU per 5 AC residential densities north of the project site.

Core Principals and Goals of Your EL Paso County Master Plan Supported by this Preliminary Plan:

Core Principal: Manage growth to ensure a variety of compatible land uses that preserve all character areas of the County

Goal 1.1 Ensure compatibility with established character and infrastructure capacity

- *The proposed development will create 2.5 AC lots that match the existing density of Viewpoint Estates located southeast of the development. The proposed density of 1 DU per 2.5 AC will transition the southern 38 AC of commercial along HWY 94 to the 5 AC rural residential north, east and west of the site. At 1 DU per 2.5 AC the overall density of the development will maintain the rural character of the large lot residential placetype and surrounding area while supporting housing needs along Hwy 94 outlined in the County Master Plan.*

Core Principle: Preserve and develop neighborhoods with a mix of housing types

- *2.5 AC residential lots in this location will increase the diversity of housing in this area of the County by increasing lot density in this area of the County. With the exception of Viewpoint point estates at 2.5 AC lots, all surrounding lots are zoned R-5 and developed as grazing or large lot detached single family residential. The proposed smaller lot size of 2.5 AC will diversify housing choices and price points by providing a smaller lot for buyers to choose from. Each of the 2.5 AC lots will be developed as large lot residential which will match the surrounding existing uses and transition the developed 5 AC large lot residential densities to the future commercial development along Hwy 94. Development of this parcel for residential uses is supportive of the County's need for additional housing along Hwy 94. All lots will meet the dimensional and setback standards of the Land Development Code.*

Goal 2.1: Promote development of a mix of housing types in identified areas

- *See analysis above. Development of detached single family residential on 2.5 AC lots will provide additional needed housing options along Hwy 94 as identified by the master plan. Surrounding lots are predominantly developed as 5 AC detached single family residential or grazing. The increased density of 2.5 AC lots will diversify housing price points and choices in this area of the County. The proposed density of 1 DU per 2.5 AC will match the existing density of Viewpoint Estates at 2.5 AC and maintain the rural character of the large lot residential placetype.*

Goal 2.2: Preserve the character of rural and environmentally sensitive areas

- See analysis above. 2.5 AC lots in this location will match the existing density of the adjacent Viewpoint Estates development and transition the surrounding 5 AC rural residential lots to future commercial located along Hwy 94 immediately south of the site. Each of the proposed lots will match the existing rural character of the surrounding area by developing with one primary residential structure per each 2.5 AC lot. Roadways connecting to the development will be developed to El Paso County rural residential standards and connect from Goldeneagle Dr. The project area is located within zone X area of minimal flood hazard as shown in FEMA panel number 08041CO805G effective December 7, 2018. There are no unique or distinctive topographic features such as buttes, rock outcropping, existing vegetation, drainage, riparian, wetlands, significant wildlife habitats, identified aquifer recharge areas or aesthetic features on this site. The HWY 94 regional trail runs east-west along the south side of HWY 94. This trail will be contained within the highway's right-of-way and remain on the opposite side of HWY 94 to the development. A natural features report identifying potential impacts to wildlife has been included with this submittal.

Core Principals and Goals of El Paso County Water Master Plan Supported by this Preliminary Plan:

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

Goal 1.2: Integrate water and land use planning

Goal 4.4: Protect and enhance the quality, quantity, and dependability of water supplies

Goal 4.5: Plan for water resources in a thoughtful way that recognizes the non-renewable nature of water resources in the area, accommodates existing and historical uses, and allows for sustainable, planned growth.

Goal 5.3: Reduce end user water consumption in the County

Policy: 5.3.2: Promote water conscious developments through improved land use policies

Goal: Require adequate water availability for proposed developments

Policy 6.0.1: Continue to require documentation for the adequacy or sufficiency of water, as appropriate, for the proposed development

