

# GRANDVIEW RESERVE

## Sketch Plan Submittal Letter of Intent

August 18, 2020

Prepared by:

**HR Green Development, LLC**  
5619 DTC Parkway, Suite 1150  
Greenwood Village, CO 80111



## Introduction

HR Green, on behalf of 4 Site Investments, LLC requests approval of a Sketch Plan for Grandview Reserve, located near Falcon between Eastonville Road and Highway 24. The total property consists of 768.2 acres. The Sketch Plan proposes approximately 3,260 residential units at varying densities (low, medium, medium-high, and high), commercial uses near Highway 24, a community park, institutional uses (i.e. potential school and church site) and smaller neighborhood parks connected by an expansive network of trails and open space. The community will have a minimum of 127.1 acres (over 16.5% of the site area) in open space consisting of the community park, pocket parks, trail corridors, existing drainage ways, detention areas, and buffers.

## Site Location and Contextual Area

Figure 1: Site Location



Grandview Reserve is located in the Falcon/Peyton area of El Paso County and is bounded along the north by 4 Way Ranch, along the south by Waterbury, on the east by Highway 24, and along the west by Eastonville Road. There are no existing structures, roads or other infrastructure on the Site. The property is located approximately 4.14 miles southwest of Peyton, 4.16 miles northeast of Falcon, and 4.66 miles south of Eastonville, in El Paso County, Colorado. The property is generally located within the south  $\frac{1}{2}$  of Section 21, south  $\frac{1}{2}$  of Section 22, the north  $\frac{1}{2}$  of Section 27, and the north  $\frac{1}{2}$  of Section 28, Township 12 South, Range 64 West, in El Paso County, Colorado. The center of Grandview Reserve is situated at approximately Latitude 38.98541389 north, -104.55472222 east.

Access to the site is available from Highway 24 on the east, Eastonville Road on the west, with a potential connection northeast to Elbert Road. Minor connections will also be made to the future

Waterbury project to the south and the 4 Way Ranch property to the north. The property is currently vacant and mainly native prairie grassland. Four significant drainage-ways traverse the site in a northwest to southeast direction. They are named as Drainage A, B, C, and D. The existing drainage corridors are defined and will be respected as-is with the exception of Drainage B. This drainage will be realigned to an appropriate location and will be incorporated into the open space and trail system. The Wetlands Analysis created by Entech identifies wetland areas on the property, some of which are isolated and are non-jurisdictional by the Army Corps of Engineers. Other than those items, the property is relatively featureless, with slight undulation and generally draining from northwest to southeast. An existing gas easement is located on the west part of the property traversing from the southwestern corner of the property in a northeastern direction. Some existing estate lots are to the southeast and northeast of this property across Highway 24. Further to the west is the developing Meridian Ranch community, which is planned for and in many cases already constructed with urban densities. South of the property is the planned (and zoned) Waterbury project.

### **Additional Information Provided**

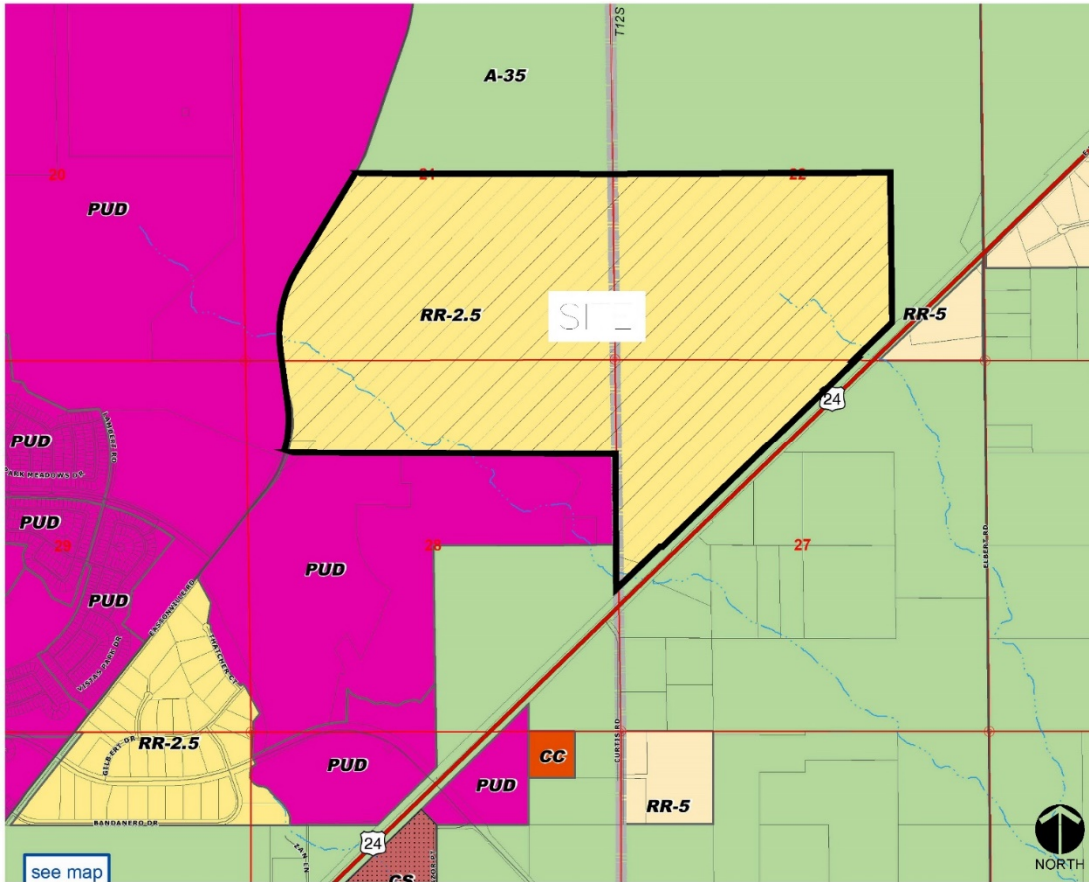
The following information and reports are included with this submittal:

- Master Development Drainage Plan by HR Green Development, LLC
- Master Traffic Impact and Access Analysis by LSC Transportation Consultants, Inc.
- Geologic Hazard Study and Preliminary Subsurface Soils Investigation by Entech Engineering, Inc.
- Preliminary Wetland Delineation Report including Noxious Weed Management Plan and Impact Identification Report by Ecosystems
- Water Resources and Wastewater Treatment Report by JDS Hydro Consulting, Inc.

## Existing Zoning

The property is currently zoned RR-2.5 (Residential Rural, 2.5-acre lot minimum). Please refer to Figure 2 below for the existing zoning of the site and immediate area.

Figure 2: Existing Zoning – Grandview Reserve Property



## Proposed Project Elements

### Land Use

The request is for a Sketch Plan, consisting of a mix of urban residential densities, institutional (i.e. school and church) and commercial land uses. This community will contain ample open space, trails, and parks including a community park. The proposed land use breakdown is as shown in the following chart:

*Figure 3: Chart of Land Use and Densities*

Land Use Category	Acreage	Percentage Land Use	Maximum Units Per Acre (du/ac)	Maximum Number of Units
Low Density	134.1	17.5%	2	268
Medium Density	272.5	35.5%	4	1090
Medium-High Density	65.6	8.5%	8	524
High Density	114.9	15.0%	12	1378
Commercial	16.4	2.1%	N/A	N/A
Open Space *	127.1	16.5%	N/A	N/A
Institution (i.e. School/Church)	17.0	2.2%	N/A	N/A
ROW (Rex Road and Collectors)	20.6	2.7%	N/A	N/A
<b>TOTAL</b>	<b>768.2</b>		<b>4.24</b>	<b>3260</b>

*\*Open space includes parks, detention areas, wetlands, trails, easements and buffers.*

#### **Residential Land Use:**

Majority of the proposed uses are residential for this community. The maximum number of residential units proposed Sketch Plan is based upon the proposed density of 4.24 units/acre totaling 3,260 units. The proposed residential development will range in density from Low Density (¼ acre to 1-acre lots at up to 2 du/ac) adjacent to the north boundary, with gradual transitions in density up to High Density (up to 12 dwelling units per acre) surrounding the commercial uses along Highway 24. The north and south boundaries also include a 20-foot buffer along the property lines when adjacent to A-35 zoning. The higher density areas have been planned to be more internal to the site to provide appropriate density transitions to the surrounding properties.

