



William Guman & Associates, Ltd.

Bill Guman, PLA, ASLA, APA | Principal
Colorado Springs City Councilman 1993-2001
Colorado Springs City Planning Commissioner 1992-1993
Pikes Peak Regional Building Commissioner 1997-2001

SCAN FOR WEBSITE



URBAN PLANNING | COMMUNITY DESIGN | LANDSCAPE ARCHITECTURE

ENTITLEMENT COORDINATION | CONTRACT

731 North Weber Street, Suite 10 | Colorado Springs, CO 80903 | (719) 633-9700

Licensed Landscape Architects (PLA) American Society of Landscape Architects (ASLA) American Planning Association (APA)



EL PASO COUNTY

LETTER OF INTENT FOR: THE ESTATES AT CATHEDRAL PINES COLORADO SPRINGS, CO 80908

FINAL PLAT
TSN 6200000411
PCD File # SF2234

□ OWNER/APPLICANT, AND PLANNING CONSULTANT:

Owner/Applicant: Villagree Development Corporation
Gregg Cawfield
5710 Vessey Road
Colorado Springs, CO 80908
(719) 413-6900
Gregg@villagree.com

Planner: William Guman & Associates, Ltd.
Bill Guman, RLA/ASLA
731 North Weber Street, Suite 10
Colorado Springs, CO 80903
(719) 633-9700
bill@guman.net

El Paso County Planner: Ryan Howser, Senior Planner
El Paso County Development Services
2880 International Circle
Colorado Springs, CO 80910
(719) 520-6049

PROJECT LOCATION/DESCRIPTION AND HISTORY OF PROPERTY:

The property for this Final Plat application is located on Winslow Drive, south of Saxton Hollow Road, in the unincorporated community of Black Forest in El Paso County, Colorado. The site is approximately nineteen (19) miles north of downtown Colorado Springs.

As context, the proposal is for approval of a Final Plat of a 35 +/- acre subdivision. Currently, the land is vacant, and has a current zoning of RR-5 with a proposed PUD zoning. There is no overlay zoning. The plan is to provide eight (8) residential lots on the property. The subdivision is planned with adequate provisions for open space, site access, drainage, and utilities, and is consistent with development existing and proposed in the area.

The El Paso County tax schedule number for the project is 6200000411. Lots range in size from 2.93 to 4.23 acres in area. The overall net density for the development is .22 DU/AC. None of the lots proposed encroaches into any floodplain.

Public infrastructure to serve the new lots, including roads, drainage facilities, and utilities will all be constructed in compliance with applicable county standards, regulations and criteria in effect at the time of this application. In keeping with the rural character of the surrounding Black Forest community, internal circulation will be comprised of paved, private Rural Local roads. A waiver of LDC 8.4.4.C will be sought, as this shall be a private road.

JUSTIFICATION FOR REQUEST

This request is consistent with the purposes of the ***Your El Paso County Master Plan (2021)*** (adopted May 26, 2021). The proposed Final Plat is in conformance with subdivision design standards and establishes an adequate level of compatibility with surrounding areas of the site already constructed and other known surrounding areas currently proposed for development.

EXISTING AND PROPOSED IMPROVEMENTS

A central drive will be added from Winslow Drive to serve the proposed residences. Drainage facilities will be constructed and maintained in conformance with County standards and specifications. Electric, natural gas, and telecommunication service points-of-connection will be extended from the roadway up to the new lots. Additionally, open, recreational areas are to flank the entrance drive. There will be entrance signage with the name of the development. There will be a community mail kiosk located along the entrance drive to serve the community.

Maintenance of tracts, open spaces, EDBs and the road will fall to the homeowners' association. Specifically, within the document, **Declaration of Covenants, Conditions and Restrictions for The Estates at Cathedral Pines**, under Article 1, General, 1.2.c, **Purposes of Declaration**:

“to provide for an Association as a vehicle to hold, maintain, care for, and manage Association Properties and/or amenities, if any, including internal landscaped areas, private open space areas, detention areas, private roads and access driveways, perimeter fencing and project signage to benefit all Owners of Sites.”

Under Definitions, in Article 2, The Association mentioned above is named The Estates at Cathedral Pines Homeowners Association, a Colorado non-profit corporation, its successors and assigns.

The required setbacks of 25’ from front, rear, and side setbacks have been met with the new lot configuration. No existing building intrudes within the allotted setback. To this end, a site plan has been drawn to demonstrate compliance.

