

FLYING HORSE NORTH

PUD PRELIMINARY PLAN MAJOR AMENDMENT

Letter of Intent

July 27, 2026



Owner:
Flying Horse Development, LLC

Applicant:
HR Green Development, LLC



PCD File Number:
PUDSP263



FLYING HORSE
NORTH

Owner / Applicant Information

Owner:

Company: PRI #2, LLC.
Contact Person: Mr. Drew Balsick
Email: DrewB@classichomes.com
Telephone No.: (719) 785-3237

Applicant

Company: HR Green Development, LLC
Contact Person: Mr. Blaine Perkins
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Telephone No.: (719) 394-2430

Property Tax Schedule Nos.

The following property is included in this application: Schedule Nos. 6136005039, 6136000006, 6136000008 and 6136000009

Reports Included by Reference

- *Soils and Geology Study, Flying Horse North* by Entech Engineering, Inc.
- *Fire Protection Report, Flying Horse North* by Peregrine Fire
- *Natural Features Report* by Bristlecone Ecology
- *Traffic Impact Study* by SM Rocha
- *Wastewater Disposal Report* by Entech Engineering Inc.
- *Water Resources Report* by HR Green
- *Wildland Fire & Hazard Mitigation Plan* by Peregrine Fire
- *Forestry Management Plan* by HR Green

Application Request

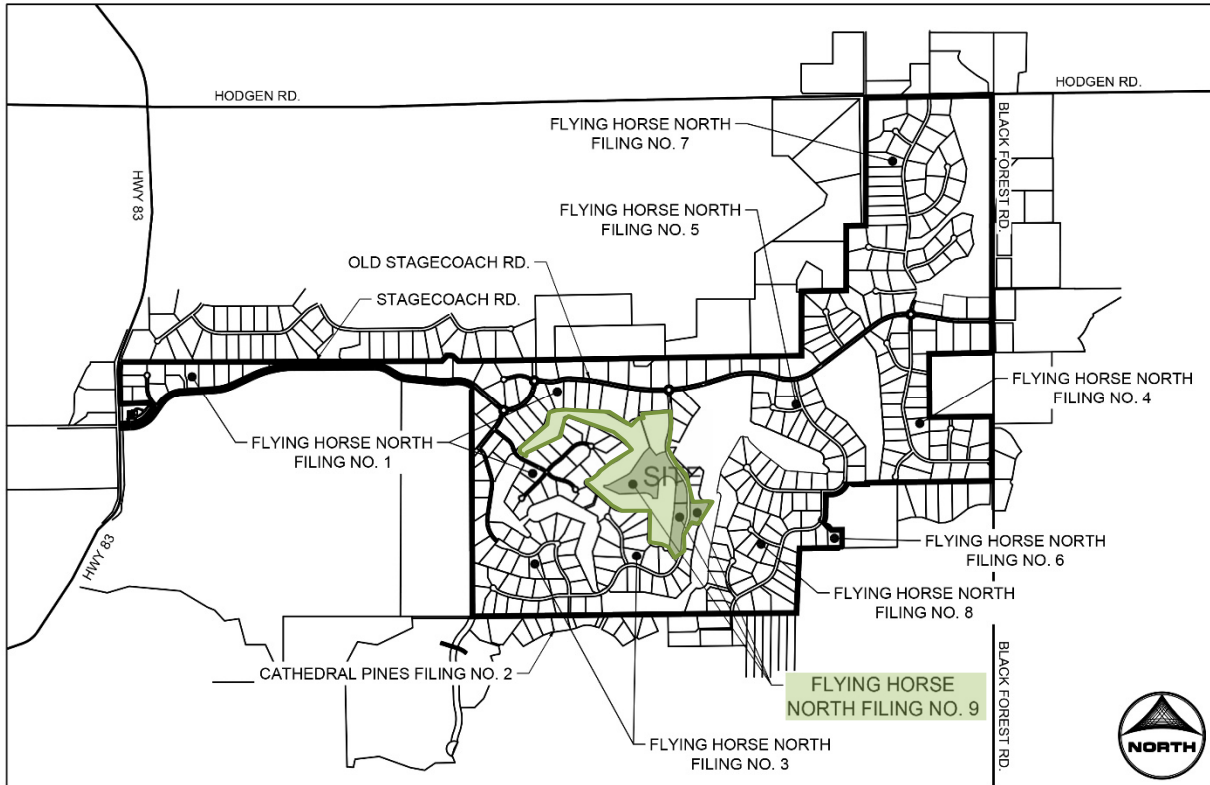
HR Green Development, LLC on behalf of Flying Horse Development, LLC requests approval on the following application within El Paso County.

- A Major Amendment to the approved 2025 Flying Horse PUD, PUD Preliminary Plan Flying Horse North (PUDSP252).

Project Description

The overall Flying Horse North community (hereafter called "FHN") is generally located east of Highway 83, north and south of Old Stagecoach Road which transverses through the center of the property in an east/west direction. The property is also southwest of the intersection of Hodgen Road and Black Forest Road. The total area of FHN remains approximately 1,479.859 acres. This PUD Amendment increases the total number of lots from 299 (2025 PUD PP) to 310. The proposed density remains 0.2 DU/AC for the entire FHN community. This amendment is concerned with approximately 99.748 acres, more or less consisting of 11 single-family residential lots, Tract A of Flying Horse North Filing No. 3 and Tract K of the golf course. The existing approved filings 1-2 and 4-8 are not affected by this amendment application. An additional lot is proposed in an area originally platted as part of Tract A in Filing no. 3.