#### **Institutional:**

Two sites are planned for institutional uses. One site on the east half of the project is tentatively planned for an elementary school; the location and size of which has been discussed with the Peyton School District. The applicant had two meetings with the Peyton School District representatives to determine which site would be beneficial and the size that would be acceptable for an elementary school and the request was made to have a park adjacent to the school for a shared use purpose. These requests were accommodated and shown on the Sketch Plan accordingly. The area shown on the plan for the elementary school is 10.9 acres shown as Parcel "V". The other site in the northwest corner is tentatively planned for a church denoted as parcel A that is 6.1 acres.

#### **Parks and Open Space:**

An expansive system of parks, open space, and trails is planned throughout the community. Many of the major open space corridors follow the four major existing drainage-ways. The proposed trails within this



community will connect to the existing Rock Island Trail along the eastern boundary to the rest of this community. The trails will also provide connection to the El Paso County Falcon Regional Park northwest of this project. Over 16% of the site is proposed in open space. A large, 6.3-acre community park is the central focal point of the community, adjacent to the proposed institutional parcel that is tentatively planned for an elementary school. The park and school will be linked to the entire community by the trail system and sidewalks. There are also numerous smaller neighborhood parks (0.25 acres – 1 acre) throughout the community all linked by the expansive trail system that approximately equals 5 acres. The locations and sizes of the parks shown on the Sketch Plan are approximate only and subject to change as more detailed plans are created in the future. This approximate acreage for the pocket parks does not include open space and detention ponds. Commercial uses are sited along Highway 24 at the main entrance to the community. It is unknown at this time the type uses; however, the intent is mixed, low to medium density commercial uses (not industrial) that will serve this community (within walking distance) and users traveling in vehicles along Highway 24.

## **Traffic and Access**

For detailed information, please see the Master Traffic Impact Analysis prepared by LSC Transportation Consultants, Inc. (LSC #184840). Primary access to the site will be via Highway 24 on the east and Eastonville Road on the west. Another primary access connecting to Elbert Road will be provided in the northeast section of the site. The Sketch Plan identifies the proposed alignment for the new Rex Road, which is an extension from the west. It will be primarily two lanes with the exception of the east area adjacent to Highway 24. Rex Road will provide the majority of access to the internal parcels and community overall. An access control plan for the Rex Road connection to Highway 24 is in the process of being submitted and has already obtained support from EPC and CDOT. A residential collector is planned to the northeast for a connection to Elbert Road. Other secondary access points will be provided on Eastonville Road (two in the southwest corner of the project) and one access on the north property line to 4 Way Ranch with another one on the south side into the planned Waterbury project. The Traffic Impact Study by LSC assesses the trips generated by the proposed development. The TIS provides recommendations for roadway and intersection improvements at various trigger points, which will be evaluated with a more detailed traffic analysis specific to each phase of the development. Streets will be County public streets except on some areas where private streets may be implemented. If proposed, these streets will be privately owned and maintained by an HOA or Sub-Districts.

## **Utilities**

Wastewater infrastructure collection will be installed by Grandview Reserve Metro Districts. Wastewater will be delivered to, treated and serviced by Woodmen Hills Metropolitan District through Intergovernmental agreements (IGA's) with Grandview Reserve Metro Districts. The water system will initially be exclusive to the development, but per the El Paso Water Plan guidance, future sustainable connections and recharge will be explored. Raw well water infrastructure, collection, treatment of and delivery to the development will be by Grandview Reserve Metro Districts. This is addressed in the Water Resources and Wastewater Report prepared by JDS Hydro. Woodmen Hills Metropolitan District (WHMD) is willing to serve this development. Within the overall development, eight non-potable wells will be installed and an internal collection system will collect from the wells and deliver to the water treatment facility. Water distribution will be typical of master planned communities, providing a backbone looping system, phased to facilitate development as well as fire demands. The sanitary sewer collection system backbone will be installed within each basin to service the future development, ultimately connecting to the lift station that will be tributary to the WHMD treatment facility. Currently one lift station is anticipated, but others may be necessary depending on the final layout of the backbone sanitary sewer system. Typical collection systems will be installed within each development

area. Storm sewer networks will be located within each development area providing collection to each drainage facility where water quality and flood attenuation treatment will occur.

#### Summary of utility providers:

- Black Hills Energy will provide natural gas service
- MVEA Inc. will supply electric service
- Grandview Reserve Metro Districts will be the water supplier
- Woodmen Hills Metropolitan District (WHMD) is willing to serve this development for wastewater collection (through an IGA)

## **Drainage**

The Master Development Drainage Report analyses the four main existing drainage ways and the overall characteristics of the site. The report also outlines the future drainage and full spectrum detention needs for developing the property. Several of the existing drainage corridors are fairly well defined and Drainage B is proposed to be realigned and will incorporate the drainage into the open space areas and trail system to enhance the community features and enhance the amenities of the development. The final drainage alignments will be defined in future Preliminary Plans/Final Plats. These overall recommendations will be incorporated into future detailed drainage design and analysis.

## **Phasing of Grandview Reserve**

It is intended that the development will be phased generally starting at the intersection of future Rex Road and US24. The main backbone infrastructure will be installed to the west as necessary to service anticipated development sequencing. Phased installation will ensure ample water service and fire looping as well as access to facilitate safety. Initial infrastructure will include the lift station and force main to service the development. Extensions to the infrastructure will occur based on demand for the buildout of the development parcels. Roadways will be built and eventually expanded based on the anticipated densities associated with the phased buildout. The main drainage way parallel to Rex Road will be installed with the initial infrastructure. Future drainage-ways will be stabilized as development occurs within the respective basins. Demand for housing, commercial and institutional development, is dynamic and buildout will commence as market demands dictate.

As development progresses, the capacity of the adjacent roads and the need for road improvements will be assessed by a more detailed traffic impact analyses for each phase of development. Similarly, a more detailed drainage analysis will be submitted with each phase of development, with temporary measures identified as necessary. A specific finding of water sufficiency will also be necessary with each future Preliminary Plan and/or Final Plat.

## **Grandview Reserve Metropolitan Districts & HOA (Homeowners Association)**

Grandview Reserve Metropolitan Districts will be formed to provide bonding to fund construction of the roads, stormwater infrastructure, wetlands, parks and trails. For the ongoing maintenance of those facilities that are not dedicated to the County, an HOA (Homeowners Association) or sub-districts will be formed to provide on-going services for those facilities/areas. Grandview Reserve Metropolitan Districts will provide water and Woodmen Hills Metropolitan District to provide sewer. The water resource and wastewater report contains will serve letters from the Grandview Reserve Metro Districts

and the Woodmen Hills Metropolitan District. It is anticipated that there will be approximately five sub-districts formed within the boundaries of the Grandview Reserve Metropolitan Districts.

## Potential Impacts

The process for approving a new Sketch Plan requires an assessment of the possible environmental, social and jurisdictional impacts. The following narrative addresses those items and any potential impact or lack of impact.

### Water Pollution

Grandview Reserve proposes commercial, residential, open space and trail uses, which will include water capture and detention facilities, water quality treatment (that meets the ECM), DCM with subsequent developments to avoid pollution due to development and urbanized runoff. These facilities will be designed to comply with local, state and federal guidelines.

