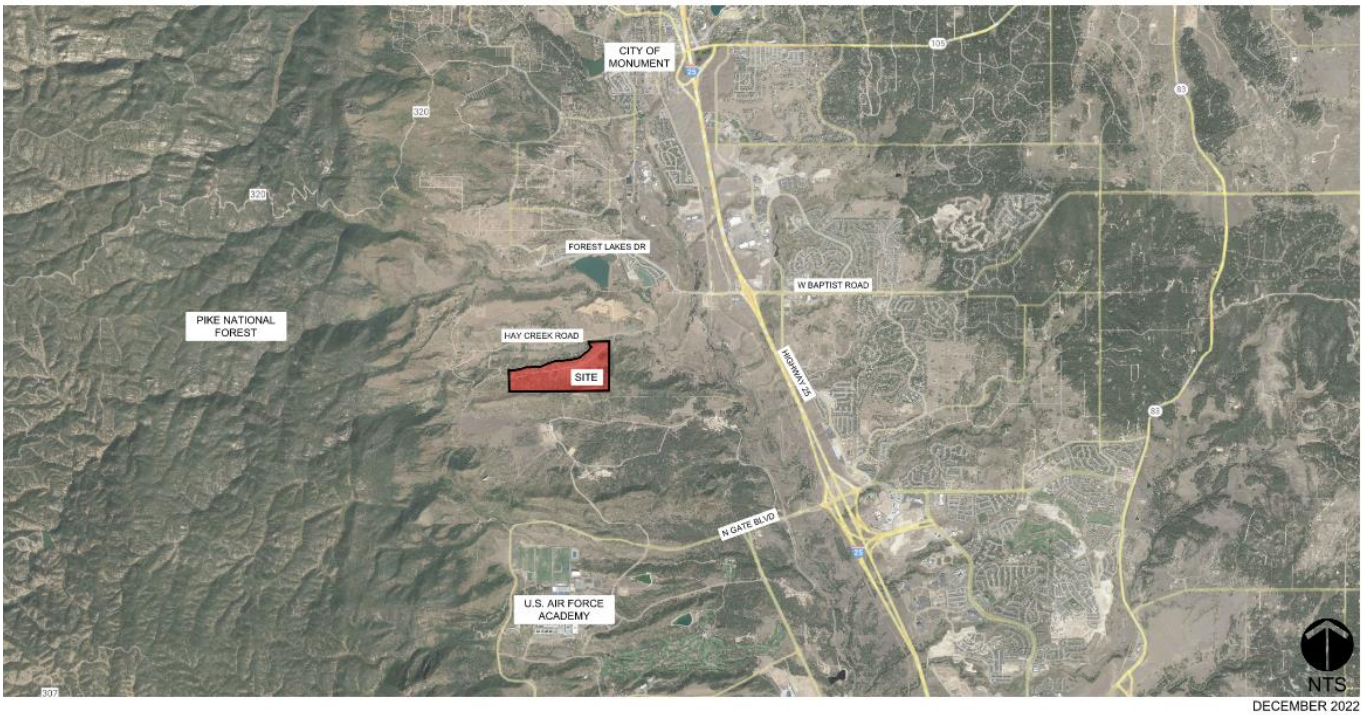


**Hay Creek Valley Subdivision
Letter of Intent
Preliminary Site Development Plan**

January 20th, 2023 (REV-3 07/17/2023)

PCD File # SP-23-01



Prepared for:

View Homes Inc

555 Middle Creek Parkway, Suite 500
Colorado Springs, CO 80921

Prepared by:

Matrix Design Group

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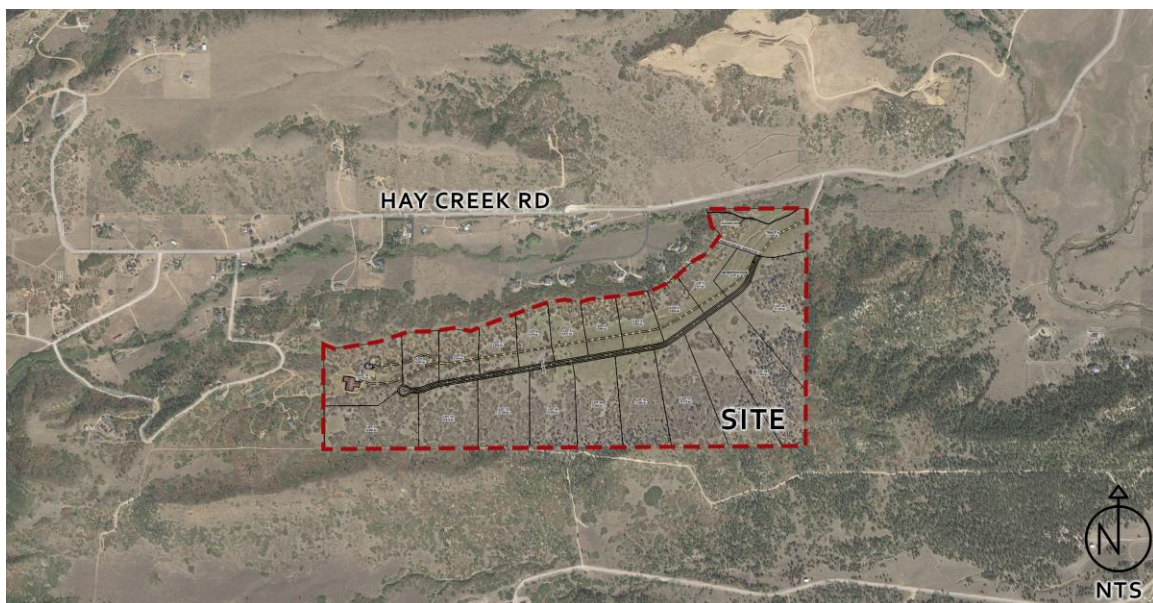
Owner/ Applicant: View Homes, Inc
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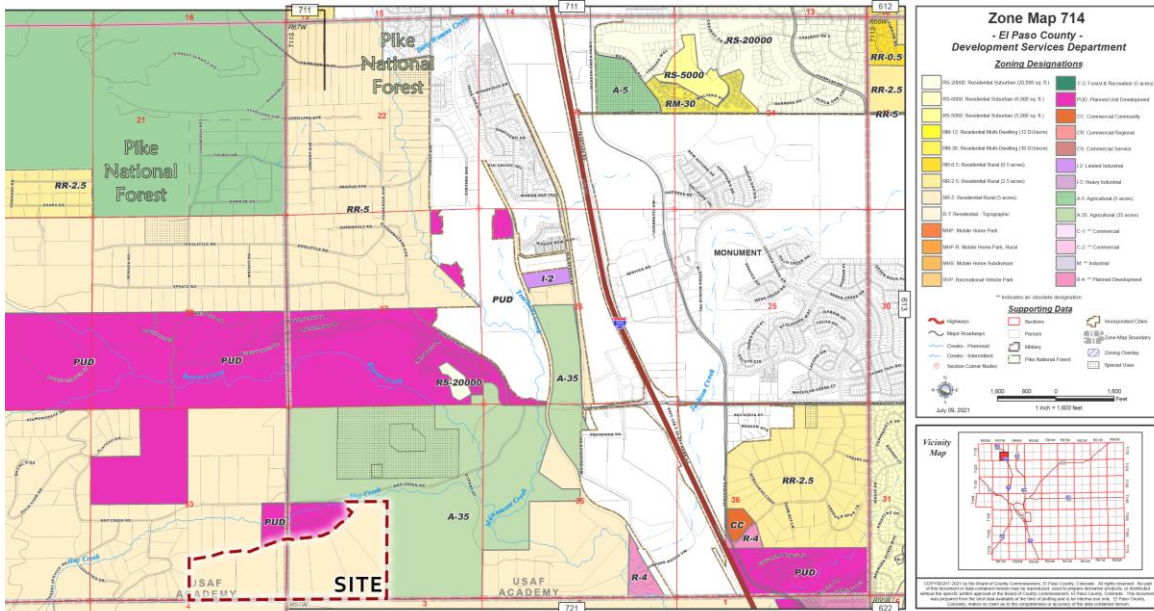
Tax Schedule No: 7133007014, 7133000001, 7100000270, 7100000267,
7100000268, 7100000269