FLYING HORSE NORTH PUD/PP MAJOR AMENDMENT



LAND USE

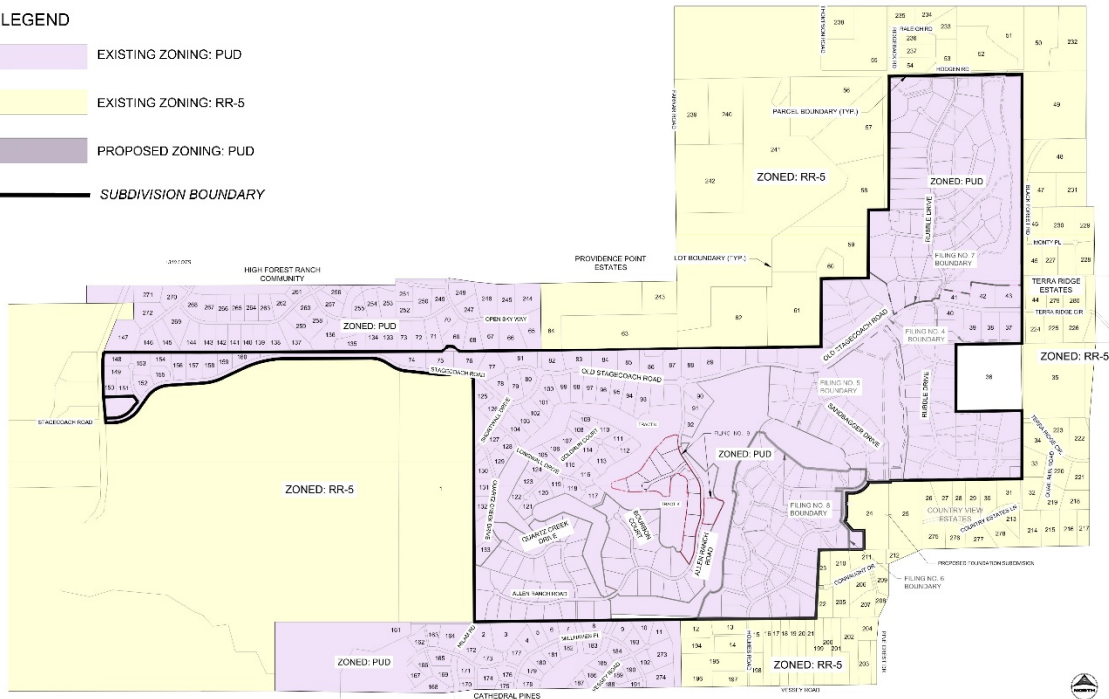
The proposed PUD Major Amendment is consistent with the surrounding PUD zoning within the existing filings of FHN and the adjacent RR-5 zoning. Most of the lots proposed are well over the minimum requirement of 2.5 acres and closer to 5-acres in size which is complimentary to the surrounding properties. The interface between the PUD Major Amendment and surrounding land uses is consistent with the interface already existing between the FHN community and neighboring land uses. The amendment is harmonious with the surrounding RR-5 zoning proposing parks, trails, open space and lots that complement the general size and scale of surrounding properties.



ZONING MAP

LEGEND

- EXISTING ZONING: PUD
- EXISTING ZONING: RR-5
- PROPOSED ZONING: PUD
- SUBDIVISION BOUNDARY



SUBDIVISION CIRCULATION & ACCESS POINTS

SM Rocha, LLC Traffic and Transportation Consultants, prepared an updated traffic analysis for FHN Major PUD/PP Amendment, which can be found within the submittal documents. Analysis of future traffic conditions indicates that the addition of site-generated traffic is expected to create minimal negative impact on traffic operations for the existing and surrounding roadway system upon roadway and intersection control improvements assumed within the analysis.

FLOODPLAIN

The FHN Major PUD Amendment does not lie within any floodplain zones according to the FEMA Map Nos. 08041C0315G, dated December 7, 2018.

GEOLOGIC HAZARDS

Entech Engineering has provided a Soils and Geology Report with this submittal. Within this report is a detailed analysis showing the current potential geologic hazard constraints and mitigation measures that will be necessary for development. A map of these constraints showing their location has also been provided within the PUD Preliminary Plan amendment that was submitted for review.

MINERAL RIGHTS CERTIFICATION

A mineral rights certification affidavit was submitted with the FHN Major PUD Amendment application showing that there was not a mineral estate owner on the property.

WATER

The FHN Major PUD Amendment development consists of estate lots that are a minimum of 2.5 acres. These lots are to have domestic water serviced via private wells on their respective lots. The Water Supply Memo verifying water sufficiency demonstrates compliance with the County and State's requirements for water supply and quality for the proposed development. This document was approved by the State and the Board of County Commissioners for the FHN subdivision.

WASTEWATER

The FHN Major PUD Amendment consists of estate lots that are a minimize of 2.5 acres. These lots are to have private on-site wastewater systems consisting of the requisite domestic septic infrastructure such as piping, tanks, and leach fields on respective lots. The septic systems are to be designed by a State of Colorado Professional Licensed Engineer on a lot by lot basis and installed by certified contractors. The systems are to be reviewed and approved by the County and State prior to construction. The Major PUD Amendment application includes a Wastewater Report and a Soils and Geology Report that assesses the greater FHN area in regards to OWTS compliance and recommendations. It is expected that individual lot OWTS systems will require specific test pits and reports for their respective designs and installations. There are no geologic hazards or environmental features that prohibit the use of private OWTS on the proposed lots. Any OWTS no-build areas are identified on the Plat and are typically delineated Drainage Easements for anticipated ponding stormwater. All private lot OWTS is to meet County and State requirements for setbacks from property boundaries, lot lines, roadways, wells, and drainageways.

