

EL PASO **COUNTY**
COLORADO

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PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

TO: El Paso County Board of County Commissioners
Stan VanderWerf, Chair

FROM: John Green, Planner II
Gilbert LaForce, PE Engineer II
Craig Dossey, Executive Director

RE: Project File #: SF-20-026
Project Name: Grandwood Ranch Final Plat
Parcel No.: 61190-00-003

OWNER:	REPRESENTATIVE:
Sylvan Vista, Inc. 13144 Thumbprint Court Colorado Springs, CO 80921	Matrix Design Group, Inc. 2435 Research Parkway, Suite 300 Colorado Springs, CO 80920

Commissioner District: 1

Planning Commission Hearing Date:	5/6/2021
Board of County Commissioners Hearing Date	5/11/2021

EXECUTIVE SUMMARY

A request by Sylvan Vista, Inc., for approval of a final plat to create 48 single-family residential lots. The 146.84 acre property is zoned RR-2.5 (Residential Rural) and is located on the north side of Higby Road, at the southernmost terminus of Furrow Road, approximately 1.5 miles northwest of the Baptist Road and Roller Coaster Road intersection and is within Section 19, Township 11, and Range 66 West of the 6th P.M. The parcels are located within the Tri Lakes Comprehensive Plan (2000).



A. REQUEST/WAIVERS/DEVIATIONS/AUTHORIZATION

Request: A request by Sylvan Vista, Inc., for approval of a final plat to create 48 single-family residential lots, two (2) open space tracts totaling 14.59 acres, and a total of 14.3 acres of right-of-way.

Waiver(s)/Deviation(s): The applicant has not requested any waivers of the Land Development Code with this application. The following deviations from the standards of the El Paso County Engineering Criteria Manual (ECM) (2020) have been administratively approved by the County Engineer (ECM Administrator):

1. Section 2.5.8 of the ECM specifies that “Type C grate inlets are not permitted in roadside ditch”. The applicant has submitted a deviation requesting the use of Type C grate inlets to convey stormwater runoff to designated detention/water quality facilities. The request proposed to offset the inlet to the backslope of the ditch outside the flowline of the ditch and roadside object marker will be installed at the inlet.
2. Section 2.2.4.A.4 of the ECM provides the typical roadway cross section for a rural Major Collector. The applicant has submitted a deviation requesting a modified cross section with curb and gutters in lieu of the typical roadside ditch to allow feasible space for the installation of a retaining wall within the existing 80-foot right-of-way.

Authorization to Sign: Final Plat, Subdivision Improvements Agreement, Detention Pond Maintenance Agreement and any other documents necessary to carry out the intent of the Board of County Commissioners.

B. PLANNING COMMISSION SUMMARY – PC INFO NOT AVAILABLE AT THE TIME OF REQUIRED POSTING.

Request Heard:

Recommendation:

Waiver Recommendation:

Vote:

Vote Rationale:

Summary of Hearing:

Legal Notice:

C. APPROVAL CRITERIA

In approving a final plat, the BoCC shall find that the request meets the criteria for approval outlined in Section 7.2.1 (Subdivisions) of the El Paso County Land Development Code (2019):

- The subdivision is in conformance with the goals, objectives, and policies of the Master Plan;
- The subdivision is in substantial conformance with the approved preliminary plan;
- The subdivision is consistent with the subdivision design standards and regulations and meets all planning, engineering, and surveying requirements of the County for maps, data, surveys, analyses, studies, reports, plans, designs, documents, and other supporting materials;
- 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;
- 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 areas of the proposed subdivision which may involve soil or topographical conditions presenting hazards or requiring special precautions have been identified and that the proposed subdivision is compatible with such conditions [C.R.S. §30-28-133(6)(c)];
- Adequate drainage improvements are proposed that comply with State Statute [C.R.S. §30-28-133(3)(c)(VIII)] and the requirements of this Code and the ECM;
- Legal and physical access is provided to all parcels by public rights-of-way or recorded easement, acceptable to the County in compliance with this Code and the ECM;
- Necessary services, including police and fire protection, recreation, utilities, and transportation systems, are or will be made available to serve the proposed subdivision;
- The final plans provide evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code;
- Off-site impacts were evaluated and related off-site improvements are roughly proportional and will mitigate the impacts of the subdivision in accordance with applicable requirements of Chapter 8;
- Adequate public facilities or infrastructure, or cash-in-lieu, for impacts reasonably related to the proposed subdivision have been constructed or are

financially guaranteed through the SIA so the impacts of the subdivision will be adequately mitigated;

- The subdivision meets other applicable sections of Chapter 6 and 8; and
- The extraction of any known commercial mining deposit shall not be impeded by this subdivision [C.R.S. §34-1-302(1), et seq.]

D. LOCATION

North: RR-2.5 (Residential Rural)	Single-family dwelling
South: Town of Monument	Vacant
East: RR-2.5 (Residential Rural)	Single-family dwelling
West: RS-20000 (Residential Suburban)	Single-family dwelling

E. BACKGROUND

The property was initially zoned A-4 (Agriculture) on January 3rd, 1955 when zoning was first initiated for this portion of the County. Subsequent nomenclature changes to the El Paso County Land Development Code renamed the A-4 zoning district as the RR-5 (Residential Rural) zoning district. On November 10th, 2020, the Board of County Commissioners approved a map amendment (File No. P-19-001) to rezone the subject property from the RR-5 (Rural Residential) zoning district to the RR-2.5 (Rural Residential) zoning district.

The subject property is adjacent to other existing residential subdivisions in the area. Specifically, the Timberview and Arrowwood subdivisions are located north of the subject parcel and consist of approximately 2.5-acre lots. The Mills Timber subdivision is also located north of the subject parcel and consist of two (2) lots approximately 5 acres in size. The Bent Tree III subdivision is located along the eastern boundary of the subject parcel and generally consists of 2.5-acre lots, with the exception of the larger 3 and 4 acre lots located on the western boundary of that subdivision. Those larger lots provide a buffer between the existing Bent Tree III subdivision and the proposed Grandwood Ranch subdivision. The Woodmoor Summit subdivision is located to the west and consists of lots approximately one-half (1/2) acre in size. Similar to the Bent Tree III subdivision, the Woodmoor Summit subdivision also includes parcels over one (1) acre immediately adjacent to the subject parcel to provide a density transition. To the south, across Higby Road, is the Higby Estates subdivision consisting of lots approximately 2.5 acres in size. The jurisdictional boundary of the Town of Monument is also located to the south across Higby Road. Although the area within the Town of Monument has not yet been developed there is a proposal for an urban-level development known as Home Place Ranch.

On November 10th, 2020, the BoCC approved a map amendment (rezone) of the subject property from the RR-5 (Rural Residential) zoning district to the RR-2.5 (Rural Residential) zoning district and a preliminary plan application to create 48 single-family residential lots. At the November 10th, 2020 BoCC meeting, residents of the surrounding neighborhood voiced concern about the density of the proposed subdivision. In particular, there were concerns that development along the northern portion of the proposed subdivision would impede the rural character of the 5-acre lots located within the Mills Subdivision. As a result of that discussion, the BoCC provided direction to the developer of the proposed Grandwood Ranch development to work with surrounding landowners to establish an additional buffer or transition for Lots 28 and 29 of the proposed subdivision. The final plat application depicts a 100-foot rear yard setback for Lots 28 and 29 of the proposed subdivision in lieu of the standard required rear yard setback of 25 feet within the RR-2.5 zoning district.

Furrow Road is presently constructed from County Line Road to the northern boundary of the subject parcel where it terminates. Furrow Road, as depicted in the 2016 Major Transportation Corridors Plan Update, is anticipated to connect through the subject parcel to Higby Road. The final plat depicts the extension of Furrow Road through the parcel and ultimately connecting to Higby Road, consistent with the 2016 Major Transportation Corridors Plan Update. Dedication of 90 feet of right-of-way for Furrow Road has been shown on the final plat and is consistent with requirements for dedication as outlined in the 2016 Major Transportation Corridors Plan Update. Additionally, the applicant has worked cooperatively with the El Paso County Department of Public Works to ensure the alignment is safe and that impacts are limited.

The applicant's request is for approval of the Grandwood Ranch Final Plat, which includes 48 residential lots, public rights-of way, as well as two (2) open space tracts. The previously approved preliminary plan did not include a finding of water sufficiency, therefore, the final plat application cannot be approved administratively and must go before the El Paso County Planning Commission and Board of County Commissioners for a final action.

F. ANALYSIS

1. Land Development Code Compliance

The final plat application meets the final plat submittal requirements, the standards for Divisions of Land in Chapter 7, and the standards for Subdivision in Chapter 8 of the El Paso County Land Development Code (2019).

2. Zoning Compliance

The 146.84-acre property is within the RR-2.5 (Residential Rural) zoning district. The RR-2.5 (Residential Rural) zoning district is intended to accommodate low-density, rural, single family residential development. The density and dimensional standards for the RR-2.5 (Residential Rural) zoning district are as follows:

Minimum lot size: 2.5 acres

Minimum width at front setback line: 200 feet

Setbacks: front and rear 25 feet, sides 15 feet

Maximum coverage: none

Maximum height: 30 feet

The proposed final plat consists of lots having a minimum size of 2.5 acres. Individual site plans will need to be submitted for review for each proposed single-family dwelling in order to ensure compliance with the applicable dimensional standards.

3. Policy Plan Analysis

The El Paso County Policy Plan (1998) has a dual purpose; it serves as a guiding document concerning broader land use planning issues and provides a framework to tie together the more detailed sub-area elements of the County master plan. A finding of consistency with the El Paso County Policy Plan was previously made by the Board of County Commissioners with approval of the map amendment (rezoning) to the RR-2.5 zoning district and with approval of the Grandwood Ranch Preliminary Plan. The proposed final plat application is consistent with the findings of the prior approvals on November 10, 2020.

