

EL PASO

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PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

TO: El Paso County Planning Commission
Jim Egbert, Chair

FROM: Nina Ruiz, PM/Planner II
Gilbert LaForce, PE Engineer II
Craig Dossey, Executive Director

RE: Project File #: PUDSP-18-002
Project Name: Winding Walk at Meridian Ranch
Parcel Nos.: 42000-00-413 and 42000-00-415

OWNER:	REPRESENTATIVE:
GTL, Inc. 3575 Kenyon Street, Suite 200 San Diego, CA 92110	N.E.S., Inc. 619 N Cascade Avenue Colorado Springs, CO 80903

Commissioner District: 2

Planning Commission Hearing Date:	6/5/2018
Board of County Commissioners Hearing Date	6/26/2018

EXECUTIVE SUMMARY

A request by GTL, Inc., for approval of a Planned Unit Development/Preliminary Plan for Winding Walk at Meridian Ranch. The 139 acre parcel is zoned PUD (Planned Unit Development) and is located at the northwest corner of the Eastonville Road and Stapleton Drive intersection and is within Sections 29 and 30, Township 12 South, Range 64 West of the 6th P.M. The parcel is included within the boundaries of the Falcon/Peyton Small Area Master Plan (2008). The applicant is proposing rezone and preliminary plan the property for 405 single-family lots, rights-of-way, and utility and open space tracts.

2880 INTERNATIONAL CIRCLE, SUITE 110
PHONE: (719) 520-6300



COLORADO SPRINGS, CO 80910-3127
FAX: (719) 520-6695

A. REQUEST/WAIVERS/MODIFICATIONS/AUTHORIZATION

Request: Approval of a PUD development plan to develop 405 single-family residential lots, rights-of-way, and open space and utility tracts within a 139 acre development area. In accordance with Section 4.2.6.E, PUD Development Plan May be Approved as a Preliminary Plan, of the El Paso County Land Development Code (2017) the applicant requests the PUD development plan be approved as a preliminary plan.

Modification of Existing Land Development Code (LDC) or Engineering Criteria Manual (ECM) Standard:

For approval of a modification of a general development standard in the LDC or standard of the ECM, the BoCC shall find that the proposal provides for the general health, safety, and welfare of the citizens and at least one of the following benefits:

- Preservation of natural features;
- Provision of a more livable environment, such as the installment of street furniture, decorative street lighting or decorative paving materials;
- Provision of a more efficient pedestrian system;
- Provision of additional open space;
- Provision of other public amenities not otherwise required by the Code; or
- The proposed modification is granted in exchange for the open space and/or amenity designs provided in the PUD development plan and/or development guide.

The applicant requests the following modification of PUD standards of the LDC:

A PUD Modification of Section 2.5.2.C.4 of the ECM is requested with this application in relation to the requirement to provide midblock pedestrian crossings at specific locations.

Section 2.5.2.C.4 states:

“Access ramps on local roadways shall be spaced no greater than 600 feet apart. Where spacing is greater than 600 feet, mid-block access ramps shall be provided at spacing that minimize travel distances between access ramps. Private accesses may be used for these access points where the access is designed to meet access ramp requirements.”

Per the applicant’s letter of intent, “there is no pedestrian destination in these areas that would necessitate a midblock crossing.” Throughout Meridian Ranch, open space has been set aside for the pedestrian trail and park system. Many of the pedestrian trails are owned and maintained by the Meridian Ranch Metropolitan District. Multiple tracts

within the proposed development, totaling 31.73 acres, have been designated as open space tracts.

Authorization to Sign: PUD Development Plan and any other documents required to finalize the approval

B. PLANNING COMMISSION SUMMARY

Request Heard:

Recommendation:

Waiver Recommendation:

Vote:

Vote Rationale:

Summary of Hearing:

Legal Notice:

C. APPROVAL CRITERIA

The Planning Commission and BOCC shall determine that the following criteria have been met to approve a PUD zoning district:

- The proposed PUD district zoning advances the stated purposes set forth in this section.
- The application is in general conformity with the Master Plan;
- The proposed development is in compliance with the requirements of this Code and all applicable statutory provisions and will not otherwise be detrimental to the health, safety, or welfare of the present or future inhabitants of El Paso County;
- The subject property is suitable for the intended uses and the use is compatible with both the existing and allowed land uses on the neighboring properties, will be in harmony and responsive with the character of the surrounding area and natural environment, and will not have a negative impact upon the existing and future development of the surrounding area;
- The proposed development provides adequate consideration for any potentially detrimental use to use relationships (e.g. commercial use adjacent to single family use) and provides an appropriate transition or buffering between uses of differing intensities both on-site and off-site which may include innovative treatments of use to use relationships;
- The allowed uses, bulk requirements and landscaping and buffering are appropriate to and compatible with the type of development, the surrounding neighborhood or area and the community;
- Areas with unique or significant historical, cultural, recreational, aesthetic or natural features are preserved and incorporated into the design of the project;

- Open spaces and trails are integrated into the development plan to serve as amenities to residents and provide reasonable walking and biking opportunities;
- The proposed development will not overburden the capacities of existing or planned roads, utilities and other public facilities (e.g. fire protection, police protection, emergency services, and water and sanitation), and the required public services and facilities will be provided to support the development when needed;
- The proposed development would be a benefit through the provision of interconnected open space, conservation of environmental features, aesthetic features and harmonious design, and energy efficient site design;
- The proposed land use does not permit the use of any area containing a commercial mineral deposit in a manner which would unreasonably interfere with the present or future extraction of such deposit unless acknowledged by the mineral rights owner;
- Any proposed exception or deviation from the requirements if the zoning resolution or the subdivision regulation is warranted by virtue of the design and amenities incorporated in the development plan and development guide; and
- The owner has authorized the application.

The applicant has requested the proposed PUD also be reviewed and considered as a preliminary plan. Compliance with the requirements identified in Chapter 7 and Chapter 8 of the El Paso County Land Development Code (2016) for a preliminary plan requires the Planning Commission and the BoCC shall find that the additional criteria for a preliminary plan have also been met.:

- The proposed subdivision is in general conformance with the goals, objectives, and policies of the Master Plan;
- The subdivision is consistent with the purposes of this Code;
- The subdivision is in conformance with the subdivision design standards and any approved sketch plan;
- 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 the proposed subdivision is compatible with such conditions. [C.R.S. §30-28-133(6)(c)];

- Adequate drainage improvements complying with State law [C.R.S. §30-28-133(3)(c)(VIII)] and the requirements of this Code and the ECM are provided by the design;
- Legal and physical access is or will be provided to all parcels by public rights-of-way or recorded easement, acceptable to the County in compliance with this Code and the ECM;
- The proposed subdivision has established an adequate level of compatibility by (1) incorporating natural physical features into the design and providing sufficient open spaces considering the type and intensity of the subdivision; (2) incorporating site planning techniques to foster the implementation of the County's plans, and encourage a land use pattern to support a balanced transportation system, including auto, bike and pedestrian traffic, public or mass transit if appropriate, and the cost effective delivery of other services consistent with adopted plans, policies and regulations of the County; (3) incorporating physical design features in the subdivision to provide a transition between the subdivision and adjacent land uses; (4) incorporating identified environmentally sensitive areas, including but not limited to, wetlands and wildlife corridors, into the design; and (5) incorporating public facilities or infrastructure, or provisions therefore, reasonably related to the proposed subdivision so the proposed subdivision will not negatively impact the levels of service of County services and facilities;
- Necessary services, including police and fire protection, recreation, utilities, open space and transportation systems, are or will be available to serve the proposed subdivision;
- The subdivision provides evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code; and
- The proposed subdivision meets other applicable sections of Chapter 6 and 8 of this Code.

D. LOCATION

North:	PUD (Planned Unit Development)	Residential
South:	PUD (Planned Unit Development)	Residential
East:	RR-2.5 (Residential Rural)	Residential
West:	PUD (Planned Unit Development)	Residential

E. BACKGROUND

The Meridian Ranch Sketch Plan (SKP-11-002) and Planned Unit Development zoning concept plan (PUD-11-003) were previously approved by the Board of County Commissioners. An amended Sketch Plan was approved by the Board of County Commissioners on March 13, 2018, to allow for the maximum residential density to increase from 4,000 to 4,500 dwelling units (SKP-17-001). Platting of the Winding Walk at Meridian PUD/SP proposed 405 additional lots would bring the total number of platted lots up to 3,168 within the Meridian Ranch sketch plan area.

F. ANALYSIS

1. Land Development Code Analysis

This application meets the preliminary plan submittal requirements, the standards for Divisions of Land in Chapter 7, and the standards for Subdivision in Chapter 8 as well as the Planned Unit Development (PUD) requirements outlined in Chapter 4 of the El Paso County Land Development Code (2017).

2. Zoning Compliance

The Winding Walk at Meridian Ranch PUD Development Plan identifies allowed and permitted uses; use, density, and dimensional standards such as setbacks, maximum lot coverage, and maximum building height; and overall landscaping requirements. The Winding Walk at Meridian Ranch PUD Development Plan is consistent with the proposed PUD development guidelines and with the submittal and processing requirements of the Land Development Code.

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. Relevant policies are as follows:

Policy 6.1.3 – Encourage new development which is continuous and compatible with previously developed areas in terms of factors such as density, land use, and access.

Policy 6.1.4 – Encourage the logical timing and phasing of development to allow for the efficient and economical provision of facilities and services.

Policy 6.1.11 - Plan and implement land development so that it will be functionally and aesthetically integrated within the context of adjoining properties and uses.

The infrastructure needed to provide central services to the development are proposed to be extended from existing adjacent development within Meridian Ranch into the proposed subdivision. The Meridian Ranch Sketch Plan (SKP-11-002) and Planned Unit Development zoning concept plan (PUD-11-003) were previously approved by the Board of County Commissioners. The Sketch Plan was amended by the Board of County Commissioners March 13, 2018 to allow for the maximum residential density to increase from 4,000 to 4,500 dwelling units (SKP-17-001).

Platting of the Winding Walk at Meridian PUD/SP would bring the total number of platted lots up to 3,168 within the Meridian Ranch sketch plan area. The proposed densities and land uses are consistent with the approved sketch plan and overall Meridian Ranch development.

4. Small Area Plan Analysis

The parcels are included within the boundaries of the Falcon/Peyton Small Area Master Plan (2008). The Plan identifies this area as existing and approved urban density with lot sizes less than 2.5 acres in size. Relevant policies are as follows:

Policy 4.5.3.1 - Generally encourage a well-planned mix of housing types and densities in identifies urban development and infill areas, with efficient access to supporting uses, parks, schools, and open space.

Policy 4.5.3.4 – Encourage the use of design standards that enable new development to fit the surrounding natural, historical, and built context.

Policy 4.5.8.7 – Encourage opportunities for pedestrian linkages especially to connect residential areas to schools, shopping, and significant trail corridors.

The approved overall Meridian Ranch sketch plan established the mix of uses and planned for connectivity as well as the provision of adequate school, park, and open space facilities. The Winding Walk at Meridian PUD establishes design standards that are intended to help the development fit into the surrounding Meridian Ranch neighborhood. The PUD includes open space tracts that provide trail connections internal to the subdivision and to connect to the overall Meridian Ranch trail system.

5. Other Master Plan Elements

The El Paso County Wildlife Habitat Descriptors (1996) identifies the property as having a low wildlife impact potential. El Paso County Community Services Department, Environmental Division, was sent a referral and have no outstanding comments.

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

G. PHYSICAL SITE CHARACTERISTICS

1. Hazards

No hazards were identified during the review of the PUDSP application that would impede development.

2. Wildlife

The El Paso County Wildlife Habitat Descriptors (1996), adopted as an element of the El Paso County Master Plan, shows this area as having a low wildlife impact potential. The approval of this PUDSP request is not anticipated to have a significant impact on wildlife.

3. Floodplain

The development is not impacted by any designated floodplain as indicated by FEMA's Flood Insurance Rate Map 08041C0575F and as amended by the FEMA approved Letter of Map Revision (LOMR) case number 14-08-1121P, which has an effective date of March 24, 2015.

4. Drainage and Erosion

Portions of this development area are within the Bennett Ranch (CHW81200), Haegler Ranch (CHMS0200), and Gieck Ranch (CHMS0400) drainage basins. Both Bennett Ranch and Haegler Ranch are studied basins and their associated drainage and bridge fees are due at the time of plat recordation. The Gieck Ranch drainage basin study has not been approved to date; therefore, there are no drainage or bridge fees at this time.

The site generally drains to the south. Stormwater runoff will be conveyed by public storm sewer systems and channels into one of three ponds which provide both water quality and flood control storage (all ponds are owned and maintained by the Woodmen Hills Metropolitan District): Bennett Regional Pond (existing) located in Bennett Ranch basin, Pond H (proposed) located within the Haegler Ranch basin, and Pond E (existing) located within the Gieck Ranch basin.

The approved Haegler Ranch Drainage Basin Planning Study (2013) identified Pond SR-01 (aka Pond H) as a reimbursable facility. Per the preliminary drainage report, Pond H will be constructed with the first subdivision filing within the Winding Walk development. In order for the developer to obtain reimbursement or credit for the construction, the procedures outlined in Chapter 3 of the Drainage Criteria Manual must be followed.

5. Transportation

Access to the development is provided from Londonderry Drive and Stapleton Drive via proposed extensions of Lambert Road and Rainbow Bridge Drive. All streets are planned to be public roads and will be dedicated to the County. Table 9 of the associated traffic impact analysis lists on-site and off-site road improvements along with the anticipated timing. The responsibility and timing for constructing these improvements will be reanalyzed with each subsequent filing.

The development is within the boundaries of the Woodmen Road Metropolitan District. New construction is subject to payment of traffic impact fees to the District as reimbursement for roadway improvements previously constructed by Woodmen Road Metropolitan District. Pursuant to Board Resolution 13-041, resolution adopting the first amendment to the intergovernmental agreement concerning Woodmen Road, Winding Walk at Meridian Ranch is not subject to participation in the El Paso County Road Impact Fee Program, but will instead trigger payment of fees to the Woodmen Road Metropolitan District.

H. SERVICES

1. Water

The property is served by the Meridian Service Metropolitan District. The State Engineer's office has provided an opinion stating that the water supply for the proposed subdivision is adequate. A recommendation of sufficiency has been made by the County Attorney's Office for water quantity and dependability. El Paso County Public Health has made a recommendation of sufficiency for water quality.

Sufficiency:

Quality: Sufficient

Quantity: Sufficient

Dependability: Sufficient

Attorney's summary: Based upon the finding of sufficiency and no injury by the State Engineer, the District's commitment and additional information, and based on the requirements below, the County Attorney's Office recommends a finding that the proposed water supply is sufficient in terms of quantity and dependability.

2. Sanitation

Meridian Service Metropolitan District has committed to provide wastewater service to the proposed Planned Unit Development/Preliminary Plan. The district has provided a report demonstrating adequate capacity to serve the additional 405 single family residential lots.

3. Emergency Services

The site is located within the boundaries of the Falcon Fire Protection District. A referral was sent to the District. The District responded with no objection.

4. Utilities

Mountain View Electric Association (MVEA) will provide electrical service to the property. Black Hills Energy will provide natural gas services to the property

5. Metropolitan Districts

The property is within the Meridian Service and Woodmen Road Metropolitan Districts. The Meridian Service Metropolitan District provides water and wastewater service and maintains landscaping, open space, and drainage facilities within the District. The Woodmen Road Metropolitan District was established to finance roadway improvements in the area. Per Board of County Commissioners Resolution 13-41, properties within the Woodmen Road Metropolitan District are exempt from participation in the El Paso County Road Impact Fee Program.

6. Parks/Trails

The open space dedication proposed with this PUDSP is approximately 29 acres, or 21 percent of the subdivision. The developer intends to submit a request for a park lands agreement to address credits against the urban park fees for the development area. El Paso County Parks will review the agreement, and if acceptable, will submit it for endorsement by the Park Advisory Board. If the park land agreement is not approved, park fees in lieu of land dedication would be required for urban parks at the time of recording the final plat.

The Board of County Commissioners approved a development and park lands agreement between El Paso County and the applicant for the applicant to convey approximately 215 acres of open space to the County for the Falcon Regional Park (Resolution 14-313). With that agreement the developer satisfied all regional park dedication requirements.

7. Schools

The property is located within Falcon School District No. 49. Two school sites have been dedicated within the Meridian Ranch Development. Therefore, no fees will be required at the time of final plat recordation.

I. APPLICABLE RESOLUTIONS

Approval Page 29 and 25
Disapproval Page 30 and 26

J. STATUS OF MAJOR ISSUES

There are no major outstanding issues.

K. CONDITIONS AND NOTATIONS

Should the Planning Commission and the Board of County Commissioners find that the request meets the criteria for approval outlined in Section 4.2.6, and Section 7.2.1 of the El Paso County Land Development Code (2017), staff recommends the following conditions and notations:

CONDITIONS

1. Development of the property shall be in accordance with this PUD development plan. Minor changes in the PUD development plan, including a reduction in residential density, may be approved administratively by the Director of the Planning and Community Development Department consistent with the Land Development Code. Any substantial change will require submittal of a formal PUD development plan amendment application.
2. Approved land uses are those defined in the PUD development plan and development guide.
3. All owners of record must sign the PUD development plan.
4. The PUD development plan shall be recorded in the office of the El Paso County Clerk & Recorder prior to scheduling any final plats for hearing by the Planning Commission. The development guide shall be recorded in conjunction with the PUD development plan.
5. The developer shall comply with all 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 Parks and 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 threatened species.

6. Applicable park, school, drainage, bridge, and traffic fee shall be paid to El Paso County Planning and Community Development at the time of final plat(s) recordation.

NOTATIONS

1. If a zone or rezone petition has been disapproved by the Board of County Commissioners, resubmittal of the previously denied petition will not be accepted for a period of one (1) year if it pertains to the same parcel of land and is a petition for a change to the same zone that was previously denied. However, if evidence is presented showing that there has been a substantial change in physical conditions or circumstances, the Planning Commission may reconsider said petition. The time limitation of one (1) year shall be computed from the date of final determination by the Board of County Commissioners or, in the event of court litigation, from the date of the entry of final judgment of any court of record.
2. Rezoning requests not forwarded to the Board of County Commissioners for consideration within 180 days of Planning Commission action will be deemed withdrawn and will have to be resubmitted in their entirety.
3. Preliminary plans not forwarded to the Board of County Commissioners within 12 months of Planning Commission action shall be deemed withdrawn and shall have to be resubmitted in their entirety.
4. Approval of the preliminary plan will expire after two (2) years unless a final plat has been approved and recorded or a time extension has been granted.

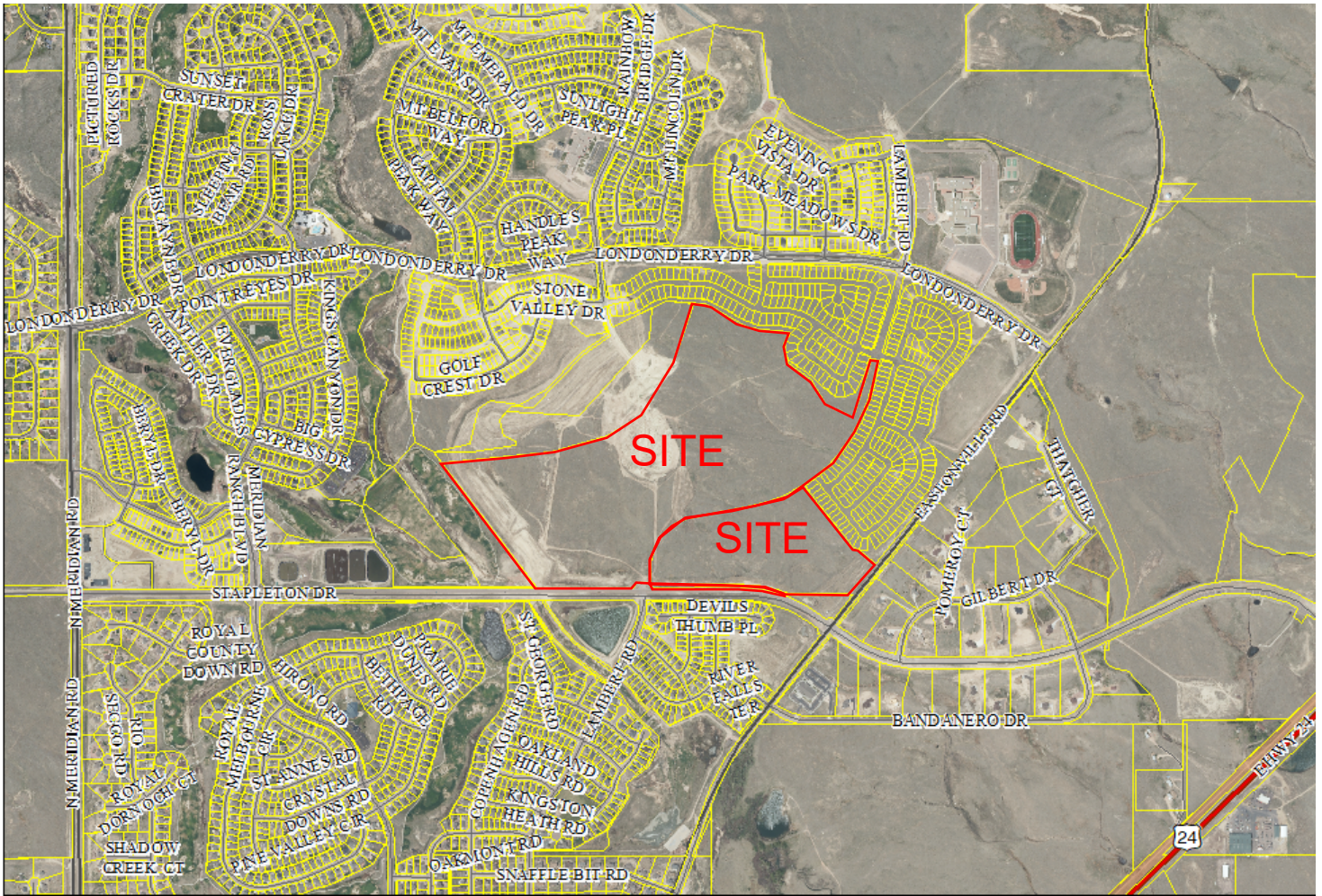
L. PUBLIC COMMENT AND NOTICE

The Planning and Community Development Department notified thirty-two (32) adjoining property owners on February 6, 2017, for the Planning Commission hearing. Responses will be provided at the hearing.