Grading and earthmoving activities will be limited to driveway, drainage and utility construction areas. Individual lot owners will assume responsibility for grading their respective lot; no ‘overlot’ grading is proposed to occur over most of the site. Additionally, minimal disturbance is planned for the existing copses on site.

The foundation systems for the proposed single-family residential structures and any retention/detention facilities should be designed and constructed based upon recommendations developed in a lot-specific subsurface soil investigation, required prior to construction.

EL PASO COUNTY ROAD IMPACT FEE PROGRAM

The El Paso County Road Impact Fee Program is applicable and fees will apply.

DISCUSSION OF FINAL PLAT CONSISTENCY PER EL PASO COUNTY LAND DEVELOPMENT CODE FINAL PLAT CRITERIA FOR APPROVAL (PER SECTION 7.2.1D.3.f)

The proposed final plat advances the stated purposes set forth in Section 7.2.1.D.3.f as follows:

- *The subdivision is in conformance with the goals, objectives, and policies of the Master Plan.*

The Final Plat adheres to the Your El Paso County Master Plan (2021), regarding its compatibility with land use and character. The surrounding placetype is complemented through the development of lots no smaller than 2.93 acres, and preservation of open space. 4.8 acres of open space has been designated on-site, along with a goal of minimal disturbance of existing trees within the property.

- *The subdivision is in substantial conformance with the approved preliminary plan.*

As shown in the PUD development plan, the proposed use of the property is a gated community of eight single family homes. It is the intent of the designer and developer to tread lightly on the site with care to preserve an existing copse of trees, as an open space easement, and provide landscaped tracts near the streetside of the development to affect visual buffering into the community. The development fits in well with the surrounding residential land use. The lot sizes range from 2.93 acres to 4.23 acres. The lots adjacent to Winslow Drive to the east are under PUD zoning, as well, and generally cover an area of 2.5 to 2.6 acres each containing single family homes. The northern property line is adjacent to El Paso County Parks Department with PUD zoning. Remaining neighboring properties are RR-5 and PUD to the south and west. All of these neighboring properties are residential as well.

- *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.*

As directed by the planner, documents and plans in this submittal include, but are not limited to roadway plans and profiles, detention maintenance agreement, financial assurance forms, final drainage report, final plat drawing, fire protection report, grading and erosion control plan, erosion and stormwater quality control permit, subdivision improvement agreement, traffic memo, stormwater management plan, stormwater detention and infiltration design data worksheet, and PDB/BMP operations and maintenance manual. The documents and plans have been prepared by licensed professionals with expertise consistent with the requested documents.

- *Either 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, or, with respect to applications for administrative final plat approval, such finding was previously made by the BoCC at the time of preliminary plan approval.*

A water resources report has been completed as well as a water supply information summary sheet attesting to sufficiency. Potable water is provided via wells supplied by the Dawson, Denver, Arapahoe and Laramie-Fox Hills aquifers.

- *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.*

A wastewater study has been provided for this project, authored by RMG engineers. Regarding soil and groundwater conditions, it was determined the site is suitable for individual lot on-site wastewater systems (OWTS) within the limitations cited within the wastewater study. No foreseeable or stated construction related issues were identified.

- *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)].*

A soils and geology report has been generated for the project by a professional geologist and a qualified geotechnical engineer.

- *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.*

A final drainage report has been prepared and submitted on this application by professional engineers at JR Engineering in full compliance 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.*

Internal roadways provide access to all parcels. The two internal streets, Hamptonshire Court, which provides entry to the property from Winslow Drive, and Sterling Manor Heights, the internal street providing access to the lots are private, rural local roads. The streets are centered within a 60' right of way, designated as Tract 'C'. Street Improvement Plans have been submitted by professional civil engineers detailing this access in compliance with the Code and ECM.

- *Necessary services, including police and fire protection, recreation, utilities, and transportation systems, are or will be made available to serve the proposed subdivision.*

All necessary services have been accounted for in this development. Black Hills Energy will provide natural gas, Mountain View Electric Association will provide electricity, Black Forest Fire Rescue Protection District will provide fire protection and the El Paso County Sheriff's Office provides police duties. Recreation within the subdivision is accounted for in two easily accessed landscape tracts and an open space easement with a combined area of 4.8 acres. Additionally, there is access to Black Forest Regional Trail with proposed trail linkages along Winslow Drive to the southeast corner, and an additional trail easement proposed at the northwest of the property.