The Board of County Commissioner hearing for the map amendment (rezoning) and preliminary plan included discussion and specific direction regarding the preliminary plan application and the need to include an additional buffer for Lots 28 and 29. The applicant has included a 100 foot setback line for those two lots to provide additional buffer space between the proposed RR-2.5 (Rural Residential) lots and the existing RR-5 (Rural Residential) lots that are part of the Mills Timber Subdivision. It is worth noting that the proposed 100-foot setback requirement exceeds the minimum of a 25-foot rear yard setback for a single-family dwelling within the RR-2.5 zoning district.

4. Small Area Plan Analysis

The proposed subdivision is within the Ponderosa Breaks sub-area of the Tri-Lakes Comprehensive Plan (1999). The Plan recommends development of the

sub-area as low density residential. A finding of consistency with the Plan was previously made by the Board of County Commissioners with approval of the map amendment (rezone) to the RR-2.5 and with the approval of the Grandwood Ranch Preliminary Plan. The proposed final plat application is consistent with the findings of the prior approvals.

5. Water Master Plan Analysis

The El Paso County Water Master Plan (2018) has three main purposes; better understand present conditions of water supply and demand; identify efficiencies that can be achieved; and encourage best practices for water demand management through the comprehensive planning and development review processes. A finding of consistency with the Plan was previously made by the Board of County Commissioners with approval of the map amendment (rezoning) to the RR-2.5 zoning district and with the approval of the Grandwood Ranch Preliminary Plan. The proposed final plat application is consistent with the previously approved preliminary plan.

6. Other Master Plan Elements

The El Paso County Wildlife Habitat Descriptors (1996) identifies the parcels as having a low wildlife impact potential. Jurisdictional wetlands have been identified on the subject parcel as noted in the applicant's Natural Resources Assessment report prepared for the previously approved preliminary plan. On October 16, 2020, the U.S. Army Corps of Engineers supplied a letter to the applicant stating that no permit from the Corps would be required for the development. Additionally, the report identified habitat of Preble's Meadow Jumping Mouse. The US Fish and Wildlife Service provided a clearance letter dated February 18, 2019 identifying that the development is not likely to adversely affect the species. The applicant is proposing to include all areas of jurisdictional wetlands and sensitive wildlife habitat within two open space tracts to minimize the impact on environmentally sensitive areas.

The Master Plan for Mineral Extraction (1996) identifies potential upland deposits in the area of the subject parcels. A mineral rights certification was prepared by the applicant indicating that, upon researching the records of El Paso County, no severed mineral rights exist.

Please see the Parks section below for information regarding conformance with The El Paso County Parks Master Plan (2013).

Please see the Transportation section below for information regarding conformance with the El Paso County 2016 Major Transportation Corridors Plan Update (MTCP).

G. PHYSICAL SITE CHARACTERISTICS

1. Hazards

The soils and geology report submitted with the application identified areas of seasonally shallow groundwater at certain locations throughout the proposed development. The applicant has identified these areas within two separate open space tracts included within the final plat.

2. Wildlife

The El Paso County Wildlife Habitat Descriptors (1996) identifies the parcels as having a moderate wildlife impact potential.

3. Floodplain

The development is not impacted by any designated floodplain (Zone X) as indicated by FEMA Flood Insurance Rate Map No. 08041C0279G, which has an effective date of December 7th, 2018.

4. Drainage and Erosion

The development is located within the Jackson Creek drainage basin, which is included in the El Paso County Drainage Basin Fee program. Drainage fees in the amount of \$85,101.76 must be paid at the time of final plat recordation.

The development generally drains to the south. Stormwater runoff is conveyed by roadside ditch and existing channels into four proposed extended detention basins for water quality and flood control storage. These detention facilities will be privately owned and maintained by the homeowner's association.

A grading and erosion control plan has been submitted with this application. The plan calls for permanent and construction best management practices to prevent sediment and debris from affecting adjoining properties and the public stormwater system before, during, and after grading activities.

5. Transportation

The development is located on the north side of Higby Road between Fairplay Drive and Colonial Park Drive. All streets are planned to be public roads and will be dedicated to the County. Specific deviation requests from the design standards in the ECM were approved with the preliminary plan application (PCD File No. SP-19-005). This subdivision will result in the dedication of

approximately one mile of developer constructed rural local roadways and 0.3 miles of developer constructed rural major collector roadways. See Section J below for status of major issues related to the extension of Furrow Road.

The Furrow Road extension as identified in the El Paso County 2016 Major Transportation Corridors Plan Update (MTCP) is located within the development and will need to be constructed by the developer. This roadway extension is an eligible improvement for credits through the El Paso County Road Impact Fee Program. The developer is encouraged to refer to the Fee Program documentation for details on initiating a credit request and entering into a credit agreement with the County. This process is initiated by the applicant, not the Planning and Community Development Department. If the applicant intends to move forward with this request, they will need to coordinate with the Principal Transportation Planner for the El Paso County Department of Public Works.

The development is subject to the El Paso County Road Impact Fee Program (Resolution No. 19-471), as amended. The applicant has elected to pay the full fee amount at the time of building permit rather than to enter the development into one of the public improvement districts

H. SERVICES

1. Water

Sufficiency:

Quality: Sufficient

Quantity: Sufficient

Dependability: Sufficient

Attorney's summary: The State Water Engineer's Office has made a recommendation regarding a finding of adequacy and has stated water can be provided without causing injury to decreed water rights. The County Attorney's Office recommends a finding of sufficiency with regard to water quantity and dependability. El Paso County Public Health has made a recommendation regarding a finding of sufficiency for water quality and has no outstanding comments.

2. Sanitation

The proposed subdivision is intended to be served by individual on-site wastewater treatment systems.

3. Emergency Services

The property is within the Tri-Lakes Monument Fire Protection District. The District was sent a referral for the final plat and has no objection. The applicant has indicated that two (2) 33,000-gallon water cisterns will be located within tracts to serve as emergency fire suppression. The District has provided comments in support of the proposed fire cistern location and design.

4. Utilities

Mountain View Electric Association will provide electrical service and Black Hills Energy will provide natural gas service to the area included within the final plat.

5. Metropolitan Districts

The subject property is not located within a metropolitan district.

6. Parks/Trails

Fees in lieu of park land dedication in the amount of \$22,416 for regional park fees will be due at the time of recording the final plat.

7. Schools

Fees in lieu of school land dedication in the amount of \$14,784 shall be paid to El Paso County for the benefit of Lewis Palmer School District No. 38 at the time of plat recording

I. APPLICABLE RESOLUTIONS

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J. STATUS OF MAJOR ISSUES

A deviation request to construct the northern section of Furrow Road within the existing right-of-way as an urban cross section with retaining walls was pending with the preliminary plan application (SP-19-005). A condition of approval was placed on the preliminary plan to resolve the deviation request prior to the recordation of the first final plat. The applicant has collaborated with El Paso County Department of Public Works (DPW) to finalize an acceptable roadway cross section for this segment of Furrow Road. At this time DPW is in the process of acquiring the necessary easements from the adjacent property owners to construct the non-standard roadway cross section described in Section A above. The approved construction plans have noted that offsite improvements to Furrow Road shall not commence until easement acquisition are finalized and approval by DPW.

K. RECOMMENDED CONDITIONS AND NOTATIONS

Should the Board of County Commissioners find that the request meets the criteria for approval outlined in Section 7.2.1 (Subdivisions) of the El Paso County Land Development Code (2019) staff recommends the following conditions and notations:

CONDITIONS

1. All Deed of Trust holders shall ratify the plat. The applicant shall provide a current title commitment at the time of submittal of the Mylar for recording.
2. Colorado statute requires that at the time of the approval of platting, the subdivider provides the certification of the County Treasurer's Office that all ad valorem taxes applicable to such subdivided land, or years prior to that year in which approval is granted, have been paid. Therefore, this plat is approved by the Board of County Commissioners on the condition that the subdivider or developer must provide to the Planning and Community Development Department, at the time of recording the plat, a certification from the County Treasurer's Office that all prior years' taxes have been paid in full.
3. The subdivider or developer must pay, for each parcel of property, the fee for tax certification in effect at the time of recording the plat.
4. The Applicant shall submit the Mylar to Enumerations for addressing.
5. Developer shall comply with federal and state laws, regulations, ordinances, review and permit requirements, and other agency requirements, if any, of applicable agencies including, but not limited to, the Colorado Division of Wildlife, Colorado Department of Transportation, U.S. Army Corps of Engineers and the U.S. Fish and Wildlife Service regarding the Endangered Species Act, particularly as it relates to the Preble's Meadow Jumping Mouse as a listed species.
6. Driveway permits will be required for each access to an El Paso County owned and maintained roadway. Driveway permits are obtained from the El Paso County Planning and Community Development Department.
7. The Subdivision Improvements Agreement, including the Financial Assurance Estimate, as approved by the El Paso County Planning and Community Development Department, shall be filed at the time of recording the Final Plat.