Site Location, Size, and Zoning:

Matrix Design Group, on behalf of View Homes, Inc, is respectfully submitting a Preliminary Plan application for the proposed Hay Creek Valley Subdivision project. The site is 214.62 acres located south of the City of Monument in El Paso County adjacent to Hay Creek Road with 20 single-family detached residential lots and 3 tracts proposed. The site is currently zoned RR-5 which shall remain. The site has one single-family residence which shall remain in the western portion of the site. The proposed preliminary plan application submittal includes 6 un-platted existing parcels revised to 20 proposed lots with one of those lots including an existing home to remain on 214.62 acres for a density of <math><0.1 \text{ DU/ Acre}</math> and is in compliance with the current RR-5 zoning requirements with the proposed parcels ranging in size from 5.5 to 17 ac.



The site is bordered to the north and west by rural single-family residential parcels, to the south by the Air Force Academy, and vacant land to the east.



Request & Justification:

The purpose of this application is to request approval of a Preliminary Plan which illustrates the proposed single-family detached rural residential community and open spaces; the necessary width and classification of private roadways; roadway centerline data; and street grades. The plan describes the lot sizes, private road tract, and easements necessary for the development. This application also requests 2 deviations, 2 waivers and deferring a finding for water sufficiency.

- Deviation request #1: Cul-de-sac length greater than 1,600 ft with no mid-way turn around (ECM 2.3.8.A)
- Deviation request #2: Minimum centerline radius less than 300'
- Waiver request #1: Minimum two access points [one provided] (LDC 6.3.3.2.C)
- Waiver request #2: Private road instead of a public roadway (ECM 2.2.4.A.6)
- Deferment on findings of sufficiency of water to run concurrent with the Final Plat process.

The proposed preliminary plan illustrates 19 new and 1 existing single-family residential parcels on 214.62 acres for a density of <0.1 DU/ Acre. The lots range in size from 5.5 acres up to 17 acres. The preliminary plan includes 11.642 acres of total open space and 6.359 acres of new private street right-of-way providing access to the residential units. The open space tract contains the wetland, floodplain, and threatened Preble's meadow jumping mouse habitat which shall remain undeveloped. There is also a 3-acre tract for a stormwater detention facility to capture and treat developed drainage flows.



The single street through the parcel will be a private road and allow private driveway access for all lots. There shall be no direct lot access to any surrounding streets. The private road, White Bear Point, is designed to handle existing and proposed traffic, as well as emergency vehicles, expected within the Hay Creek Valley Subdivision. Due to the small size of the development and limited trip generation, a traffic impact analysis is required for less than 100 trips; however, a trip generation letter was completed as requested by staff to include existing daily counts for this area and is included for review.

The community is designed to provide for functioning automobile circulation utilizing a private rural residential roadway, which will follow the cross-section for a local rural roadway, outlined by El Paso County Engineering Criteria Manual. The Preliminary Plan drawings illustrate 1 phase for the platting of individual lots and the construction of housing. Roadways, drainage, and necessary improvements will be constructed in the most optimal and efficient manner in order to facilitate development construction and sequencing.

A "Geologic Hazards Evaluation and Preliminary Geotechnical Investigation", Hay Creek Valley Development, El Paso County, Colorado" (CTL | Thompson, dated December 27, 2022) is included with the submittal package.

Your El Paso County Master Plan

Baseline Considerations:

1. *Is there a desirability or demand within the community for this use?*
The proposed Hay Creek Valley Subdivision would help to fulfill the desirability and demand for rural, large-lot housing within El Paso County and near the Town of Monument. As illustrated in the recently approved Master Plan goal 2.2, this project aims to preserve the character of rural living while remaining aware of environmentally sensitive areas through the preservation of habitat for the threatened Preble's meadow jumping mouse.
2. *Does the market support the need for the use? Would the use be viable if built right now?*
There is a high demand in El Paso County and the City of Colorado Springs to provide rural, large lot development options.
3. *Would the use be providing necessary housing or essential goods and/ or services?*
The proposed Hay Creek Valley Subdivision will incorporate more single-family homes to help provide a supply of rural, large lot parcels in this area of the county. The proposed development supports **Goal HC2**: Preserve the character of rural and environmentally sensitive areas by creating no-build tracts preserving existing wetlands and sensitive Preble's Mouse habitat. The Hay Creek Valley Subdivision development is near existing highway I-25; will utilize existing infrastructure to help keep lot cost down; and would be located near an existing commercial activity center which provides numerous job opportunities and access to goods and services.