- *The final plans provide evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code.*

A fire protection report has been provided with this submittal. The code requirements are met with the 60' right-of-way extensions with local and rural paved roadway sections meeting the International Fire Code (IFC) requirements. The typical sections of the roadways are sufficient for access. The cul-de-sacs at the end of roadways are per County standards and meet the Fire District's turnaround template by meeting the dimensions for radius diameter and curves. The internal roadways are fully accessible by an emergency vehicle. The roadway of Sterling Manor Heights consists of two cul-de-sacs, one to the north and one to the south for emergency vehicle turnaround. As part of the fire protection measures, the site will utilize an existing 30,000 gallon cistern located north of the site within Tract 1 of Cathedral Pines Subdivision Filing No. 1 (off of Saxton Hollow Road) and allows for the required spacing/access to the cistern hook-up location. The location of the cistern is within a 1/2 -mile radius from the proposed lots. The existing cistern provides sufficient water supply volume and adequate coverage for the proposed dwelling units for fire protection operations.

- *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.*

Dedication of a 25' trail easement at the northwest corner of the property and a trail connection along the eastern property boundary provides recreational linkages to the existing Black Forest Regional Trail. The area exceeds the .0194 acres per dwelling unit requirement and provide a much needed connection of the Black Forest Trail along the north and south of the property.

- *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 Improvements Agreement states: The Subdivider agrees to construct and install, at his sole expense, all of those improvements as set forth on the Financial Assurance. To secure and guarantee performance of its obligations as set forth herein, the Subdivider agrees to provide collateral to remain in effect at all times until the improvements are completed and accepted in accordance with Chapter 5 of the ECM.

- *The subdivision meets other applicable sections of Chapter 6 and 8.*

The subdivision meets other applicable sections of Chapter 6 and 8 of the Land Development Code.

- *The extraction of any known commercial mining deposit shall not be impeded by this subdivision [C.R.S. §§ 34-1-302(1), et seq.]*

Review of the *El Paso Aggregate Resource Evaluation Map, Master Plan for Mineral Extraction, Map 1* indicates the site is not mapped within an aggregate mineral resource area. Extraction of the sand, gravel, silt or clay more than likely would not be considered to be economical compared to materials available elsewhere within the county. Likewise the *Evaluation of Mineral and Mineral Fuel Potential of El Paso County State Mineral Lands* states that the site has been mapped “Poor” for coal resources. It is likewise deficient in all other metallic mineral resources, gas and oil.

ADHERENCE WITH THE YOUR EL PASO COUNTY MASTER PLAN (2021), WATER MASTER PLAN AND PARKS MASTER PLAN

Land Use & Development, Core Principle: Manage growth to ensure a variety of compatible land uses that preserve all character areas of the County.

The 2021 Your El Paso County Master Plan (the “Master Plan”) addresses issues directly related to the Development Plan and development of the *Estates at Cathedral Pines* development. The policies specifically related to the Development Plan request include:

Goal 1.1 - *Ensure compatibility with established character and infrastructure capacity*

The Development Plan proposed for the new single family rural residential lots is compatible with the existing adjacent Large-Lot Residential lots along Winslow Drive. New lots will be similar in size to existing lots, and roads serving the new lots will be compatible with the types of local roadways in nearby adjacent neighborhoods. Zoning of neighboring lots is PUD.

Goal 1.4 – *Continue to encourage policies that ensure “development pays for itself”.*

The Estates at Cathedral Pines is proposed as a development of eight single family residences within a non-urban density, Large-Lot Residential area of the Black Forest community. Utilities and road infrastructure needed to serve the new lots, such as new drives, drainage and detention facilities, erosion control, etc. will eventually be constructed as part of this development.

Housing & Communities, Core Principle: Preserve and develop neighborhoods with a mix of housing types.

Goal 2.2 – Preserve the character of rural and environmentally sensitive areas.

The Development Plan with PUD zoning for the site is harmonious and compatible with the Large-Lot Residential character of adjacent and nearby neighborhoods that are also zoned PUD. The Applicant proposes to avoid overlot grading across the 35 acre site, and instead will limit grading to roadways and drainage infrastructure in keeping with the established land use character of surrounding sub-areas of the county. Lower density will help to sustain the appearance and unique environmental conditions of adjacent properties.

Transportation & Mobility, Core Principle: *Connect all areas of the County with a safe and efficient multimodal transportation system.*

Goal 4.2-Promote walkability and bikeability where multimodal transportation systems are feasible.

