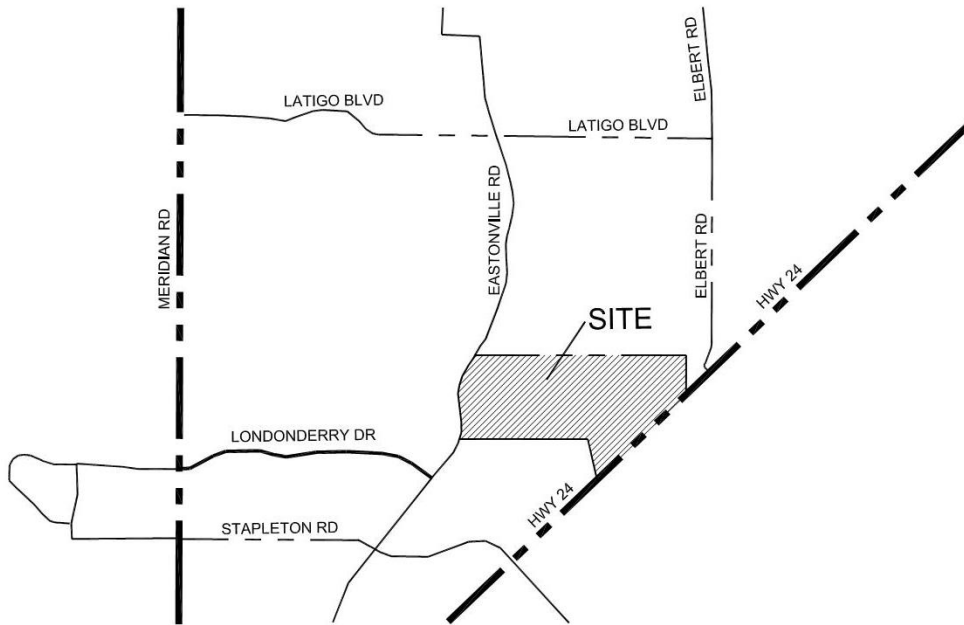


# Grandview Reserve Preliminary Plan Letter of Intent



**VICINITY MAP**

**Developer:**

4 Site Investments LLC  
1271 Kelly Johnson Blvd. #100  
Colorado Springs, CO 80920

**Applicant/ Civil Engineers:**

JR Engineering  
5475 Tech Center Drive, Suite 235  
Colorado Springs, CO 80919

**Site Location, History, Size, Zoning:**

The Grandview Reserve project is submitting a Preliminary Plan for 184 lots on 768.23 acres. The site is located between Highway 24 and Eastonville Road, north of Stapleton Drive. The Grandview Reserve site is county zoned RR-2.5 which shall remain permitting minimum lot sizes of 2.5 acres.

The entire site is currently vacant with four existing drainage ways that cross the site in a southeasterly fashion, all of which contain floodplain limits. There are no major stands of vegetation apart from small pockets of plant growth occurring within the two of the existing drainageways. This existing vegetation within the drainage ways will remain as part of the proposed preliminary plan.

These existing drainage ways vary in size and the proposed tracts were sized to contain the floodplains. The drainage ways have been studied to determine if any channel improvements are necessary to mitigate erosive velocities and those improvements are identified in the MDDP/PDR submitted with this application. The model will be updated with these proposed improvements to establish flood elevations and then processed through FEMA to establish Zone AE floodplains within the tracts.

**Request & Justification:**

The purpose of this application is to request approval of a Preliminary Plan for the Grandview Reserve project. The proposed submittal seeks to approval of 184 lots on 768.23 acres for a density of 0.24 dwelling units per acre. Of this approximately 57 acres will be platted as a tract for future development. All proposed lots shall meet the El Paso County Lands Development Code standards for the RR-2.5 zoning and development standards. The preliminary plan shows the detailed design of the single-family rural residential community and describes the lot sizes, transportation systems, public rights-of way, private roadways, drainage areas, and easements necessary for development.

The site is located within the Falcon/ Peyton Small Area Master Plan under Section 4.4.4 4-Way Ranch Area. This area is identified within the small area plan as Proposed Rural

Residential Development with Future Development Potential. The small area master plan defines this area as most suitable for rural residential development, with secondary priority growth to be considered if exceptional features such as buffering, transitions, etc. are enough to warrant increased densities. However, the proposed preliminary plan maintains the recommended large lot, rural residential densities proposed by the minimum 2.5 acre sized lots.

