

GRANDWOOD RANCH FINAL  
PLAT- LETTER OF INTENT

Owners/Applicants: Sylvan Vista,  
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719-651-9152

Engineering: Matrix Design Group  
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Site Location: Northeast corner of Higby Road and Fairplay Drive. El Paso County Tax  
Schedule Number 6119000003.

Request: Request by Sylvan Vista, Inc. for approval of a Final Plat to develop  
the Grandwood Ranch site. The property is a 151 acre development of  
forty-eight single family residential lots at a minimum of  
2.5 acres each resulting in an overall density of 0.32 dwelling units per  
acre. The project will also include four tracts all to be owned and  
maintained by the Grandwood Ranch Homeowner's Association. The  
four tracts include 0.25 acres for a potential well site reserved for use by  
Woodmoor Water & Sanitation District and/ or Triview Metropolitan  
District; a 10.59 acre tract and 3.56 acre tract for drainage, detention,  
and open space; and 0.19 acre tract to be used for drainage, utilities,  
and emergency access. Early Grading has been approved with the  
approval of the Preliminary Plan. As part of the Final Plat, a signed water  
deed by the State of Colorado has been provided.  
h the submittal of the Final Plat.

## Site and Plan Information/Justification for Request:

The proposed Final Plat is consistent with the goals and objectives set forth in the 2000 Tri-Lakes Comprehensive Plan.

The Property falls within Sub-Areas #9 Ponderosa Breaks and #10 Gleneagle/ Academy View of the 2000 Tri-Lakes Comprehensive Plan. The recommendations for the Property, as shown in the Concept Plan for these Sub-Areas, Map 7.1, are Low Density. Sub-Area #9 Ponderosa Breaks is described in the 2000 Tri-Lakes Comprehensive Plans thusly, *"The northern portion of the Sub Area is zoned for 2.5 acres (i.e. Arrowwood and Bent Tree)."*

The forty-eight single family lots and Tracts will be subject to a comprehensive set of Covenants, Conditions, and Restrictions and Owners' Associations. In addition to other duties, the Owners' Association will be responsible for insurance with compliance with the plan for augmentation for the use of the Dawson aquifer groundwater.

In addition to the forty-eight residential lots, the Final Plat contains four tracts. Tract A is a 10.59 acre parcel intended for a drainage detention facility which will handle developed flows for the single family lots on the eastern portion of the Property and a 33,000 gallon underground cistern for fire protection of the eastern portion of the Property and open space/ conservation of riparian habitat. Tract A is to be owned and maintained by Grandwood Ranch Homeowner's Association. Tract B is a 0.19 acre parcel dedicated for emergency access, utilities and drainage. Tract B is to be owned and maintained by Grandwood Ranch Homeowner's Association. Tract C is a 0.25 acre parcel intended to be a future potential well site, utilities and drainage. Tract C is to be owned and maintained by Grandwood Ranch Homeowner's Association. Tract D is a 3.56 acre parcel intended for drainage detention facilities which will handle developed flows for the single family lots on the western portion of the Property, a 33,000 gallon underground cistern for fire protection of the western portion of the Property, and open space/ conservation of riparian habitat. Tract D is to be owned and maintained by Grandwood Ranch Homeowner's Association

**Vehicular Access:** Two vehicular access points are provided onto Higby Road, a 60' right of way to be County owned and maintained roadway. Applicant proposes to dedicate 30' along Higby Road northward onto the Property as required. The easterly access point from Higby Road onto the Property is a proposed "Rural Local" cul-de-sac serving twenty-one single family residences. The westerly access point from Higby Road onto the Property is proposed to be a continuation of Furrow Road built to "Rural Major Collector" standards northward to the existing southerly terminus of Furrow Road. A "Rural Local" cul-de-sac serving eighteen single family residences is proposed to the east of the T- Intersection. A "Rural Local" cul-de-sac serving nine single family residences is proposed to the west of the T-Intersection. There will be no driveway access permitted onto Higby Road and Furrow Road.

