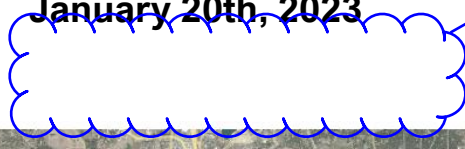


# Hay Creek Valley Subdivision Letter of Intent Preliminary Site Development Plan



PCD File # SP-23-01

January 20th, 2023



Prepared for:

## View Homes Inc

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

Prepared by:

## Matrix Design Group

2435 Research Parkway, Suite 300  
Colorado Springs, Co 80920

**Owner/ Applicant:** View Homes, Inc  
 555 Middle Creek Parkway, Suite 500  
 Colorado Springs, CO 80921  
 Office: (719) 382-9433

Please check with enumerations on private Road name



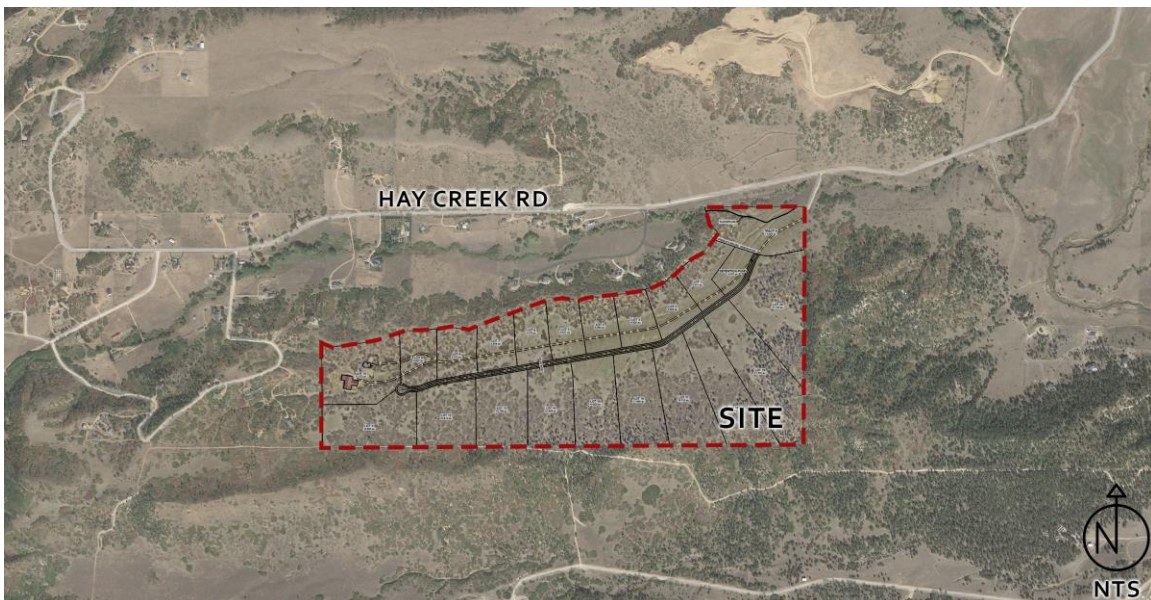
**Planner/ Engineer:** Matrix Design Group  
 2435 Research Parkway, Suite 300  
 Colorado Springs, CO 80920  
 Office: (719) 575-0100

**Tax Schedule No:** 7133007014, 7133000001, 7100000270, 7100000267, 7100000268, 7100000269

Currently the 6 parcels are unplatted; 20 new lots are proposed, one which has an existing home to remain and it will meet the RR5 setbacks.