### Air Quality

Air quality should not be impacted negatively. The proposed extension of Rex Road will provide a more convenient and shorter travel time to employment and commercial facilities for future residents of Grandview Reserve, as well as for residents of existing surrounding neighborhoods. This should reduce congestion on existing roads and will lessen air pollution for the area. Additionally, this community has plentiful parks, trails, and open space that should help reduce air pollution by providing opportunities for pedestrian or bike travel versus vehicular travel to these features.

### Noise Pollution

Where residential uses are located adjacent to Highway 24, Rex Road and Eastonville Road, noise mitigation, such as berms or sound walls may be needed. Location, size, and type of these items is not known at this time. A noise study will be submitted to analyze the need and type of mitigation.

### Vegetation

Please refer to the Natural Features and Wetland Report by Ecosystems Services, LLC for detailed information. The majority of the site is vegetated by native prairie grass, with wetland plants in the drainages and adjacent riparian areas. There are no federally threatened or endangered plant species on the property however the project area has not been surveyed for Ute-ladies-tresses orchid (ULTO) and as grazing ceases an action plan to address and survey for ULTO will be required. No action plan for ULTO is required under the law per direction of the USFWS (refer to the environmental study). Weeds observed on-site were nominal and included three List B noxious weed species and one List C noxious weed species. Given that the project will preserve the on-site drainages and adjacent open space buffer area, there is good potential to improve native vegetation by:

1. Creating a habitat restoration and management plan for the drainages and Open Space areas that will be taken over and implemented by the Metropolitan District following construction;
2. Increasing native vegetation in the disturbed shortgrass prairie areas by seeding with native species;
3. Including requirements in the Codes, Covenants and Restrictions (CCRs) to preserve native vegetation and minimize non-native landscaping and irrigation;
4. Implementing a stormwater management plan and preparing a natural channel stabilization plan for all drainages; and
5. Implementing an integrated noxious weed management plan that that:
  - a. Begins at construction mobilization and continues through construction;



- b. Introduces biological control agents for weed control (as feasible);
- c. Prohibits importation of fill dirt and landscaping material unless they are certified as weed free;
- d. Is managed and implemented by the Metro District and/or Homeowners Association following construction; and
- e. Is managed within the individual lots by each homeowner and is enforced through covenants.

### **Wetland Habitat and Waters of the U.S.**

Please refer to the Natural Features and Wetland Report by Ecosystems Services, LLC for detailed information. Minimal wetland and waters impacts are proposed to implement the Sketch Plan, however these impacts will be avoided and minimized to the extent feasible. Project phasing will be used to avoid site-wide, over-lot grading and related impacts from runoff, erosion, and pollutant discharge into the drainages. Stormwater control before, during, and after construction will be implemented to avoid impacts such as channel incision and streambank degradation. The drainages and open space riparian buffer areas will be planted with multi-story palette of native upland and riparian species to supplement the regrowth and regeneration of previous woody vegetation, provide shading to regulate pH and water quality, and assist in stabilizing the streambanks.

### **Wildfire**

The Site is comprised entirely of herbaceous prairie and wetland vegetation designated as “Low Hazard – Non Forested” and has no forested (high hazard) areas. Therefore, it is not subject to the wildland areas requirements and does not require the preparation of a Wildland Fire and Hazard Mitigation Plan.

### **Wildlife**

The impact to wildlife is parallel to that for vegetation. Species that occur in wetland and riparian habitat are expected to benefit from the habitat restoration and management plan for the drainages and Open Space. Implementation of the stormwater management plan will assist in protecting water quality in the drainages to ameliorate development impacts on aquatic wildlife species. Many shortgrass prairie specialist species avoid areas with buildings, overhead power lines, and trees; thus, the project is expected to have the most significant negative impact on these species; however, effects may be ameliorated by improving native vegetation in the disturbed shortgrass prairie areas (refer to Vegetation section above). Additional measures to reduce impacts to wildlife include:

1. Limiting the use of herbicides, pesticides, and fertilizers;
2. Minimizing the installation of fencing; and when fencing is needed, use wildlife friendly fences or include specific wildlife crossings along fence lines.
3. Designing road crossing over the drainages to enable wildlife underpass and allow use of the drainages as movement corridors to reduce collisions with vehicles.
4. Managing pets to avoid conflicts with wildlife.

### **Floodplains:**

The property contains portions of floodplain as shown in the FEMA Flood Insurance Rate Maps 08041C0556G and 08041C0552G effective December 7, 2018.

### **Soil Hazards and Geologic Information:**

The Soils and Geology Report prepared by Entech identifies geologic conditions that occur on the property. The site was found to be suitable for development with appropriate mitigation and avoidance.

**Preexisting watercourses or bodies of water:**

The existing drainage corridors are fairly well defined and will be primarily respected in the master plan implementation. One drainage (Drainage B) will be realigned and defined as a channel as currently that is not the case in the existing condition. Within this corridor, the plan incorporates the drainage and detention into a trail and open space corridor. The Wetlands Analysis undertaken by Ecosystem Services, LLC identifies 2 non-jurisdictional wetlands for the drainage channels, which will be modified as jurisdictional wetland areas on the property for channels where conveyance improvements will be implemented and minor or no realignment. Consequently, any project impacts on the non-jurisdictional wetlands are not likely to require a permit under Section 404 of the Clean Water Act. These wetland areas will either be removed or retained within the proposed open space/drainage tracts identified on the Sketch Plan. The 2 jurisdictional wetlands will be avoided as much as possible to avoid 404 permits for work in those areas.

**Identification and location of sites of historical or archeological interest sites or of natural or scenic importance:**

There are no known sites of historical or archeological interest on the property. There are no known sites of natural or scenic importance on the property.

**Social Impacts**

The Sketch Plan includes approximately 3,260 homes at varying densities, which will provide the opportunity for a range of housing product at a variety of price points. This will provide housing for varying demands and lifestyle options, which will ensure that the proposed housing is both attractive to and attainable by a variety of purchasers, including first-time buyers, families, and empty-nesters. The proposed open space, parks, and trail system will create an active community that will be beneficial to the health and wellbeing of County residents, both within and outside Grandview Reserve subdivision. The proposed community park will be the central focal point of the neighborhood and will provide a venue for recreational activities, social events, and community entertainment. This will help to provide a strong and connected community, which will have a positive social impact on this part of the County.

**Jurisdictional Impact - Districts serving Grandview Reserve**

- Grandview Reserve Metropolitan Districts (proposed).
- Mountain View Electric Association Inc. (MVEA) will provide electric service to the property. A Will Serve letter is provided with this application.
- Falcon Fire Protection District will provide fire protection. A Will Serve letter is provided with this application.
- Peyton Fire Protection District will provide the emergency services to the property. A Will Serve letter is provided with this application.
- Peyton School District will serve the property and a potential elementary school site is provided on the Sketch Plan.
- El Paso County Conservation District
- Upper Black Squirrel Ground Water District
- Pikes Peak Library District
- Woodmen Hills Wastewater District (sewer service)
- Grandview Reserve Metro Districts (water service)
- Black Hills Energy (Natural Gas Service)

## Relationship of the Sketch Plan to adopted County Master Plans

El Paso County is currently updating the Land Use Master Plan and since it is not officially completed and approved, therefore this narrative focuses on plans that are currently in place. The current Master Plan for the County includes the County Policy Plan (adopted 1998) and the relevant small area plans. Grandview Reserve falls within the Falcon/Peyton Small Area Plan (adopted 2006) and is just east of the Black Forest Preservation Plan boundary.

### El Paso County Policy Plan

The following County Policies are relevant to the requested Sketch Plan approval for Grandview Reserve.

Note: Narrative italic and quotes below is directly from the County's Code and Policy documents and narrative in bold is the applicant's note addressing that item.

