

COTTAGES
a t
MESA RIDGE
Final Plat

Letter of Intent

August 19, 2022

Property Owner:

CSJ NO 1 LLC
Bobby Ingels
Norwood Development Group
111 S TEJON STREET, SUITE 222, COLORADO SPRINGS, CO, 80903
Phone: 719.593.2619

Authorized Representative:

Dave Morrison
Goodwin Knight
Phone: 719.598.5190 Ext: 2027
Email: dmorrison@GoodwinKnight.com
Property address: TBD
Property tax schedule number: 5529100006

Applicant:

Ken Huhn
Phone: 720-602-4965
Email: khuhn@hrgreen.com
HR Green Development, LLC



Specific request and size of the area included in the request

HR Green Development, LLC, on behalf of Goodwin Knight, is submitting the Final Plat and requests approval of the submitted Plat for the Cottages at Mesa Ridge project, generally located west of the Powers Boulevard and Mesa Ridge Parkway intersection. The property consists of 10.21 acres and the proposed use is a two-family residential development (attached units for rent). The project contains 122 units consisting of two-family attached residential units (for rent), an amenity center (clubhouse), and open space as described further below in more detail. The unique product is not placed on an individual lot and sold, rather the community is setup as one (1) lot in a horizontal apartment style community. The end user (resident) will rent the unit and the maintenance of the unit, the clubhouse and all other open space amenities will be commonly maintained by the owner/developer. The proposed plan also includes an amenity center, playground, deck/patio with firepit, a dog park and open space/landscape areas connected by walks and a trail.

The purpose of this application is to request approval of a final plat. The Preliminary Plan/PUD identified the detailed design of the project as well the development standards for the proposed use, access, easements, etc. necessary for the development. The approved and recorded final plat will create one 10.21 acre lot. This is necessary to legalize existing single lot parcel. The proposed density is 11.94 DU/ Acre.

Goodwin Knight is submitting this project requesting approval of a Final Plat necessary to legalize existing parcel to create a single lot. The plan proposes up to 122 attached (for rent) dwelling units, sales center/amenity center, & open space.

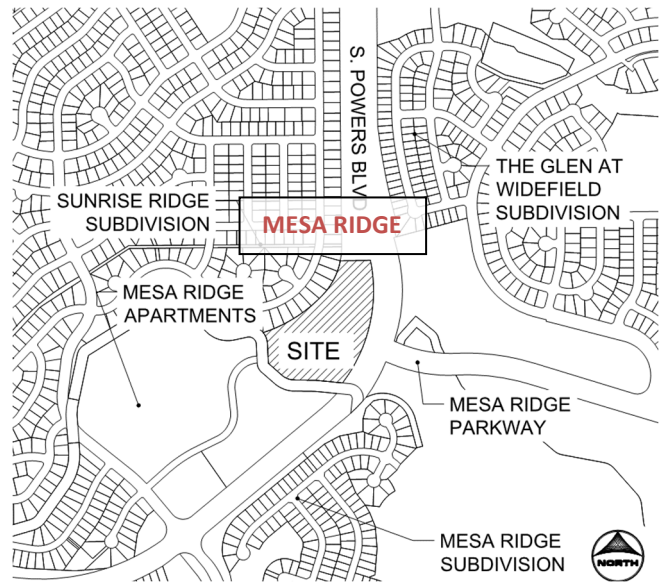
The community is designed to provide for functioning automobile and pedestrian connectivity while also taking advantage of surrounding land uses, particularly the open space areas along the east side of the project. The final plat will create 5.08 acres of open space which is 50% of the total site acreage where only 10% of open space is required within the PUD zoning district.

The project will be completed in one phase with roadways, utilities, drainage, and necessary improvements to be constructed in the most optimal and efficient manner.

Site Location and Access

The specific site location is west of Powers Blvd, north of Lot 1 of the Mesa Ridge Subdivision Filing No. 9 and the existing irrigation ditch, northeast of the Mesa Ridge Apartment complex, and east of the Sunrise Ridge Subdivision (existing single family detached homes in El Paso County). Access to the site will be from an extension of Landover Lane (City of Fountain public road) with an emergency access on top of the irrigation ditch (irrigation channel to be piped underground) on the south and east side of the project. The Fire District agreed this is the best possible solution to a land locked property such as this site.

Per the legal survey the specific property description is a "PORTION OF THE NORTHEAST QUARTER OF SECTION 29, THE SOUTHEAST QUARTER OF SECTION 20, THE SOTHWEST QUARTER OF SECTION 21, & THE NORTHWEST QUARTER OF SECTION 28 TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M. COUNTY OF EL PASO, STATE OF COLORADO."



