

**SKYE VISTA SUBDIVISION
LETTER OF INTENT
FINAL PLAT**

December 5, 2024



PREPARED FOR:
Skye Vista LLC
13144 Thumbprint CT
Colorado Springs, CO 80921

PREPARED BY:
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Tax Schedule No: 6100000485

Site Location, Size, Zoning:

Matrix Design Group, on behalf of Skye Vista LLC, is submitting a Final Plat application to create 13 large residential lots as a continuation of the Skye Vista and Abert Ranch Subdivision. The parcel is currently zoned RR-2.5 which shall remain. The parcel is currently un-platted. No change of zone is proposed with this application. All proposed lots will be in compliance with the current zoning designation. The site is located north of Hodgen Road, immediately east and south of the Settlers Ranch Subdivision Filing 2B and 2C and adjacent to the southern boundary of Settlers Ranch Road. Settlers Ranch Subdivision Fil 3, a proposed 24 lot residential subdivision currently under final review, will bound the western and northeastern boundaries of Skye Vista.

Skye Vista subdivision will create 13, 2.5AC residential lots and two tracts on the existing 36.38AC parcel with a gross density of 0.36 DU/AC. One tract will be utilized for detention and water quality, the other tract will be used for a sign and fire cistern. All tracts will be maintained by the HOA.

Surrounding land uses are predominantly large lot detached single family residential. Settlers Ranch Filing No 2B and 2C, both large lot detached single family residential developments lie north and east of Settlers Ranch Road. Settlers Ranch Filing No. 2B is zoned PUD with lots ranging from 2.5-5AC. Settlers Ranch Filing 2C is zoned RR-2.5 with a minimum lot size of 2.5AC. Abert Ranch Subdivision, zoned RR-5 and RR-2.5, is northeast of the site surrounding Silver Nell Drive. Settlers Ranch Subdivision Fil. 3, a proposed 24 lot -2.5AC residential subdivision, bounds the western and northeastern corner of the parcel. This subdivision is currently under final review and includes an extension of Settlers Ranch Road to Stepler Road. Directly east of the proposed Skye Vista subdivision is approximately +/- 78AC of un-platted grazing land. This parcel is zoned RR-5. South of Skye Vista is approximately +/- 39AC of un-platted land utilized for detached single family residential and grazing. This parcel is zoned RR-5.

Primary access to the site is provided by Settlers Ranch Road. This road currently connects from Timber Meadow Drive and Hodgen Road to the proposed subdivision and ends at the Settlers Ranch Subdivision. Secondary access to Skye Vista will be provided by the extension of Settlers Ranch Road to Albert Ranch Drive. Future connections to Stepler Road will be constructed with the Settlers Ranch Subdivision Fil. 3 (currently under final review). This subdivision will construct Settlers Ranch Road to Stepler Road which will provide secondary access to Skye Vista, Abert Ranch Subdivision and Settlers Ranch Subdivisions.

Request & Justification:

The purpose of this application is to request plat approval for 13 large lot detached single-family units, south of Settlers Ranch Road and adjacent to the Settlers Ranch Subdivision. Each lot will be 2.5AC, served by well and septic and constructed by an individual home builder. A finding of water sufficiency and quality was determined with this report and included with the submittal. As each lot will be served by septic, an onsite wastewater treatment system (OWTS) evaluation report, completed by Vivid Engineering, generally found soils onsite to be favorable for conventional septic system construction. Bedrock was not encountered in any of the test pits, although geologic mapping indicated that shallower bedrock of the Dawson Formation may be encountered. A copy of this report has been included with the submittal.

On site water quality and detention are provided onsite. Access to the detention pond is provided by a maintenance access path. The detention pond, water quality features and maintenance access path will be maintained by the HOA. A final drainage report detailing this has been included with the submittal.

The entire subdivision is within zone X, area of minimal flood hazard as shown on FEMA Flood Panel 08041C0305G, effective 12/7/2018.