The Grandview Reserve plan is also consistent with the El Paso County Policy Plan as it relates to small area plan recommendations, compatibility with surrounding and consistency with Section 6.0 Growth and Land Use Goals as outlined below:

*Goal 6.1a: The proposed plan continues the pattern of rural residential growth complementing the area's rural and natural character.*

*Goal 6.1b: The proposed lots will not burden nor require long term public infrastructure capacities*

*Goal 6.4: The proposed development maintains the rural residential character with the large lots and limits the burden placed on the natural environment.*

The proposed subdivision addresses the approval criteria of LDC Sections 7.2.1 with respects to land use, development standards, water and wastewater, and compatibility with surrounding neighbors as discussed throughout this project narrative. The site plan meets all applicable zoning standards including lot width minimum and setbacks.

There are no areas of significant historical, cultural or recreational features found on site; however, the layout seeks to preserve the existing drainage channels flowing through the site. As part of this preliminary plan, it will be necessary to revise the floodplain limits found within the site. Preservation of these drainage corridors will continue to provide excellent habitat for wildlife. A Natural Features and Wetlands Report is included with this submittal discussing the natural features found on site in more detail.

The existing topography is gently rolling, draining to the south/ southeast with four separate existing drainage ways flowing in the same direction. There is a high point within the site north centrally located that will be utilized to maximize views to the west. The project will require culverts for providing vehicular access across the existing drawings ways. A surface storm sewer system will convey the flows from the proposed development into water quality facilities as required.

The proposed single family rural residential lots will not overburden the capacities of existing or planned roads, utilities or other public features, drainage and grading, police protection, or emergency services as this area has been planned and accounted for rural

residential development. Water and wastewater services will be provided for by individual well and individual onsite water treatment systems.

There are no geological hazards or potential soil or grading hazards that will require special precautions. Site specific foundation and septic system soil reports will be completed as may be required at the time of building permit.

A Preliminary Soil, Geology, Geologic Hazard and Wastewater Study investigation was prepared by ENTECH Engineering, Inc. dated January 15, 2019. The report identified no geologic hazards that would preclude development of the site for construction of residential structures; however, the report identified existing geologic and engineering geologic conditions that will impose constraints on some development and construction. The most notable constraints that may affect development include artificial fill, loose and expansive soils, slope stability, and shallow ground water. It is noted that development of the site can be achieved with mitigation of potential hazards as illustrated in the report with engineering design and construction methods commonly employed in the area or through the avoidance of these areas. Investigation of each lot is recommended prior to construction.

**Total Number of Residential Units, Density, and Lot Sizes:** 184 Single Family Rural Residential Lots with a Gross Density of 0.24 DU/ Acre. The minimum lot size shall be 2.5 acres as required under the zoning guidelines.

**Waiver Requests:**

A waiver is being requested for *Section 8.4.4.A, B, C, D* of the EPC Land Development Code to permit Private Roadways within this development as allowed in *Section 8.4.4.E Private Road Allowances*. The waiver request is to specifically permit gated, private roadways with construction of 20' asphalt mat with 6' wide shoulders. The use of the private roads requires a waiver and will be constructed and maintained to ECM standards. The purpose of the request for private streets is to create a rural residential ranchette community with gated access to enhance the living experience. The layout of the subdivision coupled with the provided open spaces maximizes the experience through mountain viewshed protection, large acreage of open space and natural land, and low residential density. The request for waivers meets the approval criteria of Land Development Code Section 7.3.3. in that the waiver request does not nullify the intent of the code; does not result in additional waiver requests; and the waiver request will not be detrimental to the health, safety and welfare of the area. Appropriate emergency access will be provided at each gate location as required by local fire protection districts. The proposed alignment of Rex Road will remain open and public through the development and shall be constructed to El Paso County public road requirement standards.