Existing Zoning and Adjacent Zoning

The property is currently zoned RS-6000. In the immediate area of the site there are a variety or mix of uses and zoning, therefore this proposed PUD zoning and community will fit well within this region of the County. Surrounding zoning is as follows:

West	RS-6000-CAD-O - El Paso County
South	PUD (Apartments) - City of Fountain
East	Powers Boulevard right of way and future commercial (east side of Powers)
North	Powers Boulevard right of way

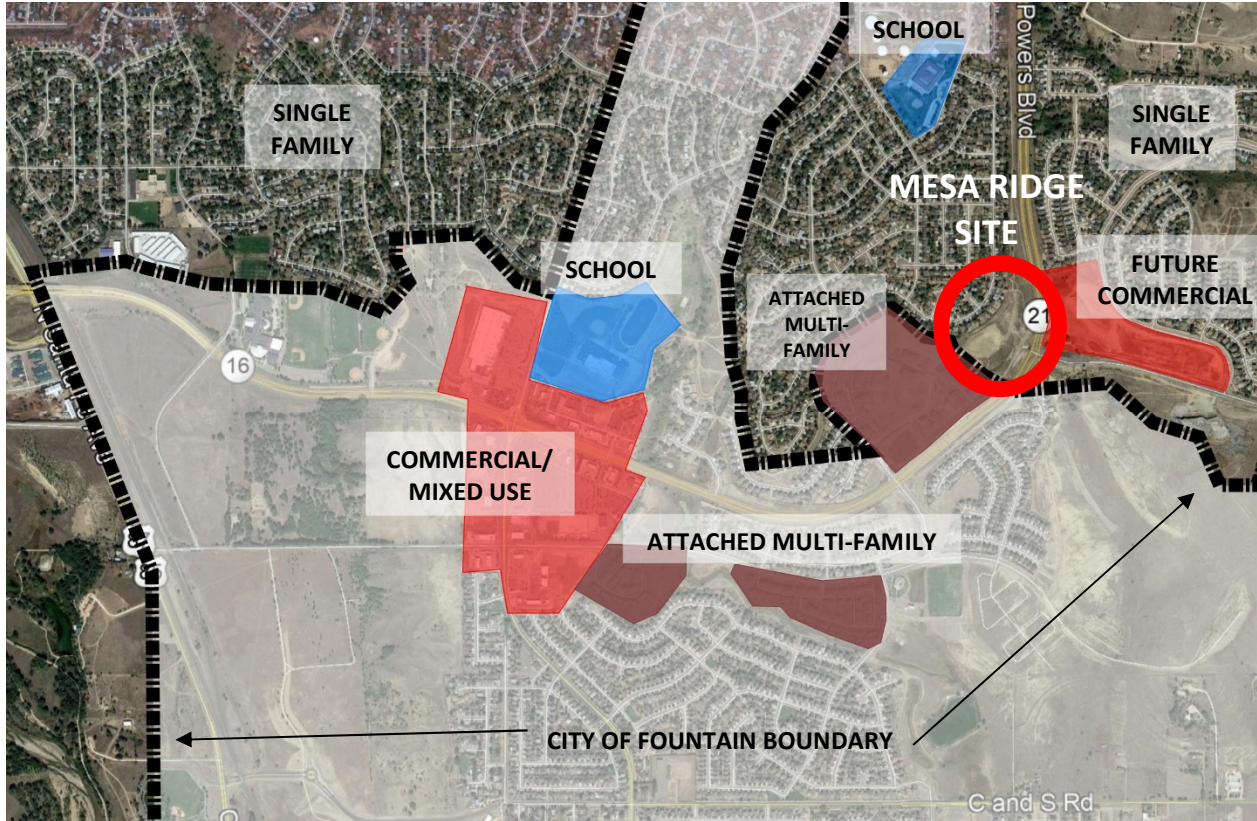
Existing Features and Easements

The property is currently vacant and the topography drains from northwest to southeast. Existing features include an existing drainage ditch along the western edge of S. Powers Boulevard and an existing irrigation canal that runs along the site's southern boundary and partly off of the property. Existing water, gas, and CATV lines traverse the site. Existing easements include the following:

- 30' Utility easement – Reception No. 98002695
- 20' Water and Sewer easement – Reception No. 211107044
- 30' Pipeline Easement – Book 2127, Page 170
- Permanent Drainage Easement (width varies) – Rec No. 201044128
- A Draft agreement allowing ingress egress & maintenance across the Fountain Mutual Irrigation Ditch Company ROW for private driveway to site has been prepared is under review by FMIC and will – A executed agreement will be required prior to approval of the Plat.