**Grading and Drainage:** Four detention basins will control developed stormwater flows within the Property. Tract A and Tract D contain detention the proposed facilities. Any required access easements and land use dedications are illustrated on the Final Plat and will be executed at time of plat recordation. An existing drainage channel will control the release of stormwater from an existing detention basin to the east of the Property. Final grading will commence following installation of erosion control measures and notice to proceed from El Paso County.

**Development Phasing:** The development will be built in one phase to include roadway improvements, infrastructure, detention ponds, and final site development.

**Water:** Water will be provided by individual wells. A plan for augmentation for use of Dawson aquifer groundwater for residential use for 300 years has been approved and a signed water decree has been provided with this submittal. Per the Declaration of Covenants, Conditions, Restrictions and Easements for Grandwood Ranch Subdivision, Section 411 no livestock of any kind shall be housed, raised or kept on any lot. Therefore, water has not been allocated for any type of livestock needs. Per the Technical Report for Grandwood Enterprises prepared by SGS dated 12/16/20, water quality and specified quality control criteria can be achieved.

#### Site Development Impacts:

**Traffic:** The site is projected to generate about 550 new driveway vehicle trips on the average weekday. During the weekday morning peak hour of adjacent street traffic, 10 vehicles would enter the site while 30 vehicles would exit. During the weekday evening peak hour of adjacent street traffic, 33 vehicles would enter the site while 19 vehicles would exit. All individual turning movements and approaches at the adjacent and site access intersections are projected to operate at LOS D or better during both peak hours through the 2040 horizon year. An eastbound left-turn lane is projected to be warranted per ECM criteria the planned intersection of Higby/Furrow. Turn lanes would not be needed at the site access point intersections. Please refer to the "Auxiliary Turn Lane Analysis" section and Table 5 for more detail on turn lane requirements. LSC recommends that both site access point intersections be stop sign-controlled.

The Grandwood Ranch project will not enter into a Traffic Impact Fee PID but rather will pay any required traffic impact fees at time of building permit.

**Water Supply/Demand:** A recorded water decree dedicating water rights for individual wells to service the proposed 48 single family lots proposed within the Grandwood Ranch development has been provided as part of the Final Plat submittal. Wells will be constructed to draw water from the Dawson Aquifer within the Denver Basin. Water amounts to service the development have been found and reported by State Engineer within the recorded water decree. Depletions and uses have been calculated and showed satisfactory to the State of Colorado.

**Wastewater/Soils/Geology:** The boring locations evaluated as part of this study generally found soils and percolation rates that are favorable for conventional septic system construction. Geologic mapping indicate that shallower bedrock of the Dawson Formation will be encountered at various locations that were outside accessible limits of the site evaluation. These areas are anticipated to have higher

occurrences of shallow bedrock and lower percolation rates that would require engineered systems. No geologic hazards were found that would preclude the proposed development as planned.

Below is a summary from the Geology and Soils Evaluation Report for the Proposed Grandwood Subdivision prepared by Vivid engineering dated 9/11/19.

No geologic hazards were found that would preclude the proposed development as planned. The following presents a list of geologic hazards, their applicability to this site, and the typical mitigation techniques.

#### Expansive/Settlement Prone Soil

Neither expansive nor settlement prone soils and bedrock were encountered during this investigation, and are not anticipated to be a significant or widespread hazard for this development. However, it should be noted that expansive clay or clayey sandstone is not uncommon within the Dawson Formation. This condition, if it exists, should be evaluated at the time of final geotechnical investigations for each specific residence. Expansive soils can be mitigated through typical engineering approaches including removal of expansive layers, over-excavation and treatment or replacement, or use of deep foundations.

#### Erodible Soils

Soils with a sandy matrix, such as that encountered underlying the site, are susceptible to erosion when exposed. These concerns are normally addressed in an erosion control plan during construction and a long-term seeding/landscape plan that is typical for this type of development.

#### Corrosive Soils

The site may be underlain by soil or bedrock materials that may contain corrosive minerals. Corrosive minerals can have detrimental effects on concrete and buried metals if not identified prior to design and properly mitigated. The potential for corrosive minerals is addressed in a site specific geotechnical investigation report.

#### Mine Subsidence

This project is outside of the any areas of know mining and mine subsidence.