#### *Policy 2.1.10 Encourage preservation of open space in subdivisions*

**Applicant note: Grandview Reserve will have over 127.1 acres of open space, at least 16.5% of the total site area and miles of trails throughout the community that connect to Falcon Regional Park (immediately west of the site) and to the east the community trail system will connect to the Rock Island Trail, an important trail asset to El Paso County residents. This development strongly encourages preservation and creation of open space.**

#### *Policy 2.1.11 Encourage approaches to natural system preservation and protection, which also accommodate reasonable development opportunities*

**Applicant note: Grandview Reserve has incorporated many unique open space features and focal points (i.e. pocket parks), parks (i.e. community park), trails and open spaces (i.e. multiple trail corridors), preservation of significant natural features (i.e. three major drainage-ways). This is balanced with providing development parcels that will provide housing that is affordable for future the greater Colorado Springs region.**

#### *Policy 2.3.1 Preserve significant natural landscapes and features.*

**Applicant note: The Grandview Reserve site is vegetated by native prairie grass, with wetland plants in the drainages and adjacent riparian areas. There are no federally threatened or endangered plant species on the property, however a full ULTO survey is still required. This community will preserve most of the on-site drainages and adjacent open space buffer area, allowing good potential to improve native vegetation by creating a habitat restoration and management plan for the drainages/open space corridors. Increasing native vegetation in the disturbed shortgrass prairie areas by seeding with native species. Implementing a stormwater management plan and preparing a natural channel stabilization plan for all drainages, which will provide long-term natural landscapes for wildlife and residents to enjoy for generations. These areas will either be maintained by the Sub-Districts or an HOA (Homeowners Association) or combination thereof.**

#### *Policy 6.1.11 Plan and implement land development so that it will be functionally and aesthetically integrated within the context of adjoining properties and uses.*

**Applicant note: The Grandview Reserve is a master plan promoting organized development of this region that is functional and aesthetically integrated into the larger area. The Sketch Plan layout is thoughtfully planned and is sensitive to the immediate surrounding area with appropriate land use transitions and buffers.**

*Policy 6.1.3: Encourage new development, which is contiguous and compatible with previously developed areas in terms of factors such as density, land use and access.*

**Applicant note:** Grandview Reserve is contiguous and compatible with previously developed areas immediately to the west of this project such as Meridian Ranch. Grandview Reserve will have similar density, land use and access and will mesh well with the recent development in this area. This project will complement the approved Waterbury project immediately south.

*Policy 6.1.14 Support development which compliments the unique environmental conditions and established land use character of each sub-area of the County.*

**Applicant note:** Grandview Reserve is in conformance with the Falcon/Peyton Small Area Plan as described in this document.

*Policy 6.1.6: Direct development toward areas where the necessary urban-level supporting facilities and services are available or will be developed concurrently.*

**Applicant note:** Grandview Reserve is adjacent to urban-level supporting facilities (i.e. Woodmen Hills District) and services are available or will be developed concurrently as development occurs in this prime growth area for the County.

*Policy 6.1.8: Encourage incorporating buffers or transitions between areas of varying use or density where possible.*

**Applicant note:** Grandview Reserve has built in buffers and land use transitions on an overall regional basis and within the community itself. The Sketch Plan demonstrates varying uses (commercial, institutional, and residential) with varying densities (low, medium, medium-high, and high density). A 20' perimeter buffer is planned for the project.

*Policy 6.2.2: Promote the unique identity of neighborhoods through the use of focal points, parks, trails and open spaces, preservation of significant natural features, compatible location and design of mixed uses, and promotion of pedestrian and other non-motorized means of travel.*

**Applicant note:** Grandview Reserve has incorporated many unique identities of neighborhoods through the use of focal points (i.e. pocket parks), parks (i.e. community park and pocket parks), trails and open spaces (i.e. multiple trail corridors), preservation of significant natural features (i.e. 3 major drainage-ways respected), compatible location and design of mixed uses, and promotion of pedestrian and other non-motorized means of travel.

*Goal 6.3: Continue to support existing and carefully planned future urban density development in the unincorporated County, provided the requisite level of urban services is available or will be available in a timely fashion.*

**Applicant note:** Grandview Reserve is in an area that will support existing and carefully planned future urban density development in the unincorporated County. It lies in a region of current and future growth that has some level of urban services already available and some that will likely be expanding (i.e. sanitary plant) in the future in this area due to current and future growth.

*Policy 6.3.2: Rely on the Small Area Planning process to define the sub-area specific boundaries for urban density development.*

**Applicant note:** The County is updating the Land Use Master Plan; however, current Small Area Plans are still relevant such as the Falcon/Peyton Small Area Plan (FPSAP). Grandview Reserve fits well within the general intent of that plan.

Policy 8.3.3 Address protection of natural features beginning with the initial stages of development review process.

**Applicant note:** Grandview Reserve has identified natural features of this site, which are proposed to be preserved within the open space corridors.

Policy 9.2.3 Strictly limit direct access onto major transportation corridors in order to preserve their functional capacity.

**Applicant note:** The Grandview Reserve Sketch Plan proposes access in conformance with County policies. Access spacing on adjacent streets meets County criteria. Rex Road is the only vehicle access point that is proposed on Highway 24 and limited access points are proposed on Eastonville Road.

Policy 9.4.5 Encourage processes by which development can contribute a reasonable and fair share toward off-site transportation improvements.

**Applicant note:** The Grandview Reserve development will participate in pay funds towards the Countywide Transportation Fee Program. Additionally, Rex Road is being extended and constructed through this project making a key connection to Highway 24 encouraging good long-term transportation improvements.

Policy 11.1.14, 11.3 and 11.4.8. Require development plans to effectively address both quantitative and qualitative impacts of drainage within the project site.

**Applicant note:** The Grandview Reserve Sketch Plan has four significant drainage-ways through the property. Three of the four drainages are being respected and will be major open space corridors within the community. One drainage (Drainage B) will be realigned and defined as a channel as currently that is not the case in the existing condition. Within this corridor, the plan incorporates the drainage and detention into a trail and open space corridor. The off-site flow from the north (4-Way Ranch) that passes through this property will be accommodated to prevent erosion and mitigate sediment transfer. On-site flows will be treated prior to release by either routing the flow across a landscaped area or directly conveying the flow to a proposed detention/Stormwater Quality (SWQ) facility. Full spectrum detention will be utilized throughout the site so that post-development flow exiting the property will not be significantly altered from the pre-development flow.

Policy 11.3.1 Where feasible, support the use of natural or naturalistic drainage approaches rather than hard line solutions. Onsite drainage channels will be preserved, if possible. Where modifications are necessary, grass lined channels are proposed.

**Applicant note:** This community will preserve most of the on-site drainages and adjacent open space buffer area, allowing good potential to improve native vegetation by creating a habitat restoration and management plan for these areas. Native vegetation will be installed in the disturbed shortgrass prairie areas by seeding with native species. The project will implement a stormwater management plan and natural channel stabilization plan, which will provide long-term natural landscapes for wildlife and residents to enjoy for generations.

Policy 11.3.3 and Policy 11.3.4. Fully evaluate the relative impact of proposed drainage improvements on the maintenance of water quality.