Compliance with the definition of the proposed use and any applicable use specific standards within the Land Development Code.

This property is surrounded by various types of land uses both in the City of Fountain, El Paso County and Colorado Springs. Attached/multi-family (apartments) are immediately southwest of the site and further to the south/southwest are other multi-family projects. There is also a mixed use/commercial complex west of the site and throughout the region various types of single family detached homes exist. The proposed use of single family attached residential (for rent) fits well within the mix of uses in the area and is an appropriate land use transition from the single family detached (west side) to the multi-family, commercial and Powers Boulevard corridor.



Proposed request and compliance with the applicable requirements of the Land Development Code

Proposed Land Use and PUD Zoning:

The property is currently zoned PUD (per approved Zone change for the Cottages at Mesa Ridge PUD PCD file no. PUDSP 21-11). This approval allowed for 122 units on 10.21 acres with a density of 11.94 units per acre. The proposed land use is for two-family attached residential units (for rent), an amenity center (clubhouse), and open space as described further below in more detail.

Residential Land Use:

The proposed land use is two-family attached residential consisting of 122 units consisting of two-

family attached residential units (for rent), an amenity center (clubhouse), and open space. This residential land use proposed will be a good transitional use from single family detached on the west to the future commercial on the east and the existing multi-family (apartments) south/southwest of the property.

Proposed Residential Housing Product

The proposed housing product (duplex style buildings) reflect the shifting market trend to for rent housing throughout El Paso County. The demand is for more efficiently designed homes with reduced square footage that individuals can rent when purchasing a home is not an option. The higher density of the Cottages at Mesa Ridge proposes smaller units in exchange for significant open space and on-site amenities.

Summary

The approved PUD now allows for minimum perimeter setbacks and minimum building separations. The requirements are a 15' minimum perimeter buffer which the applicant has met. Regarding open space, with this efficient site plan layout, while 10% open space is required by the County, this project proposes 50% of open space, far exceeding the County requirement. The additional open space is provided as a trade-off for PUD modifications proposed with this submittal. By reducing unit size and obtaining site plan efficiency the applicant can offer more affordable and attainable rentable units.

In exchange for the requested PUD modifications, the applicant proposes to provide amenities including:

- amenity center
- playground
- deck/patio
- firepit
- dog park
- open space/landscape areas connected by walks and a trail

Amenity Center and Open Space:

The site plan for the Cottages at Mesa Ridge incorporates significant open space and landscape. A clubhouse, landscaped open space, buffers, playground, dog park and trails have been provided for future residents. The clubhouse is located near the main entrance to the community and will serve the residents with a common area, dog wash, office, restrooms, package delivery, outside deck with fire pit and a playground. As demonstrated in the exhibit and table below, over half of the project, 50% of the total site area, will be in open space, landscape areas and amenities (shown in green).

	LAND USE SUMMARY	AREA (SQ.FT.)	AREA (ACRES)	% OF TOTAL
1	BUILDING (DWELLING UNITS, AMENITY & GARAGES)	90,428	2.08	20%
2	PAVED SURFACE (SIDEWALKS, PARKING, ROADWAY, TRASH PAD)	118,661	2.72	27%
3	PAVED IRRIGATION DITCH	1,969	0.05	0%
4	WALKING PATH (CRUSHED GRANITE)	2,437	0.06	1%
5	FIRE ACCESS ROAD	10,096	0.23	2%
	OPEN SPACE:			
6	OPEN SPACE OUTSIDE EASEMENTS	134,000	3.08	30%
7	OPEN SPACE WITHIN EASEMENTS	40,056	0.92	9%
8	OPEN SPACE PERIMETER BUFFER OUTSIDE EASEMENTS	31,151	0.72	7%
9	OPEN SPACE PERIMETER BUFFER WITHIN EASEMENTS	16,196	0.37	4%
	SUBTOTAL ALL OPEN SPACE (6-9)		5.08	50%
	SUBTOTAL ALL IMPERVIOUS SURFACE(1+2+3)		4.85	47%
	TOTAL SITE AREA	445,104	10.22	

Final Plat Review Criteria

The Cottages at Mesa Ridge Final Plat, supporting documents, and reports are in conformance with the review and approval criteria per El Paso County Code. Findings of conformity with the Master Plan as well as findings of sufficient water quality, quantity, and dependability are currently pending approval with the PUD/preliminary plan approvals (PUDSP2111)

Final plat consistency with any applicable preliminary plan and the associated zoning district standards.

The proposed plat is consistent with the Preliminary Plan and associated PUD Zoning District that has been submitted and reviewed by El Paso County.