M. ATTACHMENTS

Vicinity Map
Letter of Intent
Development Plan / Preliminary Plan
State Engineer's Letter
County Attorney's Letter

----- El Paso County Parcel Information -----



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Parcel: 4200000413, 4200000415

Name: MERIDIAN RANCH
INVESTMENTS INC

City: FALCON

State: CO

Zip: 80831

Filename: PUDSP-18-002

Zone Map Number: 42000

Date: 5/16/2018

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

MERIDIAN RANCH: WINDINGWALK FILING 1 & 2

PUD DEVELOPMENT/PRELIMINARY PLAN

LETTER OF INTENT

JANUARY 2018, REVISED MAY 4, 2018

PROPERTY OWNER:

Meridian Ranch Investments Inc.
PO BOX 80036,
San Diego, CA 92138

DEVELOPER:

GTL Development, Inc.
3575 Kenyon Street,
San Diego, CA 92110

CONSULTANT:

N.E.S. Inc.
619 North Cascade Avenue,
Colorado Springs, CO 80903

LOCATION

WindingWalk Filing 1 and 2 are located southeast of the intersection of Londonderry Road and Rainbow Bridge Drive, Peyton, Colorado. The site comprises of approximately 139 acres and is zoned PUD. To the north lies the proposed The Enclave at Stonebridge residential development, to the east The Vistas residential development, to the south Stapleton Road and west the golf course.



REQUEST

GTL Inc. is requesting approval of the following:

1. A PUD Development/Preliminary Plan for WindingWalk Filing 1 & 2, consisting of 405 single-family dwelling lots, landscaping, open space, and trails on approximately 139 acres.
2. A PUD Modification of ECM Section 2.5.2.C.4 in relation to the requirement to provide midblock pedestrian crossings.
3. Early District improvements, to include Meridian Service Metropolitan District owned and maintained watermain, sanitary sewer, storm drain and their appurtenances, at the time of Preliminary Plan approval by Staff, prior to going to Planning Commission.

PROJECT JUSTIFICATION

PUD Zoning/Development Plan Justification

The project is in compliance with the PUD zoning criteria set out in Section 4.2.6 (D) of the Land Development Code as follows:

a. The application is in general conformity with the Master Plan;

Meridian Ranch is identified as part of the Approved Development Pattern within the Falcon/Peyton Small Area Plan. As such it accords with the goals of the plan to meet the housing needs of existing and new residents with a diversity and variety of housing type, size, and location.

The proposed residential subdivision also satisfies the following policies of the County Policy Plan:

Policy 6.1.3: Encourage new development which is contiguous and compatible with previously developed areas in terms of factors such as density, land use and access.

Policy 6.1.11: Plan and implement land development so that it will be functionally and aesthetically integrated within the context of adjoining properties and uses.

b. The proposed development is in compliance with the requirements of this Code and all applicable statutory provisions and will not otherwise be detrimental to the health, safety, or welfare of the present or future inhabitants of El Paso County;

The proposed development meets all aspects of the Code except where specific modifications are requested or as otherwise modified by this PUD. See below for separate justification of PUD Modification request.

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- c. The subject property is suitable for the intended uses and the use is compatible with both the existing and allowed land uses on the neighboring properties, will be in harmony and responsive with the character of the surrounding area and natural environment; and will not have a negative impact upon the existing and future development of the surrounding area;**

The proposed single-family residential development is compatible with the existing and allowed land uses on the neighboring properties and is in harmony and responsive with the character of the surrounding area. The approved Sketch Plan for Meridian Ranch, as amended by the Board of County Commissioners on March 13, 2018, shows the land use designation of the area that includes WindingWalk Filing 1 and 2 as MR-R4 (4 du/ac). The PUD Development/Preliminary Plan for WindingWalk Filing 1 & 2 comprises 405 lots on approximately 139 acres, which represents a gross density of 2.91 dwellings per acre. The PUD Development/ Preliminary Plan is, therefore, in accordance with the approved Sketch Plan.

- d. The proposed development provides adequate consideration for any potentially detrimental use to use relationships (e.g. commercial use adjacent to single family use) and provides an appropriate transition or buffering between uses of differing intensities both on-site and off-site which may include innovative treatments of use to use relationships;**

There is no potentially detrimental use to use relationships as the surrounding area is single-family residential at similar densities.

- e. The allowed uses, bulk requirements and required landscaping and buffering are appropriate to and compatible with the type of development, the surrounding neighborhood or area and the community;**

There is no buffering requirement as the surrounding land use is single-family residential at similar densities. Landscaping is provided along the streets and in the park and open space tracts.

- f. Areas with unique or significant historical, cultural, recreational, aesthetic or natural features are preserved and incorporated into the design of the project;**

There are no such unique features in this project.

- g. Open spaces and trails are integrated into the development plan to serve as amenities to residents and provide a reasonable walking and biking opportunities;**

The design of Meridian Ranch is focused on an extensive trail system, which connects the residential areas to parks and open space. A neighborhood park is included with WindingWalk Filing No.1, which will serve WindingWalk Filings 1 and 2 and The Enclave at Stonebridge to the north. Open space tracts with trails within this PUD provide connectivity to the amenities in this subdivision and the wider Meridian Ranch area.

- h. The proposed development will not overburden the capacities of existing or planned roads, utilities and other public facilities (e.g., fire protection, police protection, emergency services, and water and sanitation), and the required public services and facilities will be provided to support the development when needed;**

A Preliminary/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 master planned community. New road connections are proposed with these filings which will complete the road network in this southern part of the project. An additional detention pond is also included in the southwest corner of the project.

Meridian Service Metropolitan District will provide central water and sanitary sewer service to the project. Mountain View Electric Association, Inc. will supply electricity service and Black Hills Energy will supply natural gas.

- i. The proposed development would be a benefit through the provision of interconnected open space, conservation of environmental features, aesthetic features and harmonious design, and energy efficient site design;**

The design of Meridian Ranch is focused on an extensive trail system, which connects the residential areas to parks and open space. This reduces the need for using motor vehicles to access local amenities, thereby conserving energy and the environment. This PUD plan includes a new park, open space tracts and trails that provide connectivity to the amenities in this subdivision and the wider Meridian Ranch area.

WindingWalk Filing 1 & 2 includes open space tracts of approximately 29 acres, a neighborhood park of approximately 2 acres and trail connection to the extensive trail and open space provision within Meridian Ranch. The neighborhood park will be owned and operated by the Meridian Service Metropolitan District and will not be dedicated to the County but will be open to the public. As required by Section 8.5.3 of the Land Development Code, the fees in lieu of park land dedication are \$272 per subdivision lot for Urban Parks and \$430 per subdivision lot for Regional Parks. The required fees in lieu for this project are:

	Winding Walk Filing 1 & 2
Urban	\$110,160
Regional	\$174,150
Total	\$284,310

The regional park fees are offset by the dedication of land to the County for the Falcon Regional Park per the overall Parks Land Agreement for Meridian Ranch. Credit for the urban park fees will be requested through a Parks Land Agreement at the time of platting to offset the costs of construction the neighborhood park, landscaped open space and trail improvements referenced above.

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- j. **The proposed land use does not permit the use of any area containing a commercial mineral deposit in a manner which would unreasonably interfere with the present or future extraction of such deposit unless acknowledged by the mineral rights owner;**

There are no commercial mining deposits on this property.

- k. **Any proposed exception or deviation from the requirements of the zoning resolution or the subdivision regulations is warranted by virtue of the design and amenities incorporated in the development plan and development guide; and**

See below for separate justification of PUD Modification request.

- l. **The owner has authorized the application.**

The Owner is the applicant in this case.

Preliminary Plan Justification

The project is in compliance with the PUD zoning criteria set out in Section 4.2.6 (E) of the Land Development Code as follows:

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

Meridian Ranch is identified as part of the Approved Development Pattern within the Falcon/Peyton Small Area Plan. As such it accords with the goals of the plan to meet the housing needs of existing and new residents with a diversity and variety of housing type, size, and location.

The proposed residential subdivision also satisfies the following policies of the County Policy Plan:

Policy 6.1.3: Encourage new development which is contiguous and compatible with previously developed areas in terms of factors such as density, land use and access.

Policy 6.1.11: Plan and implement land development so that it will be functionally and aesthetically integrated within the context of adjoining properties and uses.

- b. **The subdivision is consistent with the purposes of this Code;**

The proposed development meets all aspects of the Code except where specific modifications are requested or as otherwise modified by this PUD. See below for separate justification of PUD Modification request.

c. The subdivision is in conformance with the subdivision design standards and any approved sketch plan;

An amendment to the Sketch Plan for Meridian Ranch was approved by the Board of County Commissioners on March 13, 2018. This shows the land use designation of the area that includes WindingWalk Filing 1 and 2 as MR-R4 (4 du/ac). The PUD Development/Preliminary Plan for WindingWalk Filing 1 & 2 comprises 405 lots on approximately 139 acres, which represents a gross density of 2.91 dwellings per acre. The PUD Development/ Preliminary Plan is, therefore, in accordance with the approved Sketch Plan.

d. 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 and the requirements of Chapter 8 of this Code;

Meridian Service Metropolitan District will provide central water to the project. The District has a sufficient water supply.

e. 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 and the requirements of Chapter 8 of this Code.

Meridian Service Metropolitan District will provide sanitary sewer service to the project. The District has an established sewage disposal facility

f. 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 Geotechnical Report prepared by Entech Engineering Inc. in support of this application identifies some geologic constraints on construction, but nothing that would prevent the development of this site. These geologic constraints include artificial fill, expansive or loose soils, and seasonal shallow groundwater conditions. These conditions can be mitigated with proper engineering and construction practices relating to foundation design and drainage.

g. Adequate drainage improvements complying with State and the requirements of this Code and the ECM are provided by the design;

A Preliminary/Final Drainage Report for WindingWalk Filing 1 & 2 is submitted with this application package. Proposed drainage improvements include an additional detention and water quality pond in the southeast corner of the project.

h. Legal and physical access is or will be provided to all parcels by public rights-of-way or recorded easement, acceptable to the County in compliance with this Code and the ECM;

Legal and physical access is provided to all lots by public rights-of-way.

i. 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;

There are no natural physical features in this project. The design of Meridian Ranch is focused on an extensive trail system, which connects the residential areas to parks and open space. A neighborhood park is included with WindingWalk Filing No.1, which will serve WindingWalk Filings 1 and 2 and The Enclave at Stonebridge to the north. Open space tracts with trails within this PUD provide connectivity to the amenities in this subdivision and the wider Meridian Ranch area.

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;

The design of Meridian Ranch is focused on an extensive trail system, which connects the residential areas to parks and open space. This reduces the need for using motor vehicles to access local amenities, thereby conserving energy and the environment. There is no public transportation system serving this part of the County.

3) incorporating physical design features in the subdivision to provide a transition between the subdivision and adjacent land uses;

There is no requirement for a transition with adjacent uses as the surrounding area is single-family residential at similar densities. Landscaping is provided along the streets and in the park and open space tracts.

4) incorporating identified environmentally sensitive areas, including but not limited to, wetlands and wildlife corridors, into the design; and

There are no environmentally sensitive areas in this Preliminary Plan. Natural features in Meridian Ranch were assessed with the Sketch Plan and are preserved in open space areas along the principal drainage corridors.

The impact identification report for the Meridian Ranch Sketch Plan 2009 assessed the property for Preble's Meadow Jumping Mouse and Ute Ladies'-tresses Orchid habitat but was found to be unsuitable for these threatened species. The U.S. Fish and Wildlife Service reviewed the studies and agreed with these findings.

At the time of the 2009 Sketch Plan approval, the Colorado Division of Wildlife Impact Maps indicated that Pronghorn Antelope may range within the Sketch Plan area. Pronghorn Antelope are rated as being subject to potentially moderate impacts from the effects of development. The two drainage corridors within the Meridian Ranch Sketch Plan may allow

for the migration of the Pronghorn Antelope. The fencing used within Meridian Ranch is compatible with the wildlife needs.

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;

A Preliminary/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 master planned community. New road connections are proposed with these filings which will complete the road network in this southern part of the project. An additional detention pond is also included in the southwest corner of the project.

Meridian Service Metropolitan District will provide central water and sanitary sewer service to the project. Mountain View Electric Association, Inc. will supply electricity service and Black Hills Energy will supply natural gas.

j. Necessary services, including police and fire protection, recreation, utilities, open space and transportation systems, are or will be available to serve the proposed subdivision;

All necessary services are available to serve the proposed subdivision.

k. The subdivision provides evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code; and

A Fire Protection Report is included with this application and demonstrates that the Falcon FPD has sufficient capacity and adequate response times to serve this development.

l. The proposed subdivision meets other applicable sections of Chapter 6 and 8 of this Code.

The proposed development meets all aspects of the Code except for where specific modifications are requested or as otherwise modified by this PUD. See below for separate justification of PUD Modification request.

PUD Modification Justification

Section 2.5.2.C.4 of the ECM states that block lengths in excess of 600 feet shall require pedestrian access to be provided approximately midway through the block. The streets that do not meet this requirement are Winding Walk Drive, Fairway Glen Cir., Porch Swing Lane, Winding Glen Lane, Morning Creek Lane, Scenic Walk Trail, and Morning Breeze Way. In these instances, the PUD modification to remove the need for a midblock crossing is consistent with the following considerations identified in Section 4.2.6.F.2.h of the Land Development Code:

- **Provision of a more efficient pedestrian system** – pedestrian circulation within Meridian Ranch is focused on the provided trail system, which connects the residential areas to the parks and open space. The project is designed to encourage the use of the trail system, rather than the sidewalks, where possible. On the streets where mid-block crossings are not provided, there are no pedestrian destinations or trails that would necessitate a midblock crossing to connect to amenities.
- **Provision of additional open space** – by encouraging the residents to use the trail system, the project provides better access to the open space in the development.

KNOW ALL MEN BY THESE PRESENTS:
THAT GTL, INC. DBA GTL DEVELOPMENT, INC., THEODORE TCHANG, PRESIDENT AND MERIDIAN SERVICE METROPOLITAN DISTRICT BEING THE OWNERS OF THE FOLLOWING DESCRIBED TRACT OF LAND:

BEGINNING AT A POINT ON THE SOUTHERN MOST CORNER OF TRACT D OF STONEBRIDGE FILING NO. 1 AT MERIDIAN RANCH, RECORDED WITH RECEPTION NO. 215713582 IN THE RECORDS OF EL PASO COUNTY;

THE FOLLOWING COURSE IS ON SAID SOUTHERLY LINE OF TRACT D:

1. THENCE N76°25'11"E A DISTANCE OF 375.00 FEET;
2. THENCE S78°55'18"E A DISTANCE OF 200.00 FEET;
3. THENCE S38°44'01"E A DISTANCE OF 300.00 FEET;
4. THENCE S86°37'24"E A DISTANCE OF 475.00 FEET;
5. THENCE N79°31'13"E A DISTANCE OF 400.00 FEET;
6. THENCE N64°30'19"E A DISTANCE OF 400.00 FEET;
7. THENCE N82°25'12"E A DISTANCE OF 800.00 FEET;
8. THENCE N20°23'46"W A DISTANCE OF 350.00 FEET;
9. THENCE N58°13'49"W A DISTANCE OF 206.93 FEET;
10. THENCE N68°53'37"W A DISTANCE OF 140.36 FEET;
11. THENCE N60°08'41"W A DISTANCE OF 60.00 FEET;
12. THENCE N54°59'06"W A DISTANCE OF 123.00 FEET;
13. THENCE N49°16'15"W A DISTANCE OF 58.53 FEET;
14. THENCE N45°50'00"W A DISTANCE OF 118.59 FEET;
15. THENCE N38°56'54"W A DISTANCE OF 123.00 FEET;
16. THENCE N33°47'19"W A DISTANCE OF 60.00 FEET;
17. THENCE N12°21'07"E A DISTANCE OF 5.00 FEET;
18. THENCE N31°45'35"W A DISTANCE OF 134.54 FEET TO A POINT ON THE BOUNDARY OF SAID STONEBRIDGE FILING NO. 1 AT MERIDIAN RANCH;

THE FOLLOWING THREE(3) COURSES ARE ON SAID BOUNDARY LINE:

19. THERE N56°12'41"E A DISTANCE OF 25.16' TO A NON-TANGENT CURVE TO THE RIGHT;
20. THERE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 1030.00 FEET, A DELTA ANGLE OF 14°43'10", AN ARC LENGTH OF 264.61 FEET, WHOSE LONG CHORD BEARS N16°55'44"W A DISTANCE OF 263.88 FEET;
21. THERE N80°25'51"E A DISTANCE OF 60.00 FEET TO A POINT ON THE BOUNDARY STONEBRIDGE FILING NO. 3 AT MERIDIAN RANCH, RECORDED WITH RECEPTION NO. _____ IN THE RECORDS OF EL PASO COUNTY AND A NON-TANGENT CURVE TO THE LEFT;

THE FOLLOWING TW0(2) COURSES ARE ON SAID BOUNDARY LINE:

22. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 970.00 FEET, A DELTA ANGLE OF 11°31'45", AN ARC LENGTH OF 159.19 FEET, WHOSE LONG CHORD BEARS S15°20'02" E A DISTANCE OF 194.86 FEET;
23. THENCE S60°08'02" W A DISTANCE OF 30.00 FEET;
24. THENCE S31°38'39" E A DISTANCE OF 206.41 FEET;
25. THENCE S23°57'47" E A DISTANCE OF 105.00 FEET;
26. THENCE S43°54'08" W A DISTANCE OF 160.00 FEET;
27. THENCE S55°03'09" E A DISTANCE OF 144.23 FEET;
28. THENCE S60°08'41" E A DISTANCE OF 60.00 FEET;
29. THENCE S61°52'11" E A DISTANCE OF 60.00 FEET;
30. THENCE S69°16'10" E A DISTANCE OF 120.43 FEET;
31. THENCE S69°58'55" E A DISTANCE OF 100.00 FEET;
32. THENCE S61°13'42" E A DISTANCE OF 97.00 FEET;
33. THENCE S54°18'56" E A DISTANCE OF 97.00 FEET;
34. THENCE S47°54'59" E A DISTANCE OF 105.00 FEET;
35. THENCE S42°33'34" E A DISTANCE OF 60.00 FEET;
36. THENCE S42°50'31" E A DISTANCE OF 125.00 FEET;
37. THENCE N47°26'26" E A DISTANCE OF 115.00 FEET;
38. THENCE N49°10'35" E A DISTANCE OF 165.08 FEET;
39. THENCE S51°49'07" E A DISTANCE OF 113.67 FEET;
40. THENCE N77°17'41" E A DISTANCE OF 109.21 FEET;
41. THENCE N48°27'37" E A DISTANCE OF 122.15 FEET;
42. THENCE N32°40'27" E A DISTANCE OF 349.31 FEET;
43. THENCE S55°38'55" E A DISTANCE OF 290.90 FEET;
44. THENCE S28°43'28" E A DISTANCE OF 308.38 FEET;
45. THENCE S64°20'05" E A DISTANCE OF 294.58 FEET TO A POINT ON THE NON-TANGENT CURVE TO THE LEFT;
46. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 1460.00 FEET, A DELTA ANGLE OF 8°03'03", AN ARC LENGTH OF 205.15 FEET, WHOSE LONG CHORD BEARS N21°06'20" E A DISTANCE OF 204.98 FEET;
47. THENCE N46°00'48" E A DISTANCE OF 100.00 FEET TO A POINT ON THE WESTERN BOUNDARY OF THE VISTAS FLING NO. 3 AT MERIDIAN RANCH, RECORDED WITH RECEPTION NO. 21771395 IN THE RECORDS OF EL PASO COUNTY;