A natural landforms, vegetation and riparian analysis have been included with this submittal. No significant natural features, such as distinctive topographic features including buttes and rock outcroppings; existing vegetation, drainage, riparian and wetland areas; significant wildlife habitats; identified aquifer recharge areas; or aesthetic features have been identified within the project boundary. Alteration of features shall be kept to a minimum and shall be based on practical engineering considerations. There are no identified hydrological or floodplain features as shown on the National Wetlands Inventory and surface waters and wetlands mapper. No wetlands or hydrological features are anticipated to be impacted by this development. All of the Skye View Subdivision is located within Zone X, area of minimal flood hazard as shown on FEMA Floodmap panel number: 08041C0305G effective 12/7/2018.

A copy of the Geology and Soils Evaluation Report completed by Vivid Engineering in November of 2024, has been included in this report.

A request for alternative landscape plan is included with this application. We are requesting that the street tree requirement be waived on the basis of compliance with the surrounding developments and support of the existing native conditions. Indigenous tree cover at this location is sparse due to the native conditions of the site, such as wind, rolling hills with silty sand and poorly to well graded sand soils, and high desert conditions with low water availability. As a product of these factors, street trees planted in this location will require additional maintenance and water for survival.

All proposed lots are designed as large lot residential with a minimal lot size of 2.5AC. Given the size of each lot, all residential structures will be set back from the road and set back considerably from each other, these setbacks will reduce their overall mass and scale from the public

roadway. Furthermore, this will ensure compatibility with the adjacent subdivisions of Settler Ranch Filing No 2B and 2C which are built out in a similar manner.

As an alternative to street tree plantings along the roadway, we are proposing that each individual lot owner will provide landscape improvements within their individual lot. All landscaping within the lot and perimeter will be installed and maintained by the individual homeowner. The HOA will provide and maintain landscape improvements in Tract A, which is utilized for the fire cistern and sign, and Tract B, which is utilized for detention and stormwater quality. There are no proposed parking lots, common trash areas, common open space areas or existing zone changes that require a landscape buffer.

Your El Paso County Master Plan:

Baseline Considerations:

1. *Is there a desirability or demand within the community for this use?*
The proposed 13 lot subdivision will help to fulfill desirability and demand this type of large lot type residential development within El Paso County. As illustrated in Your El Paso County Master Plan, the County should consider development that promotes development of places at a neighborhood scale, creating context-appropriate flexibility and an opportunity for compatible change.
2. *Does the market support the need for the use? Would the use be viable if built right now?*
There remains a high demand for this type of proposed subdivision within this area of El Paso County. The Tri-Lakes area serves as a place of residence for many who commute to work either in the Denver Metropolitan Area or Colorado Springs. The addition of these thirteen, 2.5AC lots will support the existing well-established community in the northern part of the County with additional housing choices, easy access to necessary commercial goods and services, easy access to main roadways, and a variety of entertainment opportunities.
3. *Would the use be providing necessary housing or essential goods and/ or services?*
The proposed subdivision will create 13, 2.5AC residential lots adjacent to the Black Forest. Being within an area of minimal change, the surrounding area is largely built out with an established rural character. The subdivision maintains the existing character of the area.

County Systems Considerations:

1. *Is there existing infrastructure to which the development can connect? If so, what infrastructure exists? If not, are there existing or proposed plans to extend infrastructure to this area?* Primary access to the site is provided by Settlers Ranch Road. This road currently connects from Timber Meadow Drive and Hodgen Road to the proposed subdivision and ends at the Settlers Ranch Subdivision. Secondary access to Skye Vista will be provided by the extension of Settlers Ranch Road to Albert Ranch Drive. Future connections to Stepler Road will be constructed with the Settlers Ranch Subdivision Fil. 3 (currently under final review). This subdivision will construct Settlers Ranch Road to Stepler Road which will provide secondary access to Skye Vista, Abert Ranch Subdivision and Settlers Ranch Subdivisions.