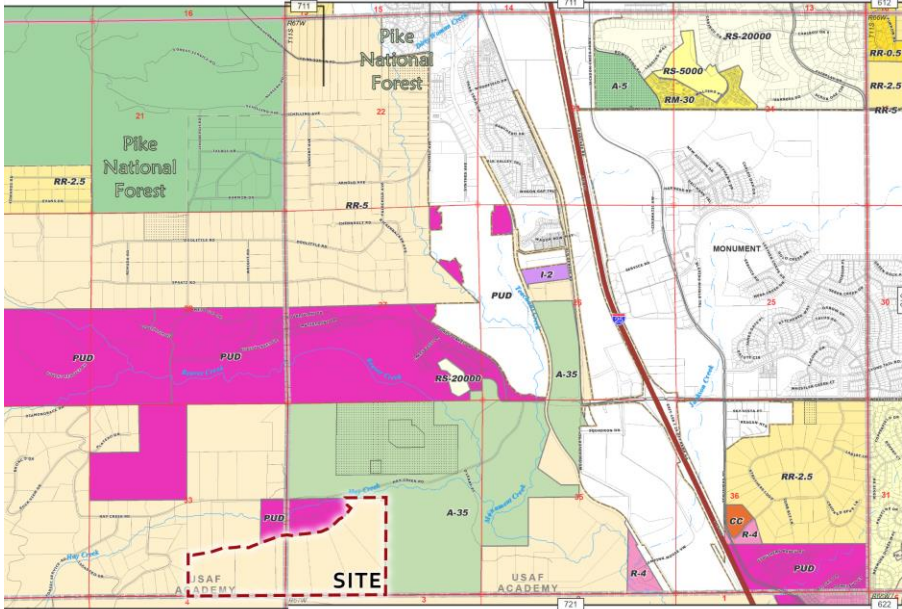
**Site Location, Size, Zoning:** preliminary plan (delete PDSP)

Matrix Design Group, on behalf of View Homes, Inc, is respectfully submitting a Preliminary Site Development 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 PDSP application submittal includes 19 new and 1 existing single family lots on 214.62 acres for a density of <0.1 DU/ Acre and is in compliance with the current RR-5 zoning requirements with the proposed parcels ranging in size from 5.5 to 17 acres.





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



Detail waiver request in LOI for not having a 2nd point of access per LDC due to cul dec sac length >1600ft  
 Per LDC 6.3.3.C.2.C Two Access Routes Required. Access to a planned building area shall be provided by a minimum of 2 separate routes in accordance with the requirements of this Code and the ECM if the cul-de-sac exceeds the length allowed by the ECM.

**Request & Justification:**

The purpose of this application is to request approval of a Preliminary Site Development Plan (PSDP) 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 rights-of-way, and easements necessary for the development.

waivers and deferring finding for water sufficiency & why (wastewater suitability not recommended for deferral)

The proposed PSDP 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 PSDP 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 drive and allow private driveway access for all lots. There shall be no direct lot access to any surrounding streets. The private drive 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 development and limited trip generation of less than 200 average daily trips per day, a traffic impact analysis is not required.

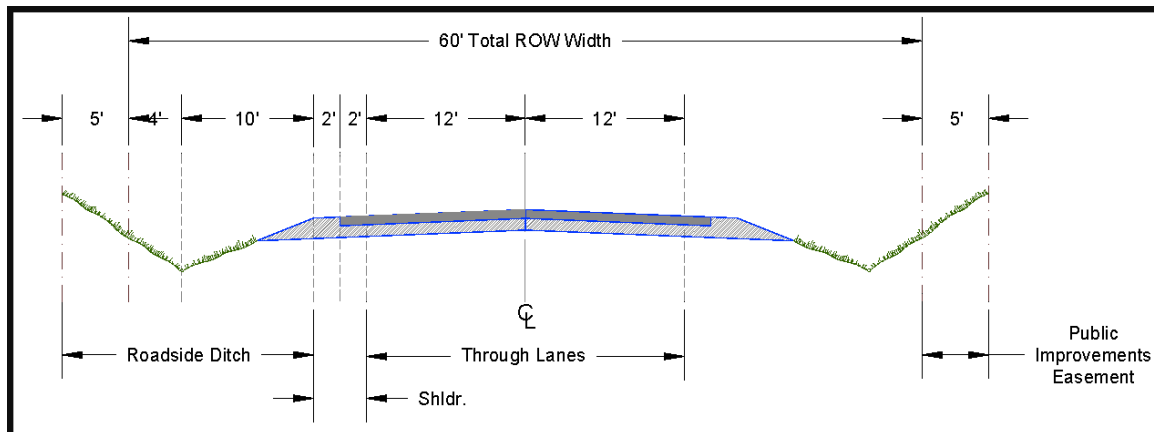
trips generated exceed ECM B.1.2.D. A Traffic Impact Study will be required. Please correct statement and submit TIS

to explain waiver request required for a private road. Provide discussion on what entity will own and maintain the road and the open space tracts to include Detention Pond. A BMP Maintenance Agreement will be required.

discuss discussion for deviation request for the length of the private road exceeding 1600ft per ECM Section 2.3.8. A formal Deviation request form must be submitted along with the TIS.