THE FOLLOWING SIXTEEN(16) COURSES ARE ON SAID BOUNDARY LINE:

48. THENCE S17°04'48" W A DISTANCE OF 421.16 FEET TO A CURVE TO THE RIGHT;
49. THENCE ON THE CURVE SAID CURVE, HAVING A RADIUS OF 1540.00 FEET, A DELTA ANGLE OF 32°34'11", AN ARC LENGTH OF 89.51 FEET, WHOSE LONG CHORD BEARS S33°22'52" W A DISTANCE OF 86.63 FEET;
50. THENCE S05°49'18" W A DISTANCE OF 31.52 FEET;
51. THENCE S51°35'04" W A DISTANCE OF 60.00 FEET;
52. THENCE S33°22'52" W A DISTANCE OF 33.52 FEET TO A NON-TANGENT CURVE TO THE RIGHT;
53. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 1540.00 FEET, A DELTA ANGLE OF 03°34'52", AN ARC LENGTH OF 96.25 FEET, WHOSE LONG CHORD BEARS S55°18'35" W A DISTANCE OF 96.24 FEET;
54. THENCE S32°53'59" E A DISTANCE OF 20.05 FEET;
55. THENCE S35°05'10" E A DISTANCE OF 23.61 FEET;
56. THENCE S39°48'46" E A DISTANCE OF 20.20 FEET;
57. THENCE S41°08'31" E A DISTANCE OF 105.12 FEET;
58. THENCE S35°41'22" E A DISTANCE OF 105.12 FEET;
59. THENCE S35°16'51" E A DISTANCE OF 70.00 FEET;
60. THENCE S41°20'14" E A DISTANCE OF 75.00 FEET;
61. THENCE S63°46'18" E A DISTANCE OF 75.00 FEET;
62. THENCE S51°25'18" E A DISTANCE OF 210.10 FEET TO A POINT ON THE SOUTHEASTERN CORNER OF SAID VISTAS PLUNG NO. 1 AT MERIDIAN RANCH AND THE WESTELY RIGHT-OF-WAY LINE OF EASTONVILLE ROAD;
63. THENCE S63°46'18" E A DISTANCE OF 75.00 FEET TO A POINT ON THE SOUTHEASTERN CORNER OF SAID VISTAS PLUNG NO. 1;
64. THENCE N89°23'27" W A DISTANCE OF 12.73 FEET TO THE NORTHEAST CORNER OF SAID TRACT F;

THE FOLLOWING SIX(6) COURSES ARE ON SAID TRACT LINE:

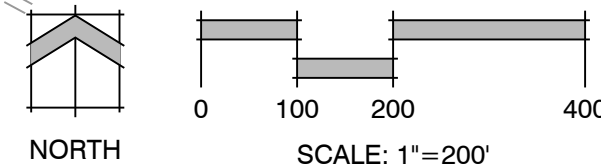
65. THENCE S38°47'27"W A DISTANCE OF 315.49 FEET;
66. THENCE N51°12'33"W A DISTANCE OF 21.28 FEET;
67. THENCE S38°47'27"W A DISTANCE OF 1.03 FEET;
68. THENCE S80°17'18"W A DISTANCE OF 55.16 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF STAPLETON DRIVE;

THE FOLLOWING NINE(9) COURSES ARE ON SAID NORTHERLY RIGHT-OF-WAY LINE

60. THENCE N54°42'42"W ON SAID NORTHELY-RIGHT-OF-WAY A DISTANCE OF 118.99 FEET TO THE CURVE TO THE LEFT;
61. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 1415.50 FEET, A DELTA ANGLE OF 16°26'49", AN ARC LENGTH
62. OF 18.18 FEET, TO CHORD BEARING N75°00'00"E AT A DISTANCE OF 18.18 FEET TO THE POINT OF BEGINNING;
63. THENCE N89°25'42"E A DISTANCE OF 16.24 FEET TO A NON-TANGENT CURVE TO THE LEFT;
64. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 1040.00 FEET, A DELTA ANGLE OF 17°51'47", AN ARC LENGTH
65. OF 18.18 FEET, TO CHORD BEARING S75°00'00"E AT A DISTANCE OF 18.18 FEET TO THE POINT OF BEGINNING;
66. THENCE N88°38'53"W A DISTANCE OF 835.50 FEET;
67. THENCE S46°47'48"W A DISTANCE OF 164.04 FEET;
68. THENCE S67°58'53"W A DISTANCE OF 128.85 FEET;
69. THENCE S43°01'13"N A DISTANCE OF 64.72 FEET;
70. TO THE POINT OF BEGINNING OF THE 1967-68 RECORDS OF THE SOUTHEAST CORNER OF TRACT F, MERIDIAN
71. RANGE FLING NO. 1 RECORDED WITH RECEPTION NO. 20303646 IN THE RECORDS OF EL PASO COUNTY;
72. THENCE S6°20'59"W ON SAID TRACT LINE A DISTANCE OF 24.74 FEET TO A POINT ON THE SOUTHEAST CORNER OF
73. TRACT G, OF FLING NO. 1 RECORDED WITH RECEPTION NO. 20303646 IN THE RECORDS OF EL PASO COUNTY;
74. THENCE N36°20'59"W ON SAID TRACT LINE A DISTANCE OF 1691.39 FEET TO THE POINT OF BEGINNING.

THE ABOVE PARCEL OF LAND CONTAINS 139.003 ACRES, MORE OR LESS.

BEARINGS ARE BASED ON THE SOUTH LINE OF THE SW ¼ OF SECTION 29, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH P.M., ASSUMED TO BEAR S89°25'42"E FROM THE SOUTHWEST CORNER OF SAID SECTION 29 (A STONE W/SCRIBED "X") TO THE SOUTH QUARTER CORNER OF SAID SECTION 29 (3.25" ALUM. CAP LS #30087).



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PUD Development Plan /
Preliminary Plan

PROJECT INFO: DATE: January 1, 2018
PROJECT MGR: A. Barlow
PREPARED BY: B. Swenson

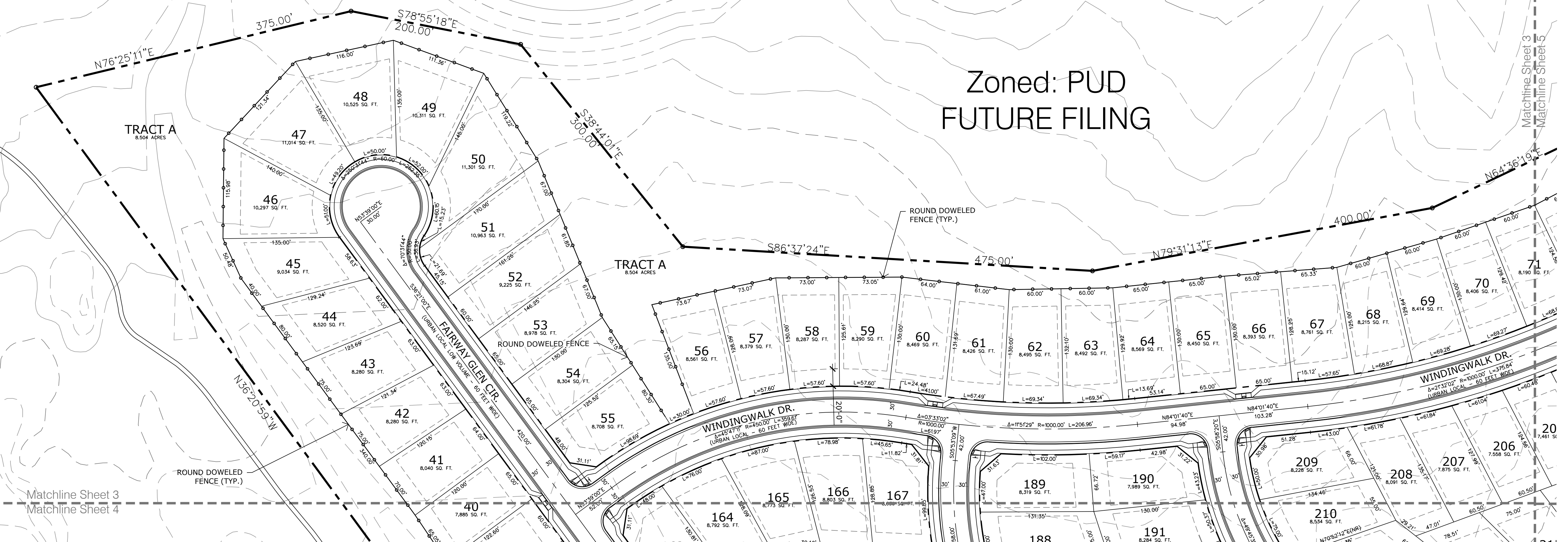
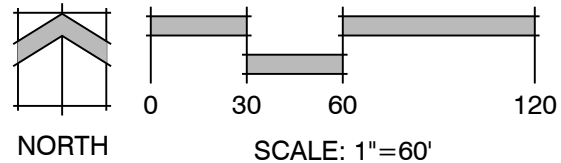
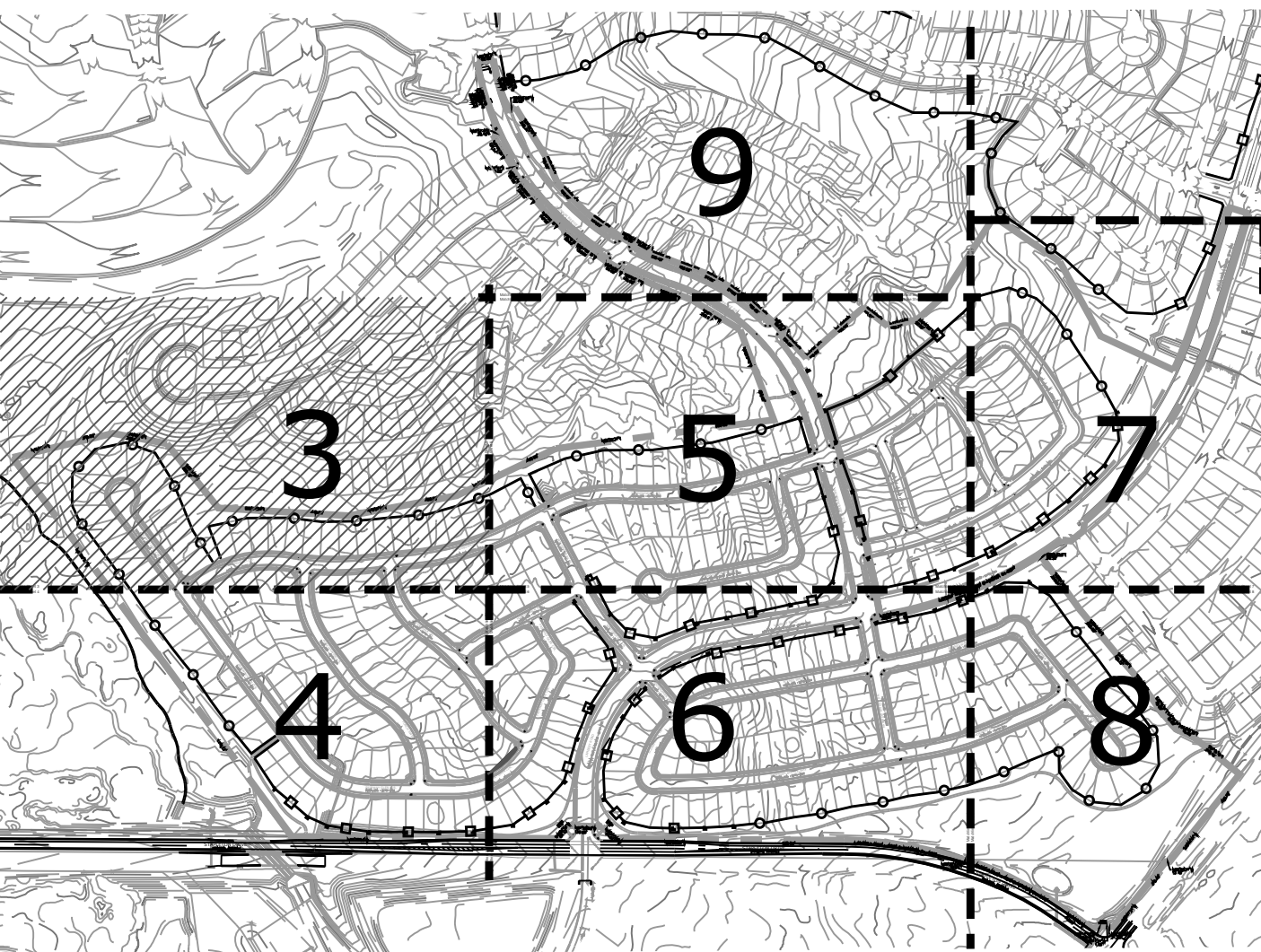
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05/11/2018	JBS	Per County Comments

2
OF 30

PCD# PUDSP-18-002

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KEY MAP



Land Planning
Landscape
Architecture
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WindingWalk
Filings 1 & 2
At Meridian
Ranch

PUD Development Plan /
Preliminary Plan

PROJECT INFO	DATE:	January 1, 2018
	PROJECT MGR:	A. Barlow
	PREPARED BY:	B. Swenson

DATE:	BY:	DESCRIPTION:
05/11/2018	JBS	Per County Comments

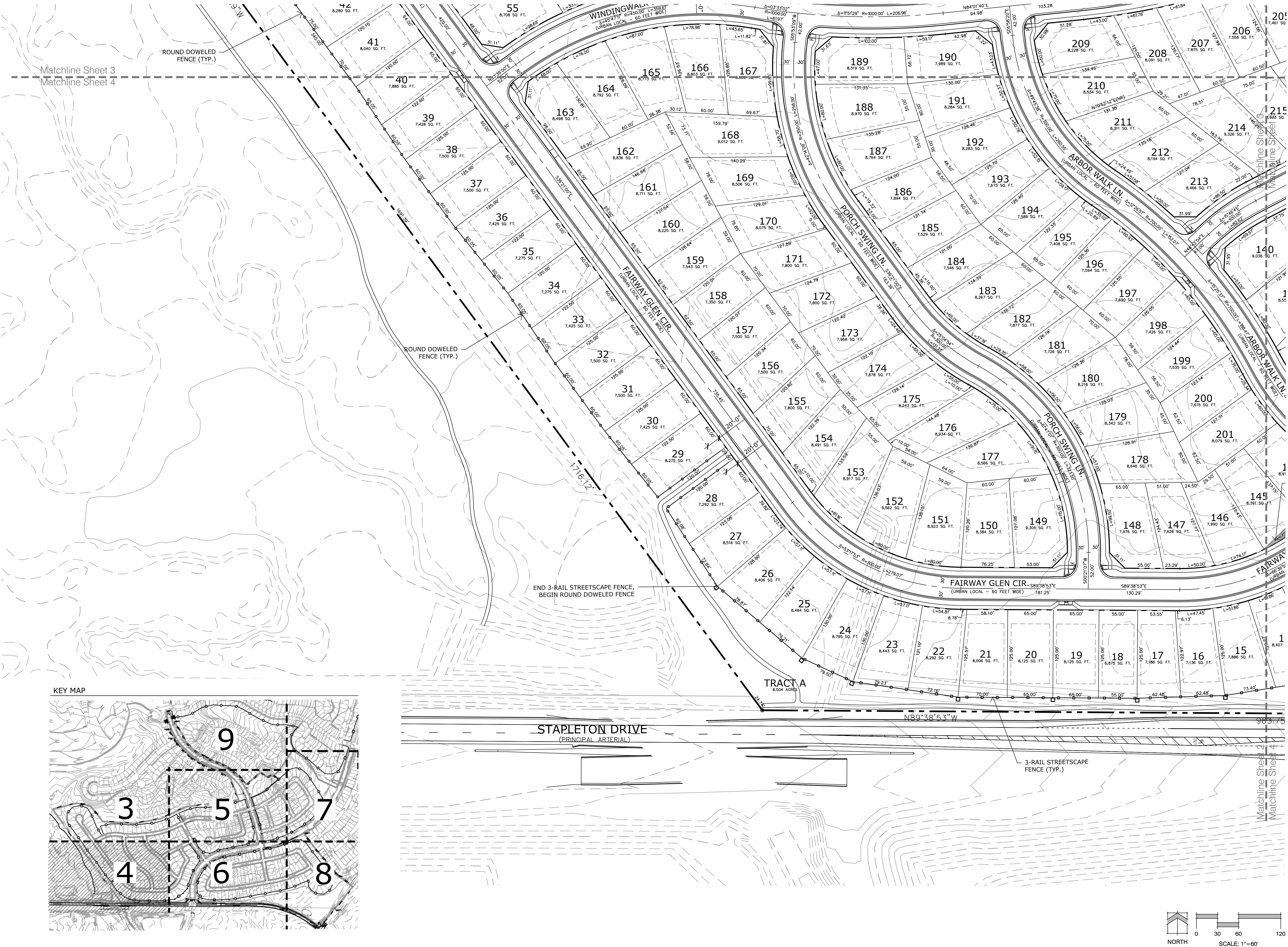
WEST & NORTH
SITE PLAN

3

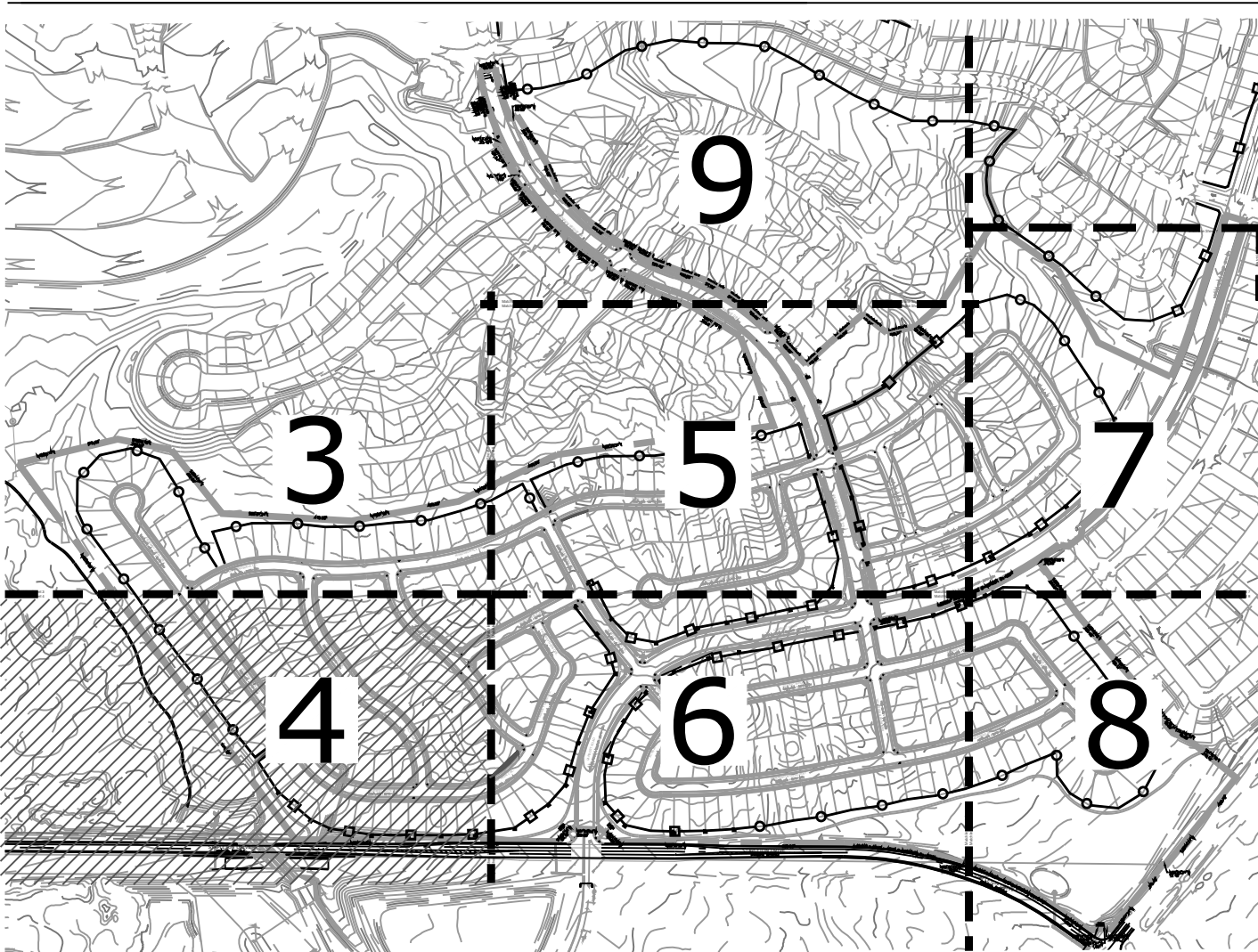
OF 30

PCD# PUDSP-18-002

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KEY MAP



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PLANNER, LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

