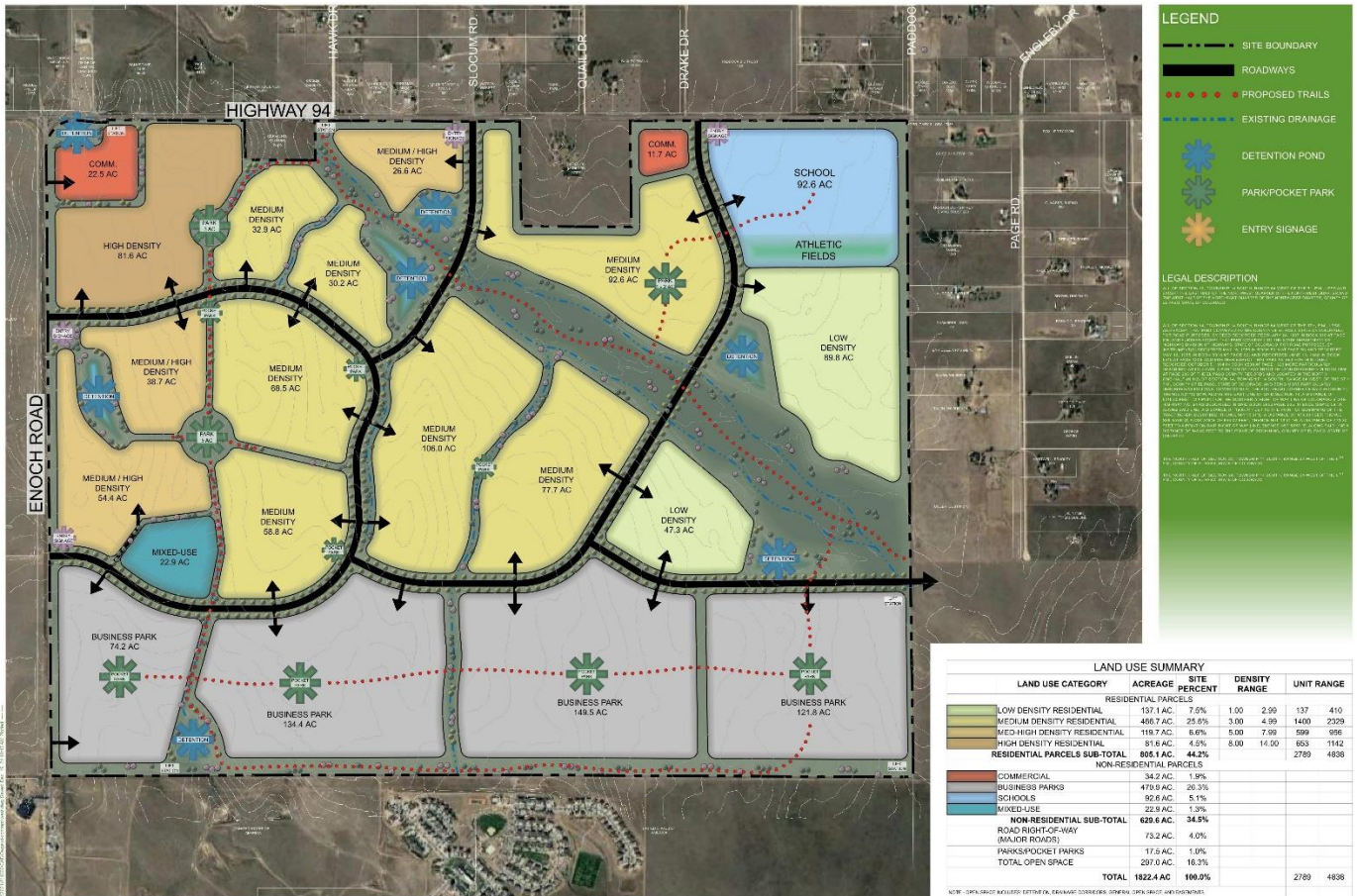


Flying Horse East Impact Identification

December 31, 2024



LEGEND

- SITE BOUNDARY
- ROADWAYS
- PROPOSED TRAILS
- EXISTING DRAINAGE
- DETENTION POND
- PARK/POCKET PARK
- ENTRY SIGNAGE

LEGAL DESCRIPTION

SECTION 36, TOWNSHIP 37N, RANGE 101E, COUNTY OF EL PASO, COLORADO

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LAND USE SUMMARY				
LAND USE CATEGORY	ACREAGE	SITE PERCENT	DENSITY RANGE	UNIT RANGE
RESIDENTIAL PARCELS				
LOW DENSITY RESIDENTIAL	191.1 AC	7.5%	1.00 - 2.99	137 - 410
MEDIUM-HIGH DENSITY RESIDENTIAL	466.7 AC	25.6%	3.00 - 4.99	1400 - 2329
MED-HIGH DENSITY RESIDENTIAL	119.7 AC	6.6%	5.00 - 7.99	599 - 956
HIGH DENSITY RESIDENTIAL	81.6 AC	4.5%	8.00 - 14.00	653 - 1142
RESIDENTIAL PARCELS SUB-TOTAL	859.1 AC	44.2%		2780 - 4936
NON-RESIDENTIAL PARCELS				
COMMERCIAL	34.2 AC	1.9%		
BUSINESS PARKS	479.6 AC	26.3%		
SCHOOLS	92.6 AC	5.1%		
MIXED-USE	22.9 AC	1.3%		
NON-RESIDENTIAL SUB-TOTAL	629.4 AC	34.5%		
ROAD RIGHT-OF-WAY (MAJOR ROADS)	73.2 AC	4.0%		
PARKS/POCKET PARKS	17.6 AC	1.0%		
TOTAL OPEN SPACE	297.0 AC	16.3%		
TOTAL	1922.4 AC	100.0%		2780 - 4936



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SITE LOCATION, SIZE, ZONING

The Flying Horse East project is roughly 1,844-acres in size and is located near the Highway 94 and Enoch Road intersection. As illustrated in the letter of intent, there are a number of zoning districts that encumber the property. With the proposed Sketch Plan application, the intent is to change the entirety of the project into the PUD zone district. The parcel is currently vacant. The proposed Sketch Plan includes a range of 2,789 – 4,838 new residential units within a variety of density categories, 480-acres of Business Park situated along the southern boundary of the site adjacent to Schriever Air Force Base, commercial nodes along Highway 94 near future connection points into FHE, a 93-acre future school site for residents and a variety of regional and neighborhood parks interconnected by a trail network.

TOPOGRAPHY

The topography of the site varies from gently to moderately sloping generally from the northeast and southwest of the site towards the drainage channel that bisects the property into two halves. Potential pond locations in the future have been identified on the Sketch Plan in accordance with the natural topography of the land the associated drainage basins. Additionally, future lift stations have also been located in anticipated low spot areas to assist with wastewater disposal. Current land uses include grazing and pastureland.

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. 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 center of the property. This development will avoid this floodplain and therefore no impacts will occur.

WETLANDS

The wetland assessment revealed that a few of the features identified in the NHD and NWI data were present on site, with only one PEM1A wetland generally matching the desktop review data. The online data provided identified one PEM1A pond in the center of the site, one temporarily flooded PUSA wetland, and unnamed tributary to Black Squirrel Creek, and a second unnamed tributary as an R4SBC wetland. Based on the information obtained from the site reconnaissance, the wetlands present on the Project site, the R4SBC wetlands and tributaries depicted in NWI and NHD were not present. However, the PEM1A pond was located and an additional man-made stock pond for the agricultural uses of the property was also identified.