CM Appdx B.1.2.D.No TIS Required. No TIS is required if all of the criteria below are satisfied:

• Vehicular Traffic: (1) Daily vehicle trip-end generation is less than 100 or the peak hour trip generation is less than 10; (2) there are no additional proposed minor or major roadway intersections on major collectors, arterials, or State Highways; (3) the increase in the number of vehicular trips does not exceed the existing trip generation by more than 10 peak hour trips or 100 daily trip ends; (4) the change in the type of traffic to be generated (i.e., the addition of truck traffic) does not adversely affect the traffic currently planned for and accommodated within, and adjacent to, the property; (5) acceptable LOS on the adjacent public roadways, accesses, and intersections will be maintained; (6) no roadway or intersection in the immediate vicinity has a history of safety or accident problems; and (7) there is no change of land use with access to a State Highway.



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 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 drive 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 19 new residential units proposes a minimal amount of daily traffic.



20 new lots are being proposed.

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

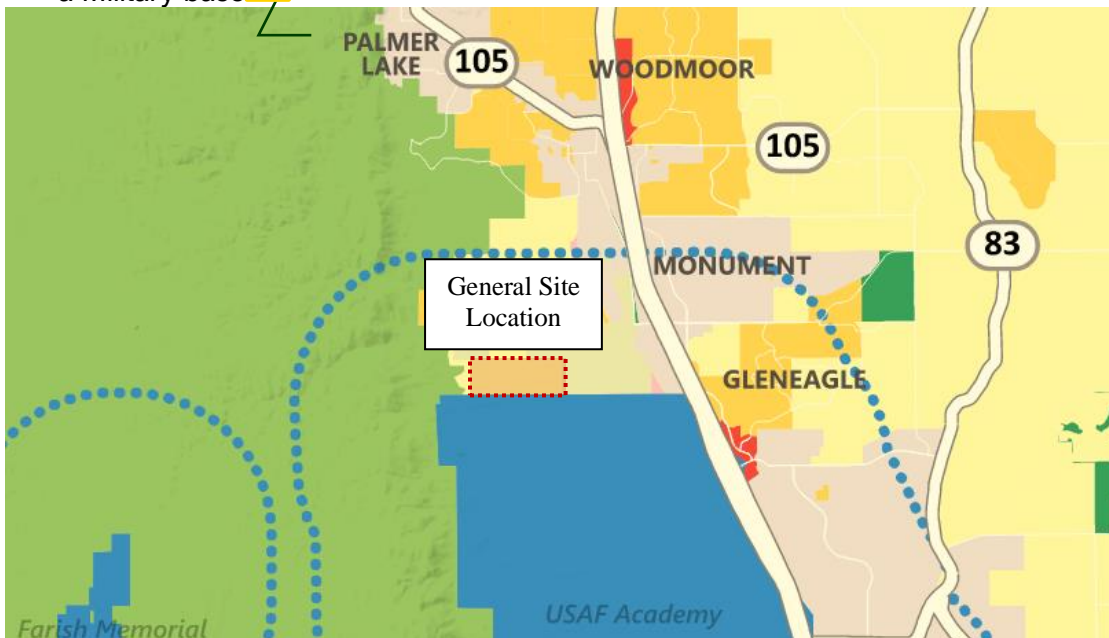
The proposed Hay Creek Valley Subdivision does not require any pedestrian or multi-modal connections in this portion of the county. A rural private roadway will be provided and built to El Paso County Standards to connect the development to existing Hay Creek Road. This supports **Goal TM1** *Establish 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 placetypes 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*



what in the plan addresses the buffer for military? large lots, setbacks?




- 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.


 Provide location and show on PRELIM PLAN


asking for a of this and g the finding. that here.

- 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);* The site will be served via an underground 23,0000-gallon tank for Fire Protection in coordination with the fire district as municipal water will be provided. All of the proposed lots will be on well water.

 You need to submit the Wastewater report to determine if two suitable sites per lot are provided or ask for a waiver from this which is NOT been done before that i am aware of

- 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 on septic tanks.


- 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 final geotechnical investigation for those individual lots.  no build areas are depicted on plan

 LOI and PRELIM plans says private OWTS Septic systems. Item #11 below says septic Correct statement

- 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 detention is required within sub

- 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

 the site is served by a private roadway, named XYZ. The HOA will maintain the roadway.



are adequate to serve the needs and mitigate the effects of the development. The internal street will be a private drive 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.