Access into the Skye Vista proposed subdivision is provided by a public internal drive which extends from Settlers Ranch Road into the subdivision and serves as frontage for each of the lots. No lots front Settlers Ranch Road and there is no direct lot access onto Settlers Ranch Road. The public drive will be built to El Paso County rural local residential standards. Traffic impacts, public improvements and road impact fees are

identified in the Traffic Impact Study. Per Resolution 23.342, the developer will participate in the construction improvements for future paving of both Settlers Ranch Road and Stepler Road that is proportionate to the development's traffic impact.

All lots will be served by well and septic. A water resources report demonstrating water sufficiency and waste water evaluation report have been included with this submittal. Electricity to the site will be provided by MVEA. Natural Gas will be provided by Black Hills Energy.

Goal LU1: Ensure compatibility with established character and infrastructure capacity. Larger lots have been proposed in this location to encourage compatibility with the existing adjacent large lot rural single family residential to the West and North and proposed large lots to the Northeast. All lots will be served by well and septic.

Traffic for this site is anticipated as minimal. This site was previously studied in 16850 Stepler Road – Traffic Study Memorandum (2023). According to this study a total of 14 single-family dwelling units were anticipated for this area. The latest site plan shows a total of 13 units of single-family homes for this development. Consequently, Matrix can confirm that the total site trips for this development less than what was previously studied in the 2023 memorandum. Therefore, the results of the previous traffic memorandum are valid, no additional analysis is necessary.

2. *Does the development trigger the need for such infrastructure?*

13 lots with a minimum lot size of 2.5AC does not trigger the need for water or wastewater infrastructure. All lots will be served by well and septic.

Traffic for this site is anticipated as minimal and in conformance with the previously studied 16850 Stepler Road – Traffic Study Memorandum (2023). Based on the findings of the previous study the following conclusions and recommendations were made:

- Access to the project is anticipated to be an unsignalized 'T'-intersection with stop control on the northbound project access approach to the intersection with an R1-1 "STOP" sign posted on this approach. Turn lanes are not warranted at this intersection.
- No improvements are anticipated to be needed at the Hodgen Road & Timber Meadow Drive (#1) or Settlers Ranch Road & Timber Meadow Drive (#2) intersections through the 2045 horizon with the addition of project traffic.
- A new intersection at Settlers Ranch Road & Stepler Road (#3) is anticipated to be constructed in coming years. This intersection, when built, should provide an R1-1 "STOP" sign on the eastbound Settlers Ranch Road approach to the 'T'-intersection while all approaches should operate well through the 2045 horizon with one lane for shared turning movements with turn lanes not anticipated to be needed or warranted.
- This study included the Settlers Ranch, Settlers View, and Abert Ranch traffic studies and their associated traffic volume in the background of this study. If fewer than 25 homes are built along Settlers Ranch Road from Timber Meadow Drive by the time this project is constructed, it is noted that this project may be responsible for the provision of extending Settlers Ranch Road approximately 600 feet from the terminus cul-de-sac to Abert Ranch Drive to provide a required secondary point of access.

- Sight distance triangles should be provided at the proposed project access along Settlers Ranch Road, when constructed, based on the 335-foot intersection sight distance for vehicles turning from stop.

The current project proposes 13, 2.5AC lots and is anticipated to generate approximately 154 weekday daily trips, with 12 of these trips occurring during the morning peak hour and 15 of these trips occurring during the afternoon peak hour. The El Paso County Road impact fee for the proposed 13 lots would result in a total road impact fee of \$49,790.

Per Resolution 23.342, the developer will participate in the construction improvements for future paving to both Settlers Ranch Road and Stepler Road that is proportionate to the development's traffic impact.