Walking paths, trails and other designated routes to provide additional access and recreational areas are an important component of the Large-Lot Residential placetype. The quiet nature of this location provides access to nearby hiking trails, equestrian trails and other light impact adjacent to the proposed development. Non-motorized multi-modal transportation linkages are available within the neighborhood. A connection for the Black Forest Regional Trail is proposed along the eastern boundary of this development, linking the trailway sections along the north and south of the property.

Community Facilities & Infrastructure, Core Principle: *Continue to coordinate with local and regional agencies to provide well-managed, high-quality community facilities and services.*

Goal 5.3 – Ensure adequate provision of utilities to manage growth and development.

Electric, natural gas, and telecommunication service points-of-connection will be extended from the roadway up to the new lots. Wells will be provided on individual lots for water. All lots will have private, on-site, septic systems.

Goal 5.4-Use best management practices to protect water quality, conserve water, minimize impacts of flooding, and beautify El Paso County.

The development shall adhere to the four step process to minimize adverse impacts of development. This includes reducing runoff volumes, stabilizing drainageways, treating the water quality capture volume (WQCV), and consider the need for Industrial Commercial best management practices (BMPs).

Environment & Natural Resources, Core Principle: Prioritize and protect the County's natural environment.

Goal 9.2- *Promote sustainable best practices with regard to development and infrastructure.*

The surrounding area of the Development Plan has sufficient carrying capacity to support the new development regarding roadway capacity, water supply, septic suitability, educational facilities, and organized structural fire protection (Black Forest Fire Rescue Protection District).

The Development Plan design, which includes home sites ranging from 2.93 acres to 4.23 acres preserves expanses of open space, ensures that development of this site will remain compatible and contiguous with existing rural residential areas. At .22 DU/AC, The Estates at Cathedral Pines is compatible with adjacent properties in the community.

Recreation & Tourism, Core Principle: Maintain and expand the County's recreation and tourism options.

Goal 7.3- *Plan for and provide a variety of parks, trails, and open space within the region.*

The El Paso County parks system totals more than 8,000 acres. It offers a range of natural features and recreational opportunities. There are 19 parks facilities and more than 130 miles of regional trails within the County. The diverse and varied landscape is a signature of the region's sense of place. We recognize that open space is a vital component of residents' quality of life, providing much needed social interaction and exercise.

The proposed development is adjacent to Black Forest Regional Trail on its northern property line. Our plan provides for a trail connection along its eastern property line to rejoin the Black Forest Trail near the southeastern property corner. An additional 25' trail easement is proposed along the northwest portion of the development, adding an additional linkage to the trail. Within the community, there are two landscape tracts and an open space easement totaling 4.8 acres for residents to enjoy.

WATER SERVICE

The following information is provided by request of El Paso County per the *El Paso County Water Master Plan, Chapter 7, Implementation*:

Water Quality, Quantity and Dependability:

A Water Resources Report and Water Supply Information Summary have been provided to the County with this application.

The Water Resource Report provides data for the Planning Commission and the Board of County Commissioners (BoCC) which confirms the proposed water supply for The Estates at Cathedral Pines is sufficient in terms of quality, quantity and dependability for the proposed subdivision. The report includes documentation that the proposed water supply is sufficient in terms of quantity, dependability and quality for the proposed subdivision.

The Estates at Cathedral Pines will provide for eight (8) single-family residences. The lots range in size from 2.93 acres to 4.23 acres. The total acreage of this parcel is 35.09 acres.

All residences will be served by an on-site commercial well drilled into the not-nontributary Denver aquifer below The Estates at Cathedral Pines. The proposed subdivision lies within the Upper Black Squirrel Creek Designated Groundwater Basin and is managed by the Upper Black Squirrel Creek Groundwater Management District.

The not-nontributary Dawson Aquifer, which will serve as the water source for The Estates at Cathedral Pines, is estimated to provide a 300-year supply of 5.95 AF/year of water. Each residential dwelling unit is assumed to require indoor use of 0.26 AF/year/lot of water, totaling 2.080 AF/year of total residential demand at full build-out. Residential irrigation for all lots is 0.87 AF/year and total domestic watering accounting for a horse per lot per year amounts to 0.088 AF/horse/year. This amounts to a total residential use of 3.04 AF/year to be served by Villagree Wells Nos. 1-8. Additional use to irrigate the public landscape areas amounts to 0.16 AF/year to be served by Villagree Well No. 9. Thus, the total expected water demand is 3.20 AF/year. An overall demand of 3.20 AF/year for the proposed subdivision is less than the amount of the supply listed in the decrees, determinations and findings of fact, District Court, Water Division 2, Colorado, Case No. 22CW3027 (Ref. 09CW0076). The 3.20 AF/year, is less than the 5.95 AF/year 300-year annual allocation out of the Dawson Aquifer to The Estates at Cathedral Pines.