8. Collateral sufficient to ensure that the public improvements as listed in the approved Financial Assurance Estimate shall be provided when the final plat is recorded.
9. The Subdivider(s) agrees on behalf of him/herself and any developer or builder successors and assignees that Subdivider and/or said successors and assigns shall be required to pay traffic impact fees in accordance with the El Paso County Road Impact Fee Program Resolution (Resolution No.19-471), or any amendments thereto, at or prior to the time of building permit submittals. The fee obligation, if not paid at final plat recording, shall be documented on all sales documents and on plat notes to ensure that a title search would find the fee obligation before sale of the property.
10. Park fees in lieu of land dedication for regional parks (Area 2) in the amount of \$22,416 shall be paid at the time of plat recordation.
11. Fees in lieu of school land dedication in the amount of \$14,784 shall be paid to El Paso County for the benefit of Lewis Palmer School District No. 38 at the time of plat recording.
12. The County Attorney's Conditions of Compliance shall be adhered to at the appropriate time.
13. Drainage fees in the amount of \$85,101.76 for Jackson Creek drainage basin (FOMO4400) shall be paid to El Paso County at the time of final plat recordation.

NOTATIONS

1. Final plats not recorded within 24 months of Board of County Commissioner approval shall be deemed expired, unless an extension is approved.
2. Site grading or construction, other than installation or initial temporary control measures, may not commence until a Preconstruction Conference is held with Planning and Community Development Inspections and a Construction Permit is issued by the Planning and Community Development Department.

L. PUBLIC COMMENT AND NOTICE

The Planning and Community Development Department notified forty- two (42) adjoining property owners on April 16, 2021, for the Planning Commission meeting. Responses will be provided at the hearing.

M. ATTACHMENTS

Vicinity Map

Letter of Intent

Plat Drawing

State Engineer's Letter

County Attorney's Letter (To be added once received by Edith Anderson)

El Paso County Health Department Letter

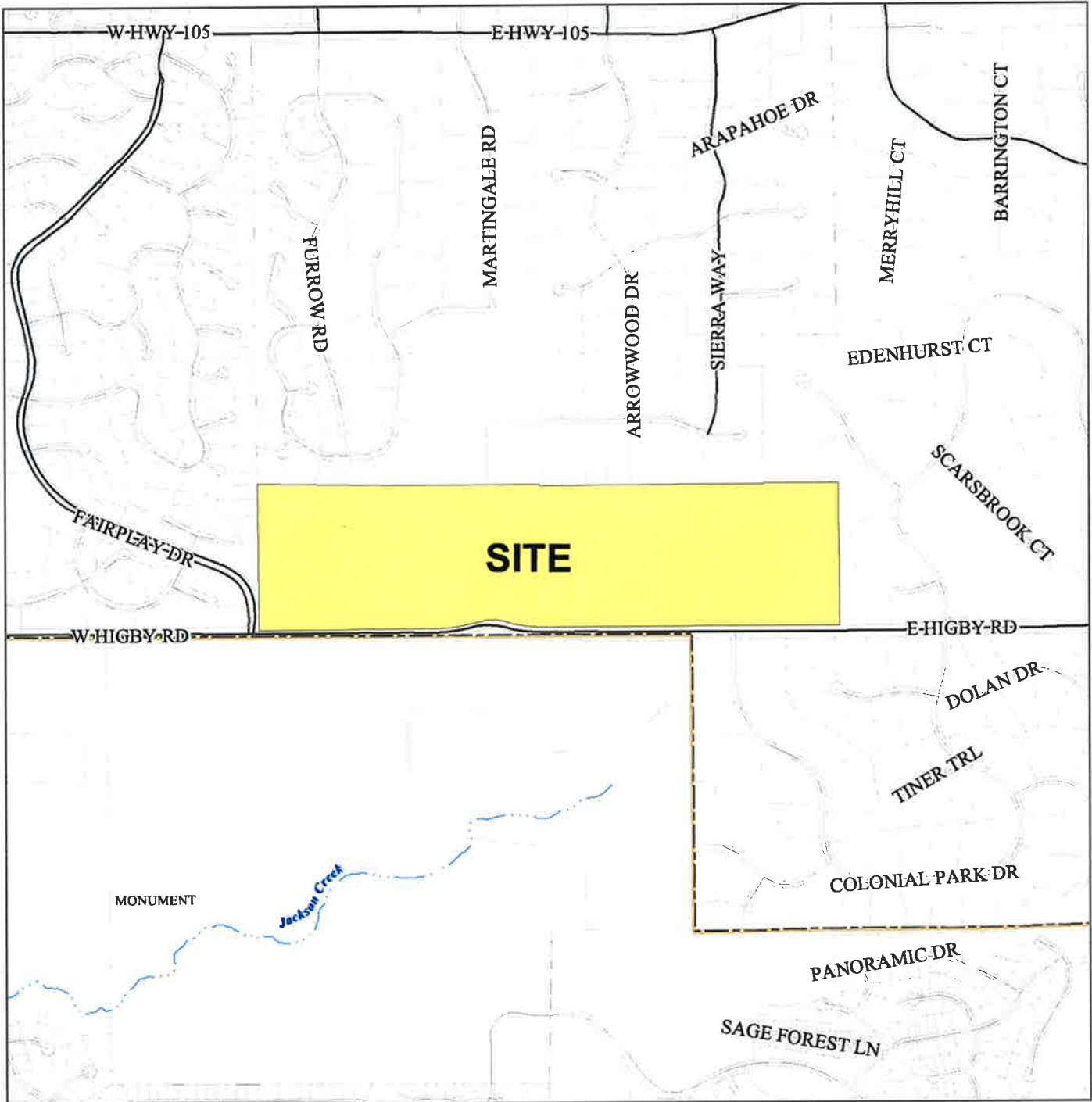
El Paso County Parcel Information

PARCEL	NAME
6119000003	SYLVAN VISTA INC

File Name: SF-20-026

Zone Map No. --

Date: April 12, 2021



Please report any parcel discrepancies to:
El Paso County Assessor
1675 W. Garden of the Gods Rd.
Colorado Springs, CO 80907
(719) 520-6600



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GRANDWOOD RANCH FINAL
PLAT- LETTER OF INTENT

Owners/Applicants: Sylvan Vista,
William F. Herebic II, Manager
14160 Gleneagle Drive, Colorado Springs, CO 80921
719-651-9152

Engineering: Matrix Design Group
2435 Research Pkwy, Colorado Springs, CO 80920
719-575-0100

Vivid Engineering Group, Inc.
1053 Elkton Drive, Colorado Springs, CO 80907
719-896-4356

ERO Resources Corporation
1842 Clarkson Street, Denver, CO 80218
303-830-1188

LSC Transportation Consultants, INC.
545 East Pikes Peak Avenue, Suite 210, Colorado Springs, CO 80903
719-633-2868

Monson, Cummins & Shohet, LLC
13511 Northgate Estates Drive, Suite 250, Colorado Springs, CO 80921
719-471-1212

Forestree Development, LLC
7377 Osage Road, Larkspur, CO 80118
720-530-6527

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 decree 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 decree. 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 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).

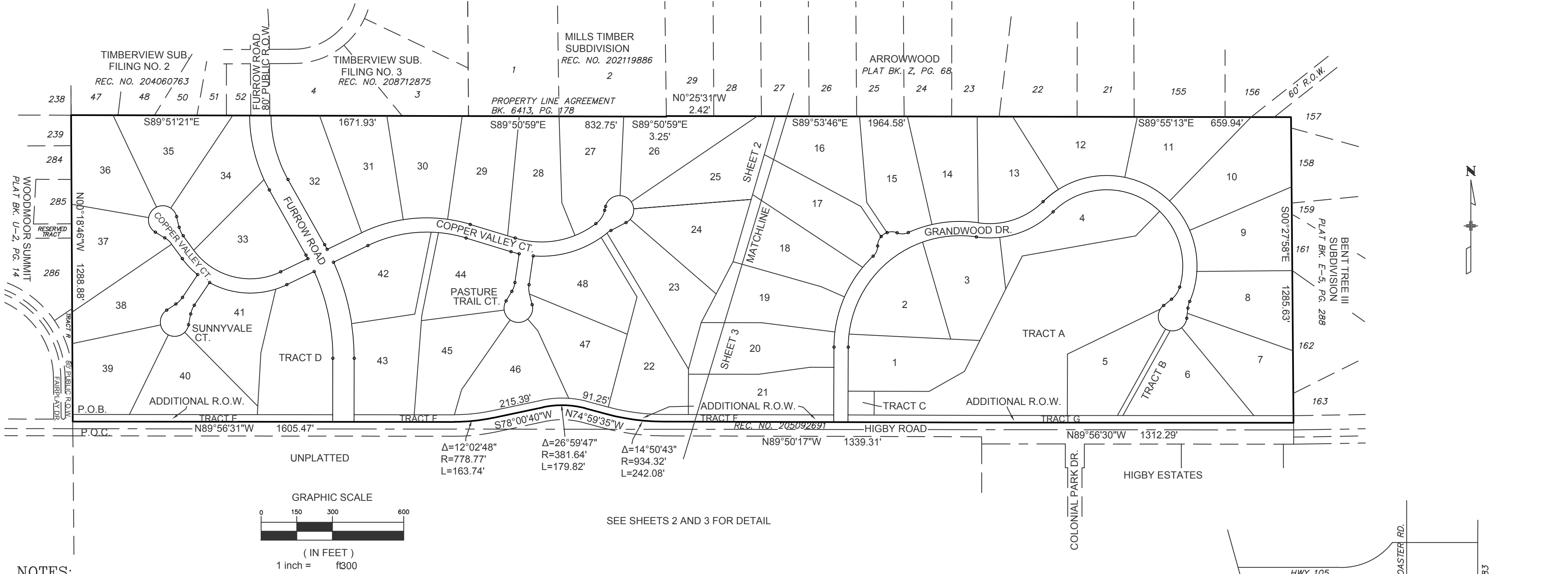
12. The proposed subdivision meets other applicable sections of Chapter 6 and 8 of the Land Development Code; Chapter 6 of the LDC deals with general development standards while Chapter 8 deals with subdivision design, improvements and dedication standards. Compliance with these standards is documented 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