PROJECT INFO

DATE: January 1, 2018
PROJECT MGR: A. Barlow
PREPARED BY: B. Swenson

SEAL

ISSUE INFO

DATE:	BY:	DESCRIPTION:
05/11/2018	JBS	Per County Comments

ISSUE / REVISION

SHEET TITLE

**WEST & SOUTH
SITE PLAN**

SHEET NUMBER

4

OF 30

PCD# PUDSP-18-002

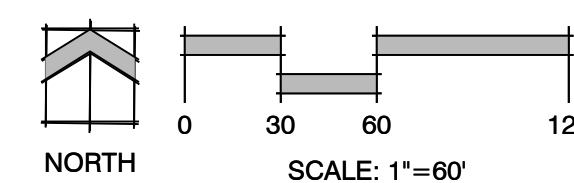
PUD Development Plan /
Preliminary Plan

DATE:	BY:	DESCRIPTION:
05/11/2018	JBS	Per County Comments

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OF 30

PCD# PUDSP-18-002



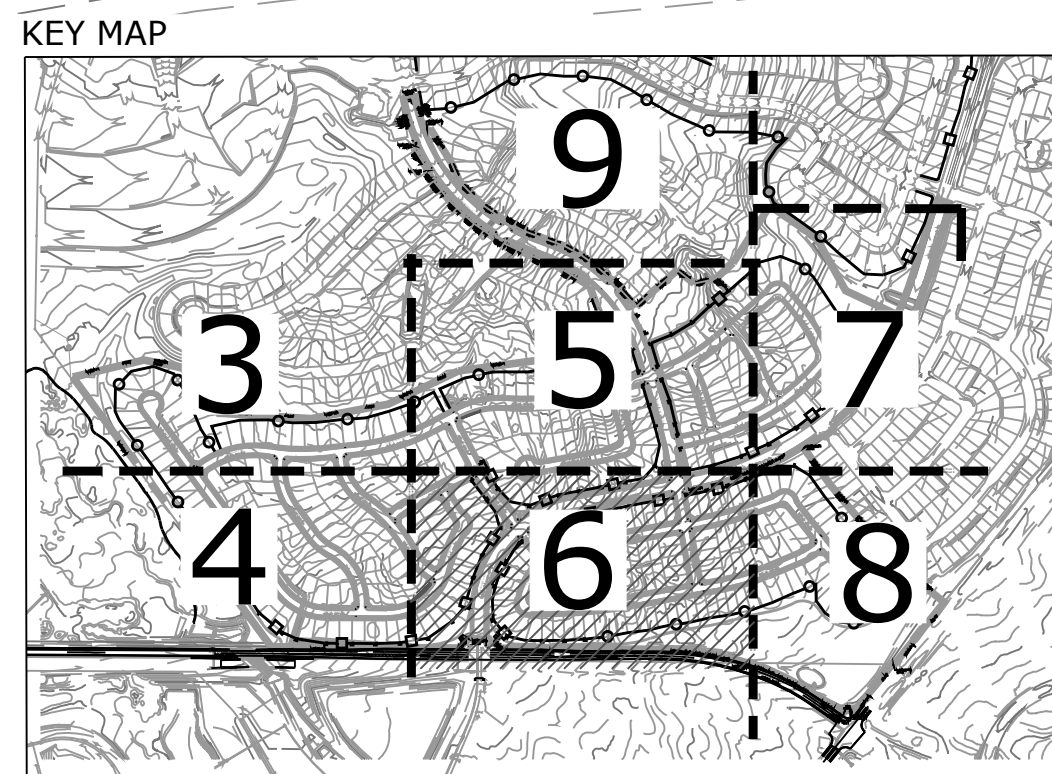
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SEAL

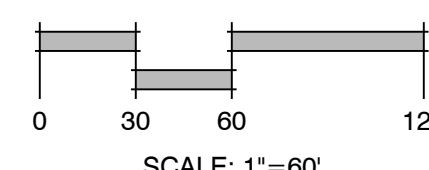
**EAST
SITE PLAN**

6
OF

PCD# PUDSP-18-002

 SIGHT DISTANCE EASEMENT

NOR



NOR

SCALE: 1"=60'

PROJECT INFO

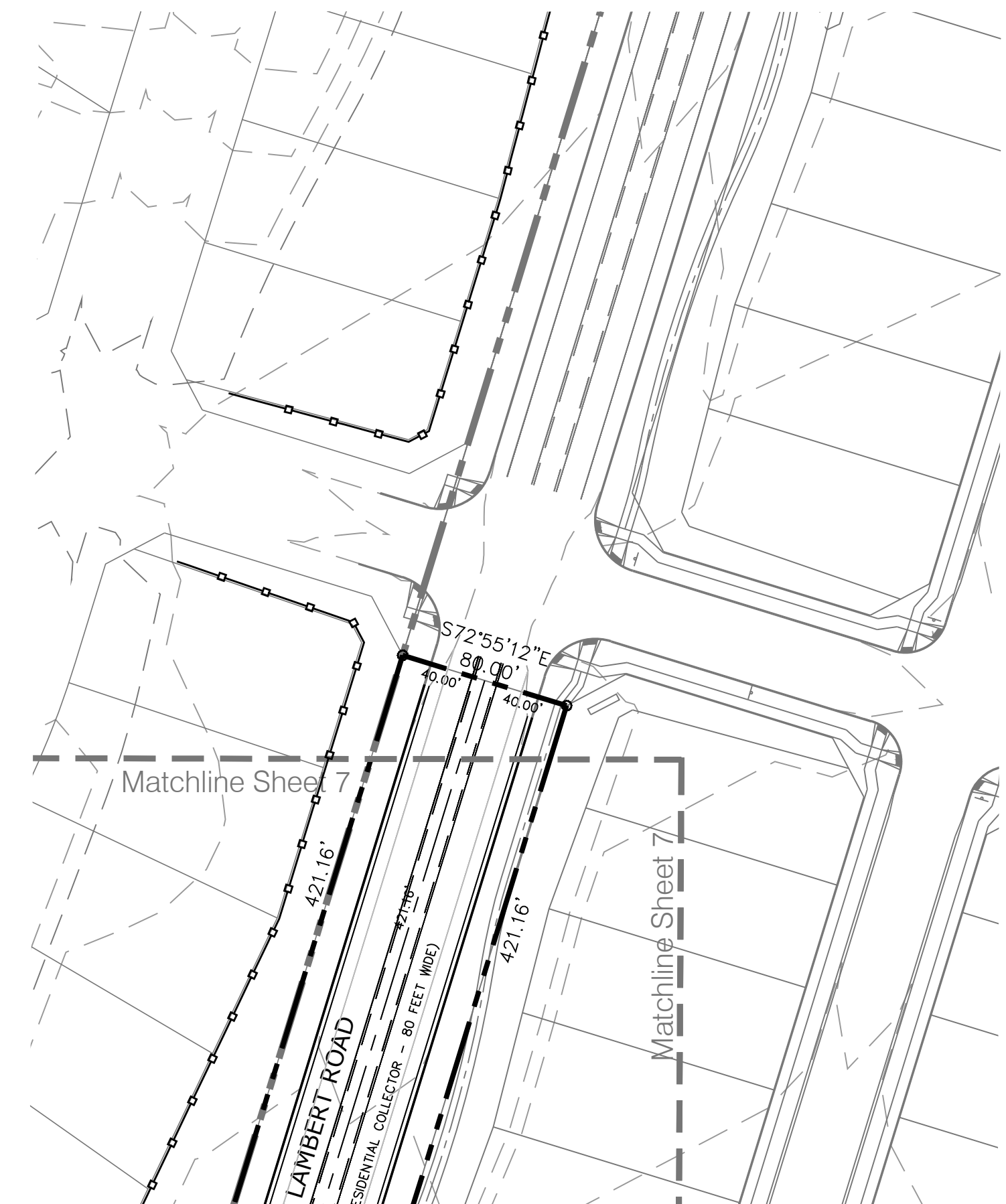
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PROJECT MGR:	A. Barlow
PREPARED BY:	B. Swenson

SHEET NUMBER

7

OF 30

PCD# PUDSP-18-002

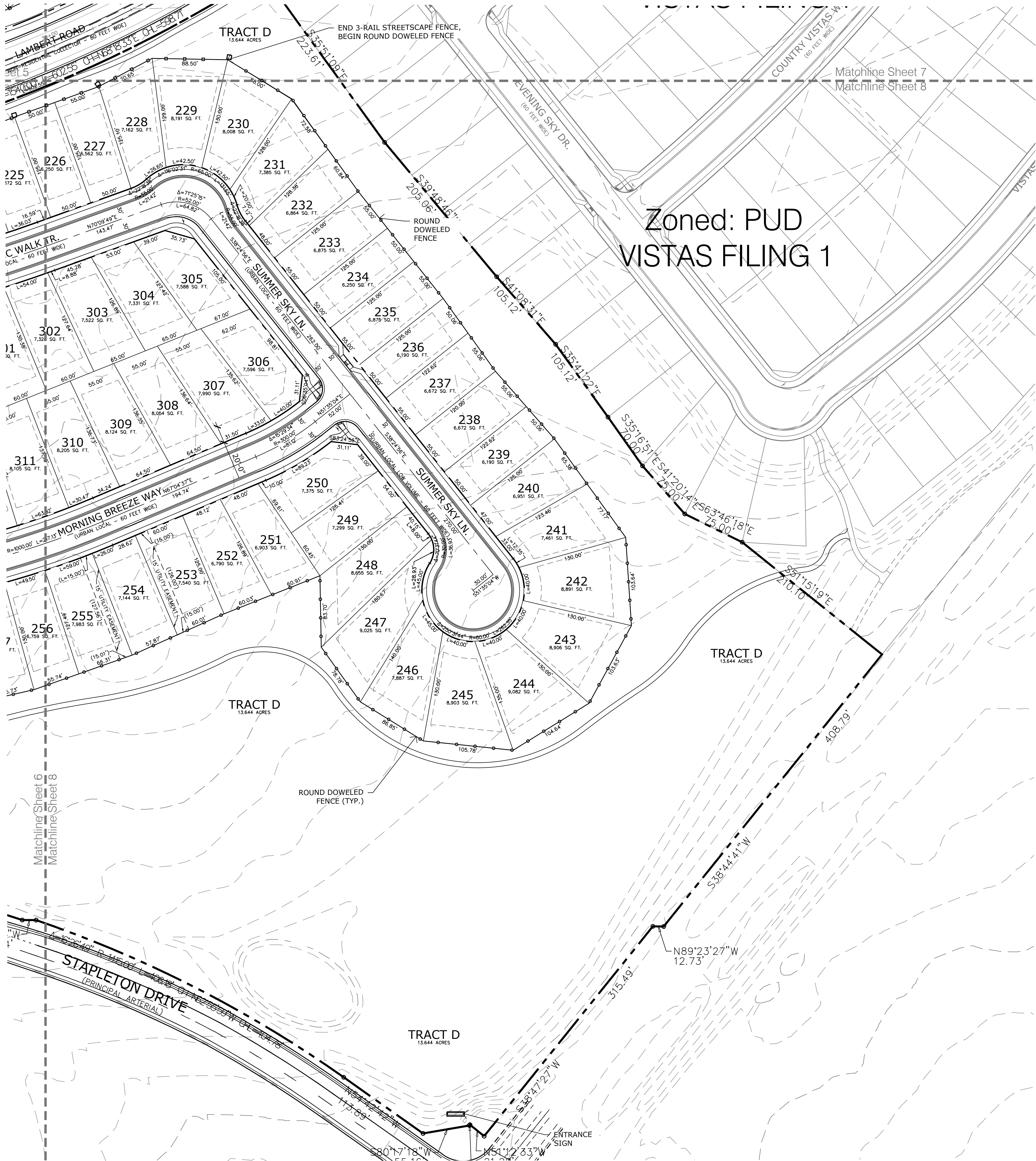


NORTH

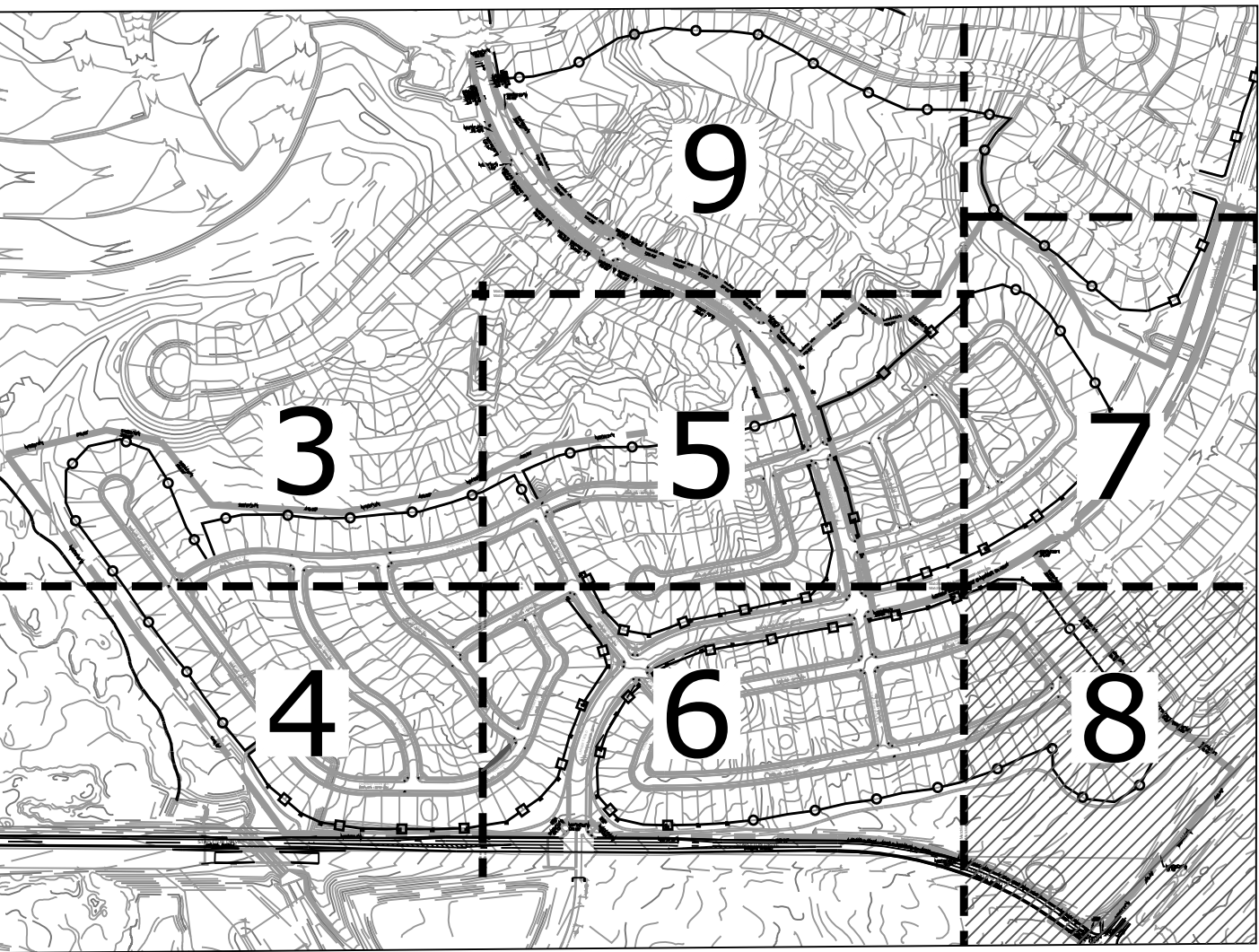
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30



KEY MAP



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WindingWalk Filings 1 & 2 At Meridian Ranch

PUD Development Plan /
Preliminary Plan

DATE: January 1, 2018
PROJECT MGR: A. Barlow
PREPARED BY: B. Swenson

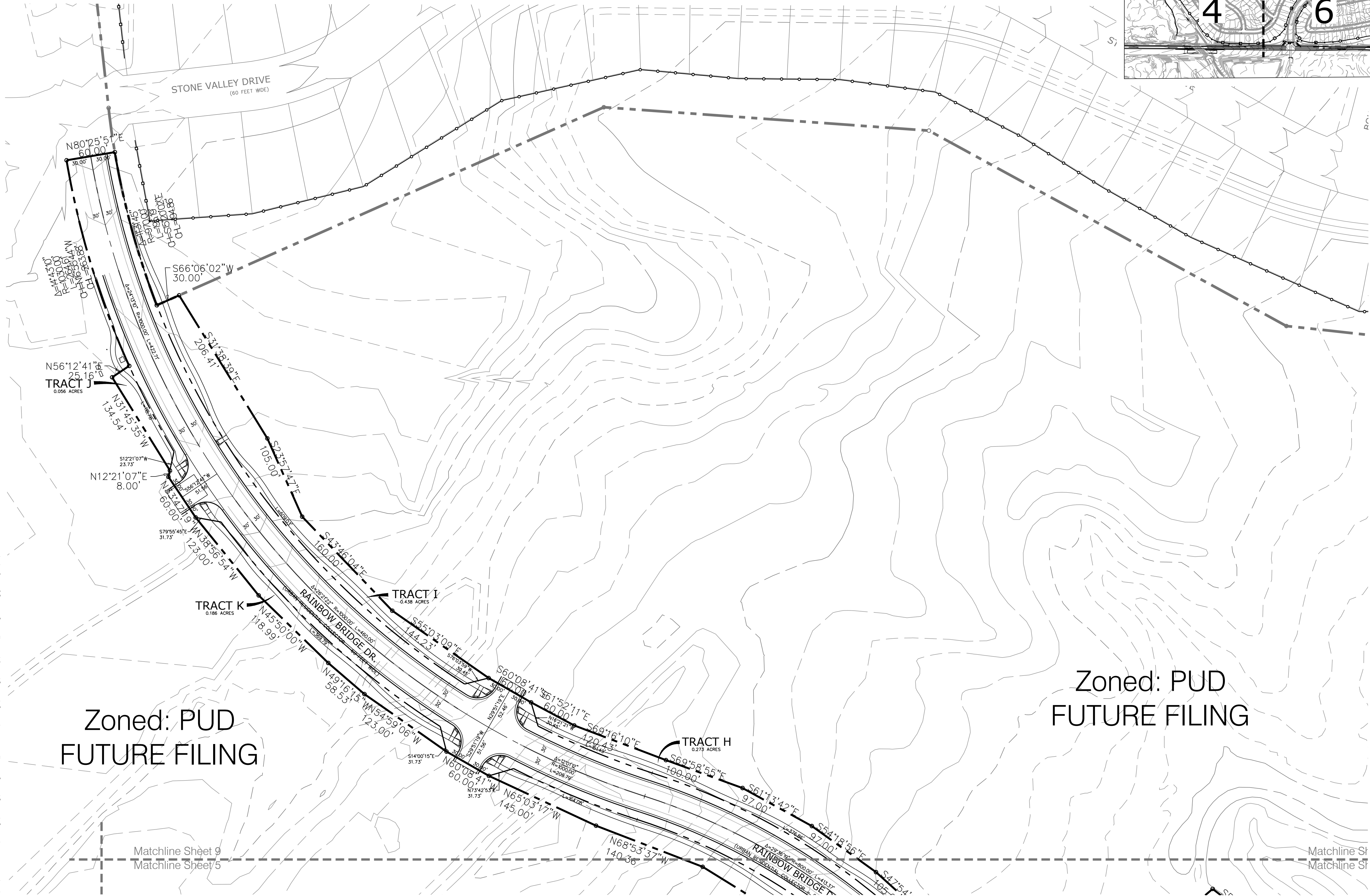
DATE: 05/11/2018 BY: JBS DESCRIPTION: Per County Comments