Due to the development of the site and the resulting increase in imperviousness, detention will be required to limit the 100-year discharge to historic rates. The proposed private extended detention basin has been designed to over detain stormwater flows to reduce the total site discharge to predevelopment levels. The pond will provide detention and water quality treatment for stormwater runoff generated within the Skye Vista site. Design information including calculations are included in Appendix A of Final Drainage Report. Per DCM Volume 2, Section 4.1 improvements that conform to the MHFD four step process for stormwater quality have been incorporated into the site. As required by the DCM, runoff from the proposed streets which is feasible to detain, is directed into a proposed detention facility via grass lined swales. The pond has been designed to meet the DCM standards for the release rates of Full Spectrum Detention Ponds for Water Quality Capture Volumes, and all other storm events listed in the MHFD- Detention spreadsheet. Exclusions are listed below:

- The lots containing large lot residential sites are excluded from WQ treatment per section I.7.1.b.5 of the ECM.
- Disturbed areas that are not practicable to detain are excluded from WQ treatment per section I.7.1.C.1.a.
- Runoff reduction calculations have been provided for those portions of the proposed roadway that are not being detained to show compliance with the DCM requirements for treatment of the WQCV. Runoff Reduction calculations can be found in Appendix A.

Goal LU4: Continue to encourage policies that ensure "development pays for itself".

At time of final plat, the developer will pay all required County impact fees. Per Resolution 23-342, improvement costs and shares have been included in the traffic memo submitted with this application. The developer will participate in construction improvements in a fair and equitable manner for future paving to both Settlers Ranch Road and Stepler Road that is proportional to the development's traffic impact.

3. *Does the proposal trigger the need for pedestrian or multimodal connections and are those connections being provided?*

The proposed subdivision does not require any pedestrian or multimodal connections to be made to Timber Meadow or Stepler Roads. Settlers Ranch Road is a paved rural local road with no sidewalk. This road connects to Timber Meadow Drive and Stepler Road, both rural local residential streets with no sidewalk. While there is no direct pedestrian or multimodal access to regional trail corridors, Timber Meadows Drive and Steppers Road

each connect to the proposed County regional bike and primary regional trail along Hodgen Road. Access to the Fox Run regional trailhead is within 2.8 miles of the proposed subdivision.

Goal TM2: Promote walkability and bike-ability

Settlers Ranch Road is a paved rural local road with no sidewalk. With this subdivision, Settlers Ranch Road will connect Timber Meadows Drive and Albert Ranch Drive, both rural local roads with no sidewalk. These roads have the ability to serve as a connection to a proposed bicycle and primary regional trail along Hodgen Road. This route will serve as an alternative means of access to the Fox Run Regional Trailhead, approximately 2.8 miles away.

Best Practices Considerations:

1. *Does the development appropriately include conservation design best practices to protect/preserve existing natural resources?*

The proposed subdivision employs best practices to conserve existing natural resources of the area. The topography of the project site is rolling hills with grasses, shrubs and sparse clusters of ponderosa pine and gamble oaks. Overall slope of the site ranges from 0-17%, with a majority of the site within 4-10% slope. No significant natural features, such as distinctive topographic features including buttes and rock outcroppings; existing vegetation, drainage, riparian and wetland areas; significant wildlife habitats; identified aquifer recharge areas; or aesthetic features have been identified within the project boundary. There are no identified hydrological or floodplain features as shown on the National Wetlands Inventory and surface waters and wetlands mapper. All of the Skye View Subdivision is located within Zone X, area of minimal flood hazard as shown on FEMA Flood map panel number: 08041C0305G effective 12/7/2018.

Alteration of features shall be kept to a minimum and shall be based on practical engineering considerations.

A Natural Landforms, Vegetation and Riparian Analysis Report has been included with this submittal.

2. *Does the development include best practices to protect existing natural resources and prevent unnecessary property damage? If not, does it include methods for impact mitigation?*

There are no significant natural features, such as 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 that have been identified within the project boundary. Alteration of features shall be kept to a minimum and shall be based on practical engineering considerations.

There are no identified hydrological or floodplain features as shown on the National Wetlands Inventory and surface waters and wetlands mapper. The entire subdivision is located within Zone X, area of minimal flood hazard as shown on FEMA floodmap panel number: 08041C0305G effective 12/7/2018.