**Applicant note:** The Grandview Reserve Sketch Plan shows how this community will preserve most of the on-site drainages and adjacent open space buffer area, allowing good potential to



***improve native vegetation by creating a habitat restoration and management plan for the drainages/open space corridors. Increasing native vegetation in the disturbed shortgrass prairie areas by seeding with native species. On-site flows will be treated prior to release by either routing the flow across a landscaped area or directly conveying the flow to a proposed detention/SWQ facility. Implementing a stormwater management plan and preparing a natural channel stabilization plan for all drainages, which will provide long-term natural landscapes for wildlife and residents to enjoy for generations.***

Policy 11.3.5 *Protect the integrity of wetlands, riparian areas and associated wildlife habitat through a combination of careful land development and drainage system design. The Sketch Plan shows wetlands in open space land use.*

**Applicant note:** Please refer to the Natural Features and Wetland Report by Ecosystems Services, LLC for detailed information. Minimal wetland and waters impacts are proposed per the layout of the Sketch Plan so that impacts to quality wetlands will either be avoided or minimized as feasible. Thoughtful drainage design will minimize runoff, erosion, and pollutant discharge into the existing drainages. Stormwater control before, during, and after construction will be implemented to avoid impacts such as channel incision and streambank degradation. The drainages and open space riparian buffer areas will be planted with an expansive palette of native upland and riparian species to supplement the regrowth and regeneration of previous woody vegetation, provide shading to regulate pH and water quality, and assist in stabilizing the streambanks.

Policy 12.1.3 *Approve new urban and rural residential development only if structural fire protection is available.*

**Applicant note:** *Fire protection is available from the Falcon Fire Protection District.*

Policy 15.3.3 *Encourage innovative approaches to the problem of financing solutions to the off-site fiscal impacts of development.*

**Applicant note:** The Grandview Reserve Sketch Plan will participate in the El Paso County Road Impact Fee Program and is constructing Rex Road through the property as well as improvements at the intersection of Rex Road and Highway 24.

**Applicant Summary:**

Grandview Reserve Sketch Plan meets many of the El Paso County Policy Plan policies. The property is adjacent to developed areas (and developing) that can support urban density development. The Sketch Plan provides appropriate land uses and transitions between areas of varying density both within the project and on the perimeter. The Sketch Plan includes significant open space and trail connections to the existing Rock Island Trail on the east side of the property. Internal to the site, a community park and potential school is planned as a key feature of the community. Grandview Reserve is located in areas defined for urban density development in this plan as described below.

## **Falcon/Peyton Small Area Plan (FPSAP)**

Two sections in the FPSAP are relevant to the Grandview Project. First, is the “4-Way Ranch Area” and the second is the “Highway 24 Corridor” section as listed below. Excerpts have been listed below that are relevant to the Grandview Reserve project. The FPSAP describes the 4-Way Ranch area as having additional residential capacity of 20,625 homes, which Grandview Reserve will be a part of. The Grandview Reserve property is within an area planned for higher density urban growth.

Note: Narrative italic and quotes below is directly from the FPSAP document and narrative in bold is the applicant’s note addressing that item.

### **Section 4.4.4 “4-Way Ranch Area”**

*“The 4-Way Ranch area encompasses the historic ranch parcels currently owned by 4-Way Ranch LLC and the immediately surrounding parcels to the north and west of the ranch.”*

*4.4.4.1 - “Encourage the acquisition of one or more additional regional park sites in area ,in coordination with the County Parks Department and participating landowners. Specifically encourage current efforts to locate a new regional park in the 4-Way Ranch/ Meridian Ranch area.”*

**Applicant note: El Paso County Falcon Regional Park is now existing immediately west of Grandview Reserve and the proposal includes trail connections via Rex Road that connect throughout the community**

*4.4.4.2 - “Encourage planned coordination of the development of the 4-Way Ranch parcels. A development master plan should be developed to thoughtfully arrange land uses and community amenities on the ranch parcels and coordinate any future development of subsections of the historic 4-Way Ranch.”*

**Applicant note: Grandview Reserve alone will be a master plan for organized development of this area of the County. The Sketch Plan layout is thoughtfully planned and is sensitive to the surrounding area and makes logical transportation connections and has appropriate land use transitions.**

### **Section 4.4.5 “Highway 24 Corridor”** (narrative in quotes below is directly from the FPSAP)

*“The US Highway 24 Corridor includes the land on both sides of the highway that can reasonably be expected to be influenced by the noise, traffic, and access control associated with the highway. This would generally include land areas within 1/4 mile of the highway. ”*

*4.4.5.1 - “Allow for potential commercial development south of Highway 24 near its intersection with Woodmen Road, provided that adequate transportation improvements are made, utility extensions can be made, and adjoining existing land uses are adequately buffered.”*

**Applicant note: Grandview Reserve will provide some additional commercial development along Highway 24 at the Rex Road intersection, which complements this FPSAP goal.**

*4.4.5.2 - “Recognize the importance of Highway 24 as the primary transportation artery serving the existing and future needs of the area. Maintain options for stringent access control, adequate right-of-way preservation and adjacent uses which will complement a higher speed, high traffic expressway corridor”*

**Applicant note: Grandview Reserve has maintained options for stringent access**

control, adequate right-of-way preservation, and adjacent uses which will complement a higher speed, high traffic expressway corridor. This project will have one controlled access point on Highway 24 with the Rex Road intersection. No other access points are planned or shown on Highway 24 to alleviate this concern.

*4.5.2.1 Incorporate areas for mixed non-residential uses within planned urban developments, and specifically set aside areas for future non-retail employment uses as a part of the Sketch Plan process for larger urban developments.*

**Applicant note: Grandview Reserve has commercial and institutional uses sited primarily on the east side near Highway 24 as well as two institutional parcels, one in the center as a potential school site and one in the northwest corner as a potential church site.**

*4.4.5.3 - "Maintain the integrity of the Rock Island Trail Corridor through the planning area by limiting at-grade crossings, encouraging compatible adjacent uses which complement the trail, and encouraging interconnecting non-motorized trails and adjacent open space."*

**Applicant note: Grandview Reserve will maintain the integrity of the Rock Island Trail Corridor by making direct connections to it from this community. The proposal also demonstrates compatible adjacent uses (residential, commercial, open space with trails) which complement the existing trail corridor. Grandview Reserve has miles of trails and plentiful parks, which encourage interconnecting of non-motorized trails and adjacent open space in the area.**

*4.5.5.7 More intense uses that would result in more traffic should be confined to high volume transportation routes designated on the MTCP.*

**Applicant note: Grandview Reserve is proposing all of the commercial uses adjacent to Highway 24 and Rex Road intersection. Highway 24 is a major corridor for El Paso County so commercial uses along this high volume transportation route meets the intent of this policy.**

Section 4.5.8 Parks, Trails and Open Space (narrative in quotes below is directly from the FPSAP)

*4.5.8.1 Identify the major stream corridors within the planning area with opportunities for integration as centerpieces for linear open space, park, recreation, trail and wildlife corridor uses in conjunction with surrounding development.*

**Applicant note: Grandview Reserve has four drainage-ways through the property, which have been generally respected and are designed to be centerpieces for the community.**

*4.5.8.2 Encourage the incorporation of major floodplains into usable high quality open space by use of prudent line setbacks, only limited use of filling and channelization, and integration of these features within development plans.*

**Applicant note: Grandview Reserve has some limited floodplain, which will be included in a drainage-way corridor (Drainage B) that will become a linear open space with trails for use by future residents.**

*4.5.8.3 Further articulate and develop the major trail and bikeway network for the area in conjunction with development plans and through an update of County and regional planning efforts.*

**Applicant note: Grandview Reserve articulates and develops the major trail and bikeway network for the area further by making a connection from the Falcon Regional Park through this community connecting to the Rock Island Trail on the east. There are also significant trails throughout the community that will also connect regionally.**

*4.5.8.4 Encourage the acquisition of one or more additional regional park sites in area, in coordination with the County Parks Department and participating landowners*

**Applicant note: Grandview Reserve is adjacent to the recently developed Falcon Regional Park and provides trail connections to this great asset. This project will also include a Community Park that will serve the residents of this community.**

*4.5.8.5 Encourage the development of a sports field's complex in the area to serve local youth soccer, baseball, and other sports leagues. This need has been under served in the past, and is likely to grow as the population grows.*

**Applicant note: As noted above, Grandview Reserve is adjacent to the recently developed Falcon Regional Park and provides trail connections to this great asset.**