The estimated maximum depletion to the alluvial aquifer from 300-years of pumping from the Dawson formation at 3.2 AF/year is estimated at 24% of pumping, or 0.79 AF/year by year 300. The estimated annual return flows from each residence are sufficient to cover the estimated depletions to the alluvium as shown in the replacement plan application provided in the Water Resources Report.

Assuming a 0.26 AF/year domestic use per resident with 90% return flows through the septic system per resident, this results in a 0.234 AF/year replacement through the septic system per resident (or 1.872 AF/year total).

In Part 26 of Case Number 22CW3027 the revision to the previous augmentation plan contained in Case Number 09CW0076 states that post-pumping depletions after 300-years of pumping amount to approximately 960 AF. The property can set aside 998 AF of nontributary Laramie-Fox

Hills groundwater, which results in approximately 960 AF of available post-pumping augmentation water, which will be sufficient to replace post-pumping depletions.

The water quality in the Dawson aquifer in this area has typically been suitable for residential potable use. Water samples were obtained from an neighboring well located at 4310 Saxton Hollow Road (well permit #80695-F) on April 19, 2022. Water quality analysis was performed by Colorado Analytical Laboratories and Hazen Research, Inc., per the El Paso County Land Development Code section 8.4.7(B). All compounds returned results below their respective maximum containment levels (MCL) except the Langlier Index (LI). Acceptable results for LI range from -1.0 to 1.0. The LI result for the sampled well was -1.87 which typically defines that the groundwater is very clean, yet likely corrosive. It would be recommended that copper piping not be used for the piping of the well or home due to the low LI results.

Because of the absence of any and all evidence of fecal contamination in the form of E. Coli or Total Coliform, or that all sampled and analyzed constituents were below all primary and secondary standards, the proposed water source emanating from the Dawson Aquifer is deemed safe for public consumption.

DEVIATION REQUEST

A deviation request is for intersection spacing and a few other geometric/roadway design elements on Hamptonshire Court. As such, this deviation includes several itemized parts/elements. The deviation is requested from the standards of or in Section 2.3.2 of the Engineering Criteria Manual (ECM.)

The deviation request is for intersection spacing and a few other geometric/roadway design elements on Hamptonshire Court.

Part 1: Section 2.3.2. Table 2-5: Roadway Design Standards for Rural Collectors and Locals. Local roadway intersection spacing shall be 330 feet (centerline spacing.)

Part 2: Section 2.3.2, Table 2-5: Roadway Design Standards for Rural Collectors and Locals. The minimum centerline curve radius on local roadways shall be 300 feet.

Part 3: Section 2.3.4.A, Table 2-12: Design Controls for Stopping Sight Distances on Crest Vertical Curves. K-values less than 19 shall not be permitted on a roadway with a design speed of 30 m.p.h.

The following are for the proposed gate location on Hamptonshire Court.

Part 4a: Intersection grades approaching the proposed gate on Hamptonshire Court. Intersection grades on Rural Local roadways shall be between 1-4 percent. While not for a bona-fide "street intersection," this part addresses the proposed mid-block gate location on

Hamptonshire Court. This has been included based upon LSC's (transportation engineers on the project) engineering judgement, as the proposed gate will likely cause a "stop-condition" for motorists, similar to an intersection.

Part 4b: Stopping sight distance on the westbound approach to the proposed gate location on Hamptonshire Court. ECM Section 2.3.6.D, Table 2-17: Stopping Sight Distances at Grade. The stopping sight distance for 30-mph design speed (speed-by-classification) on a Rural Local roadway per ECM Table Section 2.3.2, Table 2-5, and stopping sight distance on a grade, as per ECM Section 2.3.6.D, Table 2-18.

The deviations for Hamptonshire Court are requested due to the topography of the site, the limited location for an access to Winslow Drive to meet intersection sight distance, and the shape of the parcel and the limited options for minimum 2.5-acre lot size and road layout, the requirement for the entry street, Hamptonshire Court to intersect Winslow Drive at a right angle, and the need to meet intersection grades at the Winslow Drive/Hamptonshire Court and Hamptonshire Court/Sterling Manor Heights intersections. Locating the site-access street in a location that meets intersection sight distance along Winslow (needed to be located higher on the hill on Winslow) caused grade challenges for the local roads.