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 extends off of Hay Creek Drive 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.*  
 add the compatibility discussion w USAFA fire range to the south and any buffers (larger lots)
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.* 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 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 of the proposed lots will be on*



wildland fire hazard mitigation plan was provided and recommendation are followed such as:

well water and septic tanks. A fire protection report illustrating the available fire protection measures has been provided with this submittal. In addition, a fire protection district commitment 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.



waiver for private road is requested, waiver for length of road from ECM



3.3.C.2(c) be provided Code and t

#### **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

#### **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 PSDP 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' R.O.W. reservation tract for a future private access drive 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 PSDP with all roadways to be private, built to El Paso County standards. The applicant requests that platted lots within the Hay Creek Valley development be included in the county wide Public Improvements District (PID 2) implemented as part of the Traffic Impact Fee resolution.

approved this note must be added to the PRELIM Plan and Plat. See comment on PRELIM plan sheet

**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 \$6,160 for the 10 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

Existing 6 parcels, replatted to 20 lots. Difference of 14 new lots

**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 site related to development of the property along with proposed mitigation of the hazards. The development will incorporate the recommended mitigation during 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 is 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 note 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.



# V1\_Letter of Intent.pdf Markup Summary 2-28-2023

dsdparsons (17)

7100000001, 7100000002  
preliminary plan  
on, Size, Zoning: (delete PDSP)  
on Grace, on behalf of View Homes, Inc. is respectful  
Site Development Plan application for the proposed  
project. The site is 2.4662 acres located south of the  
city adjacent to Hay Creek Road with 20 single family  
acts proposed. The site is currently zoned RR-5 which  
single family residence which shall remain in the use  
sposed PDSP application includes 19 new  
in 2.1462 acres for a density of 11 DU/Acre and is  
5 zoning requirements with the crossed parcels ran

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preliminary plan (delete PDSP)

7100000001, 7100000002, 7100000003  
7100000009  
Currently the 6 parcels are  
proposed, 20 new lots are  
proposed, one which has an  
existing home to remain and it  
will meet the RR5 setbacks.  
View Homes, Inc. is respectfully submitting a  
application for the proposed Hay Creek Valley  
20 acres located east of the City of Fort Worth in  
with Road with 20 single family detached residential  
is currently zoned RR-5 single family detached. The  
which shall remain in the RR5 portion of the  
zoning requirements and 1 existing single  
family of 11 DU/Acre and is in compliance with  
with the proposed parcels ranging in size from 0.5 to

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Currently the 6 parcels are unplatted; 20 new lots are proposed, one which has an existing home to remain and it will meet the RR5 setbacks.

please check with  
enumerations on  
private Road name  
500  
300

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please check with enumerations on private Road name

The purpose of the application is to develop the proposed Hay Creek Valley 20 acres located east of the City of Fort Worth in with Road with 20 single family detached residential is currently zoned RR-5 single family detached. The which shall remain in the RR5 portion of the zoning requirements and 1 existing single family of 11 DU/Acre and is in compliance with the proposed parcels ranging in size from 0.5 to

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3 waivers and deferring finding for water sufficiency & why (wastewater suitability not recommended for deferral)

The purpose of the application is to develop the proposed Hay Creek Valley 20 acres located east of the City of Fort Worth in with Road with 20 single family detached residential is currently zoned RR-5 single family detached. The which shall remain in the RR5 portion of the zoning requirements and 1 existing single family of 11 DU/Acre and is in compliance with the proposed parcels ranging in size from 0.5 to

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what in the plan addresses the buffer for military? large lots, setbacks?

load and improve upon the existing gravel roadway drive suitable for the anticipated traffic and emergency development trigger the need for such infrastructure development does not trigger the need for a 20 new lots are being proposed. The proposal triggers the need for pedestrian or multi-modal connections in this portion of the country. A road and built to El Paso County Standards to connect Hay Creek Road. The roadway has T&E

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20 new lots are being proposed.

the package. There are no significant geotechnical concerns, however, the lot for geologic hazards or conditions includes residential rear yard setbacks, which are applicable to erosion, steep slopes, soil flooding, and geologic conditions that impact the fire service access and safety. These geologic conditions can be mitigated with engineering and construction methods consistent with the state. The lot for geologic hazards includes the front yard setbacks, which are applicable to the front of the lot. Geotechnical investigation for these setbacks, which are depicted on plan.

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no build areas are depicted on plan

due to the size of the lots and use, no onsite detention is required within sub

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due to the size of the lots and use, no onsite detention is required within sub

the site is served by a private roadway, named XYZ. The HOA will maintain the roadway.

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the site is served by a private roadway, named XYZ. The HOA will maintain the roadway.

