

Kylie Bagley

From: Thomas Swaim <swaimtp@msn.com>
Sent: Monday, November 6, 2023 3:06 PM
To: bswensen@nescolorado.com; Kylie Bagley
Subject: Overlook at Homestead Ranch

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Overlook at Homestead concerns, comments and questions

Speaking as a resident of Apex Ranch Estates we have some serious concerns about many aspects of the proposed development that require clarification, changes or significant mitigation before we would find this project acceptable.

Access - the plan proposed access from two points within Apex Ranch Estates, with a third access to the South on Elbert Rd. Instead of using the "North stub" right of way (Quess Ranch Ct) to Apex Ranch Road, the developer, private drive landowner and EPC must work to provide access on the North by connecting the extension of Apex Ranch Road through the r.o.w. between Overlook Lots 7&8 to connect to the private road at the Northern boundary of Apex Ranch. This would make more sense and support future adjacent development. The Holmes Event Center / Bed and Breakfast proposed to the West of Elbert Road has an entrance point which aligns with this road. This would provide a more efficient option for adding acceleration and turn lanes to Elbert Road from both directions. Amenities at the Holmes development could be accessed easily by residents. We would prefer no access via Apex Ranch, but alternatively a single access point via extension of Apex Ranch Road and traffic design to make Apex Ranch Road a secondary access to the Overlook subdivision is desired. With this option primary access points for Overlook would be directly from Elbert Rd at the N&S ends of the proposed development. These intersections could be improved and would provide better traffic flow that does not disturb existing residential areas. It would also enable a construction entrance that avoids an established residential area. When Hodgen Road is extended to Elbert Road, that intersection should align with the South entry to the Overlook subdivision.

Regarding the traffic study: "650 vehicle trips" with about 50-60 during peak am/pm hours" - this would be a significant load on Apex Ranch Rd. How were trips determined and how much of this will be taken by the South entrance point to Elbert? Based on understood phasing, it is essential to establish the S entrance first, ensure its designation for construction and truck traffic and implement traffic controls to discourage traffic through Apex Ranch Estates.

"The nearby roads and intersections do meet the vehicles per hour requirements for the addition of auxiliary turn-lanes and according to this study no intersection modifications will be needed. ". It seems that turn and acceleration lanes will be needed. Per previous suggestion perhaps installing these when the S Entry is established will encourage local traffic to use that entry. Establishing the suggested N entry point would also help distribute traffic loading across 3 entry points on Elbert Rd, diminishing impact.

Regarding ensuring other undeveloped parcels will have road access:

"4100000031 Right-of-way will be provided at the end of the Apex Ranch Road cul-de-sac per Code requirements"

This action will further increase future traffic load on Apex Ranch Road, through both Apex Ranch and the Overlook. There is no way to predict the extent of development on this parcel. Prior recommendation to provide a Northern access to Elbert Road would address this.

Utilities- It is unclear whether overhead or underground electrical lines are proposed. It appears the developers propose extensive use of overhead utilities in the Northern part of the development, and particularly along most boundaries of the Subdivision to include within forested areas. This lacks consideration for aesthetics of the area and will increase fire risks. If this is correct nearly all adjoining Apex Ranch Estates lots will have power lines visible in back or front yards. This is inconsistent with how our subdivision was designed and reduces the value of our property. Additionally, these increase fire risk and decrease reliability of the power supply to Apex Ranch due to greater potential for downed lines. This also reduces the value of what should be premium lots.

Drainage- was there an assessment of the ability of Apex Ranch infrastructure to handle increased runoff? What improvements on Apex Ranch Estates will be performed by the developer? Drainage from property on the high ridge immediately to east of Apex, and in particular Quess Ranch Ct can cause serious erosion to adjacent property. Also runoff from the upper extension of Apex Ranch Road, a detention pond and Lots 58 & 59 via a 30' drainage easement that feeds onto Apex Ranch Estates (lots 16 & 17) is a serious concern. There does not appear to be adequate detention, in particular for runoff from drainage ditches along Apex Ranch Road extension that collect to one drainage right of way. Additional analysis is needed- during peak storm season some of the existing drainage infrastructure is already severely taxed. A plan needs to be developed to restrict home siting to maximize drainage towards drainage infrastructure and retention areas, particularly runoff from downspouts and driveways. Adequate Silt fences during construction and establishing landscaping must be required.

Fire Protection

With regard to fire protection: "the wildfire risk and burn probability are not expected to change with development of the project site. The site is predominantly "Low Risk" with smaller areas of "Moderate Risk"

This is hard to believe without further information. Construction activity, more Human activity, vehicular traffic, aNS Overhead power lines to name a few will increase risk. What specifically does Firewise have to say on this?

5) The subdivision provides evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code; and The Peyton Fire Protection District has adequate capacity to provide fire protection to the proposed subdivision. A Fire Protection Report and a Will Serve letter from the Fire Chief is included with this submittal. (We Need to see this)

Q: Would the Fire Chief comment on access on the North as suggested? It would improve response time and provide better access options.

Q: Will a cistern be built to provide a source of water for fire protection? This was required for Apex Ranch Estates and that source would not be adequate for serving new development. Where would this be located?

Covenants

Plans imply an improvement District and covenants. We need assurances that these are complementary to those of Apex Ranch. This needs to be better defined up front.

Specifically,

- Buried Propane
- Buried utilities
- RVs Garaged
- Earth tone color schemes (No white, black or blue)
- Stucco
- Firewise provisions (tree thinning, pruning, slash removal)

- Architectural Control
- Minimize light pollution
- Minimize disturbance of existing trees to clearing only those necessary for building and providing roads and driveways.

Additionally builder plans must ensure site drainage is consistent with a development master plan to minimize runoff flow onto Apex Ranch property.

Aesthetics

Impact of removal of trees on profile view of ridgeline: Please provide a before and after visual rendering of the appearance of the Ridgeline as viewed from Apex and Fletcherville Road intersection, based on areas to be cleared by the developer for roads and other infrastructure. Also please provide the procedure builders must follow to site homes on wooded lots.

Water quality and availability:

We are seriously concerned about the draw of 62 wells in this development and impact on our aquifer. Increased storm runoff and presence of septic systems will increase the risk to well water quality. We are concerned that accelerated draw on the aquifer will impact quality and availability of our well water and may incur significant future cost should new or deeper wells be needed to maintain our access to water. Can the developers produce evidence that none of the existing wells in the adjacent developments will be impacted?

Look forward to attending your meeting to discuss this project on Wednesday.

Thanks

Tom Swaim
15020 Apex Ranch Rd.

Sent from my iPhone