GRANDWOOD RANCH

THE SOUTH HALF OF THE NORTH HALF OF SECTION 19
TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
EL PASO COUNTY, COLORADO



NOTES:

- STRUCTURAL FOUNDATIONS ON THE LOTS IN THIS SUBDIVISION SHALL BE DESIGNED BY A COLORADO REGISTERED PROFESSIONAL ENGINEER.
- INDIVIDUAL WELLS ARE THE RESPONSIBILITY OF EACH PROPERTY OWNER. PERMITS FOR INDIVIDUAL WELLS MUST BE OBTAINED FROM THE STATE ENGINEER WHO BY LAW HAS THE AUTHORITY TO SET CONDITIONS FOR THE ISSUANCE OF THESE PERMITS.
- ON SITE WASTEWATER TREATMENT IS THE RESPONSIBILITY OF EACH INDIVIDUAL PROPERTY OWNER. THE EL PASO COUNTY DEPARTMENT OF HEALTH AND ENVIRONMENT MUST APPROVE EACH SYSTEM AND SOME LOTS WILL REQUIRE A DESIGNED SYSTEM BY A COLORADO LICENSED ENGINEER PRIOR TO PERMIT APPROVAL.
- THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE PRELIMINARY PLAN OR FINAL PLAT FOR THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY DEVELOPMENT SERVICES DEPARTMENT: TRANSPORTATION IMPACT STUDY; DRAINAGE REPORT; WATER RESOURCES REPORT; WASTEWATER DISPOSAL REPORT; GEOLOGY AND SOILS REPORT; FIRE PROTECTION REPORT; WILDFIRE HAZARD REPORT, NATURAL FEATURES REPORT AND NOXIOUS WEED MANAGEMENT PLAN.
- ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICATED. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OR RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
- MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATIONS.
- NO LOT OR INTEREST THEREIN SHALL BE SOLD, CONVEYED OR TRANSFERRED BY DEED OR BY CONTRACT, NOR SHALL BUILDING PERMITS BE ISSUED, UNTIL AND UNLESS EITHER THE REQUIRED PUBLIC AND COMMON DEVELOPMENT IMPROVEMENTS HAVE BEEN CONSTRUCTED AND COMPLETED AND PRELIMINARILY ACCEPTED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE APPLICANT/OWNER AND EL PASO COUNTY AS RECORDED UNDER RECEPTION NO. _____, IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO, OR IN THE ALTERNATIVE, OTHER COLLATERAL IS PROVIDED TO MAKE PROVISION FOR THE COMPLETION OF SAID IMPROVEMENTS IN ACCORDANCE WITH THE EL PASO COUNTY LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL. ANY SUCH ALTERNATIVE COLLATERAL MUST BE APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR AND MEET THE POLICY AND PROCEDURE REQUIREMENTS OF EL PASO COUNTY PRIOR TO THE RELEASE BY THE COUNTY OF ANY LOTS FOR SALE, CONVEYANCE OR TRANSFER. THE PLAT RESTRICTION MAY BE REMOVED OR RESCINDED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR UPON EITHER APPROVAL OF AN ALTERNATIVE FORM OF COLLATERAL OR COMPLETION AND PRELIMINARY ACCEPTANCE BY THE BOARD OF COUNTY COMMISSIONERS OF ALL IMPROVEMENTS REQUIRED TO BE CONSTRUCTED AND COMPLETED IN ACCORDANCE WITH SAID SUBDIVISION IMPROVEMENTS AGREEMENT. THE PARTIAL RELEASE OF LOTS FOR SALE, CONVEYANCE OR TRANSFER MAY ONLY BE GRANTED IN ACCORDANCE WITH ANY PLANNED PARTIAL RELEASE OF LOTS AUTHORIZED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT.
- THE OWNER, ITS SUCCESSORS AND ASSIGNS SHALL ADVISE THE HOME OWNERS ASSOCIATION AND ALL FUTURE OWNERS OF THESE LOTS OF ALL APPLICABLE REQUIREMENTS OF THE DETERMINATION OF WATER RIGHT RECORDED AT RECEPTION NO. _____.
- WATER IN THE DENVER BASIN AQUIFERS IS ALLOCATED BASED ON A 100 YEAR AQUIFER LIFE; HOWEVER, FOR EL PASO COUNTY PLANNING PURPOSES, WATER IN THE DENVER BASIN AQUIFERS IS EVALUATED BASED ON A 300 YEAR AQUIFER LIFE, WHICH IS BASED ON AN ALLOCATION APPROACH. APPLICANTS, THE HOMEOWNERS ASSOCIATION, AND ALL FUTURE OWNERS IN THE SUBDIVISION SHOULD BE AWARE THAT THE ECONOMIC LIFE OF A WATER SUPPLY BASED ON WELLS IN A GIVEN DENVER BASIN AQUIFER MAY BE LESS THAN EITHER THE 100 YEARS OR 300 YEARS INDICATED DUE TO ANTICIPATED WATER LEVEL DECLINES. FURTHERMORE, THE WATER SUPPLY PLAN SHOULD NOT RELY SOLELY UPON NON-RENEWABLE AQUIFERS AND ALTERNATIVE RENEWABLE WATER RESOURCES SHOULD BE ACQUIRED AND INCORPORATED IN A PERMANENT WATER SUPPLY PLAN THAT PROVIDES FUTURE GENERATIONS WITH A WATER SUPPLY.
- THIS PROPERTY IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR GRANDWOOD RANCH AS RECORDED AT RECEPTION NO. _____ OF THE RECORDS OF THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER AND THE BYLAWS OF GRANDWOOD RANCH OWNERS ASSOCIATION RECORDED AT RECEPTION NO. _____ OF SAID EL PASO COUNTY RECORDS.
- THE DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS, IF ANY, OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DEPARTMENT OF WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORP. OF ENGINEERS, THE U.S. FISH AND WILDLIFE SERVICE REGARDING THE ENDANGERED SPECIES ACT.
- THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
- NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY. INDIVIDUAL LOT PURCHASERS ARE RESPONSIBLE FOR CONSTRUCTING DRIVEWAYS, INCLUDING THE NECESSARY CULVERTS. SINGLE DRIVEWAY ACCESS ONLY FOR LOTS 21 AND 41.
- THE SUBDIVIDER AGREES ON BEHALF OF HIMSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNEES THAT THE SUBDIVIDER AND/OR SAID SUCCESSORS AND ASSIGNS SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTION (RESOLUTION 19-471) OR ANY AMENDMENTS THERETO, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTALS. THE FEE OBLIGATION, IF NOT PAID AT FINAL PLAT RECORDING, SHALL BE DOCUMENTED ON ALL SALES DOCUMENTS AND ON PLAT NOTES TO ENSURE THAT A TITLE SEARCH WOULD FIND THE FEE OBLIGATION BEFORE THE SALE OF THE PROPERTY.
- THIS PROPERTY IS LOCATED WITHIN AND SERVICED BY THE MOUNTAIN VIEW ELECTRIC ASSOCIATION SERVICE DISTRICT, THE TRI-LAKES MONUMENT FIRE PROTECTION DISTRICT, LEWIS PLAMER SCHOOL DISTRICT NO. 38 AND THE BLACK HILLS ENERGY CORPORATION SERVICE DISTRICT.
- DRAINAGE EASEMENTS: NO PERMANENT DWELLING UNIT, TEMPORARY OR PERMANENT STRUCTURES, INCLUDING SHEDS AND OUT BUILDING, WATER WELL OR WASTEWATER TREATMENT SYSTEM MAY BE CONSTRUCTED IN THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. DRAINAGE CULVERTS AND FENCES THAT DO NOT BLOCK OR IMPEDE STORM WATER RUNOFF ARE ALLOWED IN AND ACROSS DRAINAGE EASEMENTS.
- A "GEOLOGY AND SOILS EVALUATION REPORT, PROPOSED GRANDWOOD SUBDIVISION, EL PASO COUNTY, COLORADO", VIVID ENGINEERING, REVISED 9/11/2019 IS HELD UNDER THE GRANDWOOD RANCH PRELIMINARY PLAN (SP195) AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT. GEOLOGIC HAZARDS THAT WOULD PRECLUDE THE PROPOSED DEVELOPMENT WERE NOT FOUND TO BE PRESENT AT THIS SITE. GEOLOGIC CONSTRAINTS ARE POTENTIALLY PRESENT, AND INCLUDE: POTENTIAL FOR SHALLOWER BEDROCK WITH LOWER PERCOLATION RATES, POTENTIAL FOR GROUNDWATER ENCOUNTERS AND POTENTIAL FOR EXPANSIVE/SETTLEMENT PRONE SOILS. THESE GEOLOGIC AND ENGINEERING CONDITIONS ARE RELATIVELY COMMON TO THE AREA AND CAN BE SATISFACTORILY MITIGATED THROUGH PROPER ENGINEERING, DESIGN, AND CONSTRUCTION PRACTICES.
- TRACT A, B, C AND D ARE DEDICATED AS SHOWN ON THE TRACT TABLE. OWNERSHIP SHALL BE DEDICATED TO THE GRANDWOOD RANCH HOMEOWNERS ASSOCIATION, INC. WITH OWNERSHIP AND MAINTENANCE VESTED WITH THE OWNER.
- NO STRUCTURES, STORAGE OF MATERIAL OR FENCING WILL BE ALLOWED WITHIN TRACT B, UNLESS APPROVED BY THE TRI-LAKES FIRE DEPARTMENT.
- THIS PROPERTY IS LOCATED WITHIN ZONE X "AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN" AS DETERMINED BY THE FLOOD INSURANCE RATE MAP NUMBER 08041C0279G, EFFECTIVE DATE DECEMBER 7, 2018.
- A PRIVATE DETENTION POND MAINTENANCE AGREEMENT IS RECORDED UNDER RECEPTION NO. _____, OF THE RECORDS OF EL PASO COUNTY.
- NO DIRECT LOT ACCESS TO HIGBY ROAD OR FURROW ROAD.
- AN ENGINEERED SITE PLAN IS REQUIRED FOR LOTS 1, 4, 9, 13, 29, 31 AND 35 THROUGH 40.
- MINIMUM LOT WIDTH OF 200' REQUIRED FOR A BUILDING SETBACK AS SHOWN. PER THE LAND DEVELOPMENT CODE ADMINISTRATIVE RELIEF MAY BE GRANTED WITHOUT NECESSTATING A REPLAT.
- THE 40' x 40' EASEMENT ON LOT 43 TO ALLOW AN ENTRY MONUMENT IS HEREBY GRANTED TO THE GRANDWOOD RANCH HOMEOWNERS ASSOCIATION FOR CONSTRUCTION, MAINTENANCE AND ACCESS. THE MONUMENTS MUST CONFORM TO EL PASO COUNTY STANDARDS.
- LOTS 21, 22 AND 41 ARE SUBJECT TO A DRAINAGE EASEMENT THAT WILL ALSO CONTAIN AN ACCESS ROAD. THIS ROAD SHALL BE LIMITED TO USE BY THE HOA FOR CONSTRUCTION, ACCESS AND MAINTENANCE. THE EASEMENT IS NOT TO BE USED BY THE LOT OWNER FOR PRIMARY OR SECONDARY ACCESS TO THE LOT.