Provision of utilities, including any proposed phasing.

The project will not be phased.

Constraints, hazards, and potentially sensitive natural or physical features (e.g., wetlands, protected species habitat, floodplain, geological, etc.) within the area included within the request and how these areas have been incorporated into the development or will otherwise be mitigated.

- 1. All Geological hazards can typically be mitigated with engineering design and construction methods commonly deployed in the area.*
- 2. No floodplain*
- 3. The topography in the study area has been altered over time by land use, most notably by construction of the ditch, roadway, and housing developments. In recent years, staging and stockpiling associated with construction activities have resulted in significant changes.*
- 4. The only hydrologic feature mapped in the study area is the fountain ditch, which is a concrete-lined irrigation structure unlikely to have jurisdictional status under the clean water act. Drainage features formed by surface flows and a small area supporting some hydrophytic plant species were observed, but none met the criteria to be mapped as wetlands or water bodies.*
- 5. Soils within the study area are mapped as nelson-tassel fine sandy loams, 3 to 18 percent slopes and stoneham sandy loam, 3 to 8 percent slopes (nracs 2021b). Land use in the study area has likely altered many of the characteristics of the topsoil.*

6. *The vegetation within the study area represents an altered state from the reference condition for the local area. While some native grasses and forbs occur, much of the study area is dominated by naturalized grasses and weedy forbs.*
7. *The wildfire risk and expected wildfire intensity in the study area are moderate. The surface fuels consist of grasses and few shrubs. The study area has access for emergency vehicles and the adjacent roadways provide significant fuel breaks.*

Anticipated traffic generation and access

For detailed information, please see the Traffic Impact Analysis prepared by LSC Transportation Consultants, Inc. Primary access to Cottages at Mesa Ridge will be via Landover Lane with an emergency access south and southeast of the property on top of the irrigation ditch easement. See the Traffic Study provided by LSC for more detailed information.

Proposed payment of the County's Road Impact Fee (e.g., inclusion into a PID, payment at time of building permit, etc.)

TBD

A discussion detailing all proposed public and private improvements, including onsite and offsite improvements, and the plan for ongoing ownership and maintenance of each improvement.

Off Site Improvements:

- A. *Items to be maintained by the City of Fountain:*
 - *Landover Lane (public roadway)*
 - *Storm Sewer (within R.O.W and proposed easement along west side of Landover Lane)*
- B. *Items to be maintained by the Mesa Ridge Metropolitan District No. 1.:*
 - *Detention/Water Quality Basin – Existing Pond and modified outlet structure*
- C. *Items to be maintained by the Owner of the Cottages of Mesa Ridge*
 - *All proposed surface improvements within the 80' Fountain Mutual Irrigation Ditch Co. tract along the south edge of the Development.*
 - *The private storm sewer within the 80' Fountain Mutual Irrigation Ditch Co. tract along the south edge of the Development. (Excludes existing and proposed Irrigation Pipe and ditch)*

On Site Improvements:

- A. *Items to be maintained by the Owner of the Cottages of Mesa Ridge:*
 - *All open space areas (landscaping, walls, irrigation system, fences)*
 - *All private driveways and sidewalks*
 - *The Private 4" water line distributions system including services meter vaults and backflow equipment.*
- B. *Items to be maintained by the Fountain Sanitation District:*
 - *The 8" Sanitary Sewer mains and manholes*
- C. *Items to be maintained by the Widefield Water District:*
 - *The proposed 8" watermain, valves and hydrants*

A discussion detailing any proposed waivers and an analysis of how the requested waiver meets the approval criteria in Chapter 7 of the Land Development Code that were not otherwise approved with any applicable preliminary plan.

No waivers are requested with this Final Plat

Proposed or approved deviations from the County's Engineering Design Standards (e.g., Engineering Criteria Manual) that were not otherwise presented with any applicable preliminary plan.

No deviations are requested with this Final Plat submittal.

A discussion summarizing any community outreach efforts by the applicant that have occurred or are planned as part of the request.

- *The applicant notified and held a neighborhood meeting on November 18, 2021*
- *Adjacent Property Owner Notifications have been sent out to let the community know that a Final Plat application has been made.*

Final Plat-Criteria for Approval. In approving a final plat, the approving authority shall find that:

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

The proposed subdivision is in conformance with the goals, objectives, and policies of the Master Plan.
County Master Plan Compliance

The Cottages at Mesa Ridge is identified in the County Master Plan Place-Based approach as a Suburban Residential Placetype. Suburban residential place types look to detached single-family land uses as primary land uses. Supportive land uses in this place type acknowledge attached single family, multi-family, commercial retail, commercial service, parks and open space and institutional uses.

