

Miranda Benson2

From: MT DUNCANSON <mtduncans@hotmail.com>
Sent: Tuesday, December 5, 2023 4:49 PM
To: Kylie Bagley
Cc: PCD Hearings
Subject: Overlook at Homestead P235

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As a resident of Apex Ranch my wife and I reside at 16925 Fletcherville Lane (lot 10) and are opposed to the proposed rezoning and development (Overlook at Homestead) by PT Overlook LLC for the following reasons;

- 1) **Water resources-** 62 new wells on the proposed development will put an increased strain on the Dawson aquifer in an area of the county that is already struggling with the availability of water for the residents of the county. The Upper Black Squirrel Water Conservation District is questioning the sufficiency of water and/or recommending formation of a municipal water and sanitation district or augmentation/replenishment wells from a different aquifer or other source. Accordingly, we request that the counsel of these expert authorities be followed.

In addition due to lack of water in the Peyton Fire control district, Apex Ranch installed a 30,000 gallon water cistern for 25 lots to be used in case of fires in the area which is maintained by the Peyton Fire Department. Will PT Overlook be required to install something similar? I do not believe that this would be near enough water if a major fire event occurred with an additional 62 lots.

- 2) **Drainage-** Almost all of the adjacent properties to the Overlook at Homestead are down hill from the proposed development witch have the high likely hood of creating serious drainage issues for the surrounding properties during development and after completion of the project. The increased drainage will overwhelm the existing stormwater systems and has the potential to cause serious infrastructure and personal property damage.
- 3) **Traffic-** The proposed use of Apex Ranch road as the north entrance into the new subdivision will have a huge impact on the quality of life for the residence of residence of Apex Ranch. Currently the subdivision is a safe place to walk, run and ride bike with very little concern for vehicles on the road. With 62 new homes the amount of residential traffic not to mention the increase traffic from Amazon, UPS, and FEDEX will be a significant change to the safety of the residence of Apex Ranch.

These are just some of the major concerns that we have with the proposed development.

Sincerely,

Mike and Traci Duncanson
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