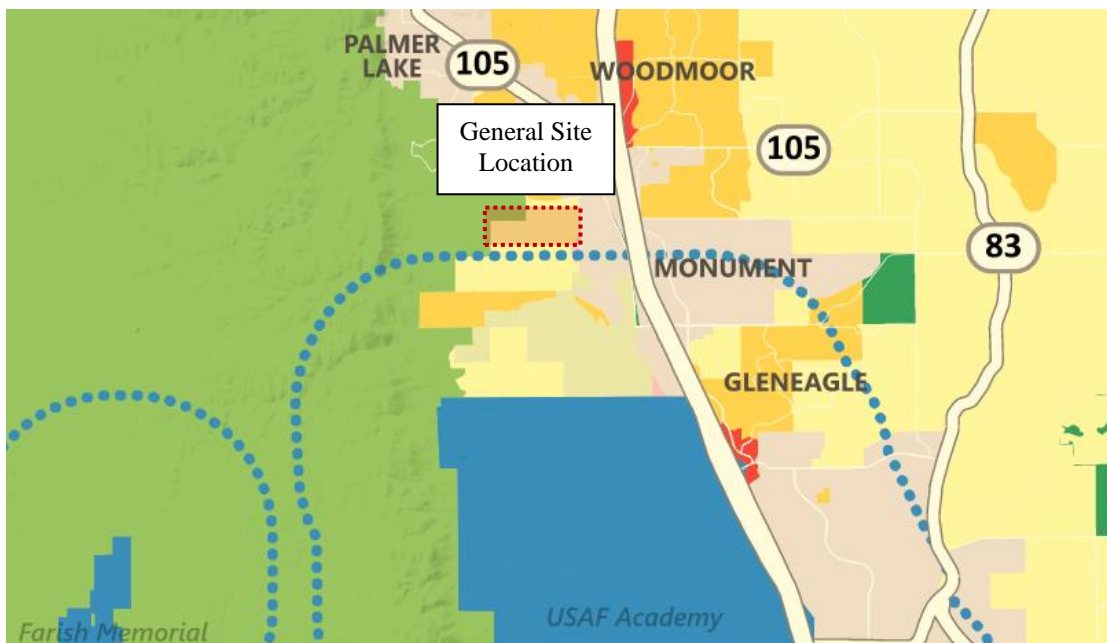
County Systems Considerations:

1. *Is there existing infrastructure to which the development can connect? If so, what infrastructure exists? If not, are there existing or proposed plans to extend infrastructure to this area?*

The proposed Hay Creek Valley Subdivision will connect to the existing Hay Creek Road and improve upon the existing gravel roadway by providing a paved private road suitable for the anticipated traffic and emergency vehicle access.

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

The proposed development does not trigger the need for a new roadway as the proposed use of one existing residential unit and 19 new residential units proposes a minimal amount of daily traffic.



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

The proposed Hay Creek Valley Subdivision does not require any pedestrian or multi-modal connections in this portion of the county. A rural private roadway, White Bear Point, will be provided and built to El Paso County Standards to connect the development to the existing Hay Creek Road. This supports **Goal TM1** *Establish a transportation network that connects all areas to one another, emphasizing east-west routes, reducing traffic congestion, and promoting safe and efficient travel.*

El Paso County Preliminary Plan Section 7.2.1(D)-2E Approval Criteria

1. *The proposed subdivision is in general conformance with the goals, objectives, and policies of the Master Plan and the new Your El Paso County Master Plan as discussed below. The Hay Creek Valley Subdivision is located within the Large-Lot Residential and Military place types as defined by Your El Paso*