#### Slope Stability

The Dawson Formation and moderate to gentle slopes on this site are not considered to be prone to slope instability an there are no published geologic maps that indicate these issues exist on this site.

#### Flooding Potential

The project site is outside of mapped flood plain areas. Based on the mapping and our site observations flooding is not considered to be a hazard for this development. However, surface runoff water from the surrounding area is currently being directed into historical 1st order drainage features that cross the project site. These historical surface water flows must not be interrupted or blocked by new construction of the proposed streets, homes, or driveways.

### Seismicity

The major structural feature of this region is the Rampart Range Fault System which is located approximately 5 miles west of the site along the Front Range. There is evidence of movement during the past 2 million years along this fault zone. The Rampart Range Fault is considered to be active by the Colorado Geologic Survey. This area, as is the case with most of central Colorado, is subject to a degree of risk due to seismic activity. The Colorado Geologic Survey considers the El Paso County area to be in Seismic Risk Zone 2A. Pikes Peak Regional Building Department has adopted the International Building Code. Refer to the currently approved building codes for current design and construction practices.

### Radiation

The primary radiation hazard associated with soil and bedrock commonly found in the El Paso County area is Radon gas. The higher concentrations of radon gas normally occur in residential structures that have been sealed to prevent exchange of outside air. Buildup of Radon gas can usually be mitigated by providing frequent exchange of air within the structure and by sealing joints and cracks that are located adjacent to the subsoil. Radon can be evaluated and mitigated utilizing common local construction practices if radon is found to exist during site specific geotechnical investigations.

### Groundwater

Groundwater was encountered in five of the preliminary profile borings ranging in depth from 14 to 23 feet below the existing ground surface. Although the ground water encountered during the preliminary investigation was relatively deep, shallower groundwater and smaller seeps are not uncommon as perched water above the bedrock, or in more permeable lenses within the Dawson Formation. If this condition is encountered during site specific geotechnical investigations for individual lots, it should be mitigated with cut-off or foundation drains that are common local design and construction techniques.

### Conclusion

It is our opinion that the project site exhibits no geologic hazards that pose a significant risk to the proposed project or adjacent properties that cannot be mitigated through proper land usage planning, foundation design, engineering design, and/or construction practice. Recommendations regarding mitigation of the identified potential hazards are addressed in

Fire Protection: Tri-Lakes Monument Fire Protection District (TLMFPD) currently provides and will continue to provide fire and emergency services to proposed Grandwood Ranch subdivision. The property is 3.5 miles from Fire Station 2 with an average response time of 6-7 minutes depending on weather and road conditions. A secondary emergency access has been provided near the existing intersection of Colonial Park Drive and Higby Road. TLMFPD has provided a letter of support and acceptance of the secondary emergency access to serve the Grandwood Ranch development. The project is proposing two 33,000 gallon cisterns to be constructed for fire department use. The Colorado State Forest Service recommends that all forested acres be mitigated to reduce the risk of wildfire and that defensible space be created for each dwelling using the standards in "Protecting Your Home From Wildfire: Creating Wildfire-Defensible Zones" FIRE 2012-1 located on the Colorado State Forest Service website.

Criteria for Approval - Land Development Code Section 7.2.1(D)(3)(f):

In approving a Final Plat, the BoCC/PCD Staff shall find that:

*1. The proposed subdivision is in general conformance with the goals, objectives, and policies of the Master Plan (EPC Policy Plan) including the Small Area Plan (2000 Tri-lakes Comprehensive Plan), the 2040 Major Transportation Corridors Plan (MTCP), the 2019 Water Master Plan and the El Paso County Parks Master Plan:*

The El Paso County Master Plan (EPC Policy Plan) addresses issues directly related to the future development of the Grandwood Ranch Subdivision. These Policies include:

- *Policy 6.1.10 – Ensure that new development will not create a disproportionately high demand on public services and facilities by virtue of its location, design or timing.* The proposed subdivision is located within the 2000 Tri-lakes Comprehensive Plan. The Comprehensive Plan recognizes and encourages development of the type and density proposed. Commitments to serve the subdivision have been provided by utility suppliers and the local Fire District. Mitigation requirements related to drainage impacts and transportation impacts have been identified within the Grandwood Subdivision's Final Drainage Report and the Traffic Impact Study.
- *Policy 6.1.11 – Plan and implement land development so that it will be functionally and aesthetically integrated within the context of adjoining property and uses.* The proposed subdivision is located within the Ponderosa Breaks Subarea 9 of the 2000 Tri-lakes Comprehensive Plan. This subarea recommends single family residential land uses to a minimum lot size of 2.5 acres. The proposed subdivision is consistent with this land use recommendation. Beyond the issue of land use, this subarea recommends the following related to physical design goals and objectives;
  - *Preserve adequate roadway right-of-way for future development. Improve north-south access roads, including Furrow and Roller Coaster Roads, to provide for both motorized and non-motorized traffic.* Furrow Road, a collector roadway, is designed to extend from the existing Timber Meadows subdivision south to intersect with Higby Road.
  - *Manage, preserve, protect, and enhance the vegetation to ensure the long term health of the ponderosa forest.* Proper forest management and wildfire hazards mitigation go hand in hand. The Grandwood Wildfire Mitigation Plan, prepared by Forestree Development, LLC, provides detailed strategies to protect and enhance the ponderosa forest while providing the level of wildfire hazard mitigation necessary to ensure the safety and security of the Grandwood community.
  - *Require erosion control measures and slope stabilization for all new development.* The Grandwood Final Drainage Report, Grading & Erosion Control Plan and Storm Water Management Plan (SWMP) all address issues related to erosion control and slope stabilization.
- *Goal 6.4 – Develop and maintain rural residential areas in a manner which protects their integrity, addresses the carrying capacity of the natural environment and provides for an adequate level of non-urban facilities and services.* The proposed 2.5 acre home sites are consistent with the transitional rural residential character of the Ponderosa Breaks Sub-area community. The proposed density allows for the future subdivision of the parcel to develop such that the land's topography, natural systems, water resources, geology and surface drainage can accommodate and adequately facilitate 2.5 acres home sites. Areas of geologic hazards, sensitive environmental assets or drainage concerns have been identified and integrated into areas outside of the proposed building envelopes ensuring residential structural safety and integrity. Water service will be provided via on site wells operated under a State approved Water Augmentation Plan. Wastewater will be accomplished via individual on-site septic systems. Reports

regarding the suitability of the property to safely accommodate the wells and septic systems have been provided. Fire protection will be provided in accordance with the fire codes adopted by the Tri-lakes Monument Fire Protection District. Electric, natural gas, telephone and communication data transfer will be accomplished via underground service systems.

- *Policy 6.4.3 – Allow rural residential development in those areas of sufficient “carrying capacity: including roadway capacity, water supply, septic suitability, educational facilities and organized structural fire protection.* Reports addressing fire protection, water resources, wastewater treatment suitability and transportation impacts have been provided.
- *Policy 6.4.9 – Continue to develop reasonable and consistent levels of service standards for rural residential subdivision.* See Policy 6.4.3 above. The identified reports and letters have addressed both current and future levels of service standards for rural residential subdivisions. Where substandard conditions are found to exist, the identified mitigation measures will be implemented such that no declines in future levels of service standards are expected.

The 2040 Major Transportation Corridor Plan (MTCP) indicates Higby Road to be a 2 lane minor arterial and Furrow Road to be a 2 lane collector. No bicycle lanes are indicated for these roadways. The Grandwood Final Plat accommodates the required right-of-way widths for these two roadways. See Traffic Impact Report prepared by LSC Transportation Consultants.

The development has followed the Water Master Plan dated 2019. The Site is located within Region 2 (Monument Area) of the Water Master plan and is projected to have significant growth through 2060. The development follows Section 4.4 of the Water Master Plan for obtaining water rights for groundwater within the Denver Basin of the Dawson Aquifer for groundwater wells per the recorded water decreet. The 48 – 2.5 acre lots will utilize individual well systems drawing from the Dawson Aquifer and individual septic systems. The Grandwood Ranch development meets the intent of the master plan Goals and Policies by implementing individual water wells on lot sizes 2.5 Acres and larger per Goal 5.5/ Policy 5.5.1; Goal 6.0/ Policy 6.0.4 by limiting water available for irrigation; and Goal 6.1 by preventing animal stock with Grandwood Ranch.