**EAST
SITE PLAN**

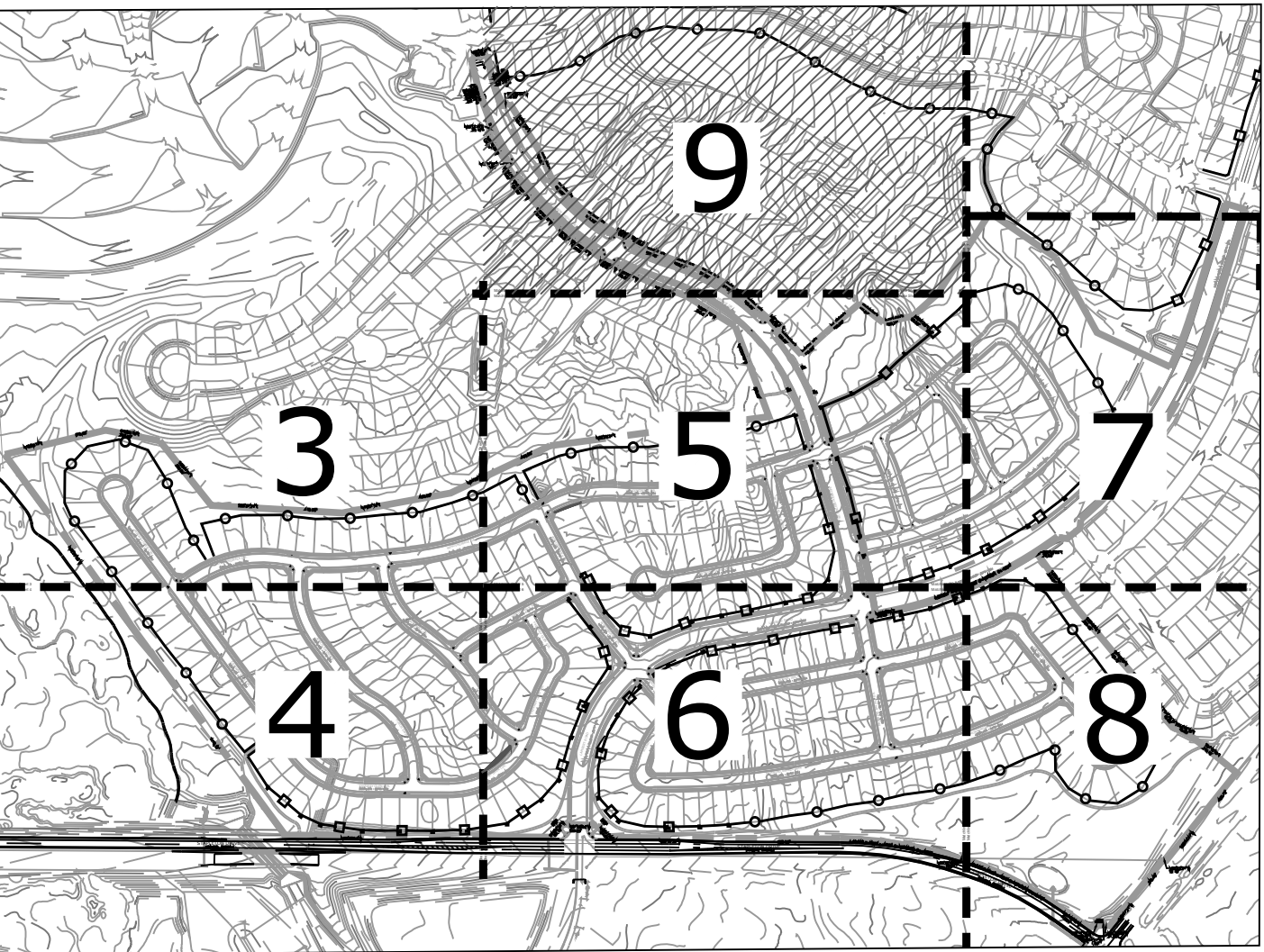
8
OF 30

PCD# PUDSP-18-002

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KEY MAP



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Architecture
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WindingWalk Filings 1 & 2 At Meridian Ranch

PUD Development Plan /
Preliminary Plan

DATE: 05/11/2018
PROJECT MGR: JBS
PREPARED BY: B. Swenson

DATE: 05/11/2018
BY: JBS
DESCRIPTION: Per County Comments

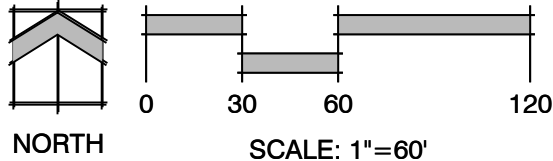
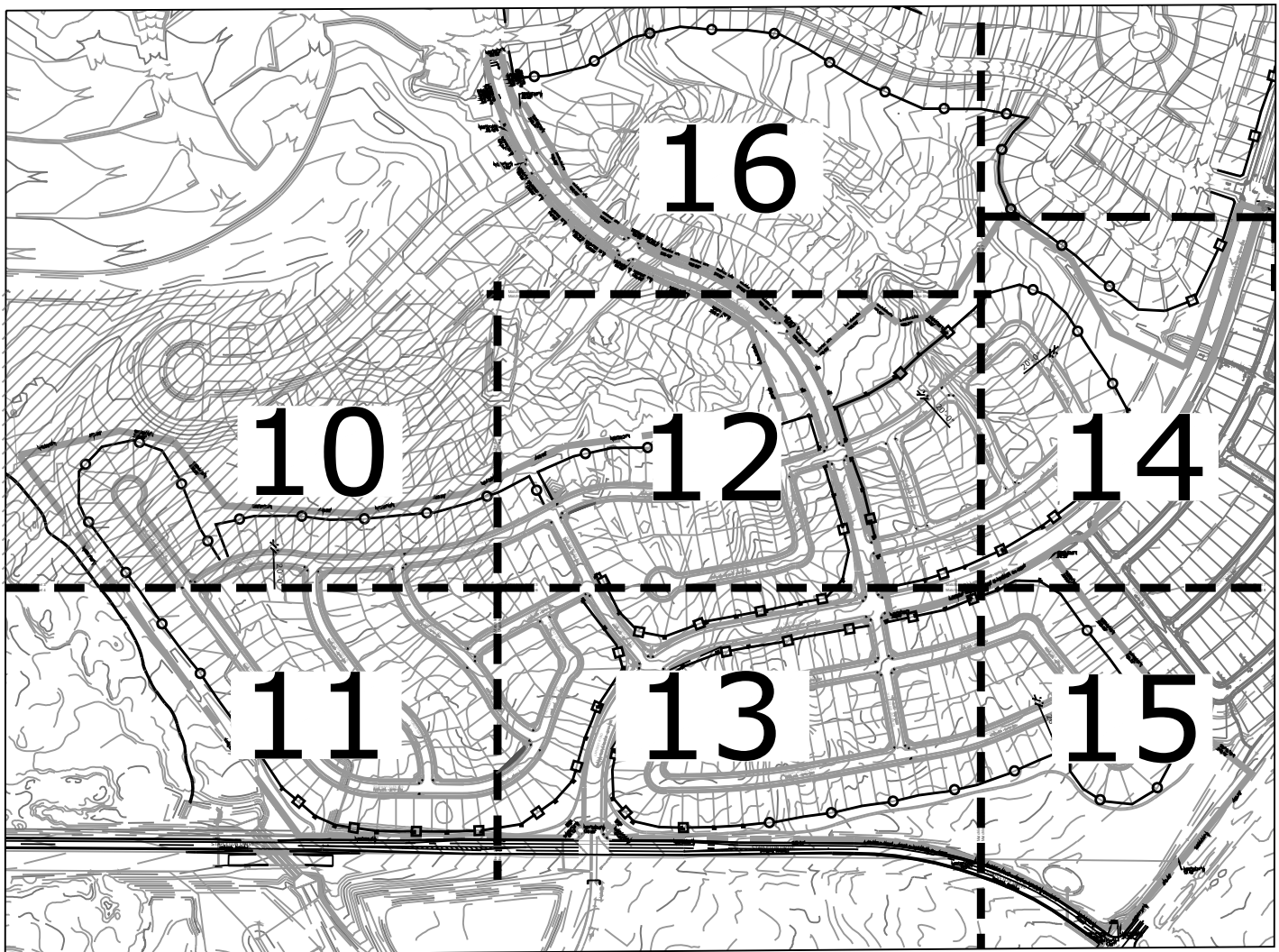
RAINBOW BRIDGE
PLAN

9
OF 30

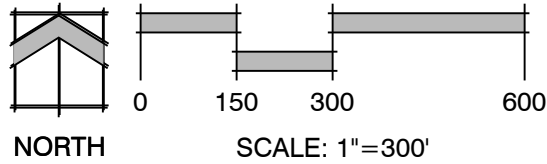
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KEY MAP



1 HIGH GROUNDWATER MAP



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PLANNER, LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

WindingWalk Filings 1 & 2 At Meridian Ranch

PUD Development Plan /
Preliminary Plan

PROJECT INFO

DATE: January 1, 2018
PROJECT MGR: A. Barlow
PREPARED BY: B. Swenson

ISSUE INFO

DATE:	BY:	DESCRIPTION:
05/11/2018	JBS	Per County Comments

ISSUE / REVISION

UTILITIES & GRADING
PLAN

SHEET TITLE

SHEET NUMBER

10
OF 30

PLANTING

PCD# PUDSP-18-002

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Land Planning
Landscape
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WindingWalk
Filings 1 & 2
At Meridian
Ranch
PUD Development Plan /
Preliminary Plan

PROJECT INFO	DATE:	January 1, 2018
	PROJECT MGR:	A. Barlow
	PREPARED BY:	B. Swenson

DATE:	BY:	DESCRIPTION:
05/11/2018	JBS	Per County Comments

UTILITIES & GRADING
PLAN

11
OF 30

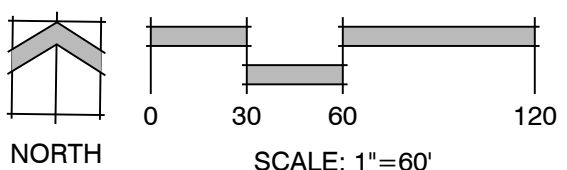
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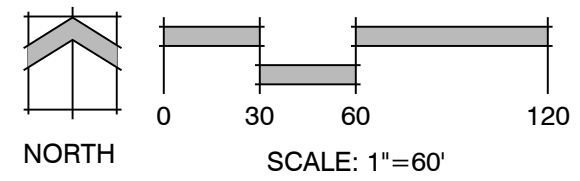
DATE:	January 1, 2018
PROJECT MGR:	A. Barlow
PREPARED BY:	B. Swenson

UTILITY & GRADING PLAN

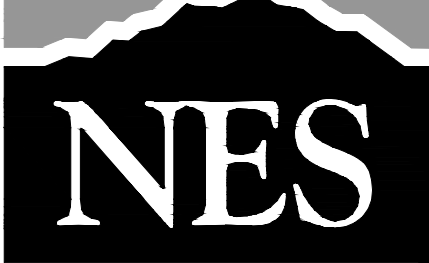
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WindingWalk
Filings 1 & 2
At Meridian
Ranch
PUD Development Plan /
Preliminary Plan

PROJECT INFO
DATE: January 1, 2018
PROJECT MGR: A. Barlow
PREPARED BY: B. Swenson

ISSUE INFO
DATE: 05/11/2018
BY: JBS
DESCRIPTION: Per County Comments

UTILITIES & GRADING
PLAN

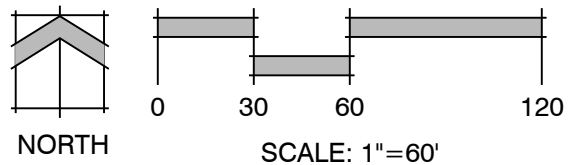
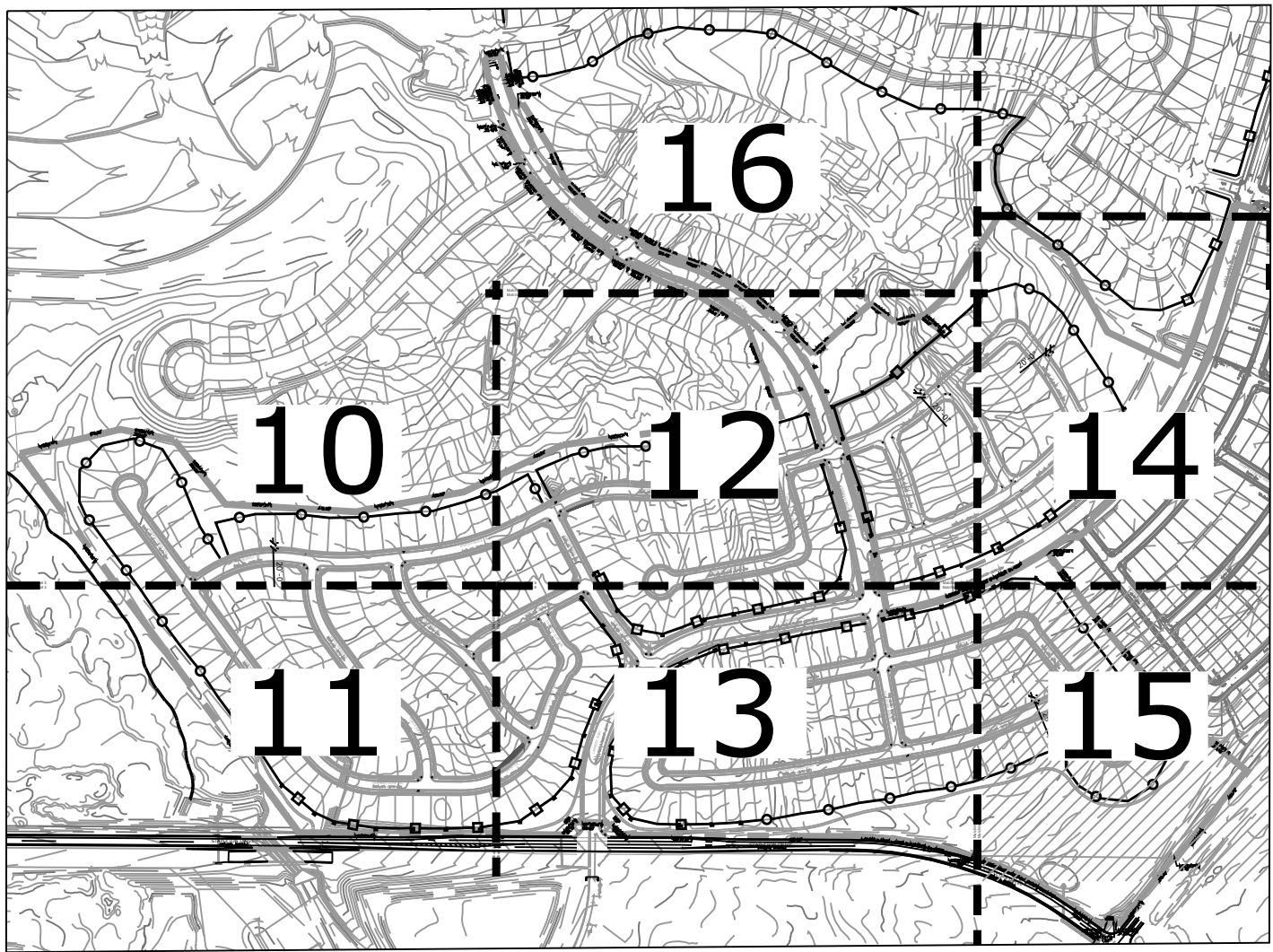
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KEY MAP



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WindingWalk Filings 1 & 2 At Meridian Ranch

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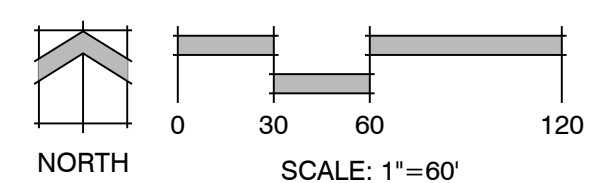
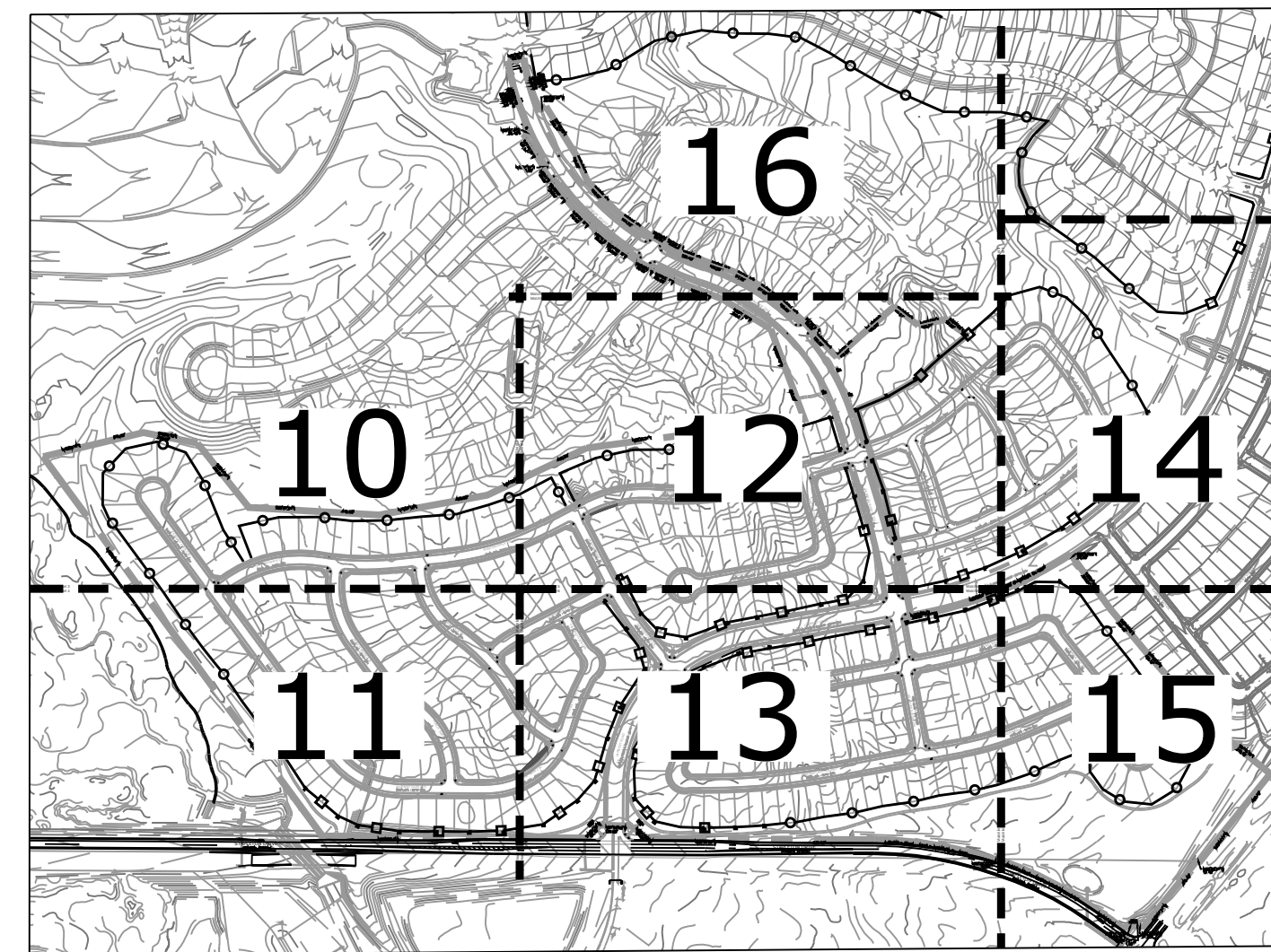
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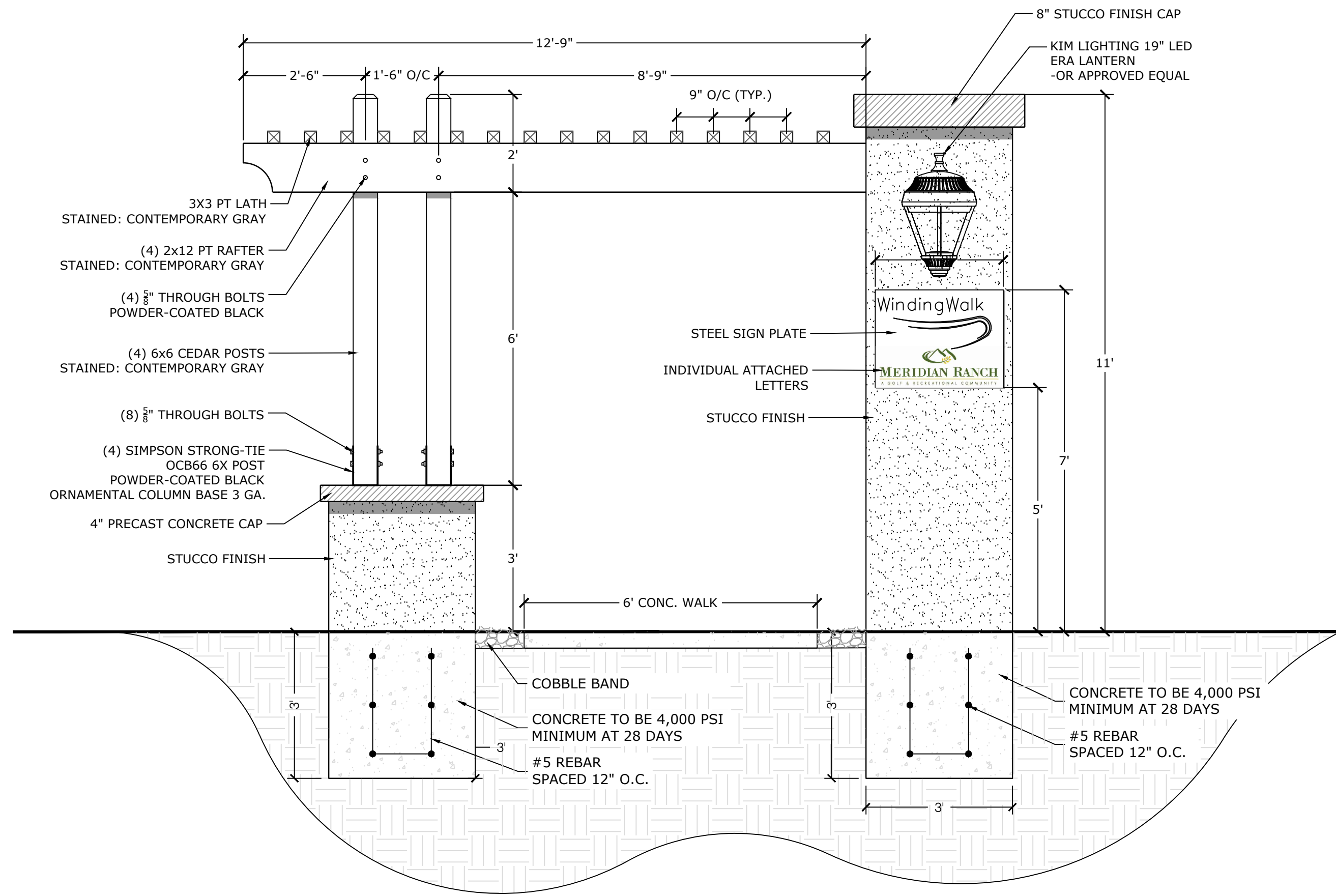
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PLAN