- County Master Plan. The plan supports the rural character of the County by providing for a unique and desirable neighborhood within the rolling foothills of the Front Range while also supporting the continuation of similar land uses near a Military base. Large lots with large stands of existing conifer forests will provide a buffer between residential dwellings and military properties.
2. *The subdivision is consistent with the purposes of this Code;* The subdivision is consistent with the purposes of this Code and does not affect the health, safety, or welfare of the general area.
 3. *The subdivision is in conformance with the subdivision design standards and any approved sketch plan;* The subdivision is in conformance with subdivision design standards of zoning district RR-5 per the El Paso County Land Development Code.
 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);* All of the proposed lots will be served by well water (individual). Deferral of a finding for water sufficiency is also requested at this time as the water adjudication and decree is pending within the court system. Water sufficiency will be provided at time of final plat. **As a result, the Final Plat will be required to attend Planning Commission and EPC Board of County Commissioner hearings.**
 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;* All of the proposed lots will be served by on-site private septic systems.
 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)];* A "Geologic Hazards Evaluation and Preliminary Geotechnical Investigation", Hay Creek Valley Development, El Paso County, Colorado" (CTL | Thompson, dated December 27, 2022) is included with the submittal package. There are no significant geological hazards; however, the potential for geologic hazards or constraints includes expansive near-surface soils and bedrock, soils susceptible to erosion, steep slopes, and flooding. regional geologic conditions that impact the site include seismicity and radioactivity. These geological conditions can be mitigated with engineering design and construction methods commonly employed in this area. If the previously listed potential geological hazards are found to exist, an evaluation shall be performed at the time of the final geotechnical investigation for those individual lots. No build areas have been defined on the preliminary plan

protecting existing steep slopes found onsite to eliminate any potential soil issues.

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; Adequate drainage improvements; complying with State law, this Code and the ECM are proposed and illustrated on the drawings. Due to the size of the lots and use, no onsite water detention is required on individual lots; however, an overall detention pond will be constructed on Tract B to capture developed flows as required.*
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 location and design of the proposed public improvements are adequate to serve the needs and mitigate the effects of the development. The internal street will be a private road terminating in a cul-de-sac sufficient for large emergency vehicles to turn around. There is no cut-through traffic or additional access beyond the access point provided. The HOA will maintain the roadway.*
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; Legal and physical access will be provided to all parcels by recorded easement and private roadways. The private road, White Bear Point, extends off Hay Creek Road which is a public ROW.*
10. *The proposed subdivision has established an adequate level of compatibility by (1) incorporating natural physical features into the design and providing sufficient open spaces considering the type and intensity of the subdivision; (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; (3) incorporating physical design features in the subdivision to provide a transition between the subdivision and adjacent land uses; (4) incorporating identified environmentally sensitive areas, including but not limited to, wetlands and wildlife corridors, into the design; and (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; The proposed property is compatible with both the existing and allowed land uses on the neighboring properties to the west, north and east consisting of single family rural residential or open space. The new development adds 5.5-acre transition lots to ensure compatibility with the existing rural lots to the north. The new development will be in harmony with the existing surrounding character of the area and natural environment using varying perimeter buffering and provisions for both natural and built open space. While there are no major recreational facilities proposed within the Hay*

Creek Valley Subdivision, the project site will include 11.642 acres of open space in the northeast corner. With the USAFA firing range to the south of the property, large lots with dense existing conifer forests will aid in buffering noise from the range. At this time the USAFA is not requiring any additional buffering or setbacks for the projects.

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; All necessary public services will be available to serve the proposed subdivision. Commitment letters for fire, electric, and gas have been provided with this submittal. All of the proposed lots will be on well water and septic tanks. The site will be served via an underground 33,000-gallon tank for Fire Protection in coordination with the fire district as no municipal water will be provided. More detailed information regarding the necessary services provided for this development has been further illustrated in this LOI.*
12. *The subdivision provides evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code; The proposed subdivision complies with the fire protection standards of Chapter 6 or items outlined in the Fire Commitment Letter dated 04-10-2023 including water supply, roads, and access. The site will be served via an underground 33,000-gallon tank as no municipal water will be provided. All the proposed lots will be on well water and septic tanks. A wildlife fire hazard mitigation plan was provided, and recommendations are followed such as thinning of gambel oak understory that presents a ladder fuel risk and regularly mowing grasses to keep them short. In addition, a fire protection district commitment letter to serve this development has been provided.*
13. *The proposed subdivision meets other applicable sections of Chapter 6 and 8 of this Code. The proposed subdivision meets other applicable design standards of Chapter 6 and 8 of this Code. Two deviations and two waivers, as listed above in more detail, are being requested along with a deferral of water sufficiency findings until final plat and included with this submittal.*

El Paso County Water Master Plan:

As the property has no municipal water, all of the proposed lots will be on well water and septic tanks.