El Paso County Final Plat Section 7.2.1(D)(3) Approval Criteria

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

The proposed subdivision is located within a priority development area and Tri-Lakes key area. This project supports the Tri-Lakes area designation by providing housing of a similar character within the Black Forest Area.

Subdivision of this parcel into 13 large lots will create large detached residential lots of a similar character and density between the established Settlers Ranch and Abert Ranch Subdivisions. Existing residential lots to east, north and west all range from 2.5-5AC. Infill residential subdivisions such as the proposed 13, 2.5AC lots are described as anticipated patterns of growth in an area of minimal change-developed designation of Your El Paso County Master Plan.

This area is within the Large-Lot residential placetype. Subdivision of the parcel to create 13 residential lots, with a minimum size of 2.5AC, is supportive of the large-lot residential placetype primary use of detached single family on 2.5AC lots or larger. In this location the proposed larger lot sizes and lower density complement the surrounding 0.5AC-2.5AC lot sizes and development characteristics of the surrounding area.

As a priority development area, this site should be prioritized first for new residential development to help accommodate growth in the County. The proposed development is supportive of primary uses described by the Large-Lot placetype and established character of the surrounding area.

The subdivision meets the following goals and objectives of Your El Paso County Master Plan:

Land Use & Development:

Core Principle: 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

Goal 1.3 - Encourage a range of development types to support a variety of land uses.

Goal 1.4 - Continue to encourage policies that ensure “development pays for itself”

Housing & Communities:

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

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

Transportation and Mobility:

Core Principle: Connect all areas of the County with a safe and efficient multimodal transportation system

Goal 4.1 - Establish a transportation network that connects all areas to one another, emphasizing east-west routes, reducing traffic congestion, promoting safe and efficient travel.

Environment & Natural Resources

Core Principle: Prioritize and protect the County’s natural environment.

Goal 9.2 - Promote sustainable best practices with regard to development and infrastructure.

2. *The subdivision is in substantial conformance with the approved preliminary plan;*

There are no preliminary plans associated with this subdivision.

3. *The subdivision is consistent with the subdivision design standards and regulations and meets all planning, engineering, and surveying requirements of the County for maps, data, surveys, analyses, studies, reports, plans, designs, documents, and other supporting materials;*

The subdivision is in conformance with El Paso County subdivision design standards and regulations. Primary access to the site is provided by Settlers Ranch Road. This road currently connects from Timber Meadow Drive and Hodgen Road to the proposed subdivision and ends at the Settlers Ranch Subdivision. Secondary access to Skye Vista will be provided by the extension of Settlers Ranch Road to Albert Ranch Drive. Future connections to Stepler Road will be constructed with the Settlers Ranch Subdivision Fil. 3 (currently under final review). This subdivision will construct Settlers Ranch Road to Stepler Road which will provide secondary access to Skye Vista, Abert Ranch Subdivision and Settlers Ranch Subdivisions.

A public drive connects from Settlers Ranch Road into the Skye Vista Subdivision. This drive will be constructed to El Paso County Roadway Standards. No proposed lots front Settlers Ranch Road. All other infrastructure has been designed and will be constructed to El Paso County standards. A cost share for needed improvements to Settlers Ranch Road and Stepler Road is included in the traffic memo submitted with this application.

4. *Either 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, or, with respect to applications for administrative final plat approval, such finding was previously made by the BoCC at the time of preliminary plan approval;*

Water for each lot will be provided by well. A water resources report demonstrating 300 years water sufficiency has been included with this submittal. All lots will be served by individual wells.