DRAINAGE

A Drainage Report and Stormwater Management Plan report prepared by HR Green Development, LLC is submitted as part of this Major PUD Amendment application. The majority of the stormwater is overland sheet flow from the large estate lots to the public urban local street section's curb and gutter which drains due west into the existing golf course at an existing outfall location within Tract K. Any other stormwater flows are directly offsite, from the Filing 9 single family estate large lot areas to surrounding golf course Tract K previous areas. The outflow location is to be improved for the developed condition for the concentrated flow. The ultimate design point is located on the west side of the subdivision within existing Filing 1 Pond 8 for water quality and full spectrum detention. The pond and the flow path to it from proposed Filing 9 through the existing golf course, Filing 3, and Filing 1 areas including any hydraulic structures, swales and conveyance areas.

As detailed in the Drainage Report, (1) existing full spectrum detention facility (Pond 8, Filing 1) will be modified as needed. The facility modifications will be designed using El Paso County criteria and provide stormwater quality by slowing the release of stormwater captured by the ponds and allowing solids to settle out.

The pond and outlet structure is designed for detention and release rates to drain off-site at or below historical rates, as required. The pond was designed and built with upstream developed conditions with the land use proposed in the Filing 9 area. Water quality is provided within the pond for disturbances for the construction of the public roadways and the estate lots are considered a large lot water quality exclusion according to the County PBMP Part II.E Exclusion Evaluation table. It is not anticipated that any proposed development within this Major PUD Amendment will have detrimental impacts to the existing drainageways or adjacent subdivisions.

SCHOOLS

FHN Lies within the Lewis-Palmer School District #38 and Academy School District #20. Neither school district has requested land for a future school site within FHN.

ECOLOGIC/WILDLIFE ANALYSIS

The FHN property does not have any significant environmental issues and there is no known threatened species on the property. The FHN site provides moderate quality habitat for some grassland and woodland wildlife, including birds, mammals, reptiles, and possibly amphibians. Development of the site could impact some habitat for wildlife, but based on the findings, impacts to grassland species are relatively low, and to woodland species as moderate to low. Incorporated open spaces will conserve some of the open grassland habitats and possibly improve the quality through supplemental plantings. Implementation of a stormwater management plan will assist in protecting water quality in downstream reaches, which will provide additional benefits to aquatic species including invertebrates. Increased flows and riparian tree and shrub plantings will introduce riparian and wetland habitats that do not currently exist, diversifying the property. Detention facilities may add seasonal water features that could support additional wildlife such as waterfowl. Few sensitive species were present and only in small numbers, and thus are not expected to be affected any more than other species. No state listed species were present. Riparian tree plantings along drainageways will enhance and integrate the existing grassland habitats with high-value riparian ecosystems. The creation of detention facilities is expected to create small pockets of marshes/wetlands. Therefore, species that occur in drainageways 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.

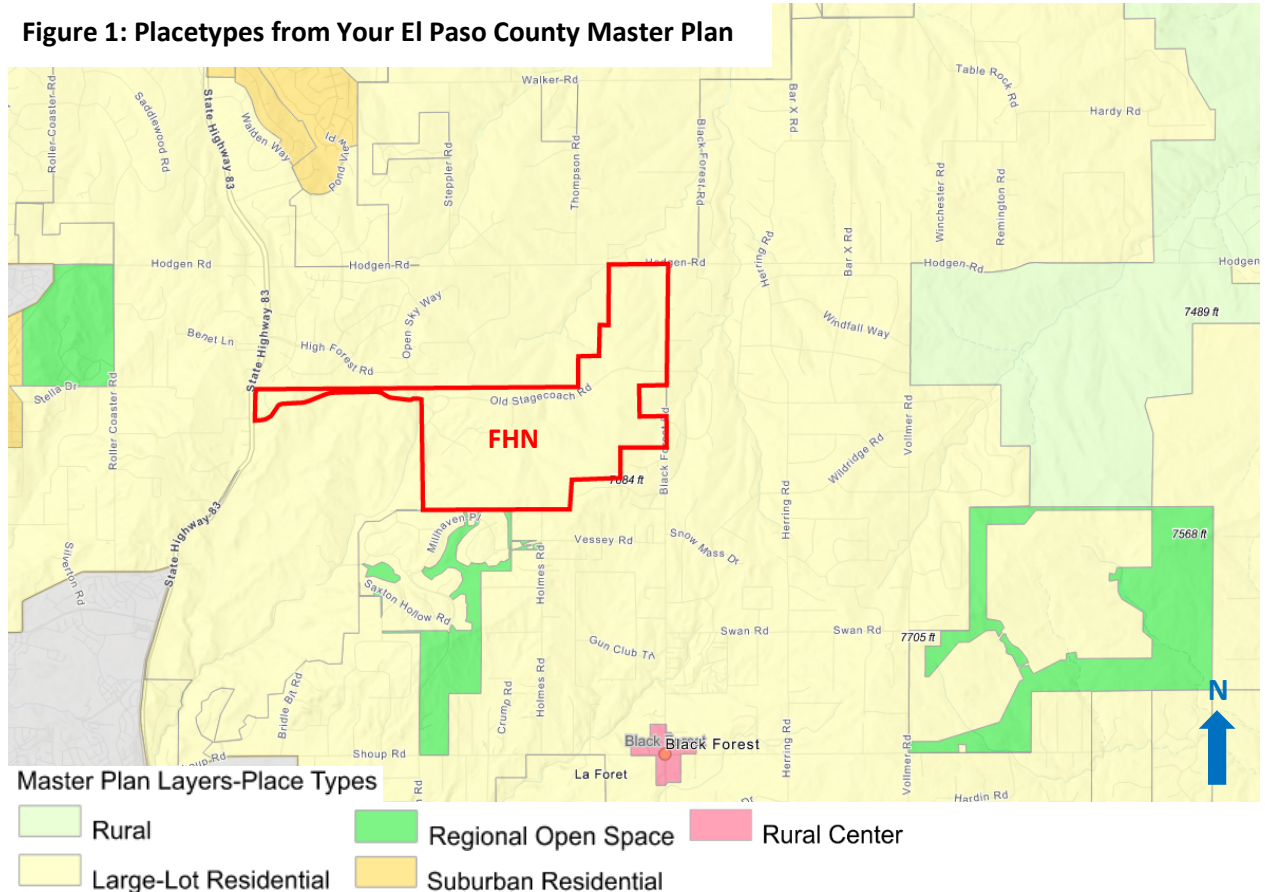
Additional measures to reduce impacts to wildlife include:

- Limiting the use of herbicides, pesticides, and fertilizers;
- Minimizing the installation of fencing; and when fencing is needed, use wildlife friendly fences or include specific wildlife crossings along fence lines.
- Minimize road crossings for the open space corridors to reduce conflict with vehicles.
- Managing pets to avoid conflicts with wildlife.

EL PASO COUNTY MASTER PLAN

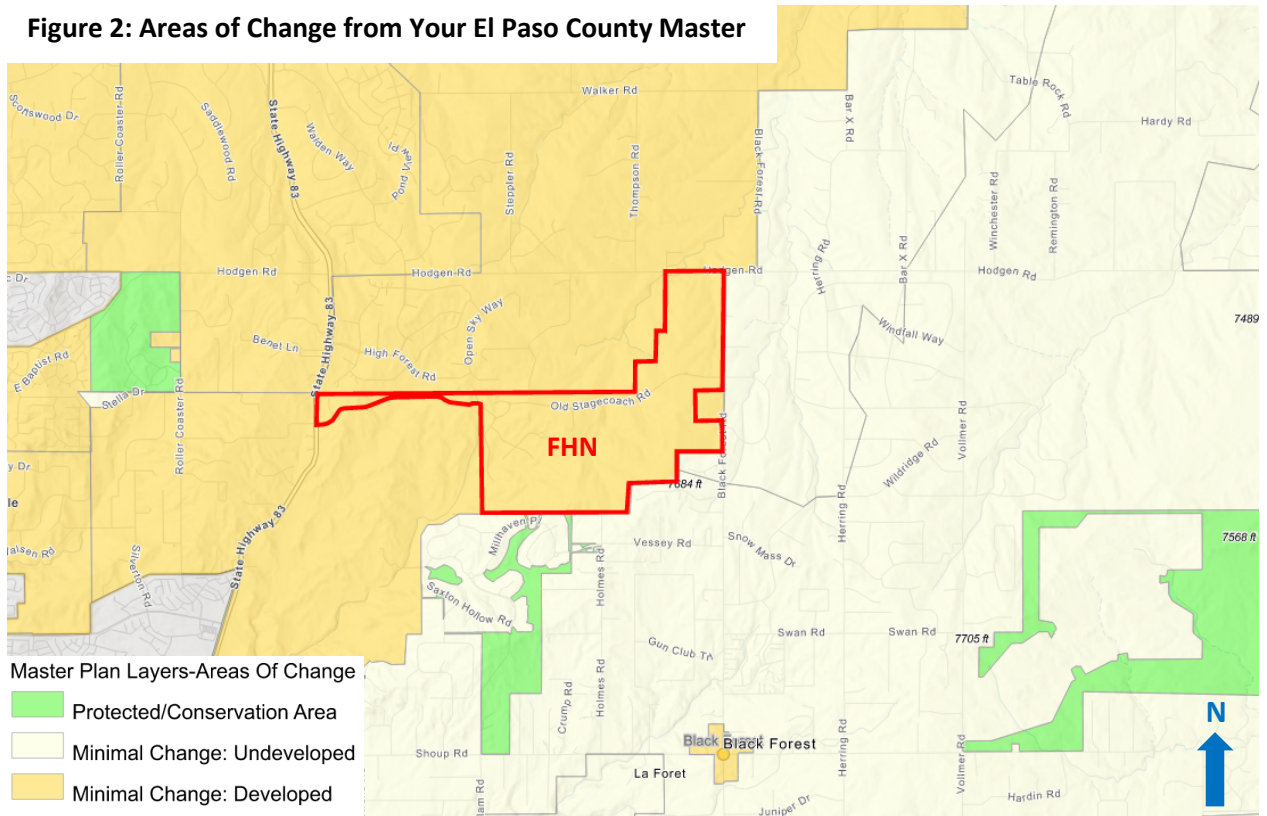
Per the 2021 *'Your El Paso County Master Plan'* FHN is listed as Large-Lot Residential placetype. The existing 2025 FHN PUD (PUDSP252) and the proposed amendment are in keeping with this identified placetype and its primary land use of single-family detached residential. The proposed 2.5 acre minimum lot size conforms with the “character” of the large-lot residential placetype.

Figure 1: Placetypes from Your El Paso County Master Plan



Additionally, the FHN overall subdivision lies within the minimal change: developed category for the areas of change listed in the current master plan. Per this designation, “these areas have undergone development and have an established character. Developed areas of minimal change are largely built out but may include isolated pockets of vacant or underutilized land. These key sites are likely to see more intense infill development with a mix of uses and scale of redevelopment that will significantly impact the character of an area. For example, a large amount of vacant land in a suburban division adjacent to a more urban neighborhood may be developed and change to match the urban character and intensity so as to accommodate a greater population. The inverse is also possible where an undeveloped portion of a denser neighborhood could redevelop to a less intense suburban scale. Regardless of the development that may occur, if these areas evolve to a new development pattern of differing intensity, their overall character can be maintained.” FHN is categorized as a planned subdivision with its approval in 2025 (PUDSP252) but still has large areas left to develop. However, the identity of this subdivision is set and there is little to no chance of significantly impacting the character of the surrounding area.