*4.5.8.7 Encourage opportunities for pedestrian linkages especially to connect residential areas to schools, shopping and significant trail corridors*

**Applicant note: Grandview Reserve will be providing multiple pedestrian linkages to the surrounding area as described above. The residential areas will be connected to schools, parks, and shopping areas via the internal trails within the community and the connections to the regional trails and Falcon Regional Park.**

*4.5.11.1 Integrate development with natural features and natural systems with special attention toward preserving floodplains and riparian corridors.*

**Applicant note: Grandview Reserve most significant natural system is the drainage and ponds that are shown on the Sketch Plan as open space. Minor drainages are shown at the boundary of land uses with the intention of using them as buffers within those land use parcels.**

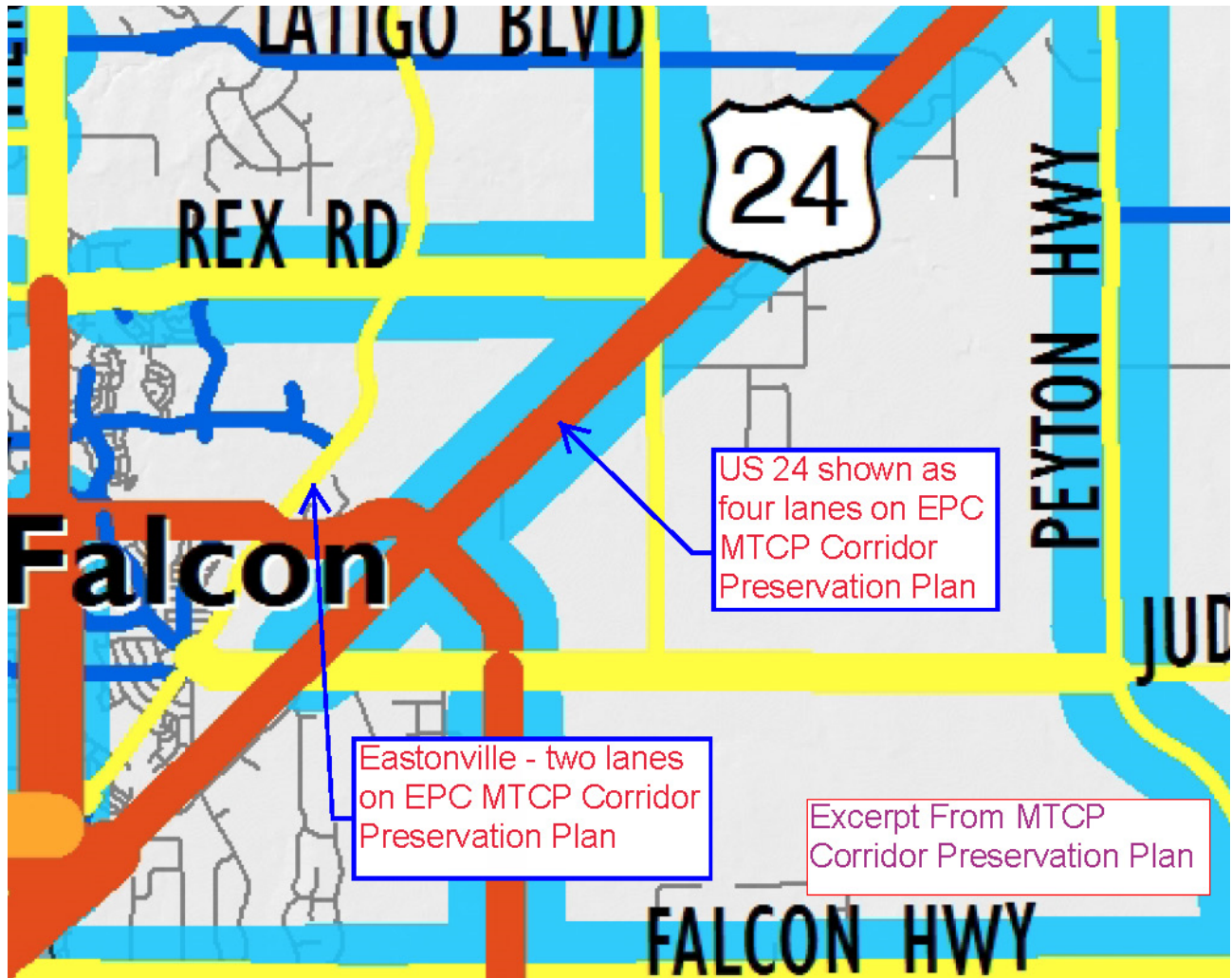
**Applicant Summary:**

In summary, the Grandview Reserve Sketch Plan fits very well within the general intent of the Falcon/Peyton Small Area Plan. Grandview Reserve is located within or adjacent to the areas proposed for urban density development within the FPSAP. Urban density is defined in the FPSAP as parcel sizes of less than 2.5 acres, typically less than 1 acre, and being served by urban-level infrastructure such as roads, wastewater service and water availability.

## 2040 Major Transportation Corridor Plan (MTCP)

Grandview Reserve is planned to be developed with up to 3,260 residential dwelling units, 33.4 acres of commercial uses, an elementary school, and a church. Two full-movement access points are proposed to Eastonville Road and seven full-movement access points are proposed to an extension of Rex Road through the site. The Sketch Plan shows a future street connection to planned Phase 3 of the Waterbury development. The site access points to Rex Road and Eastonville Road will need to meet County standards for intersection and stopping sight distance. The 2040 Major Transportation Corridors Plan (MTCP) identifies Rex Road as an extension to the east. Grandview Reserve accommodates this connection through the property to Highway 24. For more detailed information, see the Master Traffic Impact Analysis prepared by LSC dated April 17, 2020.

*Figure 6: Extract from 2040 Major Transportation Corridors Preservation Plan*





## El Paso County Water Master Plan

El Paso County's Water Master Plan goals and implementation strategies were referenced with the initial planning of the land plan to incorporate efficiency and conservation, especially since the area that Grandview is proposed is within the **Denver Basin aquifers system, Region 3 of the EPC Master Plan.**

The sketch land plan increases density and maximizes open space surrounding the natural tributary areas, thus decreasing irrigation consumption and discouraging individual wells. The landform grading is focused on limiting excavation within shallow ground water levels to deter ground water surfacing and associated groundwater re-introductions. Swales will be utilized within the individual planning areas to promote groundwater recharge.

Future local wells, mostly in the Arapahoe and Laramie Fox-Hills formations, will provide water for the Grandview Reserve subdivision. Off-site wells will likely be needed (from neighboring lands owned by 4-Site Investments, LLC) for full build-out.

- The total annual water demand for 3,332.4 SFE's is calculated to be 1,177.08 AF.
- 4 Site Investments, the property owner, owns 1,400 AF of Arapahoe non-tributary water.
- The adjoining 4 Way Ranch owns 2,023 AF of Laramie-Fox Hills non-tributary water, and 1,011 AF of Arapahoe non-tributary water.
- Any additional water, should it be needed, will be derived from the 4 Way Ranch water.
- A breakdown of demand at full buildout vs. supply is below:

4 Site Water	1,400 AF
<u>4 Way Ranch Water</u>	<u>3,034 AF</u>
<i>Total Supply</i>	<i>4,434 AF</i>
<i>Grandview Demand</i>	<i>1,177.08 AF</i>
<i>300-Yr Quantity</i>	<i>3,531.24 AF</i>

Potential future interconnections may be made with neighboring districts to foster conjunctive use and better accommodate water supply emergencies. All districts in this area rely on the same water, and all are required to meet CDPHE potable water regulations. Possible water connections to other districts could be in the form of full interconnectivity (water flowing both directions, all the time) or in the form of an emergency connection (normally closed, only opened to flow one way during an emergency).