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. It is the opinion of the Geotechnical Engineer that the existing geologic engineering and geologic conditions will impose some constraints on the development and construction of the site. However, these conditions can be avoided by construction and others can be mitigated through proper engineering design and construction practices. Based on the anticipated geologic and engineering geologic conditions appropriate mitigation measures identified in the Soils and Geology Report will be adhered to. This project will not interfere with the extraction of mineral deposits.

WILDLIFE & MIGRATORY BIRDS

Per with wildlife and wetlands report provided by Bristlecone Ecology, some wildlife will inevitably be affected by future development. The main consideration for wildlife that is present on the site today is the presence of the Black-Tailed Prairie Dog that was observed during the site visit. These animals are listed on the species of concern, however no burrowing owls, which typically inhabit these colonies during certain months of the year, were observed to be present. Additional site reconnaissance will need to be conducted in order to determine that no burrowing owls are found. The implementation of the necessary drainage facilities and improving the planned drainage corridors will improve the aquatic resources and wildlife in the area. While the existing grasslands on the site today will be impacted the most, carefully planned open space corridors, park sites and natural open space areas that will be preserve are expected to limit this loss as much as possible. More detailed information regarding all wildlife and wetland analysis can be found within the associated reports of this application.

POTENTIAL IMPACTS

The Flying Horse East 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 FHE with water and sanitary services, there will be extensions and expansions of water and sewer utility infrastructure from Cherokee Metro District. 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 the time of construction. MVEA and BHE will serve future development with electric and gas. Currently there is a recorded easement adjacent to Highway 94 for gas services by BHE. Will serve letters from both entities have been provided with this application.

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. Additional correspondence with CDOT will need to occur to assess future roadway improvements for the existing roads surrounding the site. There are currently no known committed or planned improvements for the study area. Roadways or 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. If additional fire station facilities are needed for the Ellicott Fire Protection agency, correspondence will be handled with this application process. 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. Future fire hydrants served by the Cherokee central water system will be provided in accordance with the applicable codes.



Schools

Flying Horse East is completely contained within Ellicott School District 22. During the review of this application, it will be determined if the existing school facilities can handle the future growth but it is anticipated an additional school site will be needed. Currently, a 93-acre school site area has been identified within FHE boundaries. Depending on what is needed for the corresponding school district, this will be revised accordingly on the submitted Sketch Plan.