An existing single existing well within the project boundary is intended to remain and serve the existing residence. Details of this well can be found in the included Water Resources Report and water court case number 2022CW3175. The remaining 12 lots are each proposed to have their own individual well. These wells will be constructed to the Dawson aquifer and will access water from one of combination of the Denver, Dawson, Arapahoe, and Laramie-Fox aquifers and are allocated to draw a maximum of 9.1 acre-feet of water from the aquifers. Maximum depletion over the 300-year pumping period for the Dawson aquifer are 2.08 acre-ft in year 310 being 22.86% of pumping. During pumping life of the wells, depletions during pumping will be effectively replaced by residential return flows from non-evaporative septic systems. Post pumping depletions, with a pumping period of 300 years, will reserve 9.1 acre-feet per year, totally 2,730 acre-feet from the non-tributary Denver (0.64 acre-feet per year), Arapahoe (4.83 acre-feet per year), and Laramie-Fox Hills (3.63 acre-feet per year)

aquifers. The application for Underground Water Rights and Plan for Augmentation Water Court Case Number 2022CW3175 (State of Colorado, District Cour, Water Division 1) has been included in the Water Resources Report.

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, or, with respect to applications for administrative final plat approval, such finding was previously made by the BoCC at the time of preliminary plan approval;*

A waste water evaluation report, completed by Vivid Engineering, found soils on site to be favorable for conventional septic system construction. Bedrock was not encountered in any of the test pits, however, geologic mapping indicates that shallower bedrock of the Dawson Formation may be encountered.

6. *All areas of the proposed subdivision which may involve soil or topographical conditions presenting hazards or requiring special precautions have been identified and that the proposed subdivision is compatible with such conditions [C.R.S. § 30-28-133(6)(c)];*

A "Soils and Geology Evaluation Report" created by Vivid Engineering in November of 2024 found soils onsite to predominantly consist of clayey to silty sand and poorly to well graded sand soils. Regional geology mapping shows sandstone of the Dawson Formation at the surface of the site. There may be areas on the site in which bedrock is near or at the ground surface. No bedrock was encountered in any of the test pits to a depth of 8 feet below the ground surface. Although not encountered in any of the test pits, lenses of claystone bedrock may be encountered within the sandstone. Sandstone encountered on this site is anticipated to be uncemented to moderately cemented. No geologic hazards were found that would preclude the proposed development as planned. The following present a list of geologic hazards encountered on this site:

- Expansive/Settlement prone soil
- Erodible Soils
- Corrosive Soils
- Seismicity
- Radiation

No geologic hazards that exist on site pose a significant risk to the proposed project or adjacent properties that cannot be mitigated through proper land usage planning, foundation design, engineering design, and/or construction practice generally as discussed above. Recommendations regarding mitigation of the identified potential hazards must be addressed in the lot specific geotechnical investigation report, or through the use of current build design codes. A copy of the report has been included in the submittal package.

7. *Adequate drainage improvements are proposed that comply with State Statute [C.R.S. § 30-28-133(3)(c)(VIII)] and the requirements of this Code and the ECM; Adequate drainage improvements; complying with State law, this Code and the ECM are proposed and illustrated on the drawings. A Final Drainage report for this development has been included for review and approval by El Paso County.*

Due to the development of the site and the resulting increase in imperviousness, detention will be required to limit the 100-year discharge to historic rates. The proposed private extended detention basin has been designed to over detain stormwater flows to

reduce the total site discharge to predevelopment levels. The pond will provide detention and water quality treatment for stormwater runoff generated within the Skye Vista site. Design information including calculations are included in Appendix A of the Final Drainage Report. Per DCM Volume 2, Section 4.1 improvements that conform to the MHFD four step process for stormwater quality have been incorporated into the site. As required by the DCM, runoff from the proposed streets which is feasible to detain, is directed into a proposed detention facility via grass lined swales. The pond has been designed to meet the DCM standards for the release rates of Full Spectrum Detention Ponds for Water Quality Capture Volumes, and all other storm events listed in the MHFD- Detention spreadsheet. Exclusions are listed below:

- The lots containing large lot residential sites are excluded from WQ treatment per section I.7.1.b.5 of the ECM.
- Disturbed areas that are not practicable to detain are excluded from WQ treatment per section I.7.1.C.1.a.
- Runoff reduction calculations have been provided for those portions of the proposed roadway that are not being detained to show compliance with the DCM requirements for treatment of the WQCV. Runoff Reduction calculations can be found in Appendix A.