The Cottages at Mesa Ridge, intends to incorporate two-family residential development (attached units for rent) with supporting parks, trails and open space. The development intent is focused around smart growth principles to create a vibrant and attractive community. Placetypes and Core Principles and Goals of the County Master Plan for Housing and Communities Priority Development Areas to meet the housing needs of existing and new residents with a diversity and variety of housing type, size, and location.

The development is consistent with the intent of the Master Plan as described below in this narrative. The underlined portions are elements of the Master Plan that this project meets or exceeds. Narrative in italic is directly from the Master Plan document and bold text is the applicant comments.

Land Use & Development

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

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

Goal 1.2 - Coordinate context-sensitive annexation and growth strategies with municipalities.

Goal 1.3 - Encourage a range of development types to support a variety of land uses.

Goal 1.4 - Continue to encourage policies that ensure "development pays for itself".

This project is compatible with the established character of this more urbanized part of the County. As described previously, this duplex type product is a good transition from the single family west of the property and commercial and multi-family apartments in the immediate area. This project supports the concept of "Encouraging a range of development types to support a variety of land

uses". **This project is a unique type development that is different from most for rent communities in the County.**

2021 Master Plan Element: Housing & Communities

Core Principle: Preserve and develop neighborhoods with a mix of housing types.

Goal 2.1 - Promote development of a mix of housing types in identified areas.

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

Goal 2.3 - Locate attainable housing that provides convenient access to goods, services, and employment.

Goal 2.4 - Support aging-in-place housing options to meet residents' needs through all stages of life.

Objective HC3-1: Emphasize redevelopment of smaller enclaves to denser urban residential uses such as multifamily and single-family attached dwelling units where compatible and appropriate in the context of the existing neighborhood, which may also require parcel consolidation if existing businesses leave.

This project meets several of the goals and statements provided in the Master Plan as it relates to Housing & Communities. First, this project and product meets a need for attainable housing that also provides convenient access to goods, services, and employment in the area. Additionally, this unique housing product offers an option for younger and older residents through all stages of life. And specifically with Objective HC3-1 (Implementation chapter of the Master Plan) this project satisfies and meets the objective by developing a smaller enclave type parcel with more dense urban residential use, in this case single family detached residential. The proposed residential use (duplex style buildings) are compatible and appropriate with the context of the existing neighborhood and surrounding uses as described earlier in this narrative.

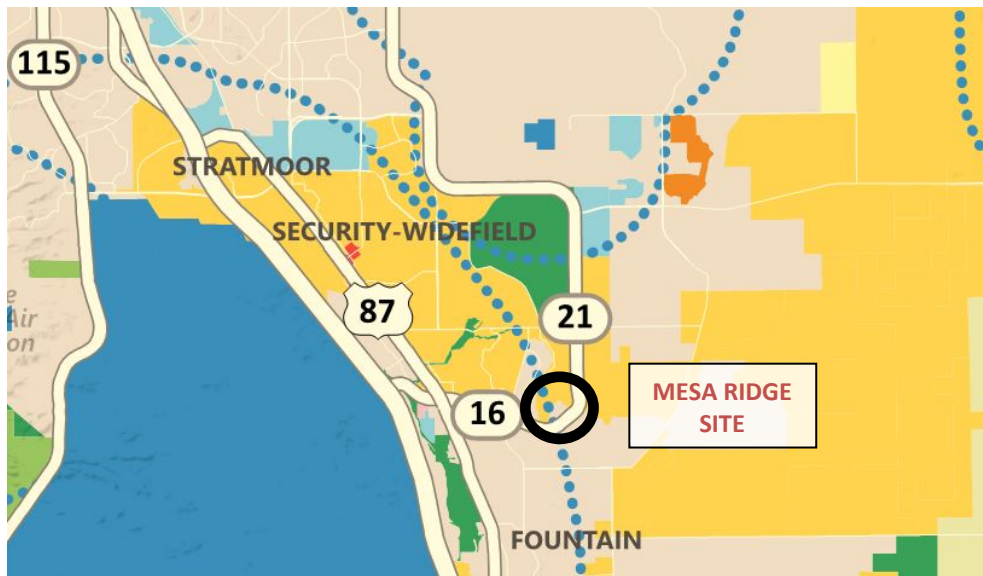
"Single-family attached and multifamily units should be located directly adjacent to commercial focal points to accommodate density in the County."