Policy 6.0.2: Encourage developments to incorporate water efficiency principles

2. The subdivision is consistent with the purposes 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. Land Use compatibility with this purpose is determined through zoning. This preliminary plan is consistent with RR-2.5 zoning and the rezone application.
3. The subdivision is in conformance with the subdivision design standards and any approved sketch plan;
No sketch plan currently exists on this property. The development is in conformance with the El Paso County subdivision standards. A deviation to exceed maximum cul-de-sac and roadway length is requested with the preliminary plan.
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 (this finding may not be deferred to final plat if the applicant intends to seek administrative final plat approval);
A finding of water sufficiency is requested with this preliminary Plan. A water resources report prepared by Monson, Cummins, Shohet and Farr in July of 2026 found that the project meets El Paso County water sufficiency standards in terms of quantity, quality and dependability. Each of the proposed 35 individual lots will range in size from minimum 2.5 AC to 2.95 AC and will be served by individual wells. There are no currently existing wells on the property. Each individual well will be drilled in the not-nontributary Arapahoe aquifer. It is anticipated that each of the wells will utilize a maximum total of 0.28 acre-feet of water per year, with 0.26 acre-feet to be used in-house, consistent with Section 8.4.7(B)(7)(d) of El Paso County, Colorado Land Development Code, with each lot's remaining amount of groundwater being used for other permitted uses under the Determination. The provided Water Supply Information Summary accompanying this application estimates use 9.1 annual acre-feet for in-house uses and 0.7 acre-feet for stock watering uses for the thirty-five lots for an overall total annual demand of 9.8 acre-feet and a total demand over the course of 300 years of 2,940 acre-feet.

300 year water sufficiency was found by a determination for the Arapahoe aquifer beneath the Property issued by the Colorado Ground Water Commission Findings and Order in Determination No. 4336-BD on April 5, 2022 ("Determination"). The Determination determined that underlying the Property there is 3,050 acre-feet of available supplies within in the not-nontributary Arapahoe aquifer, of which 2,989 acre-feet of which can be utilized for uses by the Subdivision.

The statutory required replacement amount of 4% of annual withdrawals from use of the not-nontributary Arapahoe aquifer will be accomplished through non-evaporative septic system return flows during pumping. As this development is within the Upper Black Squirrel Creek Designated Groundwater Basin, there is no requirement to replace post-pumping depletions.

Therefore, the available supplies from the not-nontributary Arapahoe aquifer will meet both legal and physical needs on a 300-year basis.

The Arapahoe aquifer in the location of the Subdivision is generally known to produce approximately 10-15 gallons per minute, more than sufficient for single family residential and accessory uses. Such flow rates are typical of individual wells on subdivisions east of Colorado Springs, including for firefighting purposes.

A Water Quality Sufficiency Evaluation was completed for Trinity Ranch in accordance with El Paso County Land Development Code Section 8.4.7.B.10(a). Water quality testing was performed using a representative Arapahoe Aquifer well located within one-half mile of the project site, and analytical results were compared to Colorado drinking water standards.

The evaluation found that all tested constituents, including inorganic chemicals, radionuclides, bacteriological indicators, and secondary contaminants, were below applicable primary and secondary drinking water standards. The only noted exception was a slightly negative Langelier Index (-0.59), indicating mildly corrosive but non-scale-forming water. Based on the analytical results, RESPEC concluded that the underlying Arapahoe Aquifer is suitable for domestic consumption and irrigation uses for the proposed Trinity Ranch development. As a precautionary measure to address the minor corrosion potential, the report recommends the use of PEX piping within residences.

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;
All proposed residential lots will be served by individual septic systems. The thirty-five residential lots within the Subdivision will each be served by a non-evaporative ISDS. The ISDS will be constructed to the residential lots upon approval of the Subdivision. The site is suitable for ISDS, based on historical use in this location at a nearby subdivision utilizing individual wells to the Dawson aquifer and associated ISDS. All ISDS will be evaluated and installed according to El Paso County Guidelines and properly maintained to prevent contamination of surface and subsurface water resources. Septic projections are based on similar Denver Basin residential uses on rural residential lots. Average daily wastewater loads are expected to be approximately 180 gallons per day per single-family residence. Maximum daily wastewater loads are expected to be roughly 210 gallons per day per single-family residence, assuming residential in-house use at the 0.26 acre-feet per year rate described in the El Paso County Land Development Code.

An OWTS report created by Entech Engineering in December of 2021 found the site to be suitable for on-site wastewater treatment systems and that contamination of surface and subsurface water resources should not occur provided the OWTS sites are evaluated and

installed according to El Paso County and State Guidelines and property maintained. Individual soil testing is required for proposed construction on each lot prior to construction. Absorption fields are required to be placed a minimum of 100 feet from any well and minimum of 50 feet from any drainages, floodplains or ponded areas and 25 feet from dry gulches.