EASEMENTS:

UNLESS SHOWN GREATER IN WIDTH; SIDE AND REAR LOT LINES ARE HEREBY PLATTED WITH A TEN (10) FOOT EASEMENT FOR DRAINAGE AND PUBLIC UTILITIES ONLY; FRONT LOT LINES ARE HEREBY PLATTED WITH A TWENTY (20) FEET EASEMENT FOR DRAINAGE AND PUBLIC UTILITIES ONLY; THE SUBDIVISION BOUNDARY IS HEREBY PLATTED WITH A THIRTY (30) FOOT EASEMENT FOR DRAINAGE AND PUBLIC UTILITIES ONLY. TRACTS A, B, C AND D ARE HEREBY DEDICATED AS A PUBLIC UTILITY AND DRAINAGE EASEMENT IN THEIR ENTIRETY; THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THE EASEMENT AREAS IS VESTED WITH THE PROPERTY OWNERS.

BE IT KNOWN BY THESE PRESENTS:

THAT SYLVAN VISTA, INC, DANIEL D. RIVERS, PRESIDENT IS THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND, TO WIT:

A PART OF THE SOUTH HALF OF THE NORTH HALF OF SECTION 19, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 19; THENCE N018°46'W ON THE WEST LINE OF SAID SOUTHWEST QUARTER A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING OF THE TRACT DESCRIBED HEREIN; THENCE CONTINUE N018°46'W ON SAID WEST LINE A DISTANCE OF 1288.88 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 19 AS ESTABLISHED BY TIMBERVIEW SUBDIVISION FILING NO. 2, AS SHOWN ON THE SUBDIVISION PLAT THEREOF RECORDED AT RECEPTION NO. 204060763 OF THE EL PASO COUNTY RECORDS; THENCE S89°51'21"E ON THE SOUTH LINE OF SAID TIMBERVIEW SUBDIVISION FILING NO. 2 AND THE SOUTH LINE OF TIMBERVIEW SUBDIVISION FILING NO. 3, AS SHOWN ON THE SUBDIVISION PLAT THEREOF RECORDED AT RECEPTION NO. 208712875 OF SAID EL PASO COUNTY RECORDS A DISTANCE OF 1871.93 FEET; THENCE S89°50'59"E ON THE SOUTH LINE OF MILLS TIMBER SUBDIVISION AS SHOWN ON THE SUBDIVISION PLAT THEREOF RECORDED AT RECEPTION NO. 202119886 OF SAID EL PASO COUNTY RECORDS, A DISTANCE OF 832.75 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE CONTINUE S89°50'59"E ON THE NORTH LINE OF THE SOUTH HALF OF THE NORTHWEST QUARTER AS REFERENCED BY THE PROPERTY LINE AGREEMENT RECORDED IN BOOK 6143 AT PAGE 178 A DISTANCE OF 3.25 FEET TO THE NORTHEAST CORNER OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 19 AS MONUMENTED BY A 3-1/4" ALUMINUM CAP, PLS 19586; THENCE N025°31'W A DISTANCE OF 2.42 FEET TO THE SOUTH LINE OF ARROWWOOD SUBDIVISION AS SHOWN ON THE SUBDIVISION PLAT THEREOF RECORDED IN PLAT BOOK Z-1, PAGE 68 OF SAID EL PASO COUNTY RECORDS; THENCE S89°53'46"E ON THE SOUTH LINE OF ARROWWOOD SUBDIVISION A DISTANCE OF 1964.58 FEET TO THE SOUTHEAST CORNER OF SAID ARROWWOOD SUBDIVISION, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 155 OF BENT TREE III SUBDIVISION AS SHOWN ON THE SUBDIVISION PLAT THEREOF RECORDED IN PLAT BOOK E-5 AT PAGE 288 OF SAID EL PASO COUNTY RECORDS; THENCE S89°55'13"E ON THE SOUTH LINE OF SAID BENT TREE III SUBDIVISION A DISTANCE OF 659.94 FEET TO A POINT ON THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 19; THENCE S02°27'58"E ON THE EAST LINE OF SAID NORTHEAST QUARTER AND THE WEST LINE OF SAID BENT TREE III SUBDIVISION A DISTANCE OF 1285.63 FEET TO A POINT 30.00 FEET NORTH OF THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 19 AND A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF HIGBY ROAD AS DESCRIBED IN THE DOCUMENT RECORDED AT RECEPTION NO. 205092691 OF SAID EL PASO COUNTY RECORDS; THE FOLLOWING EIGHT (8) COURSES ARE ALONG THE NORTHERLY RIGHT OF WAY OF HIGBY ROAD AS DESCRIBED BY SAID DOCUMENT:

- 1.) THENCE N89°56'30"W A DISTANCE OF 1312.29 FEET;
- 2.) THENCE N89°50'17"W A DISTANCE OF 1339.31 FEET TO A POINT OF CURVE;
- 3.) THENCE ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 934.32 FEET, THROUGH A CENTRAL ANGLE OF 14°50'43" AN ARC DISTANCE OF 242.08 FEET;
- 4.) THENCE N74°59'35"W A DISTANCE OF 91.25 FEET TO A POINT OF CURVE;
- 5.) THENCE ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 381.64 FEET, THROUGH A CENTRAL ANGLE OF 26°39'47" AN ARC DISTANCE OF 179.82 FEET;
- 6.) THENCE S78°00'40"W A DISTANCE OF 215.39 FEET TO A POINT OF CURVE;
- 7.) THENCE ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 778.77 FEET, THROUGH A CENTRAL ANGLE OF 12°02'48" AN ARC DISTANCE OF 163.74 FEET;
- 8.) THENCE N89°56'32"W A DISTANCE OF 1605.47 FEET TO THE POINT OF BEGINNING.

THE DESCRIBED TRACT CONTAINS 150.96 ACRES, MORE OR LESS.

OWNERS CERTIFICATE

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED AND PLATTED SAID LANDS INTO LOTS, STREETS AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF GRANDWOOD RANCH. ALL PUBLIC IMPROVEMENTS REQUIRED BY THIS LAND USE ACTION ARE HEREBY DEDICATED TO PUBLIC USE AND SAID OWNER DOES HEREBY COVENANT AND AGREE THAT THESE PUBLIC IMPROVEMENTS WILL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS AND THAT PROPER DRAINAGE AND EROSION CONTROL FOR THE SAME WILL BE PROVIDED AT SAID OWNER'S EXPENSE. ALL TO THE SATISFACTION OF THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO. UPON ACCEPTANCE BY RESOLUTION, ALL PUBLIC IMPROVEMENTS SO DEDICATED WILL BECOME MATTERS OF MAINTENANCE BY EL PASO COUNTY, COLORADO. THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES, COMMUNICATION SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES.

IN WITNESS WHEREOF:

THE AFOREMENTIONED SYLVAN VISTA, INC HAS EXECUTED THIS INSTRUMENT THIS ____ DAY OF _____, 2021.

SYLVAN VISTA, INC
DANIEL D. RIVERS, PRESIDENT

NOTARIAL:

STATE OF COLORADO) SS
COUNTY OF EL PASO)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2021 BY DANIEL D. RIVERS, PRESIDENT
SYLVAN VISTA, INC

MY COMMISSION EXPIRES: _____
NOTARY PUBLIC

BOARD OF COUNTY COMMISSIONERS APPROVAL:

THIS PLAT FOR GRANDWOOD RANCH WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THIS ____ DAY OF _____, 2021, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RESOLUTION OF APPROVAL. THE DEDICATIONS OF LAND TO THE PUBLIC, STREETS AND EASEMENTS ARE ACCEPTED, BUT PUBLIC IMPROVEMENTS THEREON WILL NOT BECOME THE MAINTENANCE RESPONSIBILITY OF EL PASO COUNTY UNTIL PRELIMINARY ACCEPTANCE OF THE PUBLIC IMPROVEMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL, AND THE SUBDIVISION IMPROVEMENTS AGREEMENT.