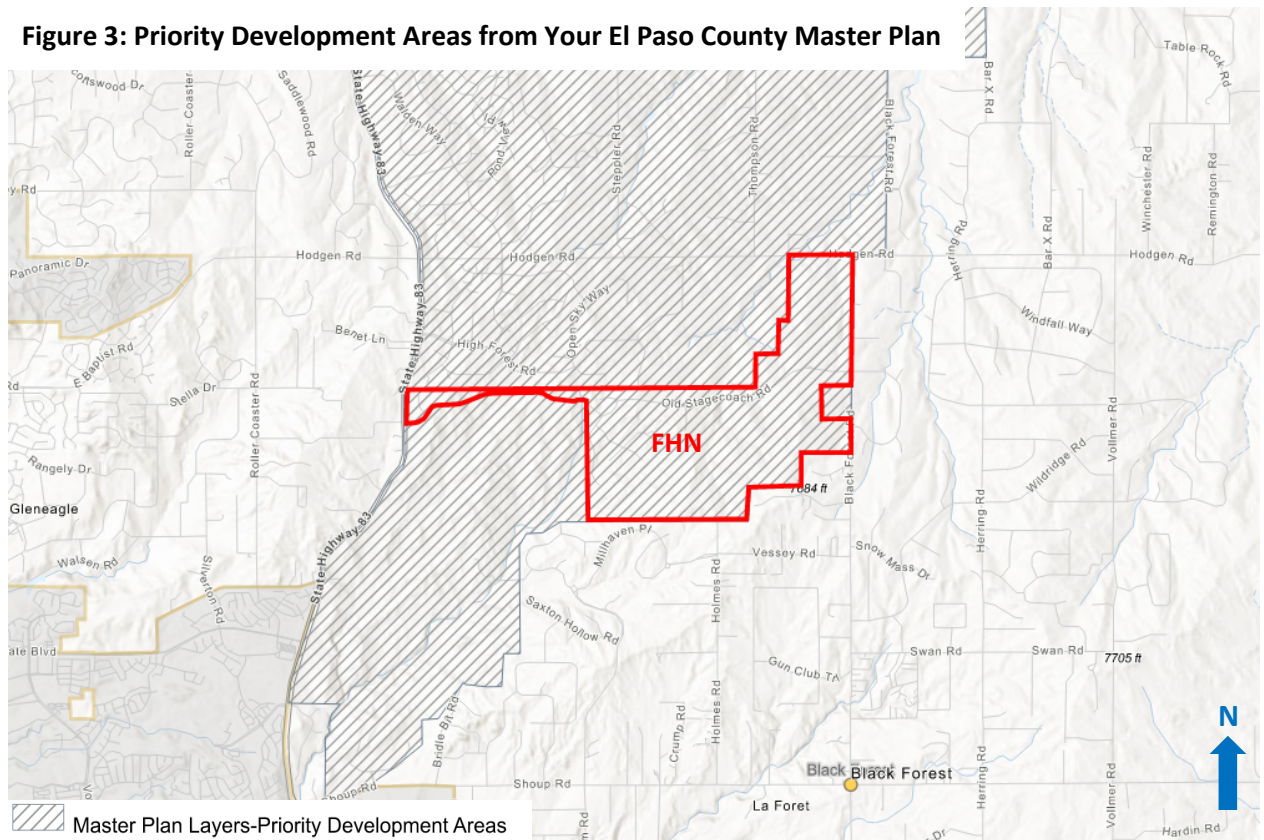
Figure 2: Areas of Change from Your El Paso County Master



The EPC Master Plan also identifies key areas within the county for priority of development. FHN is listed as a “priority development area” for housing and communities, see Figure 3 below. FHN is located within the large-lot residential priority development area: Black Forest/North Central Area. FHN is consistent with this Priority Development Area, proposing development to accommodate future residents in a manner that plans carefully to promote health of the Black Forest. Parks, open spaces and trails are proposed to further preserve the natural features beyond the large lots that characterize FHN. FHN meets and exceeds the minimum typical lot size of 2.5 acres described in the Large-Lot Residential placetype with most lots closer to 5 acres in size creating a development pattern that matches the existing character of the developed Black Forest community.



Figure 3: Priority Development Areas from Your El Paso County Master Plan



WATER MASTER PLAN

The El Paso County Water Master Plan (WMP) identifies eight different planning regions in the County. FHN falls in Region 2 which includes the Monument area and the western portion of Black Forest. The existing central water systems in Region 2 are all located in the Monument area. Region 2 is the only region in El Paso County that is projected to have an average-year water surplus in 2060. There is no public water infrastructure proposed for FHN PUD Amendment as the private single-family residential lots will have private wells. There is no proposed infrastructure within the Filing that requires a service letter or contract with a Metro District or any other entity, at this time.



Project Justification

Per Chapter 4.2.6.D, 7.2.1.D2(e), and 7.2.1.D3(f), the following criteria listed below outline the approval process for a PUD Preliminary Plan within El Paso County. The proposed Major Amendment to the overall 2025 Flying Horse North PUD Plan (PUDSP252), substantially complies with all approval criteria.

PUD ZONING

1. THE PROPOSED PUD DISTRICT ZONING ADVANCES THE STATED PURPOSES SET FORTH IN THIS SECTION;

PUD zoning for FHN was approved in the original 2016 PUD and re-approved in the 2025 PUD. This proposed Major PUD Amendment to the 2025 PUD continues to advance the stated purposes that were agreed upon and set forth in this section.

2. THE APPLICATION IS IN GENERAL CONFORMITY WITH THE MASTER PLAN;

As discussed previously, the proposed FHN PUD PP Major Amendment generally conforms to all EPC adopted plans including, 'Your El Paso County Master Plan'.