**Source water will be from the Arapahoe and Laramie-Fox Hills aquifers, the deepest aquifers in the Denver Basin.** This defers the use of shallower aquifers for domestic users not served by a central water system.

Outside of interconnectivity between districts in this area, a larger potential regional opportunity for water supply is Colorado Springs Utilities (CSU). Currently, CSU water infrastructure is less than half a mile away from water infrastructure used by neighboring districts. Inter-governmental Agreements (IGA's) would need to be executed that includes CSU and several districts (i.e. Falcon Highlands MD, Woodmen Hills MD, Meridian Ranch MD).

As with neighboring districts, Grandview will likely implement tiered water rates to help reduce water usage. In addition, multiple stages of water restrictions can be implemented during drought years and when infrastructure repairs are required (i.e., well pumps need to be replaced in the middle of the summer).

The potential of wastewater reuse (primarily for irrigation) lies with the regional wastewater treatment provider in the area – Woodmen Hills Metropolitan District. Currently, WHMD’s regional wastewater plant serves Woodmen Hills, Falcon Highlands, Paint Brush Hills, and Meridian Ranch. If a reuse system is implemented at WHMD’s facility, all contributing wastewater entities will be allowed to be “stakeholders” in development of a reuse system.

More detailed information and studies regarding quality, source water monitoring, potential MOU’s within future neighboring development interconnects, strategies regarding regional planning goals and dependability/redundancy will be provided in the subsequent Preliminary Plan phase. This current application is for a Sketch Plan.

In addition to the regional water resource perspective, local efforts by the end-users will be analyzed pertaining to the following elements to help promote sustainable use of the aquifer shares that are currently allocated for Grandview:

- Plumbing systems requiring low flow fixtures meeting or exceeding standards
- Local water re-use systems
- Low impact irrigation/low flow irrigation or xeriscape
- Smart watering and usage meters
- Home-owner water conservation landscape incentives
- Climate and elevation restricted plantings
- Community-wide rain gardens and bio-retention

## El Paso County Parks Master Plan

The County Parks Master Plan has several goals that Grandview Reserve compliments very well. The narrative below describes how this project is relevant to the goals and policies. While many of the parks within Grandview Reserve area private, the concept aligns well with the overall intent of the Plan.

Additionally, the applicant is willing to consider the large central Community Park to be a County Park.

Note: Narrative that is italic is directly from the County’s Code and Policy documents and narrative in bold is the applicant’s note addressing that item.

### OVERALL SYSTEM MISSION/ROLE

*Goal 2: Provide a coordinated and connected system of parks, trails, and open space that is equitably distributed based on population and serves the needs of county residents.*

**Applicant note: Grandview Reserve proposes a coordinated and connected system of parks, trails, and open space that is equitably distributed within the community. This will serve the residents of this region aligning with the County’s goals. The applicant is willing to consider the large central Community Park to be a County Park.**

*Goal 3: Balance passive/active use of county parks and open space and determine what is most appropriate for individual sites based on community need and master planning processes.*

**Applicant note: Grandview Reserve provides passive/active parks and open space and determined what is most appropriate for individual sites based on community need and master planning processes.**

*Goal 4: Provide an overall vision for the recreation and resource preservation network, and identify gaps so that the County, local jurisdictions, and others can work together to fill them.*

**Applicant: Grandview Reserve will provide a recreation network internally to the community and trail connections to the nearby Falcon Regional Park. This trailsystem will also help fill**

potential “gaps” in the regional system.

## REGIONAL TRAILS

*Goal 1: Work collaboratively with others to create a continuous, connected system of regional trails. Provide an overall vision for system of regional trails within the County and connected to adjacent counties and participate in the Regional Non-motorized Trails and Bike Plan Update to identify standards and address needs as part of a multi-modal transportation network. Ensure that regional trail corridors are secured.*

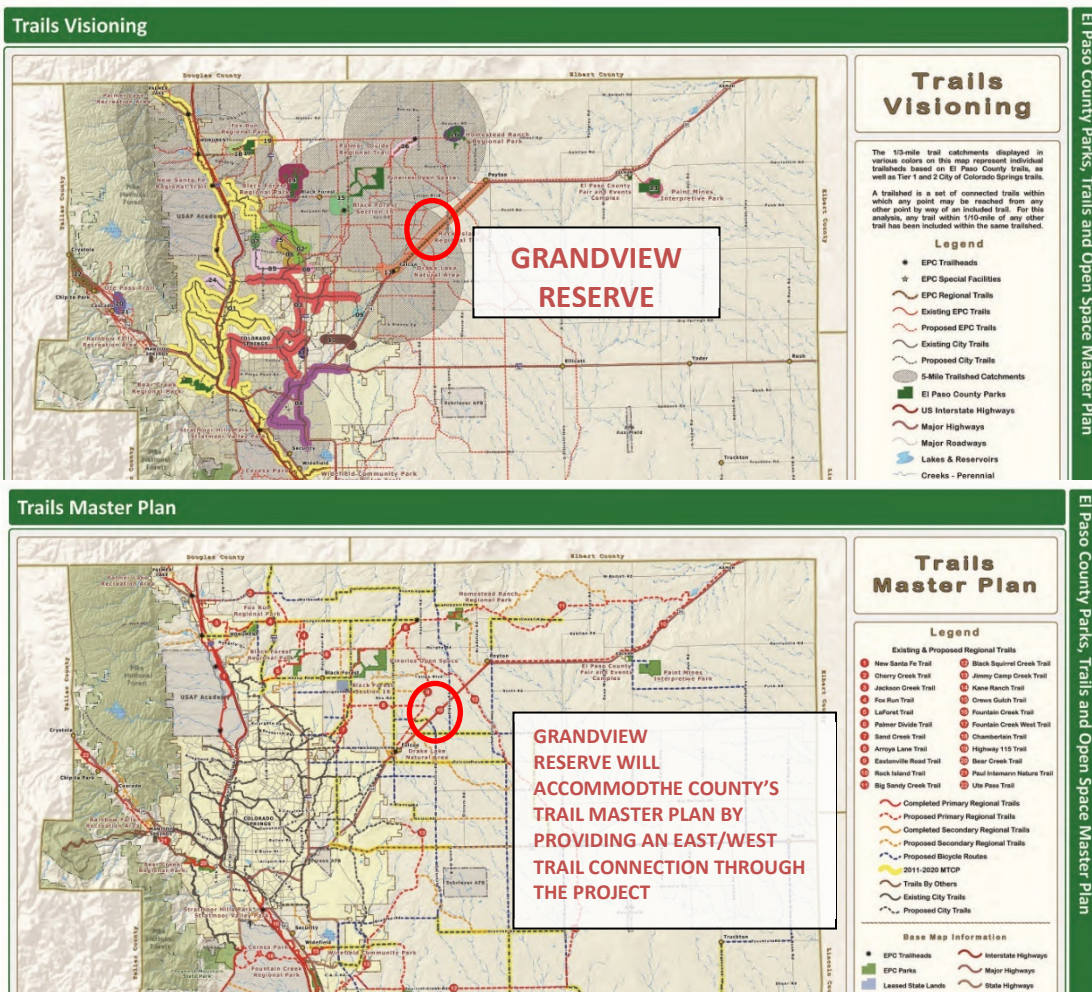
**Applicant: Grandview Reserve is providing a significant trail system throughout the community with key connections to the Rock Island Trail on the east and the Falcon Regional Park on the west. This proposed Sketch Plan ensures that regional trail corridors are secured forever.**

## OPEN SPACE

*Goal 1: Protect and enhance El Paso County’s legacy of unique natural features and areas and cultural resources, working in collaboration with others to conserve high priority open space areas in the county.*

**Applicant: Grandview Reserve will help facilitate this goal of enhancing natural features and areas by respecting the three significant drainage-ways through this property and preserving them as trail/open space corridors that will fit well within the overall County’s open space system. As seen below per the “Trails Visioning” exhibit and the “Trails Master Plan”, Grandview Reserve will accommodate future trail connections as planned.**

Figure 7: Extracts from the El Paso County Parks Master Plan



## Project Justification

The review criteria for approving a Sketch Plan are provided in the El Paso County Code and listed below. The proposed Sketch Plan for Grandview Reserve meets these criteria as follows.