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)];
A Soils, Geology and Geologic Hazard Evaluation report prepared by Entech Engineering in December of 2021 found the site to be suitable for development. Areas where geologic conditions impose constraints on development include: hydrocompactive soils, and potentially seasonal shallow groundwater areas. Mitigation for these conditions is provided in the report. The existing geologic and engineering geologic conditions will impose some minor constraints on development and constructions both conditions can be satisfactorily mitigated through proper engineering design and construction practices or avoidance.
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;
Drainage for the site will be captured and treated by two full spectrum detention ponds located in the commercial parcel. Both full spectrum detention ponds will be constructed with Filing No. 1 and sized to serve Filing No. 1, Filing No. 2 and the commercial development at full build out. A Drainage report completed, by Kimley Horn in July of 2026, details the design of the report and has been included with the submittal.
8. The location and design of the public improvements proposed in connection with the subdivision are adequate to serve the needs and mitigate the effects of the development;
Filing No. 1 will include the construction of two full spectrum detention ponds. Both ponds will be located in the commercial parcel and sized to serve the development at full build out.

A traffic study completed by Kimley-Horn in April of 2026 and updated in June of 2026 found that based on traffic analysis the development will be fully incorporated into the existing and future roadway network. At the build out of Filing No. 1, which will consist of 17 - 2.5 AC lots, traffic will access through Golden Eagle Dr. and is not anticipated to include any necessary improvements. The Traffic Impact Study found the intersection of Hwy 94 and Antelope Drive to function acceptably in the shared condition and all four of the possible auxiliary turn lanes currently exist and are built to standard length; therefore, there are not any additional improvements needed at the intersection of SH-94 and Antelope Drive to successfully incorporate Filing No.1 into the existing roadway network.

Based on EPC Land Development Code 8.4.4.D.1, the maximum number of lots on a dead road is 25. There are currently 10 lots along Golden Eagle Drive east of the intersection of Golden Eagle Drive and Antelope Drive. However, the two lots on the west side of Antelope

Drive are corner lots with access from an alternative road. Because of this alternative road, these two lots are not counted into the 25 lots. Thus Filing No. 1 proposes 17 lots with the existing 8 lots on Golden Eagle Drive for a total of 25 lots.

At full project build out, which will consist of 35 detached single family lots and 1,250 storage units or 200,000 SF of building in the commercial area, the traffic study recommends:

- *It is recommended that the public street access intersection on the north side of SH-94 operate with stop control with installation of a R1-1 "STOP" sign the southbound exiting approach. A separate eastbound left turn lane is warranted at the project access based on CDOT criteria and the left turn traffic volume projections along SH-94. This eastbound left turn lane should provide a length of 530 feet plus a 300-foot taper.*
- *A CDOT access permit is not anticipated to be required at the SH-94 and Peyton Highway intersection in association with this project. An access permit will be required for the north leg of the proposed project access along SH-94.*
- *If future long term planning level 2050 traffic volume projections are realized, the intersection of SH-94 and Peyton Highway will meet warrants for signalization. Therefore, signalization may be the appropriate control at this intersection by the long-term horizon. If signal control is implemented at the SH-94 and Peyton Highway intersection in the future, northbound and southbound left turn lanes should be incorporated coinciding with signal control to avoid split phasing signal timing at this intersection.*
- *Any on-site or offsite improvements should be incorporated into the Civil Drawings and conform to standards of El Paso County, CDOT, and the Manual on Uniform Traffic Control Devices (MUTCD) – 11th Edition, 2023.*

County Road Impact Fees will be paid at the time of building permit.

Commitment letters for gas and electric have been included in the application. There are no anticipated impacts to from noise or light. All lots will have a minimum lot size of 2.5 AC; this will match the existing large lot rural residential character of the existing Antelope Park and Viewpoint estates subdivisions.

9. *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; Each lot is fronted by a public rural residential roadway with a minimum 30 ft frontage. This roadway will provide legal and physical access to each of the lots and easement for the fire cistern and cluster mailbox. Legal addresses will be established with the Final Plat.*
10. *The proposed subdivision has established an adequate level of compatibility by (1) incorporating natural physical features into the design and providing sufficient open spaces considering the type and intensity of the subdivision; (2) 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; (3) incorporating physical design features in the subdivision to provide a transition between the subdivision and adjacent land uses; (4) incorporating identified environmentally sensitive areas, including but not limited to, wetlands and wildlife corridors, into the design; and (5) 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;

See analysis above. The proposed subdivision will support Your El Paso County Master Plan by creating needed large lot residential housing north of Hwy 94 that will match existing adjacent densities and transition to the surrounding 5 AC residential lots.

The proposed traffic patterns are supportive of the Master Transportation County Plan. Access to the site will be from Golden Eagle Dr. and Chelsey Dr., both rural residential roads. Public street access to HWY 94 will be provided at full build out. During Filing No. 1, this access will be gravel and for emergency vehicles only.