3. THE PROPOSED DEVELOPMENT IS IN COMPLIANCE WITH THE REQUIREMENTS OF THIS CODE AND ALL APPLICABLE STATUTORY PROVISIONS AND WILL NOT OTHERWISE BE DETRIMENTAL TO THE HEALTH, SAFETY, OR WELFARE OF THE PRESENT OR FUTURE INHABITANTS OF EL PASO COUNTY;

No elements within the proposed major amendment will be detrimental to the health, safety, or welfare of the present or future inhabitants of EPC. 2.5-acre minimum lot sizes are being adhered to with this amendment.

4. THE SUBJECT PROPERTY IS SUITABLE FOR THE INTENDED USES AND THE USE IS COMPATIBLE WITH BOTH THE EXISTING AND ALLOWED LAND USES ON THE NEIGHBORING PROPERTIES, WILL BE IN HARMONY AND RESPONSIVE WITH THE CHARACTER OF THE SURROUNDING AREA AND NATURAL ENVIRONMENT; AND WILL NOT HAVE A NEGATIVE IMPACT UPON THE EXISTING AND FUTURE DEVELOPMENT OF THE SURROUNDING AREA;

As mentioned previously in the section regarding EPC placetypes this proposed major amendment conforms with the character of the large-lot residential primary use. The proposed lot sizes conform with the surrounding RR-5 zoning and further enhance the value of the surrounding neighborhoods. Buffers along the perimeter of Flying Horse North are provided in several ways. In general, lot sizes have been used to provide transitions to higher density lots within the PUD so that no buffer is needed.

5. THE PROPOSED DEVELOPMENT PROVIDES ADEQUATE CONSIDERATION FOR ANY POTENTIALLY DETRIMENTAL USE TO USE RELATIONSHIPS (E.G. COMMERCIAL USE ADJACENT TO SINGLE FAMILY USE) AND PROVIDES AN APPROPRIATE TRANSITION OR BUFFERING BETWEEN USES OF DIFFERING INTENSITIES BOTH ON-SITE AND OFF-SITE WHICH MAY INCLUDE INNOVATIVE TREATMENTS OF USE TO USE RELATIONSHIPS;

The proposed PUD Major Amendment is consistent with the surrounding PUD zoning within the existing filings of FHN and the adjacent RR-5 zoning. Most of the lots proposed are well over the minimum requirement of 2.5 acres which is complimentary to the surrounding properties. The interface between the PUD Major Amendment and surrounding land uses is consistent with the interface already existing between the FHN community and neighboring land uses. The amendment is harmonious with the surrounding RR-5 zoning proposing parks, trails, open space and lots that complement the general size and scale of surrounding properties. Buffers along the perimeter of FHN and the Major PUD Amendment are provided in several ways. In general, lot sizes have been used to provide transitions to higher density lots within the PUD so that no buffer is needed.

6. THE ALLOWED USES, BULK REQUIREMENTS AND REQUIRED LANDSCAPING AND BUFFER ARE APPROPRIATE TO AND COMPATIBLE WITH THE TYPE OF DEVELOPMENT, THE SURROUNDING NEIGHBORHOOD OR AREA AND THE COMMUNITY;

The existing landscaping elements associated with the overall FHN PUD area which seek to preserve the existing prairie and forest characteristics further enhance this part of EPC. Additional landscaping will be provided with future monumentation in FHN to provide complimentary design elements that match the surrounding landscape and neighborhoods. There is no additional landscaping required or provided as part of the FHN Filing 9 development.

7. AREAS WITH UNIQUE OR SIGNIFICANT HISTORICAL, CULTURAL, RECREATIONAL, AESTHETIC OR NATURAL FEATURES ARE PRESERVED AND INCORPORATED INTO THE DESIGN OF THE PROJECT;

There are no areas with unique or significant historical, cultural, recreational, aesthetic or natural features associated with this FHN PUD Major Amendment.

8. OPEN SPACES AND TRAILS ARE INTEGRATED INTO THE DEVELOPMENT PLAN TO SERVE AS AMENITIES TO RESIDENTS AND PROVIDE A REASONABLE WALKING AND BIKING OPPORTUNITIES;

Trail connections are proposed throughout Filing No. 7 & 8, providing necessary connections to existing gravel trails within FHN linking future residents to the golf course and future filings within FHN. Additionally, the first regional trail connection in FHN is being proposed along the southern boundary of this filing that will ultimately connect to a larger system within FHN and to the existing trail system to the south.

9. THE PROPOSED DEVELOPMENT WILL NOT OVERBURDEN THE CAPACITIES OF EXISTING OR PLANNED ROADS, UTILITIES AND OTHER PUBLIC FACILITIES (E.G. FIRE PROTECTION, POLICE PROTECTION, EMERGENCY SERVICES AND WATER AND SANITATION), AND THE REQUIRED PUBLIC SERVICES AND FACILITIES WILL BE PROVIDED TO SUPPORT THE DEVELOPMENT WHEN NEEDED;

An updated traffic analysis conducted by SM Rocha has been provided with the application. It is not anticipated that any traffic related to this filing will overburden existing or planned roadways.

10. THE PROPOSED DEVELOPMENT WOULD BE A BENEFIT THROUGH THE PROVISION OF INTERCONNECTED OPEN SPACE, CONSERVATION OF ENVIRONMENTAL FEATURES, AESTHETIC FEATURES AND HARMONIOUS DESIGN, AND ENERGY OF EFFICIENT SITE DESIGN;

The proposed full spectrum detention facilities and revised lot layout associated with this major amendment provide better opportunities to capture existing and future conveyed flows preserving natural drainageways within FHN. Proposed local trails linking to existing trails within the community are being provided for future residents to traverse the site more easily.