The gate location has been shown mid-block on Hamptonshire Court. The ECM does not contain criteria specifically for private road gates, as private roads are not County standard. However, components of ECM criteria would apply to a private road gate, and as such the analysis of the gate location is included in the deviation. The deviation presents analysis of the gate location shown on the plans with respect to applicable ECM roadway grade and sight distance criteria.

Safety and Operations:

On Part 1, the requested spacing of 300 feet spacing vs. 330 feet spacing is reasonable given the site-specific road configuration with stop signs on each end. Vehicle speeds along this street will be limited and the 330 feet for stopping sight distance for eastbound/westbound motorists would not be necessary.

Regarding Part 2, eastbound and westbound vehicle speeds through the curve would be limited. It is unlikely that Eastbound vehicles on Hamptonshire Court would be travelling at the 30-m.p.h. design speed (by road classification) through the horizontal or vertical curve due to the short length of Hamptonshire Court, the 8%-4% uphill grade and the stop condition just east of the vertical curve with the stop sign approaching Winslow Drive. The K-Value (K-12) for a design speed of 25-m.p.h. appears much more appropriate than the K-19 value which would be applied to a design speed of 30-m.p.h. The proposed centerline radius of 200 feet is needed to meet the requirement for the entry street, Hamptonshire Court, to intersect Winslow Drive

at a right angle. The length of this horizontal curve is only 30 feet with a shallow deflection angle.

For Part 3 the proposed K-value on Hamptonshire Court would meet the minimum rate of vertical curvature (12) for a roadway with a design speed of 25-m.p.h. As discussed above, this is appropriate for the site conditions.

On Part 4, the gate location has been shown mid-block on Hamptonshire. The gate analysis is shown in Deviation Exhibits 6a and 6b in the updated deviation. The options for placement of the gate are limited due to the short roadway length, vertical profile and the need for some vehicle stacking distance at the gate, and separation from the intersection of Winslow/Hamptonshire Court. This deviation presents analysis of the gate. Given the analysis results, an alternative location closer to the internal intersection of the Hamptonshire Court/Sterling Manor Heights could be considered. The following mitigation measures could be considered with the gate placement and design.

- Ensure that the height of the gate or roadside portion of the gate assembly (and/or roadside sign/object marker) is sufficiently high enough for vehicles turning from Winslow Drive onto Hamptonshire Court to see the gate location ahead.
- Install a “gate ahead” warning sign approximately 50-75 feet upstream of the gate (to the east).
- Install a pavement heating system beneath the roadway surface on Hamptonshire Court to keep the roadway surface free of snow and ice.
- Install a mechanism that automatically opens the gate so that exiting vehicles do not need to stop on the 8 percent grade.

The plan for The Estates at Cathedral Pines has met the criteria for approval by achieving those standards of conformance outlined in the El Paso County Land Development Code. Addressing the standards called out in Chapter 7, specifically, 7.2.1(D)(2). As described in the following section, the Development Plan adheres to the Your El Paso County Master Plan (2021), regarding its compatibility with land use and character. The surrounding placetype is complemented through the development of lots no smaller than 2.93 acres, and preservation of open space. Two and a half acres of open space has been designated on-site, along with a goal of minimal disturbance of existing trees within the property.

We shall provide all documentation required by the County throughout the review process for this project. Such material includes, but is not limited to, final plat drawings, legal description, mineral rights certification, title commitment and a vicinity/location map. Documents and plans are subject to review by County engineers and planners, and all comments and requests for revision to come into compliance shall be addressed.

Individual wells will provide water to the homes. A water resources report and a water supply information summary are being prepared for the project.

Legal and physical access is provided to all proposed parcels. Access to the lots is from an internal, paved road. An entrance drive will connect the residences to Winslow Drive. This private roadway will be designed to County standard.

Off-site impacts regarding potentially increased traffic volume is anticipated to be negligible, with the proposed addition of eight residences. A waiver of LDC 8.4.4.C will be sought, as this shall be a private road. Stormwater will be retained on-site and directed into detention ponds as needed, thereby avoiding any additional runoff from the property post-development. As a residential community, off-site impacts of light or sound will be minimal.

Upon records search, it was found that no mineral estate owners have claim on the property.

END