The El Paso County 2013 Parks Master Plan does not indicate the need for additional regional parks within this area nor the need for additional regional trails or bicycle lanes. Because the Grandwood subdivision is a large lot subdivision with open space recreational opportunities, no neighborhood or urban parks are required or proposed.

*2. The subdivision is consistent with the purposes of the El Paso County Land Development Code.* The underlying purpose of the El Paso County Land Development Code is to protect the health, safety and welfare of the citizens of El Paso County. The following Criteria for Approval responses illustrate the application’s consistency with the purposes of the Code.

*3. The subdivision is in conformance with the subdivision design standards and any approved sketch plan;* The proposed subdivision design is in conformance with subdivision design standards as evidenced by staff and agency document review responses. There are no previous agreements or sketch plans related to this parcel.

*4. Water service will be provided by individual on site wells permitted and operated under a State approved Water Augmentation Plan.* Water quantity and dependability will be assessed by the County Attorney’s Office and the State Division of Water Resources based upon the subdivision’s Water Augmentation Plan and Water Supply Report submitted by the applicant. Water quality will be assessed by the El Paso County Health Department based upon water quality testing provided by the applicant.

5. *A sewage disposal system has been established complying with all State and County sewage disposal system standards; Wastewater collection and treatment will be provided via individual onsite septic systems. Septic suitability will be assessed by the El Paso County Health Department based upon the Onsite Wastewater Treatment Systems Report provided by the applicant. The Wastewater Evaluation Report the for the development has evaluated and designated seasonal wet areas throughout the site. All seasonal wet areas have been located completely within Tract A and Tract D. The Wastewater Evaluation Report has also provided suggested septic sites outside of designated drainage easements and seasonal wet areas.*

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. The subdivision's Geology and Wastewater Evaluation Report evaluated expansive/settlement prone soil, erodible soils, corrosive soils, mine subsidence, slope stability, flooding potential, seismicity, radiation and groundwater conditions. The Report concluded "It is our opinion that the project site exhibits no geologic hazards that pose a significant risk to the proposed project or adjacent properties that cannot be mitigated through proper land usage planning, foundation design, engineering design and/or construction practice." Per the Geology and Wastewater Evaluation Report mitigation is not required based on site findings. The Wastewater Evaluation Report has provided suggested septic sites outside of designated drainage easements, no build areas and seasonal wet areas. Recommendations may be provided during individual lot geologic evaluation at time of individual lot development. All seasonal wet areas and designated wetlands are within tracts and do not encroach into proposed lots. No build areas have been designated by drainage easements as illustrated on the Plat and Construction Documents.*

7. *Adequate drainage improvements complying with State law and the requirements of this Code and the ECM are provided by the design; See Final Drainage Report, Storm Water Management Plan (SWMP) and Grading and Erosion Control Plan submitted by the applicant. The Grandwood Ranch Homeowner's Association will own and maintain the proposed detention ponds and storm sewer outside of public right-of-way. Storm sewer infrastructure within County right-of-way will be owned and maintained by the County. The proposed stormwater infrastructure is designed to release stormwater at historic rates. All stormwater requirements are met with the proposed Stormwater Management Plan and Grading and Erosion Control Plan, addressing proposed disturbance and proper best management practices based on State and County guidelines to reduce and control erosion and stormwater runoff. There are additional mitigation efforts or off-site improvements are required.*

8. *Legal and physical access is or will be provided to all parcels by public rights-of-way or recorded easements, acceptable to the County in compliance with this Code and the ECM; All proposed lots have direct physical and legal vehicular access onto proposed dedicated public right-of-ways. See Final Plat and Construction Document drawings submitted by the applicant evidencing compliance with this requirement. In addition to public right-of-way required to provide legal and physical access to the individual lots, public right-of- way will also be provided by the extension of Furrow Road between the Timber Meadows subdivision and Higby Road (collector road classification) and Higby Road (minor arterial classification) as required by the 2040 Major Transportation Corridor Plan. See the Grandwood Traffic Impact Report prepared by LSC Transportation Consultants for additional specific transportation related requirements.*