You need to submit the Wastewater report to determine if two suitable sites per lot are provided or ask for a waiver from this which is NOT been done before that i am aware of

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You need to submit the Wastewater report to determine if two suitable sites per lot are provided or ask for a waiver from this which is NOT been done before that i am aware of

You are asking for a waiver of this and deferring the finding. request that here.

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You are asking for a waiver of this and deferring the finding. request that here.

quantity, quality, and determined in per standards (C.R.S. § 30-28-133)(c) to seek administrative grounds 10000 gallon not as no have below to fire on well water. criteria

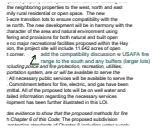
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move below to fire criteria



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the private road extends of of Hay Creek Drive a public Row.



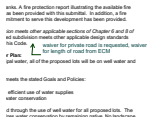
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add the compatibility discussion w USAFA fire range to the south and any buffers (larger lots)



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wildland fire hazard mitigation plan was provided and recommendation are followed such as:



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waiver for private road is requested, waiver for length of road from ECM



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.6.3.3.C.2(c)Two Access Routes Required. Access to a planned building area shall be provided by a minimum of 2 separate routes in accordance with the requirements of this Code and the ECM if the cul-de-sac exceeds the length allowed by the ECM.

eschoenheit (17)



**Subject:** Cloud+  
**Page Label:** 1  
**Author:** eschoenheit  
**Date:** 2/23/2023 4:09:15 PM  
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PCD File # SP-23-01



facility to capture and treat development drainage flows.

The single street through the parcel will be a private drive and access to all lots. There shall be no direct access to any of the lots, except within the City Creek Valley Subdivision. Development and limited trip generation of the lot shall require traffic impact analysis is not required.

LOI to explain waiver request required for a private road. Provide discussion on what entity will own and maintain the road and the open space tracts to include Detention Pond. A BMP Maintenance Agreement will be required.

**Subject:** Text Box  
**Page Label:** 3  
**Author:** eschoenheit  
**Date:** 2/27/2023 10:07:04 AM  
**Status:**  
**Color:** ■  
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**Space:**

Trips generated exceed ECM B.1.2.D. A Traffic Impact Study will be required. Please correct statement and submit TIS

facility to capture and treat development drainage flows.

The single street through the parcel will be a private drive and access to all lots. There shall be no direct access to any of the lots, except within the City Creek Valley Subdivision. Development and limited trip generation of the lot shall require traffic impact analysis is not required.

LOI to explain waiver request required for a private road. Provide discussion on what entity will own and maintain the road and the open space tracts to include Detention Pond. A BMP Maintenance Agreement will be required.

**Subject:** Highlight  
**Page Label:** 3  
**Author:** eschoenheit  
**Date:** 2/23/2023 4:29:56 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

neration of less than 200 average daily trips per day, a

facility to capture and treat development drainage flows.

The single street through the parcel will be a private drive and access to all lots. There shall be no direct access to any of the lots, except within the City Creek Valley Subdivision. Development and limited trip generation of the lot shall require traffic impact analysis is not required.

LOI to explain waiver request required for a private road. Provide discussion on what entity will own and maintain the road and the open space tracts to include Detention Pond. A BMP Maintenance Agreement will be required.

**Subject:** Highlight  
**Page Label:** 3  
**Author:** eschoenheit  
**Date:** 2/23/2023 4:29:58 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

raffic impact analysis is not required.

Due to the small size of

average daily trips per day, a

LOI to explain waiver request required for a private road. Provide discussion on what entity will own and maintain the road and the open space tracts to include Detention Pond. A BMP Maintenance Agreement will be required.

**Subject:** Text Box  
**Page Label:** 3  
**Author:** eschoenheit  
**Date:** 2/27/2023 4:36:30 PM  
**Status:**  
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**Layer:**  
**Space:**

LOI to explain waiver request required for a private road. Provide discussion on what entity will own and maintain the road and the open space tracts to include Detention Pond. A BMP Maintenance Agreement will be required.

facility to capture and treat development drainage flows.

The single street through the parcel will be a private drive and access to all lots. There shall be no direct access to any of the lots, except within the City Creek Valley Subdivision. Development and limited trip generation of the lot shall require traffic impact analysis is not required.

LOI to explain waiver request required for a private road. Provide discussion on what entity will own and maintain the road and the open space tracts to include Detention Pond. A BMP Maintenance Agreement will be required.