CHAIR, BOARD OF COUNTY COMMISSIONERS DATE

THIS PLAT FOR GRANDWOOD RANCH WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR ON THIS ____ DAY OF _____, OF 2021, SUBJECT TO ANY NOTES OR CONDITIONS

DIRECTOR PLANNING AND COMMUNITY DEVELOPMENT DATE

RECORDING:

STATE OF COLORADO) SS
COUNTY OF EL PASO)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT MY OFFICE AT ____ O'CLOCK ____ M., THIS ____ DAY OF _____, 2021, AND IS DULY RECORDED AT RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

CHUCK BROERMAN

BY: _____
COUNTY CLERK AND RECORDER

FEE: _____

SURCHARGE: _____

FEES:

DRAINAGE FEES: _____

BRIDGE FEES: _____

SCHOOL FEES: _____

PARK FEES: _____

PREPARED BY

LWA LAND SURVEYING, INC.

953 E. FILLMORE STREET
COLORADO SPRINGS, COLORADO 80907
Phone (719) 636-3179

GRANDWOOD.DWG
FEBRUARY 11, 2021
PROJECT 18062
SHEET ____ OF ____

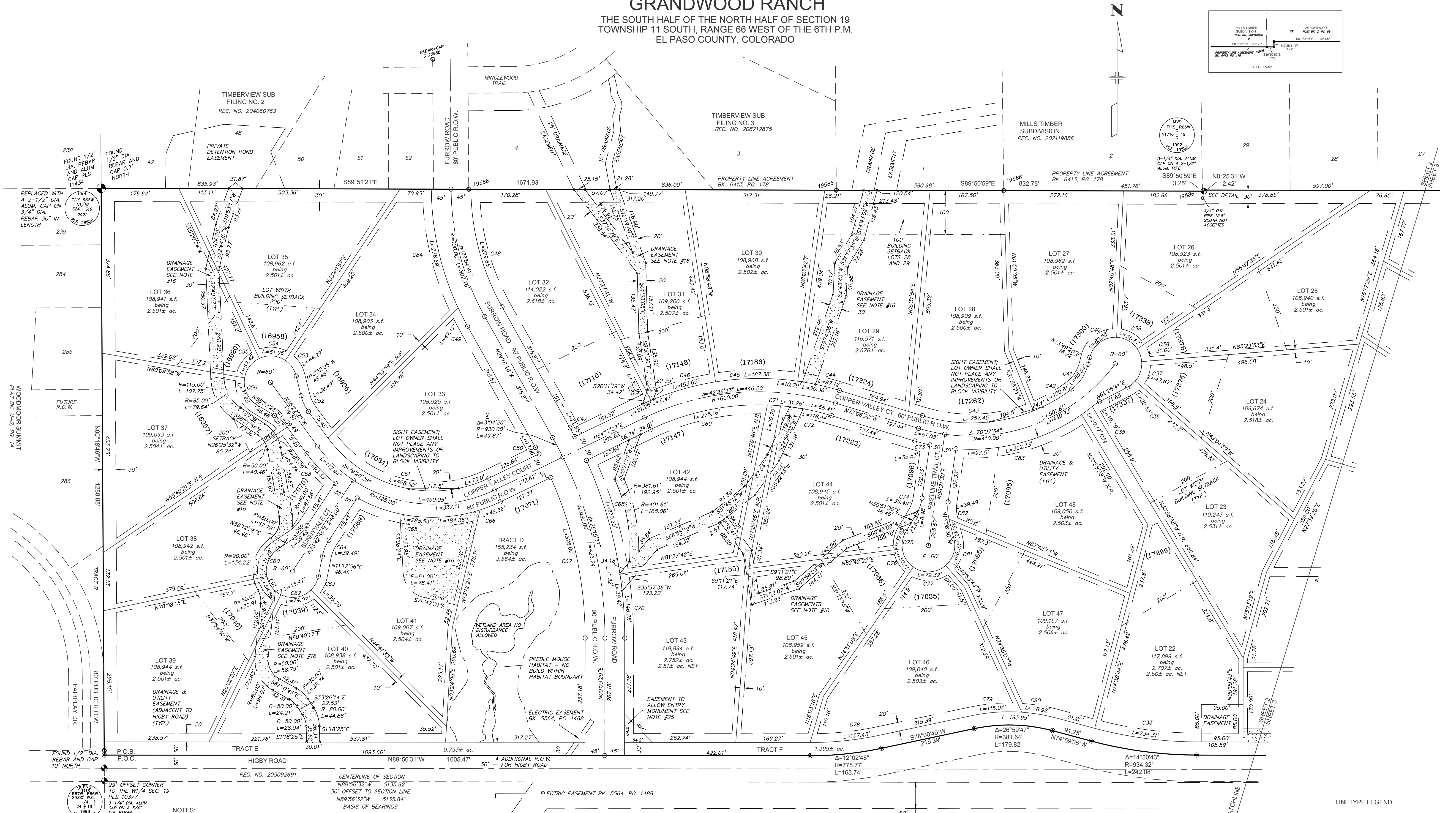
"NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON."

KEVIN M. O'LEARY
COLORADO REGISTERED PLS #28658
FOR AND ON BEHALF OF
LWA LAND SURVEYING, INC.

DATE

I ATTEST THE ABOVE ON THIS ____ DAY OF _____, 2021.

GRANDWOOD RANCH
THE SOUTH HALF OF THE NORTH HALF OF SECTION 19
TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
EL PASO COUNTY, COLORADO



NOTES:

- FOUND ALIQUOT CORNER AS SHOWN
- SET A 5/8" DIAMETER REBAR, 18" IN LENGTH, WITH A 1-1/2" DIAMETER ALUMINUM CAP "LWA PLS 28658"
- FOUND 1/2" DIAMETER REBAR WITH YELLOW PLASTIC CAP "WK CLARK PLS 4842"
- FOUND 5/8" DIAMETER REBAR WITH A 1-1/2" DIA. ALUMINUM CAP "LW PE&LS 2692"
- FOUND 1/2" DIAMETER REBAR WITH A PLASTIC CAP "PLS 19586"
- FOUND MONUMENT AS NOTED

MONUMENTS ARE FLUSH WITH THE GROUND UNLESS NOTED OTHERWISE.

BASIS OF BEARINGS:
A LINE THAT IS 30' NORTH OF AND PARALLEL WITH THE EAST-WEST CENTER LINE OF SECTION 19, T11S, R66W, N89°56'32"W - 5135.84'. THE DIRECTION IS A GRID BEARING OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, N.A.D. 1983. THE LINE IS MONUMENTED BY 5/8" DIAMETER REBAR, 18" IN LENGTH WITH 1-1/2" ALUMINUM CAPS "LWA PLS 28658"

UNITS OF MEASURE ARE U.S. SURVEY FEET.

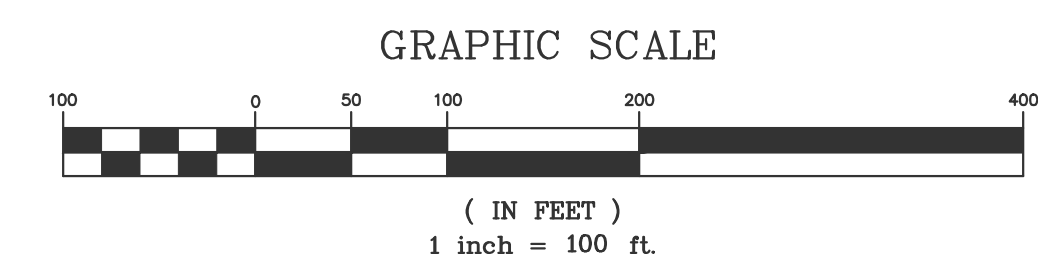
N.R. DENOTES A NON-RADIAL LINE.

RESEARCH FOR RECORDED RIGHTS OF WAY AND EASEMENTS WAS DONE BY FIDELITY NATIONAL TITLE COMPANY, FILE NO. 570-F0658361-370-CSG, COMMITMENT DATE 8/27/20.

THIS DRAWING DOES NOT CONSTITUTE A TITLE SEARCH BY KEVIN M. O'LEARY OR LWA LAND SURVEYING INC.

THE PROPERTY IS SUBJECT TO THE 20' R.O.W. TO PLATEAU NATURAL GAS, BOOK 1980, PAGE 739 AND CONVEYED TO NORTHERN NATURAL GAS COMPANY, BOOK 2336, PAGE 636. THE AGREEMENT CONTAINS THE STIPULATION THAT THE COMPANY WILL MOVE THE PIPELINE WHEN THE PROPERTY IS SUBDIVIDED. THE GAS COMPANY HAS AGREED TO MOVE THE UTILITY TO FIT WITHIN THE UTILITY EASEMENTS GRANTED BY THIS PLAT AND WILL VACATE THE EXISTING EASEMENT BY SEPARATE INSTRUMENT.