Note: Narrative italic and quotes below is directly from the County's Code and Policy documents and narrative in bold is the applicant's note addressing that item.

1. *The proposed subdivision is in general conformance with the goals, objectives, and policies of the Master Plan;*  
**Applicant note: Grandview Reserve Sketch Plan is in general compliance and intent of the goals, objectives, and policies of the County Policy Plan, the Falcon/Peyton Small Area Plan, the 2040 Major Transportation Corridors Plan, Water Master Plan, and the County Parks Master Plan.**
2. *The proposed subdivision is in conformance with the requirements of the Land Development Code;*  
**Applicant note: Grandview Reserve is in conformance with the requirements of the Land Development Code as described in this Letter of Intent. The project has the ability to obtain water and sanitation for the development. Identification of environmentally sensitive areas and wildlife habitat areas has been completed. Potential sources of required services such as vehicular and pedestrian access and circulation has been addressed. Grandview Reserve is sensitive to the surrounding land uses. The applicant has evaluated the wildfire hazards.**
3. *The proposed subdivision is compatible with existing and proposed land uses within and adjacent to the sketch plan area;*  
**Applicant note: Grandview Reserve is compatible with existing and proposed land uses within and adjacent to the project. The Small Area Plan (FPSAP) for this area describes urban density and similar densities have been approved and constructed immediately west of this site. Adjacent developments have a variety of lot sizes, schools, parks, and open space and this property proposes the same concepts. Grandview Reserve Sketch Plan also includes the transitions of densities and appropriate buffers, which are recommended and described in the Small Area Plans. Perimeter buffers are to be 15 ft except in areas with adjacent zoning of A-35 in which they will be 20 ft. A 15 ft buffer shall be provided between non-residential and residential districts per land development code chapter 6. Lastly, less intense and dense uses are placed on the north side of the property adjacent to the existing 35 acre zoning, however this adjacent property is likely to develop with urban densities, therefore, Grandview Reserve has appropriately provided adequate buffering and land use transitions.**
4. *The water supply report provides sufficient information to identify probable compliance with the water supply standards and identifies any need for additional water supplies;*  
**Applicant note: Water service will be provided by Grandview Reserve Metro Districts, and is addressed in the Water Resources and Wastewater Report prepared by JDS Hydro.**
5. *Services are or will be available to meet the needs of the subdivision including, roads, police and fire protection, schools, recreation facilities, and utility service facilities;*  
**Applicant note: Grandview Reserve will be provided services per the included Will Serve letters that have been provided with this submittal. Grandview Reserve Metropolitan Districts will be formed providing bonding to fund construction of the roads, parks and trails,**



stormwater facilities, and for future maintenance of those facilities. Electric service will be provided by MVEA. Fire protection services will be provided by Falcon Fire Protection District. A site for a new elementary school has been included on the Sketch Plan per Peyton School District conversations.

6. *The soil is suitable for the subdivision;*

**Applicant note:** The Soils and Geology Report prepared by Entech indicates that the soils are generally suitable for development.

7. *The geologic hazards do not prohibit the subdivision, or can be mitigated;*

**Applicant note:** The Soils and Geology Report prepared by Entech identifies geologic conditions that occur on the property. The identified constraints are not significant; however, the seasonal and potentially seasonal shallow groundwater in the west central part of the site will need to be accommodated. Some of this can be mitigated by re-grading, appropriate foundation design, and the use of perimeter drains. Conditions identified can be mitigated by proper engineering design and construction techniques.

8. *The design of the subdivision protects the natural resources or unique landforms;*

**Applicant note:** The Grandview Reserve Sketch Plan respects the significant drainage-ways through the property as open space and trail corridors. These drainage-ways will be retained or redirected and will be preserved within open space tracts. Per the Natural Features Report by Ecosystems, there are wetland areas on the property, all of which are considered to be isolated and likely to be non-jurisdictional. These wetland areas will either be removed or retained within the proposed open space/drainage tracts identified on the Sketch Plan. The layout of the roads, lots, and open space have respected most of the existing drainage-ways as noted above.

#### **Vegetation**

Please refer to the Natural Features and Wetland Report by Ecosystems Services, LLC for detailed information. The majority of the site is vegetated by native prairie grass, with wetland plants in the drainages and adjacent riparian areas. There are no federally threatened or endangered plant species on the property however further analysis and survey for ULTO will be required. Weeds observed on Site were nominal and included three List B noxious weed species and one List C noxious weed species.

Given that the project will preserve the on-site drainages and adjacent open space buffer area, there is good potential to improve native vegetation by:

1. Creating a habitat restoration and management plan for the drainages and Open Space areas that will be taken over and implemented by the Metropolitan Districts following construction;
2. Increasing native vegetation in the disturbed shortgrass prairie areas by seeding with native species and/or spreading ~1" of salvaged topsoil obtained/stockpiled from any non-weedy shortgrass prairie areas subject to development;
3. Including requirements in the Codes, Covenants and Restrictions (CCRs) to preserve native vegetation and minimize non-native landscaping and irrigation;
4. Implementing a stormwater management plan and preparing a natural channel stabilization plan for all drainages; and



5. Implementing an integrated noxious weed management plan that that:
  - a. Begins at construction mobilization and continues through construction;
  - b. Introduces biological control agents for weed control (as feasible);
  - c. Prohibits importation of fill dirt and landscaping material unless they are certified as weed free;
  - d. Is managed and implemented by the Metro District and/or Homeowners Association following construction; and
  - e. Is managed within the individual lots by each homeowner and is enforced through covenants.

#### **Wetland Habitat and Waters of the U.S.**

Please refer to the Natural Features and Wetland Report by Ecosystems Services, LLC for detailed information. Minimal wetland and waters impacts are proposed to implement the Sketch Plan; however, these impacts will be avoided and minimized to the extent feasible. Project phasing will be used to avoid Site-wide, over-lot grading and related impacts from runoff, erosion, and pollutant discharge into the drainages. Stormwater control before, during, and after construction will be implemented to avoid impacts such as channel incision and streambank degradation. The drainages and open space riparian buffer areas will be planted with multi-story palette of native upland and riparian species to supplement the regrowth and regeneration of previous woody vegetation, provide shading to regulate pH and water quality, and assist in stabilizing the streambanks. The two jurisdictional wetlands are primarily being respected and will stay in place. The two non-jurisdictional wetlands may be modified.

9. *The proposed methods for fire protection are adequate to serve the subdivision; and*  
The site lies within the jurisdiction of Falcon Fire Protection District, which provided a Will Serve letter to provide fire services to the property.
10. *The subdivision is appropriate and the design is based on mitigating the constraints of topography, soil types, geologic hazards, aggregate resources, environmental resources, floodplain, airplane flight overlays, or other constraints.*  
As noted above, there are few physical or environmental constraints to the development of the property and those that have been identified will be mitigated during construction. The impact identification analysis demonstrates that the site is suitable for the proposed development. Low Impact Development solutions (LID) will be implemented where feasible (Refer to the El Paso County Water Plan section of this LOI for potential examples). Regarding aggregate and mineral resources some of the sandy materials on-site could be considered low-grade sand resource, the area is mapped with upland deposits. The area of the site has been mapped with some areas as “good” and some as “little or no potential”. Given this area of the County and close proximity to developed land, they would be considered to have little significance as an economic resource. (for more detail see the Entech Geotech Report).