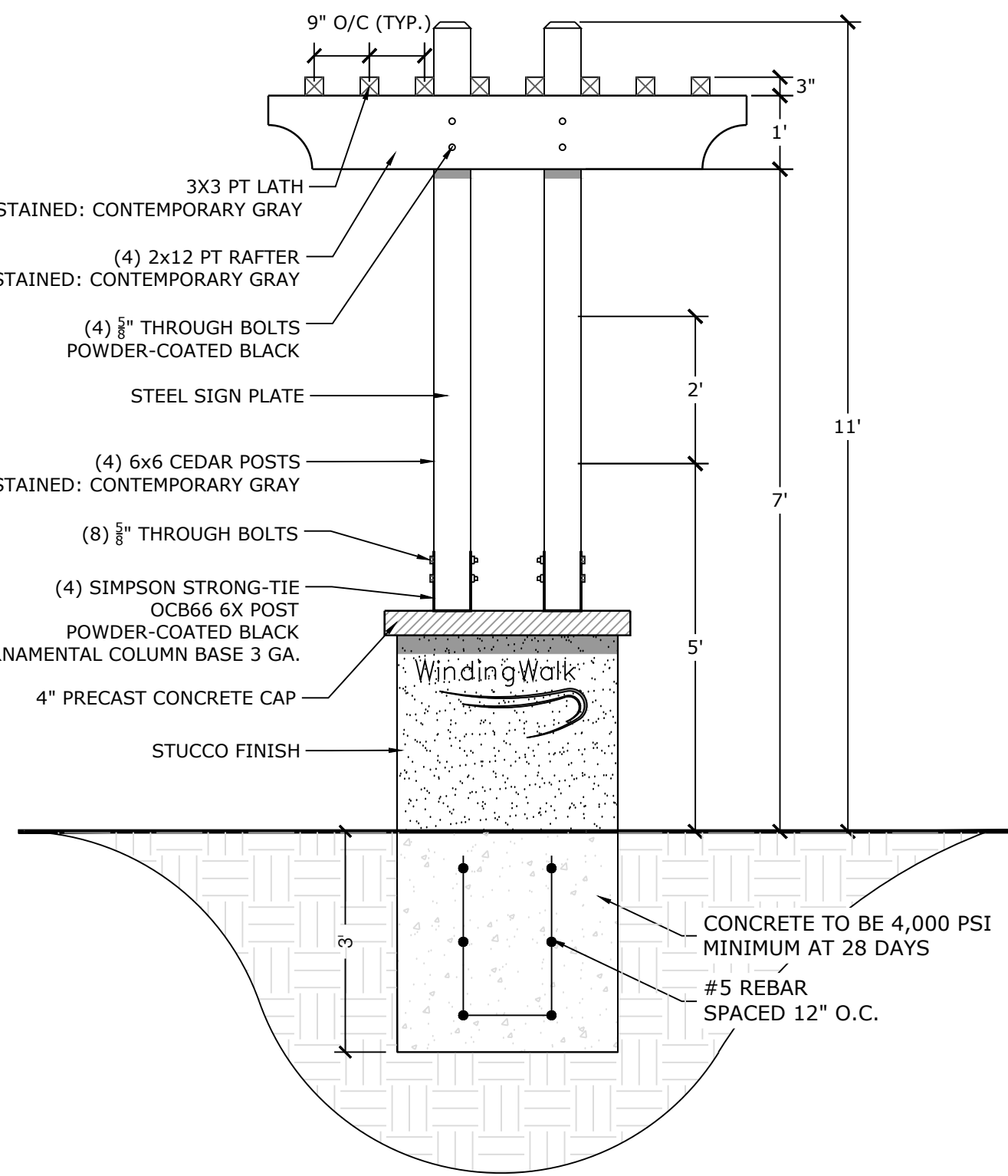
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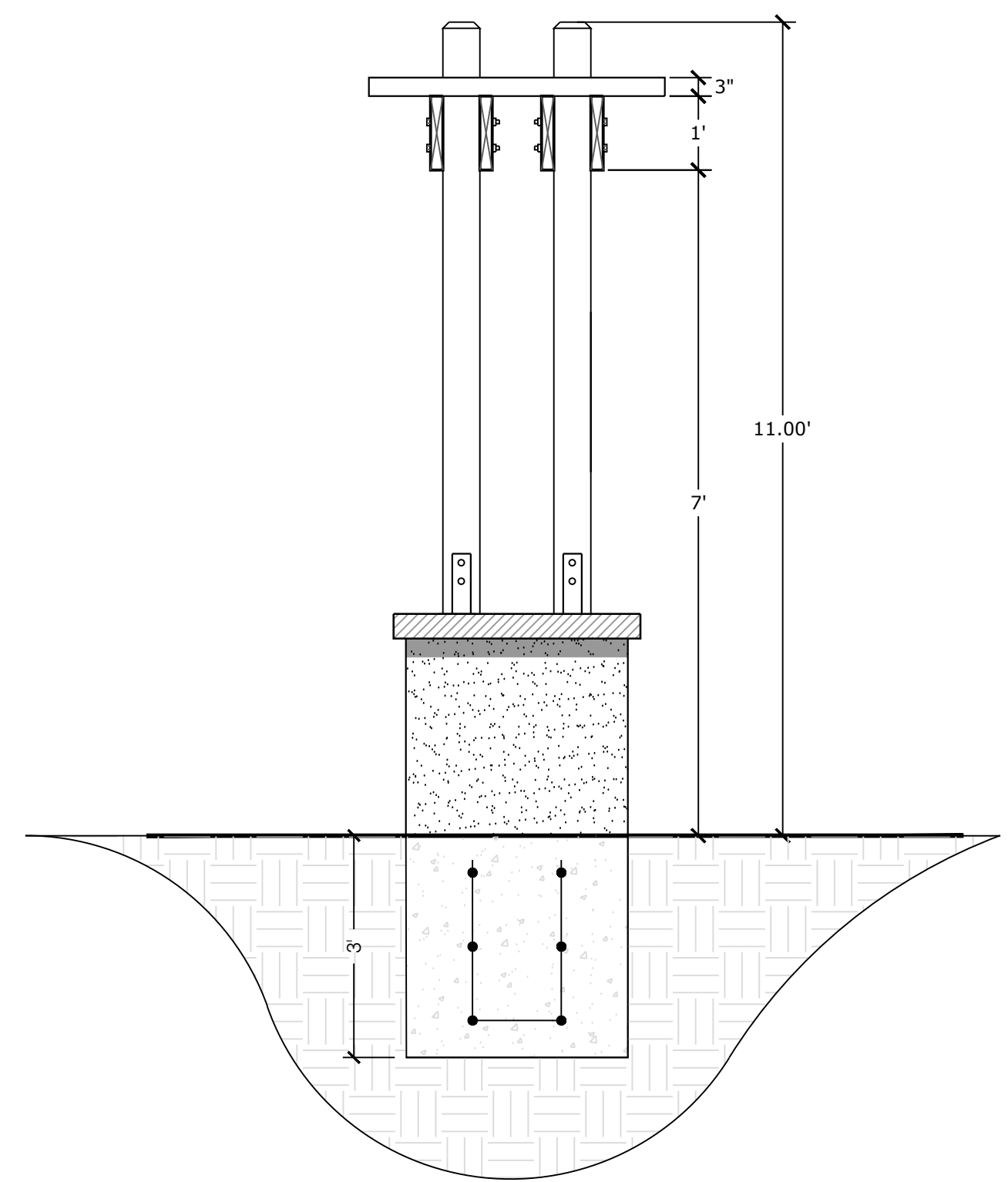




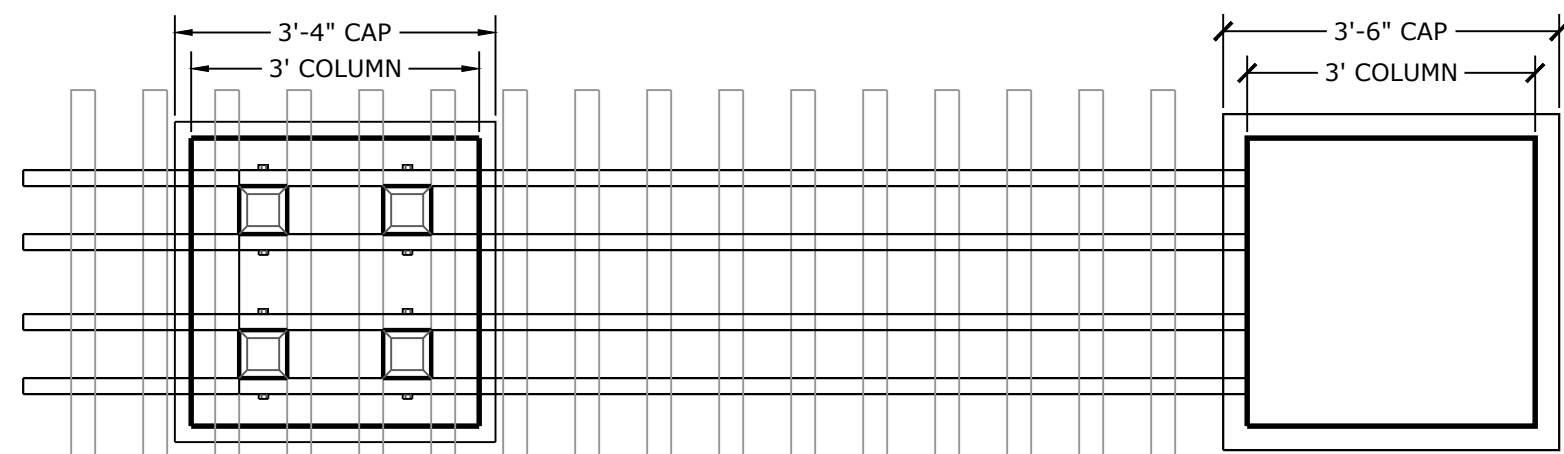
1 FRONT ELEVATION WindingWalk Entry Monument
SCALE: 1/2" = 1'



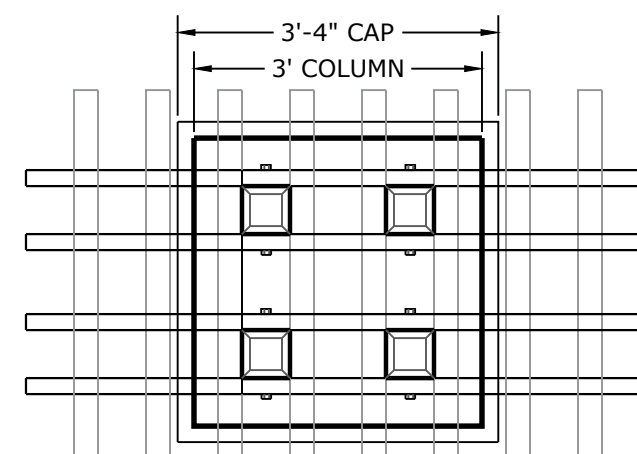
2 FRONT ELEVATION WindingWalk Secondary Monument
SCALE: 1/2" = 1'



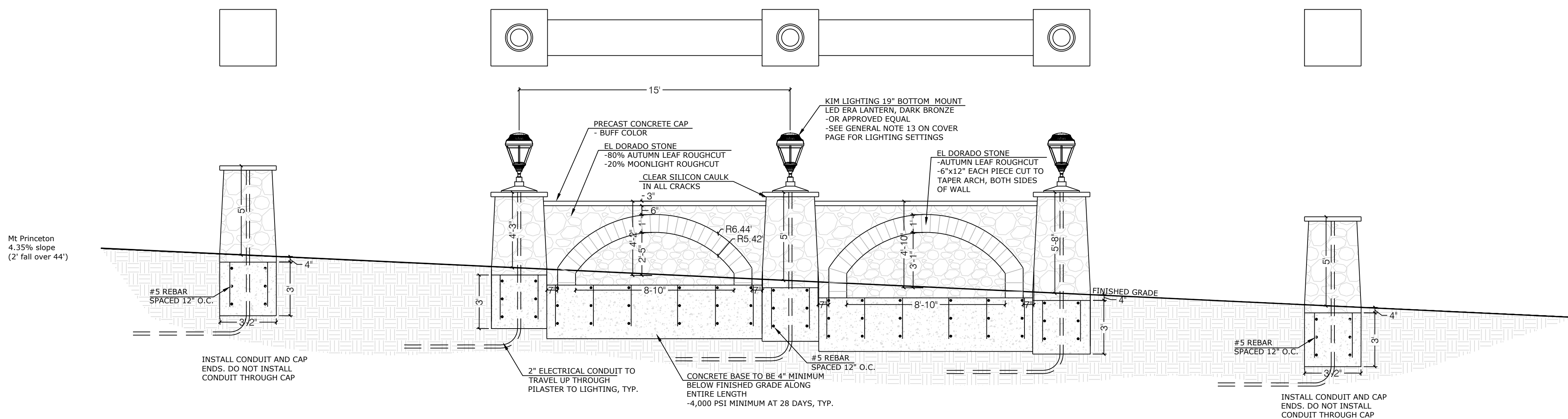
3 SIDE ELEVATION WindingWalk Secondary Monument
SCALE: 1/2" = 1'