THE PROPERTY IS SUBJECT TO THE R.O.W. GRANTED TO MOUNTAIN VIEW ELECTRIC IN BOOK 2599 AT PAGE 451. IT APPEARS THIS LINE HAS BEEN REMOVED AND NO LONGER IN SERVICE. (BLANKET TYPE EASEMENT)



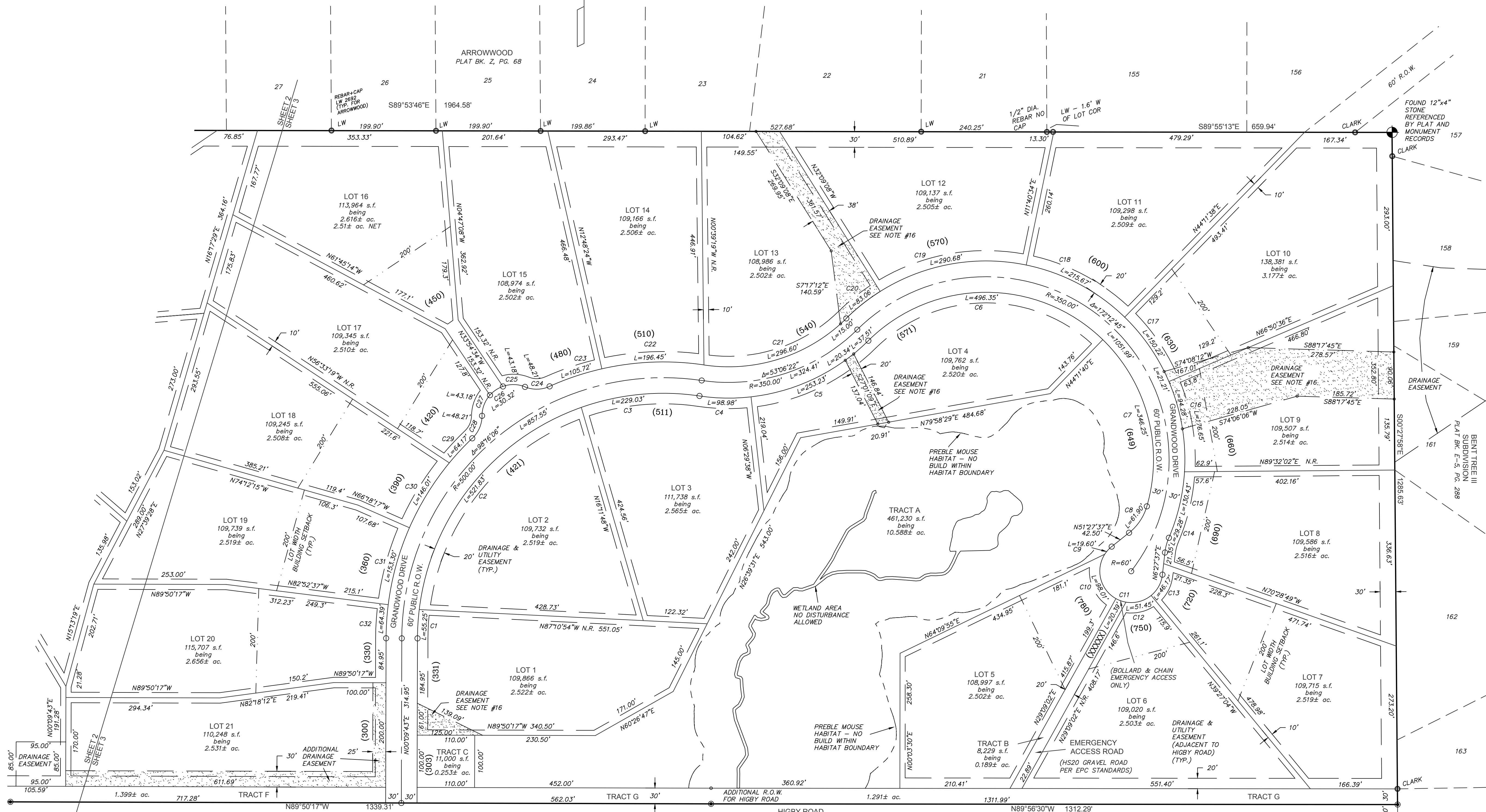
LINETYPE LEGEND

- LOT LINE / RIGHT OF WAY LINE
- 200' (NOTE #24)
- EASEMENT
- CENTERLINE ROAD
- ADJOINER LOT/PARCEL LINE
- PREBLE MOUSE HABITAT

PREPARED BY
LWA LAND SURVEYING, INC.
953 E. FILLMORE STREET
COLORADO SPRINGS, COLORADO 80907
Phone (719) 636-5179

FILE NO. SF-20-026
GRANDWOOD.DWG
FEBRUARY 8, 2021
PROJECT 18062
SHEET 2 OF 3

GRANDWOOD RANCH
THE SOUTH HALF OF THE NORTH HALF OF SECTION 19
TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
EL PASO COUNTY, COLORADO



CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHD BEAR
C1	6°44'05"	470.00	55.25	N33°1'46"E
C2	6°33'49"	470.00	52.63	N38°42'13"E
C3	2°25'11"	470.00	229.03	N8°25'17"E
C4	14°55'22"	380.00	98.98	N89°01'55"W
C5	38°10'54"	380.00	253.23	N64°24'54"E
C6	88°52'08"	320.00	496.35	N89°45'31"E
C7	61°48'43"	320.00	346.25	N14°48'29"W
C8	35°16'15"	100.55	61.90	N33°48'30"E
C9	18°43'03"	60.00	19.60	N42°06'06"E
C10	8°33'52"	60.00	98.01	N14°03'12"W
C11	19°28'22"	60.00	20.39	N70°35'03"W
C12	49°07'57"	60.00	51.45	N75°06'51"E
C13	44°05'12"	60.00	46.17	N28°30'13"E
C14	16°41'06"	100.55	29.28	N14°48'10"E
C15	19°39'59"	380.00	130.43	N13°18'43"E
C16	26°38'08"	380.00	176.65	N5°50'20"W
C17	22°38'58"	380.00	150.22	N34°28'53"W
C18	32°31'04"	380.00	215.67	N62°03'54"W
C19	43°49'41"	380.00	290.68	N79°45'43"E
C20	12°31'25"	380.00	83.06	N51°35'10"E
C21	53°06'22"	320.00	296.60	N71°52'38"E
C22	21°14'13"	530.00	196.45	N87°48'43"E
C23	11°25'45"	530.00	105.72	N13°35'15"E
C24	46°02'01"	60.00	48.21	N88°46'52"E
C25	41°13'46"	60.00	43.18	N88°49'01"W
C26	28°57'18"	60.00	30.32	N56°05'26"E
C27	41°13'46"	60.00	43.18	N20°59'54"E
C28	46°02'01"	60.00	48.21	N23°24'01"E
C29	6°56'15"	530.00	64.17	N42°36'54"E
C30	15°47'03"	530.00	146.01	N13°35'15"E
C31	16°34'21"	530.00	153.30	N15°24'33"E
C32	6°57'40"	530.00	64.39	N33°38'33"E
C33	14°50'43"	904.32	234.31	N82°24'57"W
C34	3°55'41"	440.00	30.17	N53°06'59"E
C35	11°16'33"	100.55	19.79	N56°47'25"E
C36	21°30'40"	60.00	22.53	N51°40'21"E
C37	45°31'08"	60.00	47.67	N18°02'27"E
C38	29°36'18"	60.00	31.00	N19°24'16"W
C39	53°06'47"	60.00	55.62	N60°45'49"W
C40	78°51'28"	60.00	82.58	N53°15'04"E
C41	39°03'14"	100.55	68.54	N33°20'57"E
C42	15°12'02"	380.00	100.81	N60°28'35"E
C43	38°49'03"	380.00	257.45	N87°29'08"E
C44	8°49'58"	60.00	97.12	N73°11'19"W
C45	17°02'29"	630.00	187.38	N89°32'27"E
C46	13°58'26"	630.00	153.65	N74°01'59"E
C47	1°19'52"	975.00	22.65	N28°36'32"W
C48	28°52'13"	555.00	279.65	N14°50'22"W
C49	41°12'25"	645.00	47.17	N27°10'45"W
C50	1°06'16"	885.00	17.06	N26°02'39"W
C51	79°20'28"	295.00	408.50	N76°32'39"E
C52	22°30'00"	100.55	39.49	N25°07'25"W
C53	42°17'38"	60.00	44.29	N35°01'14"W
C54	59°10'01"	60.00	61.96	N85°45'04"W
C55	54°49'53"	60.00	57.42	N37°14'59"E
C56	68°42'28"	60.00	71.95	N24°31'12"W
C57	22°30'00"	100.55	39.49	N47°32'26"E
C58	15°31'47"	355.00	93.33	N43°54'19"W
C59	22°30'00"	100.55	39.49	N44°57'56"E
C60	68°04'41"	60.00	71.29	N22°10'35"E
C61	52°06'08"	60.00	54.56	N37°54'45"W
C62	70°43'40"	60.00	74.07	N80°40'17"E
C63	34°05'31"	60.00	35.70	N28°15'41"E
C64	22°30'00"	100.55	39.49	N22°27'56"E
C65	46°34'06"	355.00	288.53	N84°24'59"W
C66	8°00'51"	355.00	49.66	N68°17'32"E
C67	24°20'33"	885.00	376.00	N12°06'48"W
C68	15°52'42"	975.00	270.20	N16°28'39"W
C69	27°39'30"	570.00	275.16	N78°06'52"E
C70	8°35'47"	975.00	146.28	N41°42'25"W
C71	3°02'41"	570.00	30.29	N86°32'02"W
C72	11°54'31"	570.00	118.44	N79°03'31"W
C73	4°37'36"	440.00	35.53	N75°25'08"W
C74	22°30'00"	100.55	39.49	N19°36'30"E
C75	38°09'08"	60.00	39.95	N11°46'56"E
C76	47°51'14"	60.00	50.11	N31°13'15"E
C77	75°44'52"	60.00	79.32	N86°58'42"E
C78	12°02'48"	748.77	157.43	N84°02'04"E
C79	16°00'47"	411.64	115.04	N86°01'03"E
C80	10°59'00"	411.64	78.91	N80°29'03"W
C81	63°14'47"	60.00	66.23	N17°28'53"E
C82	22°30'00"	100.55	39.49	N25°33'30"W
C83	39°22'06"	440.00	302.33	N74°45'52"E
C84	24°45'23"	645.00	278.69	N12°42'21"W
C85	2°45'39"	630.00	30.36	N65°39'56"E