**Subject:** Text Box  
**Page Label:** 3  
**Author:** eschoenheit  
**Date:** 2/27/2023 10:07:15 AM  
**Status:**  
**Color:** ■  
**Layer:**  
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Add discussion for deviation request for the length of the private road exceeding 1600ft per ECM Section 2.3.8. . A formal Deviation request form must be submitted along with the TIS.

Due to the small size of


average daily trips per day, a

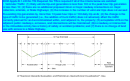
LOI to explain waiver request required for a private road. Provide discussion on what entity will own and maintain the road and the open space tracts to include Detention Pond. A BMP Maintenance Agreement will be required.

LOI to explain waiver request required for a private road. Provide discussion on what entity will own and maintain the road and the open space tracts to include Detention Pond. A BMP Maintenance Agreement will be required.

**Subject:** Text Box  
**Page Label:** 3  
**Author:** eschoenheit  
**Date:** 2/27/2023 4:35:47 PM  
**Status:**  
**Color:** ■  
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Detail waiver request in LOI for not having a 2nd point of access per LDC due to cul dec sac length >1600ft  
Per LDC 6.3.3.C.2.C Two Access Routes Required. Access to a planned building area shall be provided by a minimum of 2 separate routes in accordance with the requirements of this Code and the ECM if the cul-de-sac exceeds the length allowed by the ECM.

**Subject:** Text Box  
**Page Label:** 4  
**Author:** eschoenheit  
**Date:** 2/23/2023 4:27:31 PM  
**Status:**  
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ECM Appdx B.1.2.D.No TIS Required. No TIS is required if all of the criteria below are satisfied:


- Vehicular Traffic: (1) Daily vehicle trip-end generation is less than 100 or the peak hour trip generation is less than 10; (2) there are no additional proposed minor or major roadway intersections on major collectors, arterials, or State Highways; (3) the increase in the number of vehicular trips does not exceed the existing trip generation by more than 10 peak hour trips or 100 daily trip ends; (4) the change in the type of traffic to be generated (i.e., the addition of truck traffic) does not adversely affect the traffic currently planned for and accommodated within, and adjacent to, the property; (5) acceptable LOS on the adjacent public roadways, accesses, and intersections will be maintained; (6)no roadway or intersection in the immediate vicinity has a history of safety or accident problems; and (7) there is no change of land use with access to a State Highway.

**Subject:** Highlight  
**Page Label:** 6  
**Author:** eschoenheit  
**Date:** 2/27/2023 7:21:51 AM  
**Status:**  
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e will be served via an underground 33,000-gallon

**Subject:** Highlight  
**Page Label:** 6  
**Author:** eschoenheit  
**Date:** 2/27/2023 7:22:10 AM  
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A public sewage disposal system has been established a


**Subject:** Cloud+  
**Page Label:** 6  
**Author:** eschoenheit  
**Date:** 2/27/2023 8:54:31 AM  
**Status:**  
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LOI and PRELIM plans says private OWTS Septic systems. Item #11 below says septic Correct statement

**Subject:** Cloud+  
**Page Label:** 6  
**Author:** eschoenheit  
**Date:** 2/27/2023 8:53:57 AM  
**Status:**  
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Provide location and show on PRELIM PLAN

...development of property...  
...development of property...  
...development of property...

**Subject:** Highlight  
**Page Label:** 7  
**Author:** eschoenheit  
**Date:** 2/27/2023 7:23:22 AM  
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. All of the proposed lots will be on well water and septic tanks

...development of property...  
...development of property...  
...development of property...

**Subject:** Cloud+  
**Page Label:** 9  
**Author:** eschoenheit  
**Date:** 2/27/2023 8:55:03 AM  
**Status:**  
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If approved this note must be added to th PRELIM Plan and Plat. See comment on PRELIM plan sheet

...development of property...  
...development of property...  
...development of property...

**Subject:** Cloud+  
**Page Label:** 9  
**Author:** eschoenheit  
**Date:** 2/27/2023 7:09:36 AM  
**Status:**  
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Existing 6 parcels, replatted to 20 lots. Difference of 14 new lots

...development be included in the county wide Pub  
...development be included in the county wide Pub  
...development be included in the county wide Pub

**Subject:** Highlight  
**Page Label:** 9  
**Author:** eschoenheit  
**Date:** 2/23/2023 4:24:06 PM  
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total of \$6,160 for the 10 new lots.

...development of property...  
...development of property...  
...development of property...

**Subject:** Highlight  
**Page Label:** 9  
**Author:** eschoenheit  
**Date:** 2/23/2023 4:46:20 PM  
**Status:**  
**Color:**   
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\$308 per lot for a total of