9. *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; Approximately 13.87 acres or 9% of the Grandwood subdivision's land area is preserved as natural open space within the tracts as shown on the final plat. The primary function of the open space is to provide wetland and mouse habitat preservation. A secondary function of the open space is to provide passive recreational and trail opportunities for the subdivision's residences to be field located based on habitat preservation.*



*(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;* As encouraged by the 2000 Tri-lakes Comprehensive Plan, the physical design of the Grandwood subdivision utilizes rural residential cul-de-sacs which directly access either collector roadways (Furrow Rd) or minor arterial roadways (Higby Rd) thereby eliminating new traffic impacts onto existing rural residential roadways. Inter-subdivision pedestrian and bicycle traffic will utilize the rural residential cul-de-sac roadways. Public or mass transit opportunities are currently not available within this area of the County. Should they become available in the future, public or mass transit will be able to utilize Furrow Rd (collector classification) and/or Higby Rd (minor arterial classification).

*(3) incorporating physical design features in the subdivision to provide a transition between the subdivision and adjacent land uses;* All existing or proposed subdivisions adjoining the Grandwood subdivision are single family residential land uses. Subdivisions to the west and south of Grandwood are primarily urban scale lots while subdivisions to the north and east are primarily rural scale 2.5 acre lots. The proposed Grandwood 2.5 acre lots require no transition of land uses.

- Pursuant to Board of County Commissioner hearings for the approved Preliminary Plan, a buffer between the proposed subdivision and the larger 5 acre lots in the neighborhood has been provided. Lot 28 and Lot 29 have been provided with an extended setback set at 75-foot versus the required 25-foot setback. The additional setback has been provided to provide a buffer between the existing 5-acres lots adjacent to the development Site.

*(4) incorporating identified environmentally sensitive areas, including but not limited to, wetlands and wildlife corridors, into the design;* The proposed Grandwood Ranch open space provides permeant protection to natural drainage ways, wildlife habitat, wildlife corridors and protected wetlands.

*(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 Grandwood Ranch subdivision's roadway infrastructure will positively impact surround roadways levels of service by providing a southerly Furrow Road exit.

*10. Necessary services, including police and fire protection, recreation, utilities, open space and transportation system, are or will be available to serve the proposed subdivision;* Police protection for the Grandwood Ranch subdivision will be provided by the El Paso County Sheriff's Office. The subdivision is located within and will be serviced by the Tri-lakes Monument Fire Protection District (see service commitment letter). Electric service will be provided by Mountain View Electric Association and natural gas service will be provided by Black Hills Energy Corporation (see utility service commitment letters). Recreational opportunities will be provided via the nearby Fox Run Regional Park. The public vehicular circulation network has been designed to provide safe and convenient vehicular circulation to and throughout the subdivision (see LSC's Traffic Impact Report).

*11. The subdivision provides evidence to show that the proposed methods of fire protection comply with Chapter 6 of the Land Development Code;* Per the requirements of the Tri-lakes Monument Fire Protection District and Chapter 6 of the Land Development Code, 2 proposed 33,000 gallon cisterns will provide localized fire protection water sources. In addition, numerous wildfire hazards mitigation techniques are included within the Grandwood Wildfire Mitigation

Plan prepared by Forestree Development, LLC. The Grandwood Property Owners Association will participate in the District's Firewise Communities Program and has integrated wildfire hazards mitigation measures into their communities Covenants and Restrictions. The developer has also provided a fire break system via the subdivision's internal roadways (see Fire Protection Report, District Service Commitment Letter and District application review response).

*12. The proposed subdivision meets other applicable sections of Chapter 6 and 8 of the Land Development Code;* Chapter 6 of the LDC deals with general development standards while Chapter 8 deals with subdivision design, improvements and dedication standards. Compliance with these standards is documented and ensured through the various State and County departmental and agency review responses.

Districts Serving the Property:

- Lewis-Palmer School District 38
- Mountain View Electric
- Association Black Hills Energy
- Tri-Lakes Monument Fire Protection District