Priority: Permit projects that include a mix of housing types and increase market-driven affordability, including promoting missing middle housing options (duplexes, triplexes, multiplexes, courtyard apartments, and townhouses) on infill parcels within single-family neighborhoods to increase density and maintain neighborhood character.

This project meets the intent of the Master Plan with these elements as these single family attached units (duplex style buildings) are located in a mixed use region of the County, adjacent to planned commercial to the east and existing commercial/mixed use west and southwest of the site. Specifically to one of the priorities with the Housing & Communities section of the Master Plan this product proposes duplex type units on a suburban infill site to increase density in an area that already has infrastructure and utilities.

2021 El Paso County Master Plan - Suburban Residential Placetype

Per the new County Master Plan, Cottages at Mesa Ridge specifically falls within the Suburban Residential Placetype (orange color on the exhibit below).



The Master Plan describes Suburban Residential as:

“Predominantly residential areas with mostly single-family detached housing. This placetype can also include limited single-family attached and multifamily housing, provided such development is not the dominant development type and is supportive of and compatible with the overall single-family character of the area....This placetype often deviates from the traditional grid pattern of streets and contains a more curvilinear pattern.”

The Master Plan further states there are Primary and Supporting Uses in the Suburban Residential placetype as follows:

Supporting

- Single-family Attached and Multifamily Residential
- Parks/Open Space
- Commercial Retail and Commercial Service
- Institutional

This proposed Cottages at Mesa Ridge project can be categorized as Single Family Attached (duplex style buildings) and Multi-family therefore fitting within this placetype and meeting the supporting uses within this category. Since Cottages at Mesa Ridge is a small property it cannot fulfill the primary uses however the proposed product falls within the supporting use. Therefore, the project meets the general intent of the Suburban Residential placetype.

2021 El Paso County Master Plan - Housing Mix

Regarding housing mixes the County Master Plan states:

“Housing variety provides multiple options to support residents regardless of income, house-hold size, and age. Providing an equitable mix of housing can ensure the viability of El Paso County as a home for all.”

This statement aligns well with the Cottages at Mesa Ridge as this project provides a residential use (for rent) that is unique for this area with rents that are affordable. This project also provides a mix or variety of residential units that are not prevalent in the County.

2021 El Paso County Master Plan - Affordability

Regarding Affordability, the Master plan states:

“Like many growing communities across the United States, housing affordability is an issue in El Paso County. With significant estimated growth over the next three decades, the County will undoubtedly have to continue addressing this issue. Since this Master Plan addresses unincorporated areas, the recommendations regarding affordability do as well.”

The County Master plan further describes the need for attainable and more affordable homes which typically translates to smaller homes instead of large estate lots. The Master Plan also points out the need for rent based housing and other trends that support a type of development like the Cottages at Mesa Ridge as follows:

El Paso County has been experiencing a gradual shift towards renter households over the last two decades with this trend expected to continue throughout the life of this Plan. Single-family homes will continue to be in demand among owner-occupied households, however, it is anticipated that condominiums and townhomes will be in greater demand, especially in more urban areas such as Colorado Springs, Fountain, and unincorporated areas near these cities. Multifamily dwellings will likely constitute a greater percentage of the total housing stock moving forward, with the share of housing units growing by five percent between 2019 and 2050 (approximately 23,000 new units) to 41 percent of all housing units. Single-family housing, both attached and detached, would still be significant options for renters, particularly in rural areas where multifamily dwellings are less viable. The County has been experiencing a gradual shift towards renter occupied households over the last two decades with this trend expected to continue.

2050: For rent units are projected to make up 41% of the housing units

2020: For rent units make up 37% of the housing units

2010: For rent units make up 33% of the housing units

For renters, the shortages are most apparent for lower-income households with annual incomes less than \$25,000 a year. Currently, there is a need for an additional 16,360 units to serve households in this income group. This indicates a lack of attainable, market-rate housing units for these households to rent in their price range. Thus, many County residents who rent their home may be experiencing a housing cost burden (spending 30 percent or more of annual income on housing). Both owner- and renter-occupied households are experiencing an affordability disparity to some extent in El Paso County.

The proposed residential subdivision also satisfies the following Objectives of the County Master Plan:

Objective LU3.1 Development should be consistent with the allowable land uses set forth in the placetypes first and second to their built form guidelines.

The Cottages at Mesa Ridge Development is consistent with the Master Plans intent for suburban placetypes which incorporate single family attached uses as a primary use with supporting parks, trails and open space.

Objective LU3-3: The Suburban Residential placetype should be characterized by predominantly residential areas with mostly single-family detached housing.

The proposed residential product is supportive of the primary land use noted for suburban residential placetypes.