4 TOP VIEW WindingWalk Entry Monument
SCALE: 1/2" = 1'



5 TOP VIEW WindingWalk Secondary Monument
SCALE: 1/2" = 1'



6 FRONT ELEVATION Rainbow Bridge Bridge
SCALE: 1/4" = 1'

WindingWalk Filings 1 & 2 At Meridian Ranch

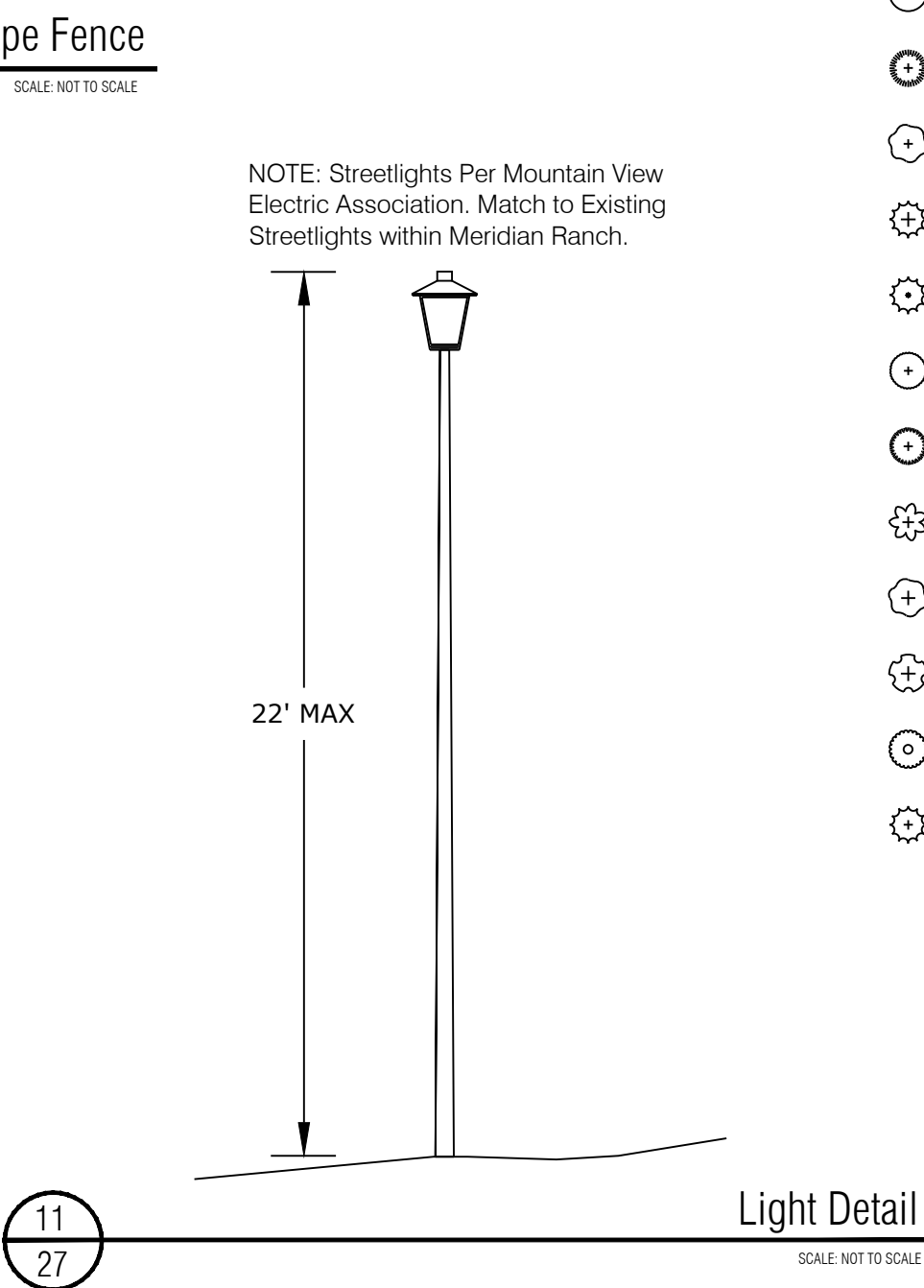
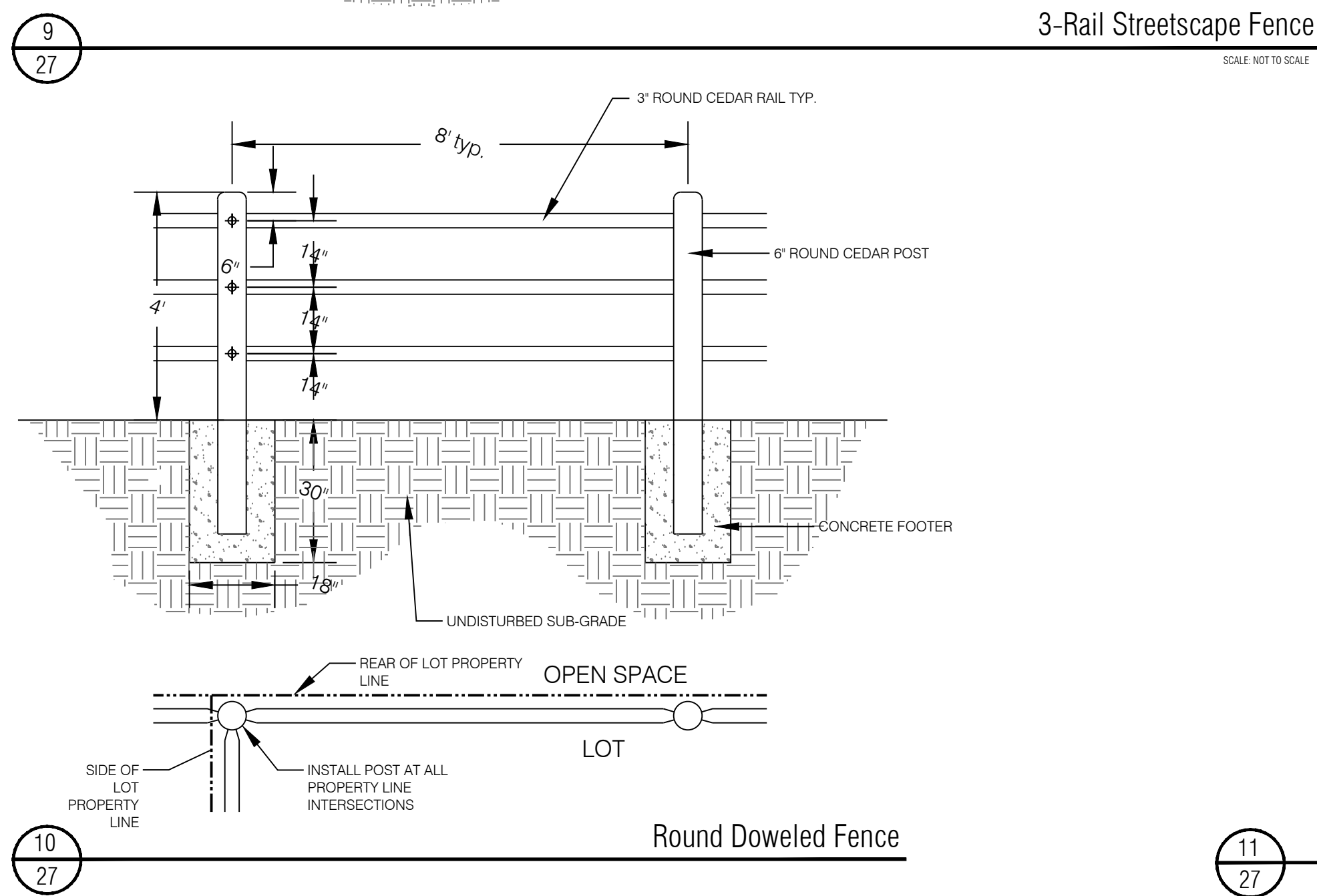
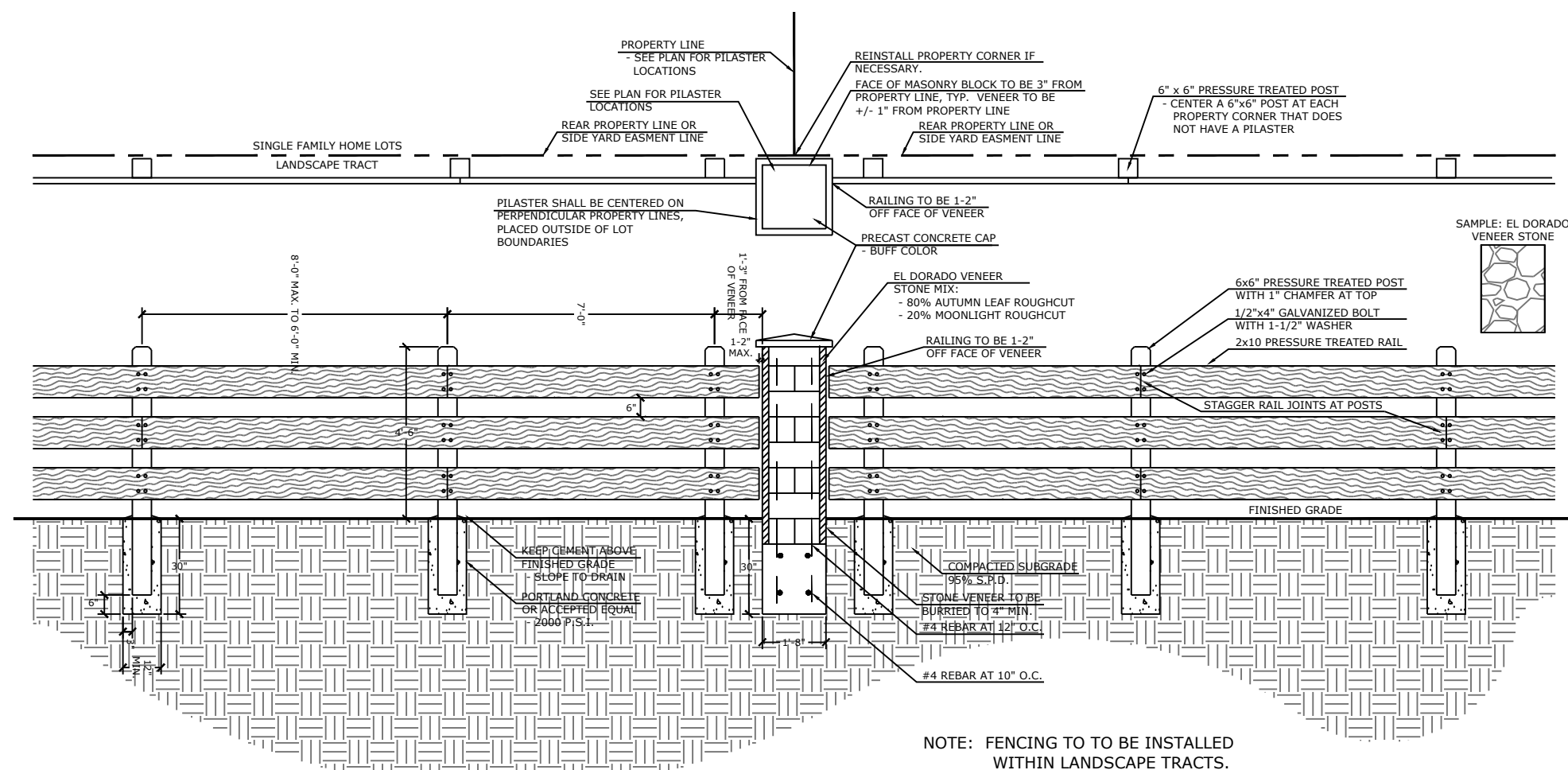
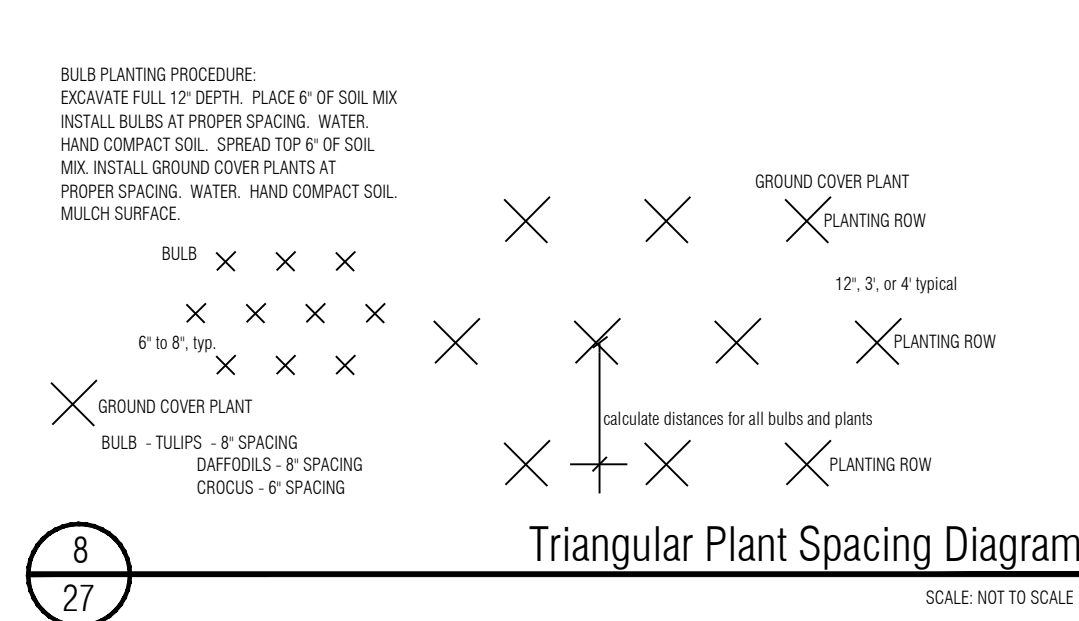
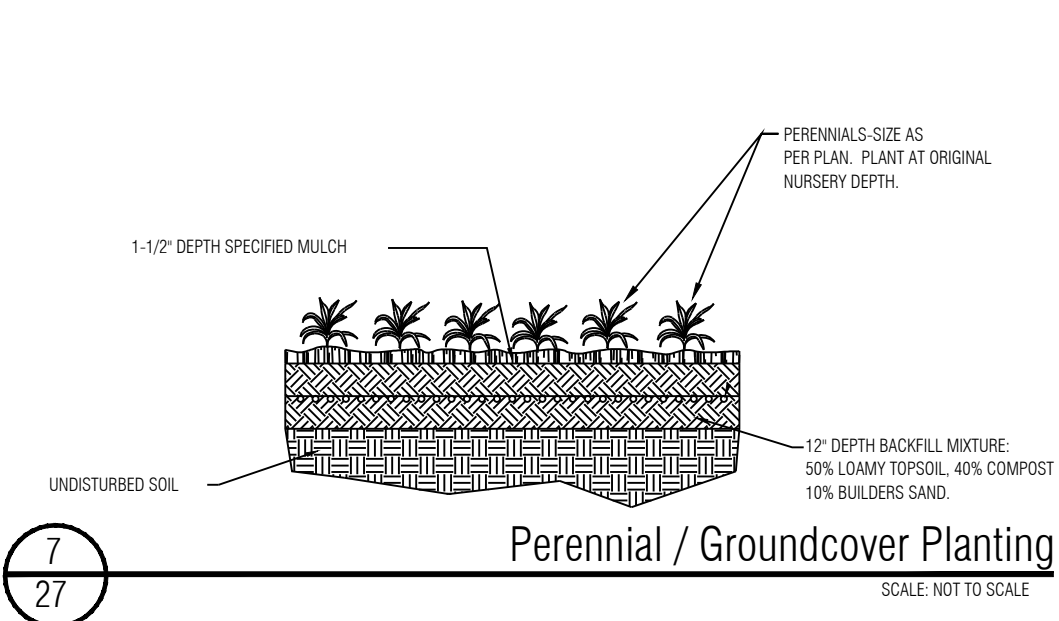
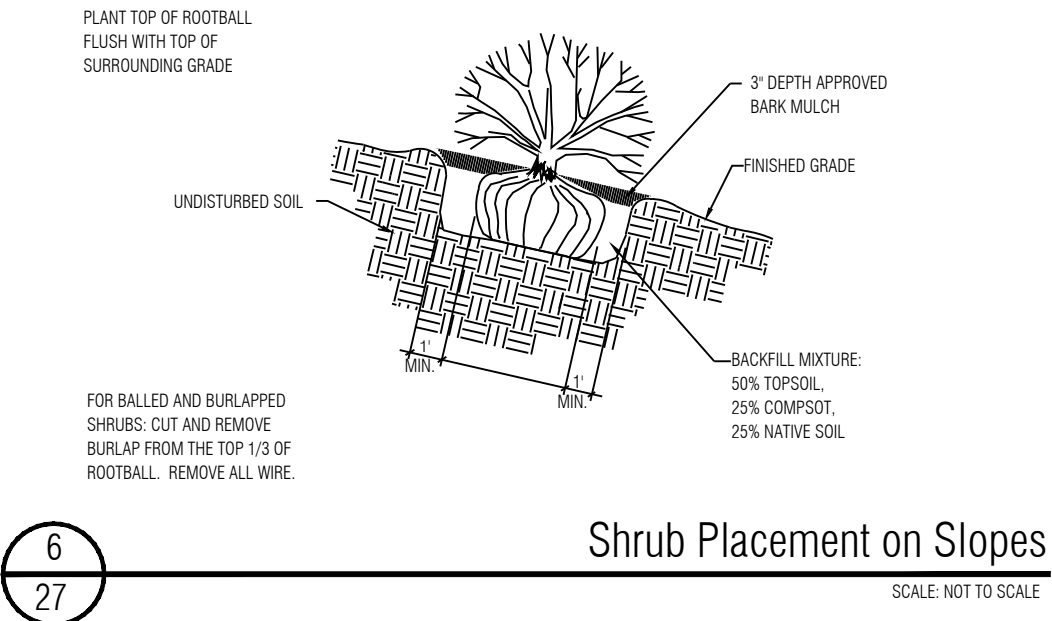
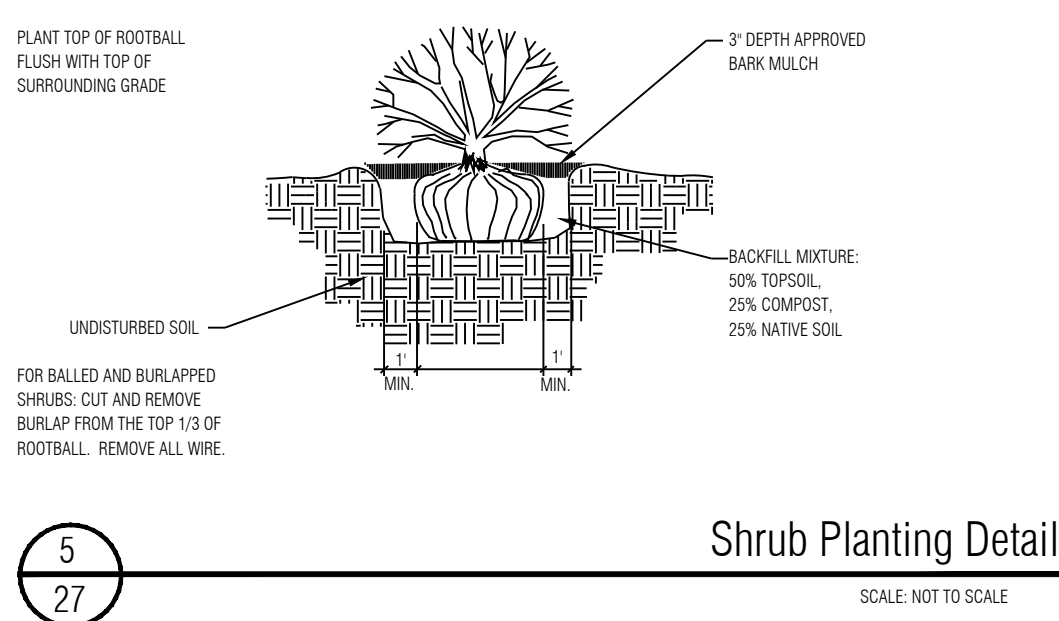
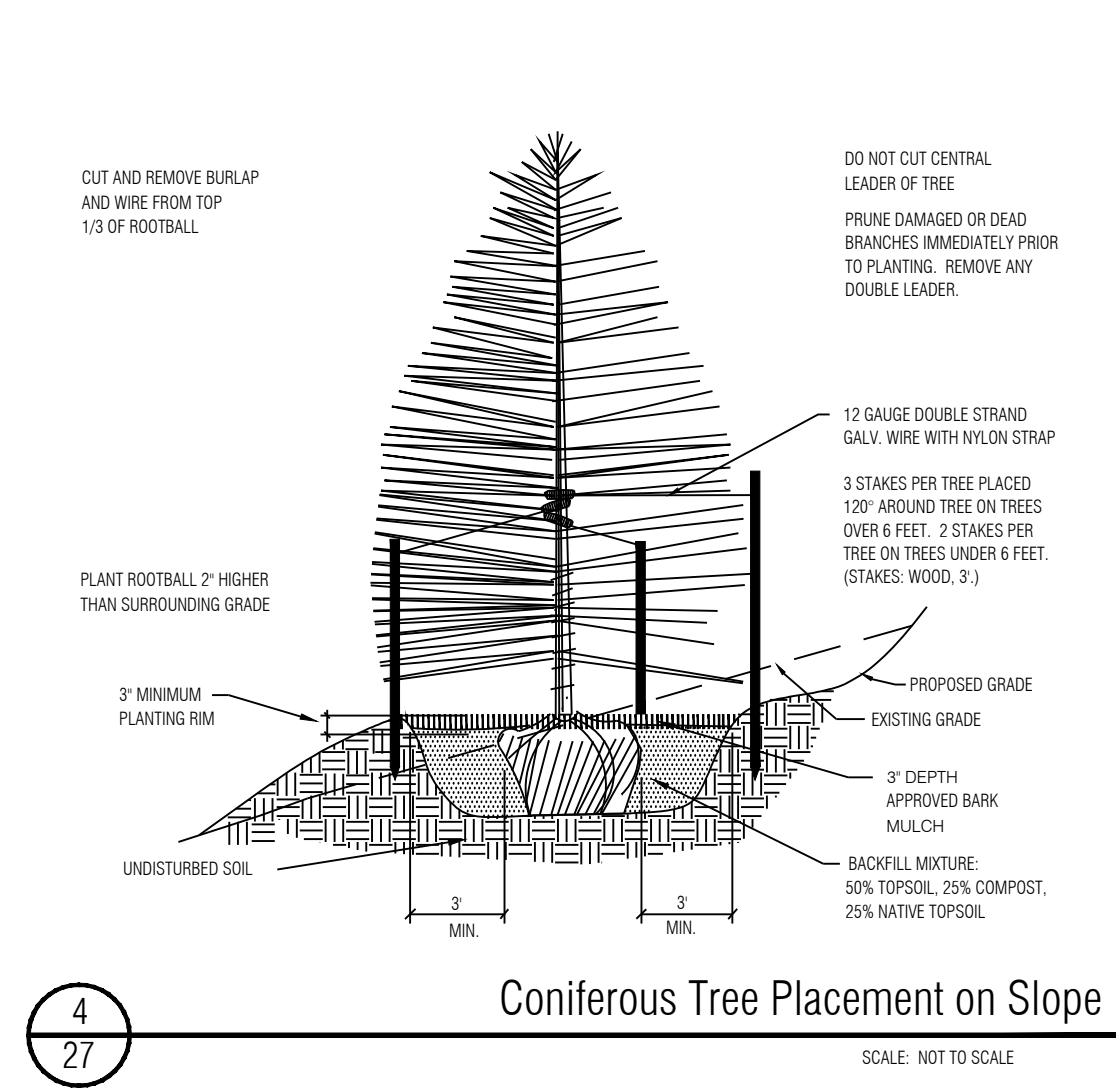
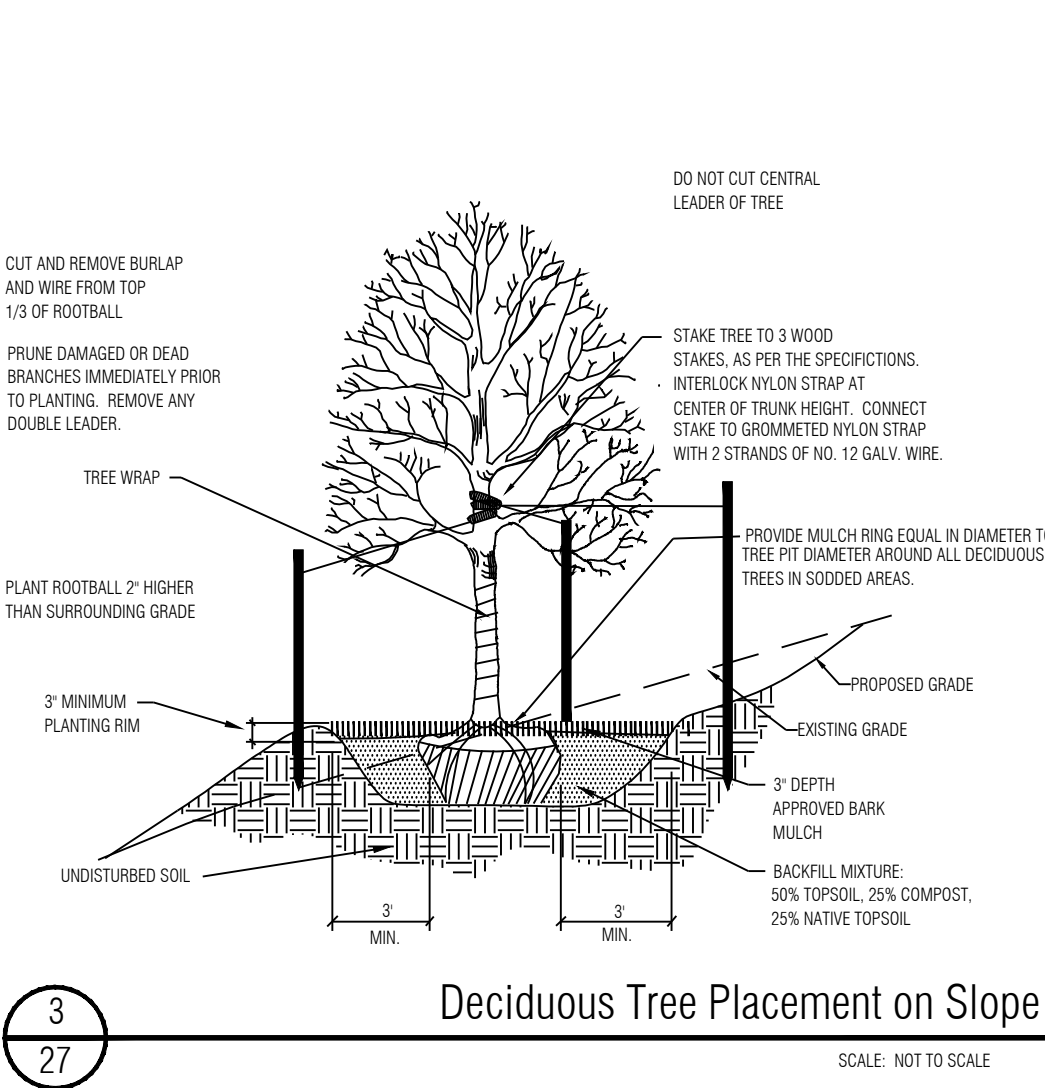
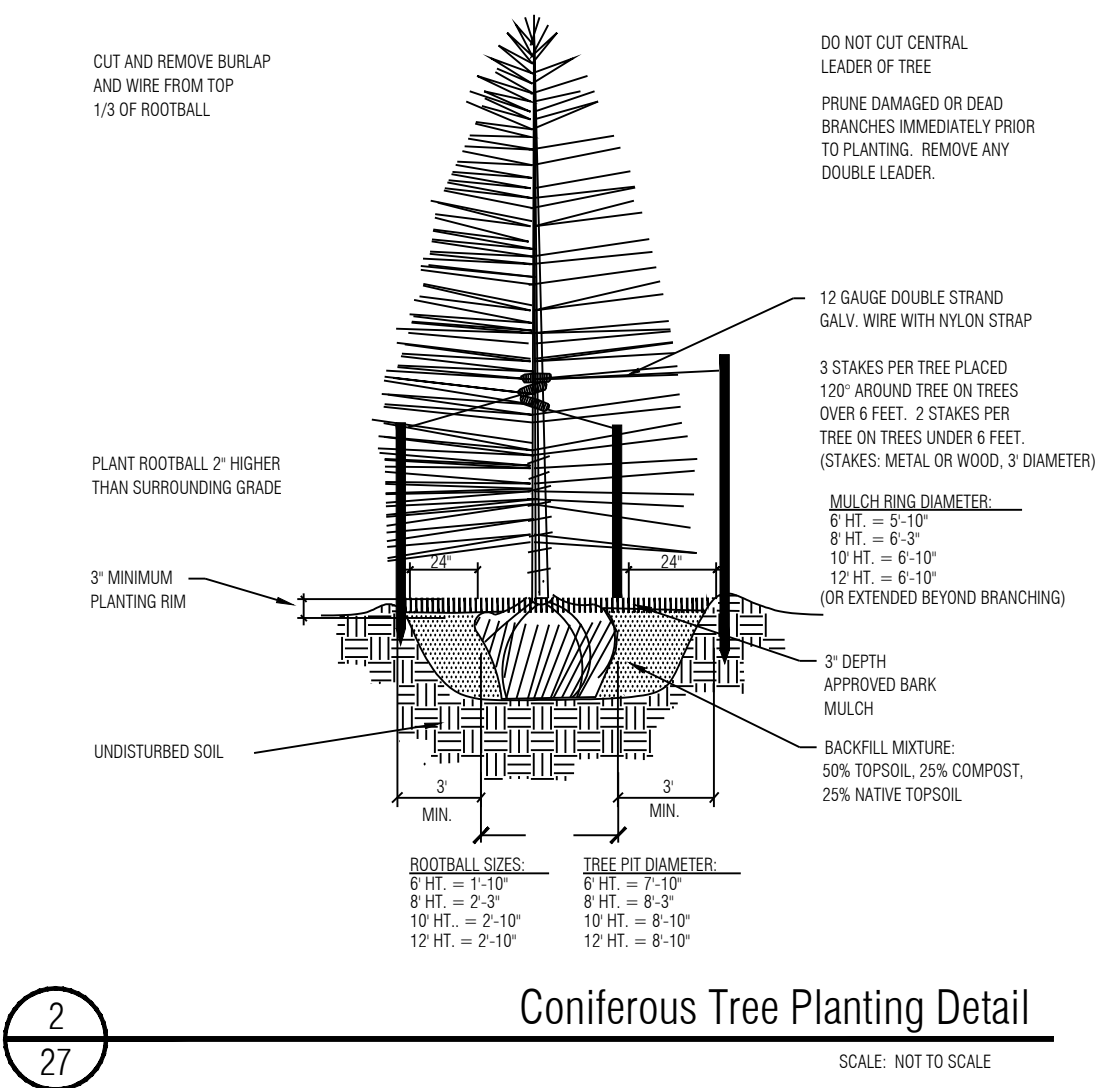
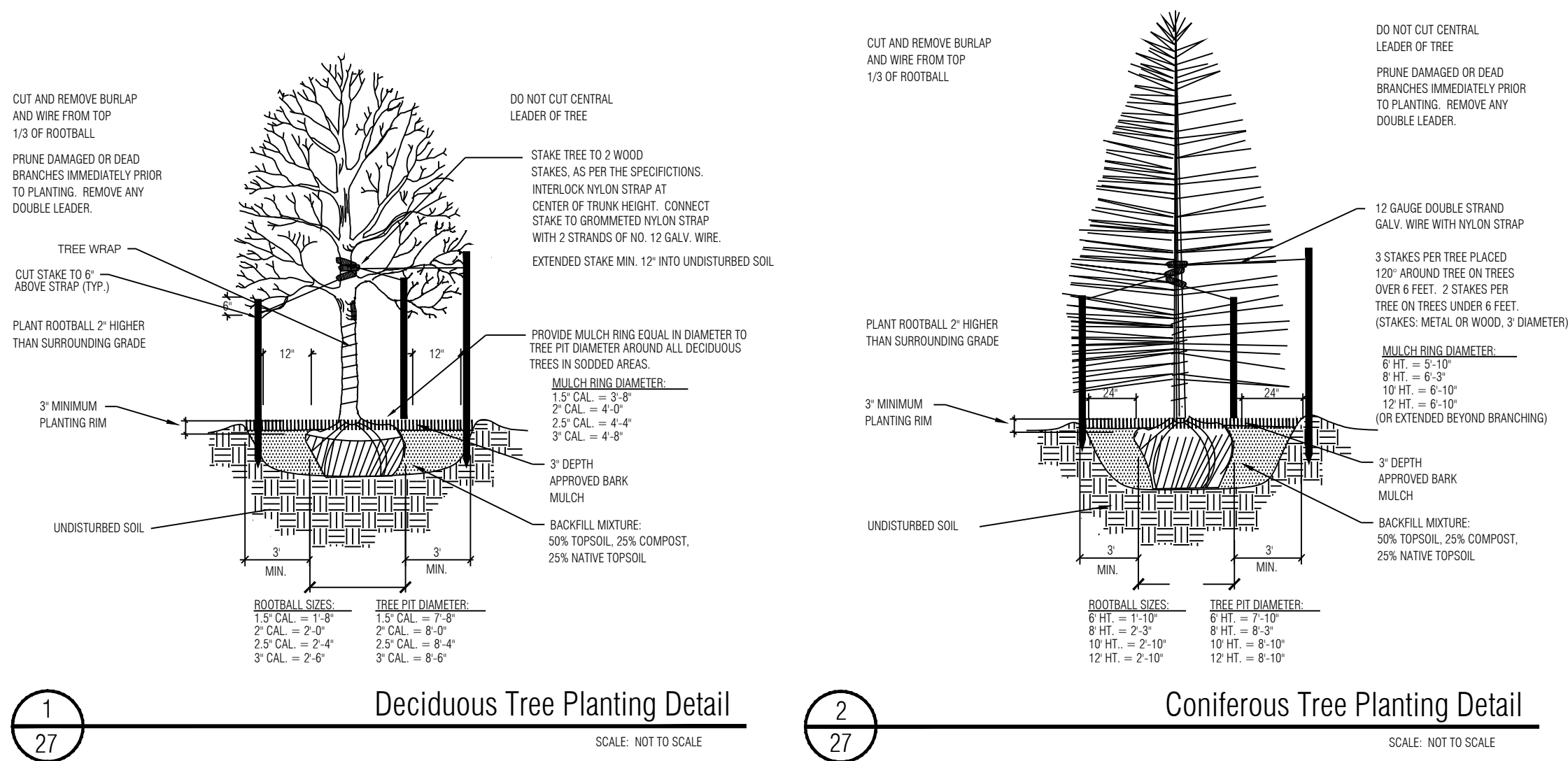
PUD Development Plan /
Preliminary Plan