8. *Legal and physical access is provided to all parcels by public rights-of-way or recorded easement, acceptable to the County in compliance with this Code and the ECM;*

A proposed public roadway will provide legal and physical access to each lot. This roadway will be designed to rural local roadway standards with a 60FT ROW.

9. *Necessary services, including police and fire protection, recreation, utilities, and transportation systems, are or will be made available to serve the proposed subdivision;*

All necessary public services will be available to serve the proposed subdivision as this area has been with anticipation of development such as this. Fire protection will be provided by the Monument Fire with the nearest station 5.2 miles away. Police services are provided by El Paso County Sheriff's Department. A commitment letter from MVEA Electric and Gas commitment letter from Black Hills Energy has been included with this submittal.

The extension of Settlers Ranch Road promotes connectivity to a County proposed bicycle and primary regional trail along Hodgen Road. While there is no direct pedestrian or multimodal access to regional trail corridors, access to the Fox Run regional trail is within 2.8 miles.

10. *The final plans provide evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code;*

The proposed subdivision complies with the fire protection standards of Chapter 6 including water supply, roads and access. A fire protection report illustrating the available fire protection measures has been provided with this submittal.

11. *Off-site impacts were evaluated and related off-site improvements are roughly proportional and will mitigate the impacts of the subdivision in accordance with applicable requirements of Chapter 8;*

The location and design of the proposed public improvements are adequate to serve the needs and mitigate the effects of the development. Traffic for this site is anticipated as minimal and in conformance with the previously studied 16850 Stepler Road – Traffic Study Memorandum (2023). Based on the findings of the previous study the following conclusions and recommendations were made:

- Access to the project is anticipated to be an unsignalized ‘T’-intersection with stop control on the northbound project access approach to the intersection with an R1-1 “STOP” sign posted on this approach. Turn lanes are not warranted at this intersection.
- No improvements are anticipated to be needed at the Hodgen Road & Timber Meadow Drive (#1) or Settlers Ranch Road & Timber Meadow Drive (#2) intersections through the 2045 horizon with the addition of project traffic.
- A new intersection at Settlers Ranch Road & Stepler Road (#3) is anticipated to be constructed in coming years. This intersection, when built, should provide an R1-1 “STOP” sign on the eastbound Settlers Ranch Road approach to the ‘T’-intersection while all approaches should operate well through the 2045 horizon with one lane for shared turning movements with turn lanes not anticipated to be needed or warranted.
- This study included the Settlers Ranch, Settlers View, and Abert Ranch traffic studies and their associated traffic volume in the background of this study. If fewer than 25 homes are built along Settlers Ranch Road from Timber Meadow Drive by the time this project is constructed, it is noted that this project may be responsible for the provision of extending Settlers Ranch Road approximately 600 feet from the terminus cul-de-sac to Abert Ranch Drive to provide a required secondary point of access.
- Sight distance triangles should be provided at the proposed project access along Settlers Ranch Road, when constructed, based on the 335-foot intersection sight distance for vehicles turning from stop.

The current project proposes 13, 2.5AC lots and is anticipated to generate approximately 154 weekday daily trips, with 12 of these trips occurring during the morning peak hour and 15 of these trips occurring during the afternoon peak hour. The El Paso County Road impact fee for the proposed 13 lots would result in a total road impact fee of \$49,790.

Per Resolution 23.342, the developer will participate in the construction improvements for future paving to both Settlers Ranch Road and Stepler Road that is proportionate to the development’s traffic impact.