Objective HC1-4: In Suburban Residential areas, clustered development should be encouraged to increase density while also preserving open space and such development should consist of a mix of single-family detached, single-family attached, and multifamily units.

The Cottages at Mesa Ridge will add to the variety of housing types and densities and provides significant open space at 50 % of the total site.

Objective HC4-1: Denser housing development should occur in Suburban Residential, Urban Residential, Rural Center, and Regional Center placetypes.

The project provides denser housing in the Suburban Residential Placetype in an area with a mix of residential types and densities fitting well in the context of the region.

Objective TM1-4: Encourage sidewalks and other multimodal facilities in all new development in placetypes, as appropriate, and upgrade existing infrastructure to these types of facilities when maintenance is needed.

The Cottages at Mesa Ridge development promotes connected opens spaces, trails and parks.

Objective CFI3-5: Continue to improve coordination with fire districts, developers, and other groups to ensure that new development provides appropriate fire suppression water supplies and infrastructure.

The project team has coordinated with the Security Fire Protection District throughout the process and a site plan has been developed to meet their approval which provides adequate emergency access for this property. Fire hydrants have been added throughout the site to meet the design criteria

Objective CFI3-9: Ensure wastewater treatment systems will be properly operated and maintained and that they will not exceed the maximum treatment capacity if future growth is planned.

Wastewater Service Commitments have been provided address the capacity to serve the development.

Proper County Water Master Plan compliance provided below.

The proposed residential subdivision satisfies the following policies of the County Water Master Plan:

Policy 5.2.4 – Encourage the locating of new development where it can take advantage of existing or proposed water supply projects that would allow shared infrastructure costs.

The proposed subdivision is located within the Widefield Water & Sanitation District service area and a supportive Will Serve Letter noting the Districts ability to serve the proposed development in an efficient manner with the current infrastructure has been provided.

Policy 5.5.1 – Discourage individual wells for new subdivisions with 2.5 acre or smaller average lot sizes, especially in the near-surface aquifers, when there is a reasonable opportunity to connect to an existing central system, alternatively, or construct a new central water supply system when the economies of scale to do so can be achieved.

The proposed development will connect to the existing central water and wastewater. Will Serve Letters have been provided for the proposed development.

Policy 6.0.1 – Continue to require documentation of the adequacy or sufficiency of water, as appropriate, for proposed development.

An appropriate Will Serve Letter has been provided by Widefield Water & Sanitation District to serve the noted subdivision adequately and noting their current capacities to serve. The Colorado Division of Water Resources State Engineers Office has issued an opinion that the proposed water supply can be provided without causing injury to decreed water rights, and the supply is expected to be adequate.

Given these statements by the County Master Plan, Cottages at Mesa Ridge aligns well with these goals by proposing smaller homes, for rent, that are in a more affordable price range as opposed to large estates lots that promote urban sprawl and un-affordable to many El Paso County residents.

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

The proposed subdivision is in substantial conformance with the submitted 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;**

The proposed subdivision is consistent with the subdivision design standards and regulations and meets all items listed above per this review criteria.

- **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;**

The request for a finding of sufficiency was previously made by the BoCC at the time of preliminary plan approval (PUDSP2111) The Development is located within the Widefield Water and Sanitation District's (WWSD) boundaries and will rely upon municipal services for water supply. These municipal services will be extended to this proposed development. There are no proposed wells or individual septic systems. WWSD has provided letters of intent to serve commitment letters for this project. The district has also provided the water quality report as required by El Paso County.

- **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 public wastewater system will be provided for by the Fountain Sanitation District. District provided commitment letters have been provided as part of the approved PP/PUD indicating capacity to provide wastewater disposal services for this development.

- **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 Geology and Soils Report was prepared by ENTECH Engineering Inc. (dated 12/22/21) and is included with the submittal package. As part of this report, exploratory test borings were completed. There are no significant geological hazards found to be present. The Geologic constraints found to be present include:

- *artificial fill*
- *collapsible soils*
- *expansive soils*
- *groundwater and floodplain areas*
- *shallow bedrock*
- *potentially seasonal shallow groundwater Mitigation method: slab-on grade foundations.*

These geologic and engineering conditions are relatively common to the area, and can be satisfactorily mitigated through proper engineering design, and construction practices.

- **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;**

Adequate drainage improvements; complying with State law, this Code and the ECM are proposed and illustrated on the drawings. A Final Drainage Report for this development was included for review and approval by El Paso County.