11. THE PROPOSED LAND USE DOES NOT PERMIT THE USE OF ANY AREA CONTAINING MINERAL DEPOSIT IN A MANNER WHICH WOULD UNREASONABLY INTERFERE WITH THE PRESENT OR FUTURE EXTRACTION OF SUCH DEPOSIT UNLESS ACKNOWLEDGED BY THE MINERAL RIGHTS OWNER;

Per the affidavit that was submitted with the application there are no mineral rights associated with this property.

12. ANY PROPOSED EXCEPTION OR DEVIATION FROM THE REQUIREMENTS OF ZONING RESOLUTION OR THE SUBDIVISION REGULATIONS IS WARRANTED BY VIRTUE OF THE DESIGN AND AMENITIES INCORPORATED IN THE DEVELOPMENT PLAN AND DEVELOPMENT GUIDE; AND

No exceptions or deviations are requested with this application.

13. THE OWNER HAS AUTHORIZED THE APPLICATION.

The owner of the property has authorized this application.

PUD PRELIMINARY PLAN

1. THE PROPOSED SUBDIVISION IS IN GENERAL CONFORMANCE WITH THE GOALS, OBJECTIVES, AND POLICIES OF THE MASTER PLAN;

See above information regarding master plan. Additionally, goals that are being satisfied with this application are listed below.

- Goal 1.1: Ensure compatibility with established character and infrastructure capacity.
FHN is located within the large-lot residential priority development area: Black Forest/North Central Area. FHN is consistent with this Priority Development Area, proposing development to accommodate future residents in a manner that plans carefully to promote health of the Black Forest. Parks, open spaces and trails are proposed to further preserve the natural features beyond the large lots that characterize FHN. FHN meets and exceeds the minimum typical lot size of 2.5 acres described in the Large-Lot Residential placetype with most lots closer to 5 acres in size creating a development pattern that matches the existing character of the developed Black Forest community. As noted in other sections of this Letter of Intent, infrastructure has capacity to support the proposed development associated with the PUD Major Amendment.
- Goal 1.4: Continue to encourage policies that ensure “development pays for itself”.
FHN is a developing community with a history of fiscally responsible growth. Upgrades to infrastructure and introducing new amenities such as the golf course exemplify the community’s intent to develop in a manner that “pays for itself”. The community is a partner with the County in strategic improvements that support growth.
- 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.
Per the Traffic Impact Study by SM Rocha. Analysis of future traffic conditions indicates that the addition of site-generated traffic is expected to create minimal negative impact to traffic operations for the existing and surrounding roadway system upon roadway and intersection control improvements assumed within this analysis. With all conservative assumptions defined in the analysis, the study intersections are projected to operate at future levels of service comparable to Year 2045 background traffic conditions. Proposed site accesses have long-term operations at LOS C or better during peak traffic periods and upon assumed development build-out.
- Goal 4.2: Promote walkability and bikability where multimodal transportation systems are feasible.
This amendment is expected to continue FHN’s legacy of accommodating pedestrians and bicyclists with sidewalks along the major amendment roadways bordering the site and connecting into the site and a trail network interconnected into the larger regional system.
- Goal 5.4: Use best management practices to protect water quality, conserve water, minimize impacts of flooding, and beautify El Paso County.
The design of the community, PUD Development Guidelines and Flying Horse North Community Design Guidelines create a framework that protects water quality, conserves water and contributes to beautifying El Paso County. The layout of lots, parks and open spaces is designed to minimize the impacts of flooding.

2. **THE SUBDIVISION IS CONSISTENT WITH THE PURPOSES OF THIS CODE;**
See above information. The proposed application substantially complies with all provisions and requirements of the current EPC Land Development Code.
3. **THE SUBDIVISION IS IN CONFORMANCE WITH THE SUBDIVISION DESIGN STANDARDS AND ANY APPROVED SKETCH PLAN;**
The proposed PUD major amendment complies with all development guidelines set forth in the 2025 FHN PUD. A list of the FHN Development Guidelines and Standards, including lot typical, can be found on the cover sheet of the PUD.
4. **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 (THIS FINDING MAY NOT BE DEFERRED TO FINAL PLAT IF THE APPLICANT INTENDS TO SEEK ADMINISTRATIVE FINAL PLAT APPROVAL);**
Water sufficiency and quality has been determined and the proper documents are supplied as a part of the application, specifically a Water Supply Memo which is the State and Board of County Commissioners Water Supply document.
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;**
There is no proposed public sewage disposal system for this major amendment. All proposed lots within the subdivision filing are estate lots of a minimum 2.5 acres, qualifying individual lots to have private OWTS. Respective lot builds are to obtain their own OWTS permits for their individual builds.
6. **ALL AREAS OF THE PROPOSED SUBDIVISION, WHICH MAY INVOLVE SOIL OR TOPOGRAPHICAL CONDITIONS PRESENTING HAZARDS OR REQUIRING SPECIAL PRECAUTIONS, HAVE BEEN IDENTIFIED AND THE PROPOSED SUBDIVISION IS COMPATIBLE WITH SUCH CONDITIONS. [C.R.S. § 30-28-133(6)(C)];**
All areas within the application that present geologic hazard constraints have been identified within the Soils and Geology Report prepared by Entech Engineering. Mitigation measures for development can be found within the report. Based on the findings within Entech's report, this site is suitable for development as proposed.
7. **ADEQUATE DRAINAGE IMPROVEMENTS COMPLYING WITH STATE LAW [C.R.S. § 30-28-133(3)(C)(VIII)] AND THE REQUIREMENTS OF THIS CODE AND THE ECM ARE PROVIDED BY THE DESIGN;**
The Drainage Report demonstrates compliance with the County Drainage Criteria Manual and best practices for stormwater conveyance and full spectrum detention. As detailed in the Drainage Report, (1) existing full spectrum detention facility (Pond 8, Filing 1) will be modified as needed. The facility modifications will be designed using El Paso County criteria and provide stormwater quality by slowing the release of stormwater captured by the ponds and allowing solids to settle out.
8. **THE LOCATION AND DESIGN OF THE PUBLIC IMPROVEMENTS PROPOSED IN CONNECTION WITH THE SUBDIVISION ARE ADEQUATE TO SERVE THE NEEDS AND MITIGATE THE EFFECTS OF THE DEVELOPMENT;**
The proposed public improvements, including utilities, drainage and roadways, have been designed to provide adequate service for the future single-family residential lots without overburdening the existing infrastructure in place.