In addition, Hay Creek Valley meets the stated Goals and Policies:

- Goal 4.2 – Support the efficient use of water supplies
- Goal 6.1.2 – Promote water conservation

Water conservation is achieved through the use of well water for all proposed lots. The common open space emphasizes water conservation by remaining native. No landscape areas are proposed. The sufficiency of findings for water quality and quantity is being

deferred until time of final plat submission. As a result, the Final Plat will be required to attend Planning Commission and EPC Board of County Commissioner hearings.

Master Plan for Mineral Extraction:

The 1996 Master Plan for Mineral Extraction updates and supersedes the 1975 El Paso County Master Plan for Mineral Extraction of Commercial Mineral Deposits as amended in 1978 and 1982. This updated plan has two primary purposes, the first is to facilitate continued compliance with the mineral resource protection mandates outlined in the “Preservation of Commercial Mineral Deposits Act” of 1973 and the second is to provide guidance to the EL Paso County Planning Commission and Board of County Commissioners in evaluating land use proposals involving new or expanded mining and mineral resource processing operations. Per the El Paso County Master Plan for Mineral Extraction Aggregate Resource Maps, this site is identified as ‘Mesa Gravel’ and ‘Stream Terrace Deposit’ containing sand and gravel with silt and clay deposited by older streams and slope wash on upland mesas which slope gently from the mountains. The proposed project does not contain any mineral deposits of commercial value.

Total Number of Residential Units, Density, and Lot Sizes: 20 Single-Family (1 existing and 19 new) Detached Rural Residential Units for a density of <0.1 DU/ Acre. The site layout includes a mix of residential lot sizes ranging from 5.5 to 17 acres.

Total Number of Industrial or Commercial Sites:

There are no industrial or commercial sites proposed with this project.

Phasing Plan and Schedule of Development:

The drawings illustrate 1 phase for the platting of individual lots. Roadways, utilities, drainage, and necessary improvements will be constructed in the most optimal and efficient manner to facilitate development construction and sequencing.

Areas of Required Landscaping:

There are no areas of required landscaping per El Paso County Code 6.2.2(A)(2)(a).

Approximate Acres and Percent of Land Set Aside for Open Space:

While no open space is required, the PSDP proposes 11.642 acres of open space totaling 5% of the overall site acreage. The open space tract will include existing natural open space to remain to preserve habitat for the Preble’s meadow jumping mouse.

Types of Proposed Recreational Facilities:

There are no proposed recreational facilities on this site.

Traffic Engineering:

A 60’ tract for a future private access road is proposed along the center of the property running east to west and terminating in a cul-de-sac. Vehicular access and street layout shall be as illustrated on the preliminary plan with all roadways to be private and built to El Paso County standards. All property within this subdivision is subject to road impact fees in accordance with the El Paso County road impact fee program (resolution no. 19-

471), as amended at the time of building permit application. All properties shall pay required and applicable traffic impact fees at time of building permit.

School District:

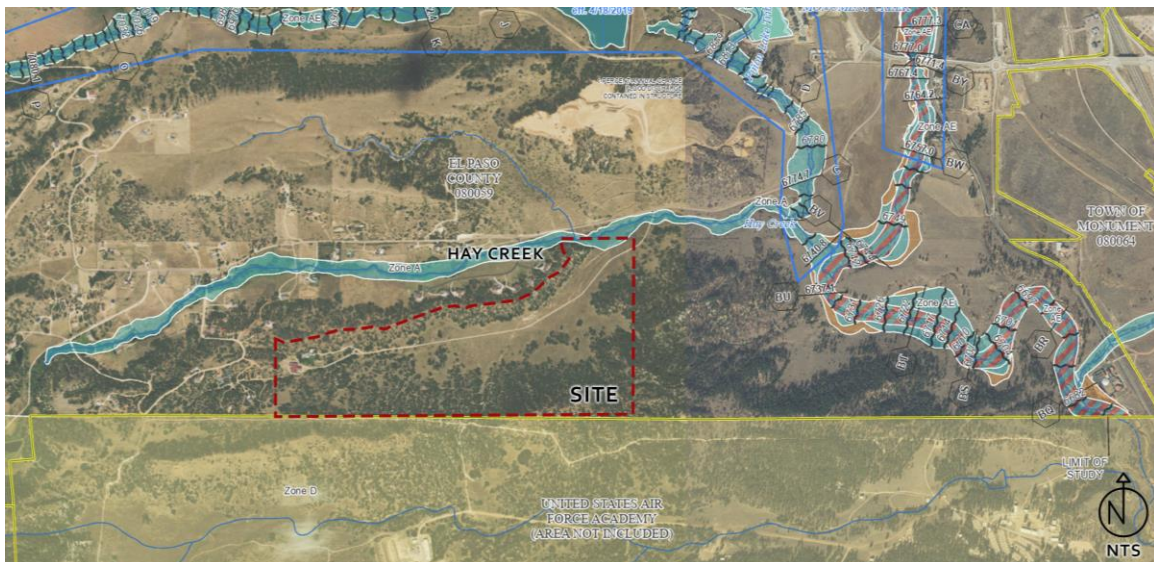
Projects (Plats) within El Paso County are required to either dedicate land or pay school district fees. Hay Creek Valley Subdivision will pay the Lewis-Palmer School District #38 fees of \$308 per lot for a total of \$4,312 for the 14 new lots. The existing lot will remain and will not be subject to school fees.

Proposed Services:

1. Water/ Wastewater: Individual Well and On-Site Septic Systems
2. Gas: Black Hills Energy
3. Electric: Mountain View Electric Association
4. Fire: Monument Fire District
5. School: Lewis-Palmer School District #38
6. Roads: El Paso County Road and Bridge
7. Police Protection: El Paso County Sheriff's Department

Impacts associated with the Preliminary Plan:

Floodplain: The site has one hydrologic feature, Hay Creek, which flows west to east along the northeastern portion of the site. This area is within a designated FEMA flood plain as determined by the flood insurance rate map, community map number '80841C0267G' effective 12/6/2018. This area within the floodplain contains a freshwater emergent wetland roughly 1.656 acres in size.



Site Geology: CTL Thompson Inc has provided a Soils and Geology Study with this submittal. This report has identified any potential Geologic Hazards and/ or Constraints on the site related to the development of the property along with proposed mitigation of



the hazards. The development will incorporate the recommended mitigation during the final design and construction on site.

Wetlands: The site contains a forested deciduous wetland in the northeastern most portion between Hay Creek Road and the existing roadway entering the property. See additional reports provided as part of this submittal.

Air Pollution: By adhering to current air quality regulations, any air pollution emanating from the development will be negligible. The site has very little vegetation and contains mostly native turfgrass which may result in higher-than-normal amounts of dust during windy days. Construction practices will adhere to El Paso County health department, as well as state department codes and regulations.

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

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

Visual Assessment: There are no unique natural areas on site, however, the backdrop of Rampart Range to the west is a scenic viewshed seen from nearly all areas of the property. With low-density development in the area, views are relatively unhindered. The rolling hills and open grassland meadow surrounded by pine forest are also a welcoming sight.

Vegetation, Wildlife Habitats, and Migration Routes:

Proposed landscaping will include low water use plant material, and where possible, the plant material will be native to the Colorado Springs region.

The Colorado Division of Wildlife notes the following wildlife as present in the area:

- Black bear (potential human-wildlife conflict area)
- Black-tailed prairie dog (Species of Concern in Colorado)
- Elk
- Gunnison's prairie dog
- Moose
- Mountain lion (potential human-wildlife conflict area)
- Mule deer
- Preble's meadow jumping mouse (Threatened species, USFWS)
- White-tailed deer
- Turkey
- Numerous small mammals, amphibians, and reptiles

Due to the limited construction and large lots, it is not anticipated that the application will have significant impacts on wildlife in the area.