- **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;**

Legal and physical access is provided to parcels by public rights-of-way or recorded easement

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

The necessary services, including police and fire protection, recreation, utilities, and transportation systems, will be made available to serve the proposed subdivision as follows:

Police: El Paso County police department will serve this property

Fire: Security Fire Protection District will serve this property

Recreation: El Paso County Parks has not required dedicated acreage for parks however the open space and trail system is open to the public.

Utilities - The following utilities are provided.

Sanitary Sewer: Fountain Sanitation District

Water: Widefield Water and Sanitation District

Gas: Black Hills Energy

Electric: Fountain Electrical Department

School: Widefield School District 3

Transportation:

Roads: Access to site vial Landover Lane City of Fountain roadway.

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

The proposed project and plans comply with Chapter 6 of the Code. One main access point is provided and one emergency access is provided for this development. The applicant worked with the Security Fire District and received approval of the emergency access for this property. A fire protection report illustrating the available fire protection measures was provided with the approved PP/PUD submittal. In addition, a fire protection district commitment to serve this development has also been provided.

- **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;**

Off-site impacts were evaluated and related off-site improvements are roughly proportional and will mitigate the impacts of the subdivision. A Final Drainage Report, Traffic Report and Geotechnical Report are submitted with this application package. The provision of adequate roads, utilities and public facilities is planned as part of the community. The existing detention pond will be utilized to mitigate the stormwater impacts of the development. The Traffic Impact analysis prepared by LSC addresses the impacts related to traffic. The off site improvements required by this analysis are defined in Table 4. Roadway Improvements (located within the report).

- **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 necessary public facilities or infrastructure, for impacts reasonably related to the proposed subdivision shall be constructed in accordance with the submitted Construction Drawings so that the impacts of the subdivision will be adequately mitigated. Public improvements will be constructed as necessary including municipal utilities, roadways, and pedestrian sidewalks. Any supplemental or required SIA documents will be provided as necessary.

Water

Water will be provided to the site from Widefield Water and Sanitation District. A public 8" water main will connect to the existing stub in Landover Lane and traverse the site northerly to a second connection located along S. Powers Blvd and provide fire protection. A second 8" water main will connect to an existing stub located in the southeast corner of the site and provide additional fire protection. A private 4" water main, that will tee off the public 8" water main, will provide domestic water service to each unit.

Wastewater

Wastewater service is provided by Fountain Sanitation District. A public 8" sanitary sewer will connect to the existing stub in Landover Lane to service the site.

Storm Sewer

A private storm sewer system comprised of Type R inlets, Type C inlets and RCP storm sewer will capture and convey the site's storm water to an existing detention pond, located within Mesa Ridge Subdivision Filing 9. The existing detention pond will provide full spectrum water quality and detention.

Drainage

The site's stormwater will be captured by a private storm sewer system including Type R inlets, Type C inlets and RCP storm sewer. Captured stormwater will be conveyed to existing Detention Pond D, located within Mesa Ridge Subdivision Filing 9, for full spectrum water quality and detention. It is anticipated the pond will require modifications to accommodate the site's stormwater. Ultimate release from the pond will be at less than historic levels.

Gas

The type of homes proposed for this development are built to not require gas service. They will require only and electric service which will be provided by City of Fountain Electrical Department.

Summary of utility providers:

- Widefield Water and Sanitation District
- Fountain Sanitation District
- City of Fountain Electrical Department
- Security Fire Protection District

Utility Easement Standards

Sections 8.4.5.G.4.b.i and 8.4.6.C.2.d.i "Easement Location and Dimensions" requires utility easements be placed along lot and tract lines, specifically five-feet (5') side and seven-feet (7') rear lot lines. Residences are units for rent and therefore will not be platted on a lot thus the referenced sections do not directly apply to this development. The plan provides front easements along the private driveways

that will be utilized by all utility service providers. This development is setup for one (1) lot with perimeter setbacks and minimum building separations. The actual residential unit will be constructed on reinforced slab (slab on grade) foundations with no basements or sub-floor/sub-grade storage or crawl spaces. Utility services will be connected to each unit from the front.

Private Driveway Access and Utility Easement

The private driveways (and associated access and utility easement) allow this product to be site designed with appropriate pavement width, easement location, parking and pedestrian facilities. This allows efficiency of the site plan layout which results in more land area in open spaces and other amenities. This project has 50% of open space due to the efficiency of the private driveway and overall layout. Pedestrian paths in connection with sidewalks along the access easement allow the residents to easily connect to the community open spaces and amenities. This site plan encourages non-motorized links to the external pedestrian networks that can connect users to the greater region.

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

The proposed subdivision meets other applicable sections of Chapter 6 and 8

• **The extraction of any known commercial mining deposit shall not be impeded by this subdivision**

No commercial mining deposits exist on the property