9. LEGAL AND PHYSICAL ACCESS IS OR WILL BE PROVIDED TO ALL PARCELS BY PUBLIC RIGHTS-OF-WAY OR RECORDED EASEMENT, ACCEPTABLE TO THE COUNTY IN COMPLIANCE WITH THIS CODE AND THE ECM;

Each lot within this subdivision will have public access to the proposed public rural-local roadways that were planned and designed accordingly with the current ECM. Connections onto Old Stagecoach Road and Black Forest Road have been designed with the appropriate intersection spacing.

10. THE PROPOSED SUBDIVISION HAS ESTABLISHED AN ADEQUATE LEVEL OF COMPATIBILITY BY

- a. (1) INCORPORATING NATURAL PHYSICAL FEATURES INTO THE DESIGN AND PROVIDING SUFFICIENT OPEN SPACES CONSIDERING THE TYPE AND INTENSITY OF THE SUBDIVISION;
Based on the new lotting configuration proposed with this amendment more well thought out open space areas and modified full spectrum detention facilities are being proposed to complement existing drainage corridors and low spots within FHN.
- b. (2) INCORPORATING SITE PLANNING TECHNIQUES TO FOSTER THE IMPLEMENTATION OF THE COUNTY'S PLANS, AND ENCOURAGE A LAND USE PATTERN TO SUPPORT A BALANCED TRANSPORTATION SYSTEM, INCLUDING AUTO, BIKE AND PEDESTRIAN TRAFFIC, PUBLIC OR MASS TRANSIT IF APPROPRIATE, AND THE COST EFFECTIVE DELIVERY OF OTHER SERVICES CONSISTENT WITH ADOPTED PLANS, POLICIES AND REGULATIONS OF THE COUNTY;
Appropriate designs of proposed roadways linking to existing roadways with FHN are being provided with this amendment. With the current rural local roadway cross sections, pedestrians will have a safe means of walking throughout the neighborhood with a roadside swale buffering the trail to the street.
- c. (3) INCORPORATING PHYSICAL DESIGN FEATURES IN THE SUBDIVISION TO PROVIDE A TRANSITION BETWEEN THE SUBDIVISION AND ADJACENT LAND USES;
Per the zoning map context provided earlier in the letter there was no need to provide physical buffers between FHN Major Amendment area and the adjacent subdivision to the south and east. The PUD framework of FHN is complimentary in lot size to the RR-5 that surrounds the property.
- d. (4) INCORPORATING IDENTIFIED ENVIRONMENTALLY SENSITIVE AREAS, INCLUDING BUT NOT LIMITED TO, WETLANDS AND WILDLIFE CORRIDORS, INTO THE DESIGN; AND
There are no environmentally sensitive areas identified within FHN Major PUD Amendment area.
- e. (5) INCORPORATING PUBLIC FACILITIES OR INFRASTRUCTURE, OR PROVISIONS THEREFORE, REASONABLY RELATED TO THE PROPOSED SUBDIVISION SO THE PROPOSED SUBDIVISION WILL NOT NEGATIVELY IMPACT THE LEVELS OF SERVICE OF COUNTY SERVICES AND FACILITIES;
See above analysis regarding the updated traffic analysis that was submitted with this application. Based on the findings of SM Rocha's report it is not anticipated that this Major Amendment will not negatively impact any county services or facilities.

11. NECESSARY SERVICES, INCLUDING POLICE AND FIRE PROTECTION, RECREATION, UTILITIES, OPEN SPACE AND TRANSPORTATION SYSTEM, ARE OR WILL BE AVAILABLE TO SERVE THE PROPOSED SUBDIVISION;

The new fire station built to service this area of the Black Forest within FHN Filing No. 1 is for Tri-Lakes Monument Fire District, and a small portion of Filing No. 1 lies within the Tri-Lakes district. Per discussion between fire districts, this station could also provide response to fire emergencies should the need arise. As noted in the Fire Protection Report included with this application, the existing infrastructure provides ample fire water volume capacity for Black Forest Fire Rescue Protection District (BFFR) to draw water during a fire emergency. Both sources offer a pressurized water source which can be drawn from using either engines or water tenders.

Recreation has been provided with a 191-acre golf course for the residents and members to use. Parkland, open space and trail connections are provided throughout the community.

Proposed utilities are part of this application for review and consideration by the EPC staff. An updated traffic analysis has also been provided demonstrating this amendment is in compliance with anticipated trip generations.

12. THE SUBDIVISION PROVIDES EVIDENCE TO SHOW THAT THE PROPOSED METHODS FOR FIRE PROTECTION COMPLY WITH CHAPTER 6 OF THIS CODE; AND

As discussed in detail in the Fire Protection Report and addendum prepared by Peregrine Fire included with this application, the Fire Protection Report provides the calculation methodology for hydrant and cistern volume based on each filing and makes recommendations regarding location and sizes of cisterns to serve the fire protection demand.

13. THE PROPOSED SUBDIVISION MEETS OTHER APPLICABLE SECTIONS OF CHAPTER 6 AND 8 OF THIS CODE.

The proposed application satisfies all applicable sections of the current EPC LDC.