The 2022 Parks Master Plan shows the Hwy 94 regional trail along the south side of Hwy 94, opposite of the project. There are no impacts to this trail or easements required with this development.

Public Facility and infrastructure impacts will primarily be addressed through fees in lieu. Water and wastewater services will be provided by well and septic. Gas will be provided by on-site propane tanks. School and Regional park impacts will be addressed through fees in lieu. The site is within the Ellicott Fire Protection District, impacts for these services will be addressed through mill levys. Police services are provided by El Paso County Sheriff's department. Impacts for these services will be addressed through sales and property taxes.

No unique or distinctive topographic features including buttes and rock outcroppings, existing vegetation, drainage, riparian and wetland areas, significant wildlife habitats, identified aquifer recharge areas, and aesthetic features have been identified within the project area.

Recommended environmental compliance actions include coordinating with the U.S. Army Corps of Engineers (USACE) to determine whether wetlands or surface waters on the site are jurisdictional Waters of the U.S. (WOTUS) and obtaining any required Section 404 permits before construction. To comply with migratory bird protections, schedule vegetation clearing outside the nesting season (March 15 through July 31), or conduct a nesting bird survey if work must occur during that period.

Prior to construction, prepare and implement a Noxious Weed Management Plan to prevent the spread of invasive species during and after project activities. Although no federally listed threatened or endangered species were identified and no additional ESA coordination is

currently required, coordination with Colorado Parks and Wildlife (CPW) is recommended to identify appropriate measures to minimize impacts to wildlife during construction.

11. Necessary services, including police and fire protection, recreation, utilities, open space and transportation system, are or will be available to serve the proposed subdivision;
Police services will be provided by El Paso County. Fire protection will be provided by Ellicot Fire Protection District. Utilities for each lot will be provided by well, septic and propane. Electric services will be provided by MVEA. All roads will be public and designed to El Paso County standards. Roads will be dedicated and maintained by El Paso County. Fee in lieu of regional park land will be provided with the Final Plat. School dedication will be met with fees in lieu of.

12. The subdivision provides evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code;
Fire protection for the development will be provided by the Ellicot Fire Department. Given the site's access limitation to City of Colorado Springs water, the International Fire Code (IFC) Section B103.3 sanctions the use of NFPA 1142, Standard on Water Supplies for Suburban and Rural Firefighting. For this subdivision, 150,000 gallons of fire protection water will be provided in several (30,000 gallon) cisterns. In order to accommodate up to 1,000 gpm flows at each cistern, a single dry hydrant with a corresponding minimum suction line size of 6-inch will be implemented. All cisterns shall be sited to ensure the accompanying dry hydrants are not greater than 1,000 feet in distance from the furthest lot line

Filing No. 1 and Filing No. 2 will include two dead end asphalt roads, Goldeneagle Drive and Trilogy Court that are anticipated to include a fire department vehicle turnaround at the end. A portion of Trinity Ranch Drive will be a gravel emergency access road and blocked off with a chain except for emergency vehicles. This road provides direct access to Hwy 94 and will be paved at full build out.

The corresponding lengths for Goldeneagle Drive and Trilogy Court are approximately 907 and 828 feet. From Goldeneagle Drive to CO HWY 94 is approximately 1,187 feet and from Trilogy Court to CO HWY 94 is approximately 2,147 feet. Due to the two cistern locations and the 28-foot-wide roads, the EFPD can allow a single access road. Roads are designed to accommodate , a minimum vehicle load of 75,000 lbs and a minimum cul-de-sac diameter of 96 feet and minimum entry radius of 28 feet. Details of water supply, structure size, and cistern location are provided in the Fire Protection Report created by Kimley-Horn in July 2026.

13. The proposed subdivision meets other applicable sections of Chapter 6 and 8 of this Code;
See analysis above. The proposed subdivision meets the criteria of Chapter 6 and 8. Reports detailing potential impacts to wildlife, vegetation, geologic hazards, noxious weeds, fire protection, water sufficiency, drainage and traffic have been included with the submittal. No significant natural features have been identified on the project site.

A deviation request to allow from LDC 8.4.4.D and ECM 2.3; Table 2-7 to exceed maximum cul-de-sac and roadway length has been included with this application. Pre-subdivision grading is requested with this preliminary plan.

Please contact Kimley-Horn and Associates if you have any questions or need additional information in regard to this application.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Kevin Kofford, P.E.
Project Manager