**Traffic and Proposed Access Locations:**

A Traffic Impact Study and Noise Impact Study was prepared by LSC Transportation Consultants dated January 11, 2019 and are included as part of this submittal. Per the Noise Impact Study, a noise wall along State Highway 24 will not be required. Rex Road is being shown extending through the site from Eastonville Road east to State Highway 24 and is proposed as a public Rural Major Collector with a Right of Way of 90' as illustrated on the drawings. The traffic impact study provides more detail on traffic patterns and recommended roadway improvements. Internal access will be provided via gated, private driveways as discussed above. The private roadways will be accessible to emergency personnel as required. Rex Road will also provide an access location to the south into the Waterbury development shall access be required or desired in this location.

**Types of Proposed Recreational Facilities:**

As part of the Grandview Reserve preliminary plan approximately 54 acres are being set aside for natural open space, drainage corridor preservation, and parkland. Much of this open space is the preservation of the existing drainage ways; however, a 11.2 acre community park site is proposed within the central portion of the site. This park will include a looped soft surface trail and a seating area for the residents to enjoy. In addition, an informal soft surface trail system will be developed throughout the project providing opportunities for passive recreation such as walking or jogging.

**Total Number of Industrial or Commercial Sites:**

There are no proposed commercial or industrial sites proposed as a part of the plan.

**Flood Hazard/ Floodplain**

This site is located within a designated FEMA floodplain as determined by the flood insurance map, community map numbers '08041C0556G' effective date December 7, 2018 and community map number '08041C0552G' effective date December 7, 2018. A LOMR will be submitted for the areas that are currently impacting lots located along the floodplain areas and no lots shall be platted that are impacted by the current floodplain limits. The LOMR will be completed once the model is updated with the proposed improvements to establish flood elevations and then processed through FEMA to establish Zone AE floodplains within the tracts.

**Phasing Plan:**

The Grandview Reserve project will be developed in one phase but platted in multiple filings which have yet to be determined. The sequence of construction and development is not dependent upon utilities or infrastructure as all lots will utilize individual well and septic systems. Rural roads will be constructed as necessary based upon buyer demand.

**Areas of Required Landscaping:**

The proposed rural residential development does not require any landscaping.

**Approximate Acres and Percent of Land Set Aside for Open Space:**

There are no open space minimums required with a straight zone Preliminary Plan; however, there are 54 acres of open space being provided for this development. The primary use of the open space will be for passive recreation such as pedestrian trails, preservation of grassland and drainage.

**Water and Wastewater Services:**

Each of the rural residential lots will utilize individual well and septic systems for water and wastewater. The proposed subdivision has sufficient water rights and capacity to serve the proposed 184 units. The proposed lots will also utilize onsite wastewater treatment systems (OWTS) as permitted on 2.5 acres by the land development code, as amended. Site specific soil and percolation testing reports and site-specific septic system designs will be completed as required by the El Paso County Health Department. These required reports and detailed design shall be required before a building permit can be granted for new housing structures.

**Master Plan for Mineral Extraction:**

The *1996 Master Plan for Mineral Extraction* updates and supersedes the *1975 El Paso County Master Plan for Mineral Extraction of Commercial Mineral Deposits* as amended in 1978 and 1982. This updated plan has two primary purposes, the first is to facilitate continued compliance with the mineral resource protection mandates outlined in the “Preservation of Commercial Mineral Deposits Act” of 1973 and the second is to provide guidance to the EL Paso County Planning Commission and Board of County Commissioners in evaluating land use proposals involving new or expanded mining and mineral resource processing operations. Per the El Paso County Master Plan for Mineral Extraction Aggregate Resource Maps, this site is identified as ‘Upland Deposits’ containing sand and gravel with silt and clay; remnants of older streams deposited on topographic highs or bench like features. Therefore, the proposed project does not contain any mineral deposits of commercial value and does not permit the use of any area containing a commercial mineral deposit which would unreasonably interfere with the present or future extraction of such deposits.

**Proposed Services:**

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|-----------------------|--|
| 1. Water:             | Individual Wells                                 |
| 2. Wastewater:        | Individual Septic Systems                        |
| 3. Gas:               | Black Hills Energy                               |
| 4. Electric:          | Mountain View Electric Association (MVEA)        |
| 5. Fire:              | Falcon Fire and Peyton Fire Protection Districts |
| 6. Police Protection: | El Paso County Sheriff’s Department              |
| 7. School:            | Falcon School District #49                       |