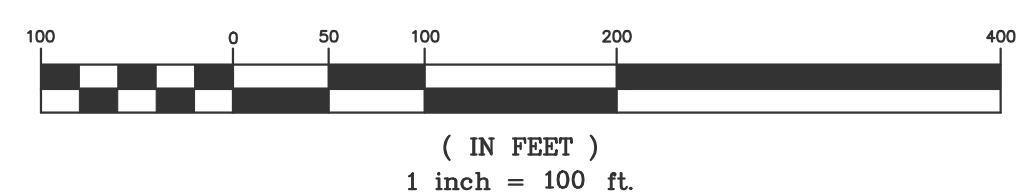
LINETYPE LEGEND

- LOT LINE / RIGHT OF WAY LINE
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- EASEMENT
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PREPARED BY
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953 E. FILLMORE STREET
COLORADO SPRINGS, COLORADO 80907
Phone (719) 636-5179

FILE NO. SF-20-026
GRANDWOOD DWS
FEBRUARY 8, 2021
PROJECT 18062
SHEET 3 OF 3

GRAPHIC SCALE



- FOUND ALIQUOT CORNER AS SHOWN
- SET A 5/8" DIAMETER REBAR, 18" IN LENGTH, WITH A 1-1/2" DIAMETER ALUMINUM CAP "LWA PLS 28658"
- FOUND 1/2" DIAMETER REBAR WITH YELLOW PLASTIC CAP "WK CLARK PLS 4842"
- FOUND 5/8" DIAMETER REBAR WITH A 1-1/2" DIA. ALUMINUM CAP "LW PE&LS 2692"
- FOUND 1/2" DIAMETER REBAR WITH A PLASTIC CAP "PLS 19586"
- FOUND MONUMENT AS NOTED
- MONUMENTS ARE FLUSH WITH THE GROUND UNLESS NOTED OTHERWISE.



March 22, 2021

El Paso County Development Services Department
2880 International Circle, Suite 110
Colorado Springs, CO 80910

RE: Grandwood Ranch Subdivision - Final Plat
S1/2 of the N1/2 of Sec. 19, Twp. 11S, Rng. 66W, 6th P.M.
Water Division 2, Water District 10
CDWR Assigned Subdivision No. 26784

To Whom It May Concern,

We have received the above referenced application to subdivide a 146.84 ± acre tract of land into forty-eight (48) single-family lots. The proposed supply of water to the subdivision will be individual on-lot wells operating pursuant to a court decreed plan for augmentation, with wastewater being disposed of through individual on-site septic disposal systems.

Water Supply Demand

According to the Water Supply Information Summary received in the submittal, the estimated water demand for the development is 16.08 acre-feet/year for the entire development. This amount breaks down to 0.335 acre-foot/year for each of the forty-eight lots.

Water use rates, as decreed in Division 2 Water Court Case No. 19CW3015, are 0.25 acre-foot per year for each ordinary household, with the remaining 0.085 acre-feet available for other uses. Outdoor irrigation is limited to 1,600 square feet per lot. (CDWR water use rates are 0.05 acre-foot per 1000 square feet of lawn and garden and 0.05 acre-foot for the watering of 4 domestic animals).

Source of Water Supply

The anticipated source of water is to be provided by on-lot wells producing from the Dawson aquifer that will operate pursuant to the augmentation plan decreed in Division 2 Water Court Case No. 19CW3015. The following amounts of water shown in Table 1, below, were determined to be available underlying the 146.84 ± acre tract of land and owned by the applicant.

Table 1 - Denver Basin Ground Water Rights

Aquifer	Tributary Status	Volume (AF)	Annual Allocation 100 Year (AF/Year)	Annual Allocation 300 Year (AF/Year)
Dawson	NNT	9,805	98.05	32.68
Denver	NNT	12,495	124.95	41.65



Arapahoe	NNT	6,763	67.63	22.54
Laramie-Fox Hills	NT	4,220	42.20	14.07

The plan for augmentation decreed in Division 2 Water Court Case No. 19CW3015 allows for the diversion of 16.08 acre-feet annually from the Dawson aquifer for a maximum of 300 years.

Permit Nos. 267286 and 2757 are existing wells on the Applicant's property. These wells will be properly capped and abandoned, and notice of such will be provided to the State and Division Engineers within 60 days of abandonment.

The proposed source of water for this subdivision is a bedrock aquifer in the Denver Basin. The State Engineer's Office does not have evidence regarding the length of time for which this source will be a physically and economically viable source of water. According to 37-90-137(4)(b)(I), C.R.S., "Permits issued pursuant to this subsection (4) shall allow withdrawals on the basis of an aquifer life of one hundred years." Based on this allocation approach, the annual amounts of water decreed is equal to one percent of the total amount available as determined by Rules 8.A and 8.B of the Statewide Nontributary Ground Water Rules, 2 CCR 402-7. Therefore, the water may be withdrawn in those amounts for a maximum of 100 years.

In the El Paso County Land Development Code, effective November, 1986, Chapter 5, Section 49.5, (D), (2) states:

"-Finding of Sufficient Quantity - The water supply shall be of sufficient quantity to meet the average annual demand of the proposed subdivision for a period of three hundred (300) years."

The State Engineer's Office does not have evidence regarding the length of time for which this source will "meet the average annual demand of the proposed subdivision." However, treating El Paso County's requirement as an allocation approach based on three hundred years, the annual estimated demand, for the entire subdivision, is 16.08 acre-feet as allowed by the augmentation plan. As a result, the water may be withdrawn in that annual amount for a maximum of 300 years.

State Engineer's Office Opinion

Based on the above, it is our opinion, pursuant to CRS 30-28-136(1)(h)(I), that the anticipated water supply can be provided without causing material injury to decreed water rights so long as the applicant obtains well permits issued pursuant to C.R.S. 37-90-137(4) and the plan for augmentation noted herein, for all wells in the subdivision and operates the wells in accordance with the terms and conditions of any future well permits.

Our opinion that the water supply is **adequate** is based on our determination that the amount of water required annually to serve the subdivision is currently physically available, based on current estimated aquifer conditions.

Our opinion that the water supply can be **provided without causing injury** is based on our determination that the amount of water that is legally available on an annual basis, according to the statutory allocation approach, for the proposed uses is greater than the annual amount of water required to supply the demands of the proposed subdivision.

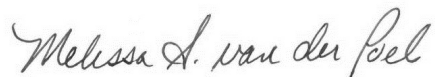
Our opinion is qualified by the following:

The Division 2 Water Court has retained jurisdiction over the final amount of water available pursuant to the above-referenced decrees, pending actual geophysical data from the aquifer.

The amounts of water in the Denver Basin aquifers, and identified in Division 2 Water Court Case No. 19CW3015, were calculated based on estimated current aquifer conditions. For planning purposes, the county should be aware that the economic life of a water supply based on wells in a given Denver Basin aquifer may be less than the 300 years used for allocation due to anticipated water level declines. We recommend that the county determine whether it is appropriate to require development of renewable water resources for this subdivision to provide for a long-term water supply. Furthermore, that applicant will need to apply for, and obtain a new well permits issued pursuant to Section 37-90-137(4) C.R.S.

Should you or the applicant have questions regarding any of the above, please contact me at this office.

Sincerely,

A handwritten signature in cursive script that reads "Melissa A. van der Poel".

Melissa A van der Poel, P.E.
Water Resource Engineer

cc: Bill Tyner, Division 2 Engineer
Doug Hollister, District 10 Water Commissioner

Grandwood Ranch, SF-20-26

Please accept the following comments from El Paso County Public Health regarding the 147-acre, 48-residential lot project referenced above:

- **There is a finding for sufficiency in terms of water quality for drinking water based on the sample results submitted by SGS North America, Inc., Industrial Laboratories, and Hazen Research, Inc. All parameters sampled were within standards established in the Colorado Primary Drinking Water Regulations.**
- **On-site wastewater treatment systems (OWTS) are planned for wastewater service for the development of the 48 residential lots. The Vivid Engineering Group, Wastewater Evaluation Report, dated 01April2019, revised 18Feb2020, revised 16Apr2020, and revised on 02Mar2021, was reviewed for OWTS suitability for the proposed development. Based on the contents of this report and experience with OWTS installations in the area, the use OWTS for wastewater service is acceptable. The soils in the area historically support the use of both conventional and possibly a few professionally designed OWTS's. Each individual lot owner is required to comply with all El Paso County Public Health OWTS Regulations and OWTS permit requirements prior to commencement of lot development. The regulations require soil tests to be performed in the area of the proposed OWTS for each lot.**
- **Radon resistant construction and building techniques/practices are encouraged to be used in this area. The EPA has determined that Colorado, and the El Paso County area have potentially higher radon levels than other areas of the country.**
- **El Paso County Public Health encourages planned walkability of residential communities. Please consider appropriate connections to other subdivisions and surrounding areas through the use of sidewalks, and/or other established trails in the surrounding area. Walkability features help in the effort to reduce obesity and associated heart diseases.**
- **The water quality basins must have mosquito control responsibilities included as a part of the construction design and maintenance plan to help control mosquito breeding habitat and minimize the potential for West Nile Virus.**

Mike McCarthy
El Paso County Public Health
719.575.8602;
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19Apr2021