Due to the development of the site and the resulting increase in imperviousness, detention will be required to limit the 100-year discharge to historic rates. The proposed private extended detention basin has been designed to over detain stormwater flows to reduce the total site discharge to predevelopment levels. The pond will provide detention and water quality treatment for stormwater runoff generated within the Skye Vista site. Design information including calculations are included in Appendix A of Final

Drainage Report. Per DCM Volume 2, Section 4.1 improvements that conform to the MHFD four step process for stormwater quality has been incorporated into the site. As required by the DCM, runoff from the proposed streets which is feasible to detain, is directed into a proposed detention facility via grass lined swales. The pond has been designed to meet the DCM standards for the release rates of Full Spectrum Detention Ponds for Water Quality Capture Volumes, and all other storm events listed in the MHFD- Detention spreadsheet. Exclusions are listed below:

- The lots containing large lot residential sites are excluded from WQ treatment per section I.7.1.b.5 of the ECM.
- Disturbed areas that are not practicable to detain are excluded from WQ treatment per section I.7.1.C.1.a.
- Runoff reduction calculations have been provided for those portions of the proposed roadway that are not being detained to show compliance with the DCM requirements for treatment of the WQCV. Runoff Reduction calculations can be found in Appendix A.

A soils report, completed by Vivid Engineering demonstrating soil suitability for construction and mitigation measures has been included with this submittal.

Water for each lot will be provided by well water. A water report demonstrating 300 years water sufficiency has been included with the submittal. All lots will be served by septic.

12. *Adequate public facilities or infrastructure, or cash-in-lieu, for impacts reasonably related to the proposed subdivision have been constructed or are financially guaranteed through the SIA so the impacts of the subdivision will be adequately mitigated;*

A Subdivision Improvement Agreement will be provided if required.

13. *The subdivision meets other applicable sections of Chapter 6 and 8; and;*

The proposed subdivision meets all applicable sections of Chapter 6 and 8 of the El Paso County Land Development Code.

14. *The extraction of any known commercial mining deposit shall not be impeded by this subdivision [C.R.S. §§ 34-1-302(1), et seq.]*

No known commercial mining deposit is impeded by this subdivision.

Impacts associated with the Final Plat:

Skye View Subdivision is located within Zone X, area of minimal flood hazard as shown on FEMA Floodmap panel number: 08041C0305G effective 12/7/2018.

Wetlands: There are no identified hydrological or floodplain features as shown on the National Wetlands Inventory and surface waters and wetlands mapper. No wetlands or hydrological features are anticipated to be impacted by this development.

Air Pollution: By adhering to current air quality regulations, any air pollution emanating from the development will be negligible. The site contains a variety of native grasses, shrubs and clusters of Ponderosa Pine which may result in higher-than-normal amounts of dust during windy days. Development of the site will implement fire mitigation strategies which will reduce dry forest debris, barren soil, and clusters of dry grass beds. Construction practices will adhere to El Paso County health department, as well as state department codes and regulations.

Water Pollution: By adhering to current wastewater and stormwater regulations, any water pollution emanating from the development will be negligible. An erosion and sedimentation plan will be in place prior to construction.

Noise Pollution: Vehicular movement is expected to be a negligible source of noise pollution emanating from the site after construction is complete. The proposed development is surrounded by similar land uses and the effects of noise generated from the site will have little or no impact on other surrounding areas.

Vegetation, Wildlife Habitats and Migration Routes: The project area is located within the Southern Rockies Level III ecoregion. This area is distinguished from neighboring plains ecoregions by their high elevation, steep, and rugged mountains. The undeveloped portions of each lot will remain as native vegetation and un-disturbed wildlife habitat.

The US Fish and Wildlife note the following endangered species as present in the area:

- Eastern Black Rail
- Piping Plover
- Whooping Crane
- Pallid Sturgeon
- Monarch Butterfly
- Ute Ladies' tresses
- Western Prairie Fringed Orchid

No critical habits have been identified on this site. There are no documented cases of eagles being present at this location. The US Fish and Wildlife note the following migratory birds may be present on the site:

- Broad-tailed Hummingbird
- Ferruginous Hawk
- Northern Harrier
- Pinyon Jay
- Red-Headed Woodpecker