DATE: January 1, 2018
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


















ENTRY MONUMENTS

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OF 30

PCD# PUDSP-18-002



PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	HEIGHT	WIDTH	SIZE	COND
	Axf	65	Acer x freemanii 'Jeffred' / Autumn Blaze Maple	20'	30'	3" Cal.	B&B
	Gtr	88	Gleditsia triacanthos / Honey Locust	60'	40'	3" Cal.	B&B
	Jsw	191	Juniperus scopulorum 'Wichita Blue' / Wichita Blue Juniper	20'	10'	6" HT	B&B
	Ppu	32	Picea pungens / Colorado Blue Spruce	60'	30'	8" HT	B&B
	Ppo	54	Pinus ponderosa / Ponderosa Pine	80'	40'	8" HT	B&B
	PP	13	Populus tremula / European Aspen	30'	10'	2.5" Cal.	B&B
	Qal	9	Quercus alba / White Oak	60'	60'	3" Cal.	B&B
	QM	25	Quercus macrocarpa / Burr Oak	40'	50'	3" Cal.	B&B
	Tam	16	Tilia americana / American Linden	60'	50'	3" Cal.	B&B
SHRUBS	CODE	QTY	BOTANICAL NAME / COMMON NAME	HEIGHT	WIDTH	SIZE	COND
	Eac	56	Euonymus alatus 'Compactus' / Compact Burning Bush	3'	4'	5 GAL	CONT
	Hse	53	Helictotrichon sempervirens / Blue Oat/Blue Avena	3'	2'	1 GAL	CONT
	Hso	144	Hemerocallis x 'Stella de Oro' / Stella de Oro Daylily	2'	1.5'	1 GAL	CONT
	Jbc	207	Juniperus horizontalis 'Blue Chip' / Blue Chip Juniper	1'	8'	5 GAL	CONT
	Jwi	85	Juniperus horizontalis 'Wiltonii' / Blue Rug Juniper	1'	8'	5 GAL	CONT
	Pvr	235	Panicum virgatum 'Shenendoah' / Red Switch Grass	4'	1.5'	1 GAL	CONT
	Pac	209	Pennisetum alopecuroides / Fountain Grass	3'	2'	1 GAL	CONT
	Pea	76	Perovskia atriplicifolia / Russian Sage	3'	4'	5 GAL	CONT
	Pfg	28	Potentilla fruticosa 'Gold Drop' / Gold Drop Potentilla	3'	4'	5 GAL	CONT
	PSC	19	Prunus x cistena / Purple Leaf Sand Cherry	7'	6'	5 GAL	CONT
	Rag	24	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	3'	4'	5 GAL	CONT
	Scs	233	Schizachyrium scoparium / Little Bluestem Grass	4'	2.5'	1 GAL	CONT

SITE DATA

- Land Use: Single Family Residential
- Number of Lots: 345 Lots
- Total Area: 74.384 AC
- Total Tract Area: 31.737 AC

TREE REQUIREMENTS

LDC Plant Category	Street (Classification)	Street Frontage Length	Required Trees	Provided Trees (substitutes 1 tree/10 shrubs)
(LR)	Lambert Road North (Urban Local) Lambert Road South (Urban Local)	2.754' 1.891'	93 (1 per 30') 63 (1 per 30')	87 (shrub substitute 60) 61 (shrub substitute 20)
(RB)	Rainbow Bridge East (Urban Local) Rainbow Bridge West (Urban Local)	2.173' 2.199'	72 (1 per 30') 73 (1 per 30')	67 (shrub substitute 50) 69 (shrub substitute 40)
(SD)	Stapleton Drive (Principal Arterial)	2.775'	109 (1 per 20')	94 (shrub substitute 20)

LANDSCAPE NOTES

- CONTRACTOR TO UTILIZE STOCKPILED TOPSOIL FROM GRADING OPERATION AS AVAILABLE. TILL INTO TOP 6" OF SOIL.
- FOR GRADES REFER TO CIVIL ENGINEERS DRAWINGS.
- ALL TREES TO RECEIVE A BACK FILL MIXTURE OF 50% IMPORTED LOAMY TOPSOIL, 25% PEAT MOSS, AND 25% EXISTING SOIL.
- A FULLY AUTOMATED SPRINKLER IRRIGATION SYSTEM WILL DRIP IRRIGATE ALL TREES.
- ALL TREES TO BE STAKED WITH WOOD STAKES. FOR 3" CAL. DECIDUOUS TREES AND EVERGREEN TREES OVER 6" USE 3 WOOD STAKES (STAKE TO GROUND LEVEL).
- MINIMUM INSPECTIONS WILL INCLUDE SELECTION OF SPECIMEN PLANT MATERIALS AT CONTRACTOR'S NURSERY OR WHOLESALER, APPROVAL OF PLANT LOCATION STAKES BEFORE PLANT MATERIALS ARE INSTALLED, 'PUNCH LIST' SITE INSPECTION, AND FINAL INSPECTION SITE VISITS.
- A. PRE-CONSTRUCTION MEETING/SELECTION OF PLANT MATERIALS AT THE NURSERY AND REVIEW OF SPECIFIED LANDSCAPE/IRRIGATION SUBMITTALS.
- B. IRRIGATION MAINLINE INSPECTION - PRESSURE TEST AND REVIEW OF MODEL IRRIGATION.
- C. IRRIGATION 95%/ PUNCH INSPECTION.
- D. IRRIGATION FINAL ACCEPTANCE INSPECTION.
- E. LANDSCAPE 50% INSPECTION - 1/2 THROUGH ENTIRE PROJECT
- F. LANDSCAPE 95% INSPECTION/ PUNCH INSPECTION.
- H. LANDSCAPE FINAL ACCEPTANCE INSPECTION AND COUNTY LANDSCAPE AND IRRIGATION AFFIDAVITS.
- PLANTS SHALL BE WARRANTED FOR THE DURATION OF TWO FULL YEARS AFTER THE INSTALLATION (WARRANTY SHALL COVER 100% OF THE REPLACEMENT COST).
- ALL PLANTS TO RECEIVE 3 INCH DEPTH OF SHREDDED CEDAR WOOD MULCH UNLESS OTHERWISE SPECIFIED. MULCH RINGS TO BE 15" DIA. FOR 3 GALLON SHRUBS AND 36" DIA. FOR TREES NOT PLANTED IN BEDS, WITH THE EXCEPTION OF BLUEGRASS SOD AREAS IN WHICH TREES SHALL RECEIVE 60" DIA. MULCH RING. AVAILABLE FROM C&S SAND CEDAR MULCH (719)471-7222.
- CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL PLANT MATERIAL SHOWN ON THIS PLAN. IF ANY DISCREPANCIES ARE FOUND BETWEEN THE LANDSCAPE PLAN AND THE PLANT SCHEDULE, THE QUANTITIES SHOWN ON THE LANDSCAPE PLAN SUPERSEDE THOSE SHOWN ON THE PLANT SCHEDULE.
- CONTACT THE LANDSCAPE ARCHITECT FOR ANY DISCREPANCIES WITH THE DRAWINGS OR VARIATIONS IN THE FIELD.
- CALL FOR UTILITY LOCATIONS PRIOR TO ANY PLANT INSTALLATION.
- LANDSCAPE MATERIALS IN THE SIGHT TRIANGLES SHALL NOT EXCEED 18" IN HEIGHT.
- FENCING DETAILS ARE TYPICAL AND WILL BE SUBJECT TO MINOR VARIATIONS IN MATERIALS. ANY VARIATION SHALL BE AUTHORIZED BY THE DEVELOPMENT SERVICES DIRECTOR, AFTER REVIEW OF ALTERNATE PLANS, DETAILS, OR OTHER DOCUMENTATION IN SUPPORT OF THE VARIATION.

Seed Mix A

- 15% Western Wheatgrass
- 15% Big Bluestem
- 15% Thickspike Wheatgrass
- 10% Sideoats Grama
- 15% Little Bluestem
- 15% Blue Grama
- 15% Annual Rye

APPLICATION RATE: Native Grass Mix: 3 lbs./1,000s.f. or 130 lbs./acre
Hydromulch: 2200 lbs./acre mulch, 100 lbs./acre tackifier

APPLICATION METHOD: Broadcast seed by hand or with a drop spreader.
Manually rake seed into prepared soil.
After seeding apply green hydromulch and tackifier.

Seed Mix B with Wildflowers

30% Ephraim Crested Wheatgrass
25% Dwarf Perennial Ryegrass
20% SR3200 Blue Fescue

Note: Low Gro Mix available from
Arkansas Valley Seed Solutions
(877) 957-3337

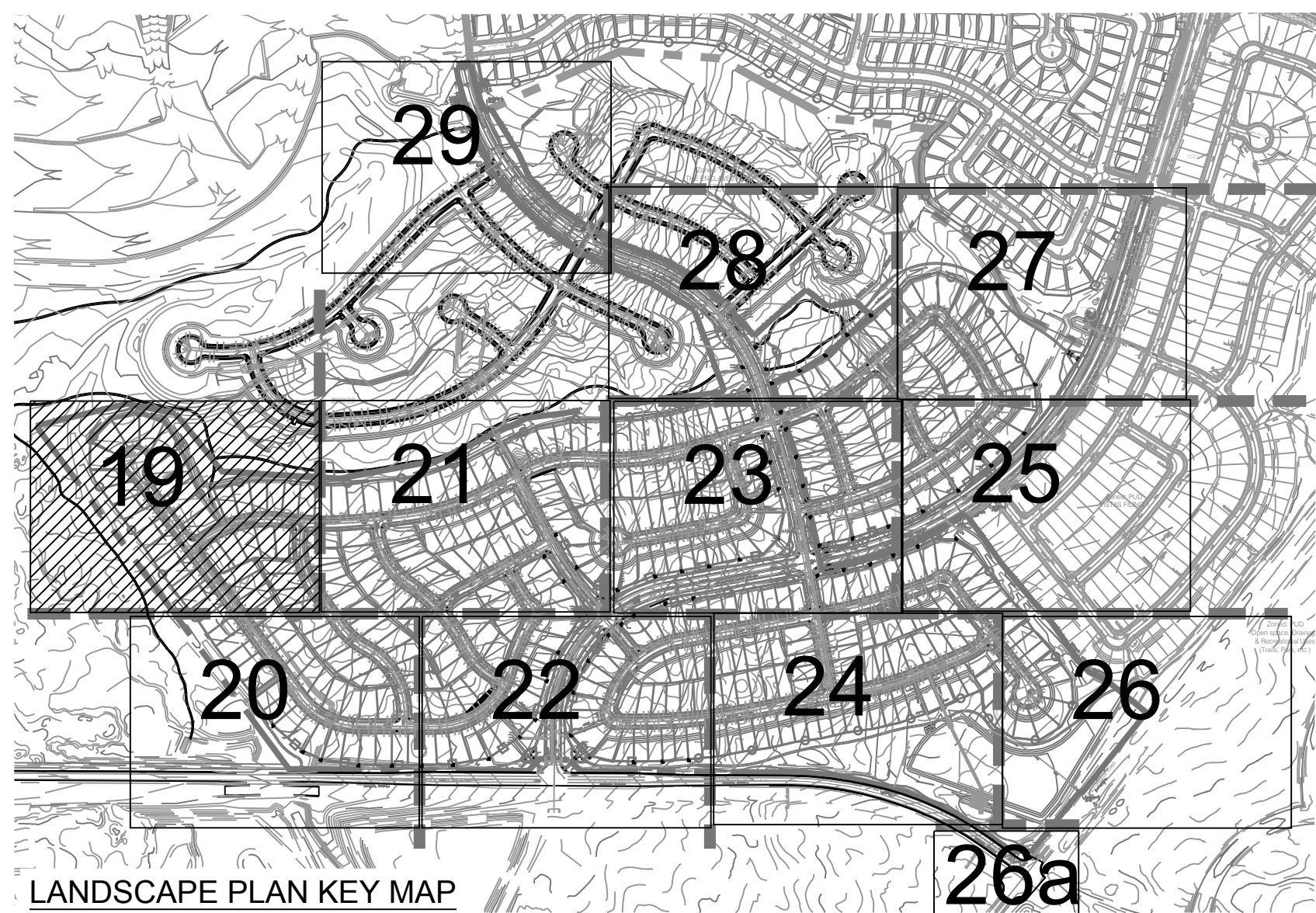
10% Chewings Fescue
15% Blue Grama
Wildflowers: 615 Western Mix

Wildflower Mix available from:
Applewood Seed Co.
(303) 431-7333

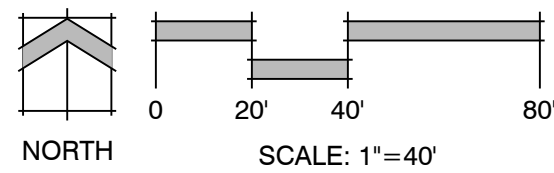
APPLICATION RATE: Native Grass Mix: 40 lbs./acre (or as recommended by supplier)
Wildflower Mix: 6 oz./1,000 s.f. or 8- 10 lbs./acre
Hydromulch: 2200 lbs./acre mulch, 100 lbs./acre tackifier.

APPLICATION METHOD: Broadcast seed by hand or with a drop spreader.
Manually rake seed into prepared soil.
After seeding apply green hydromulch and tackifier.

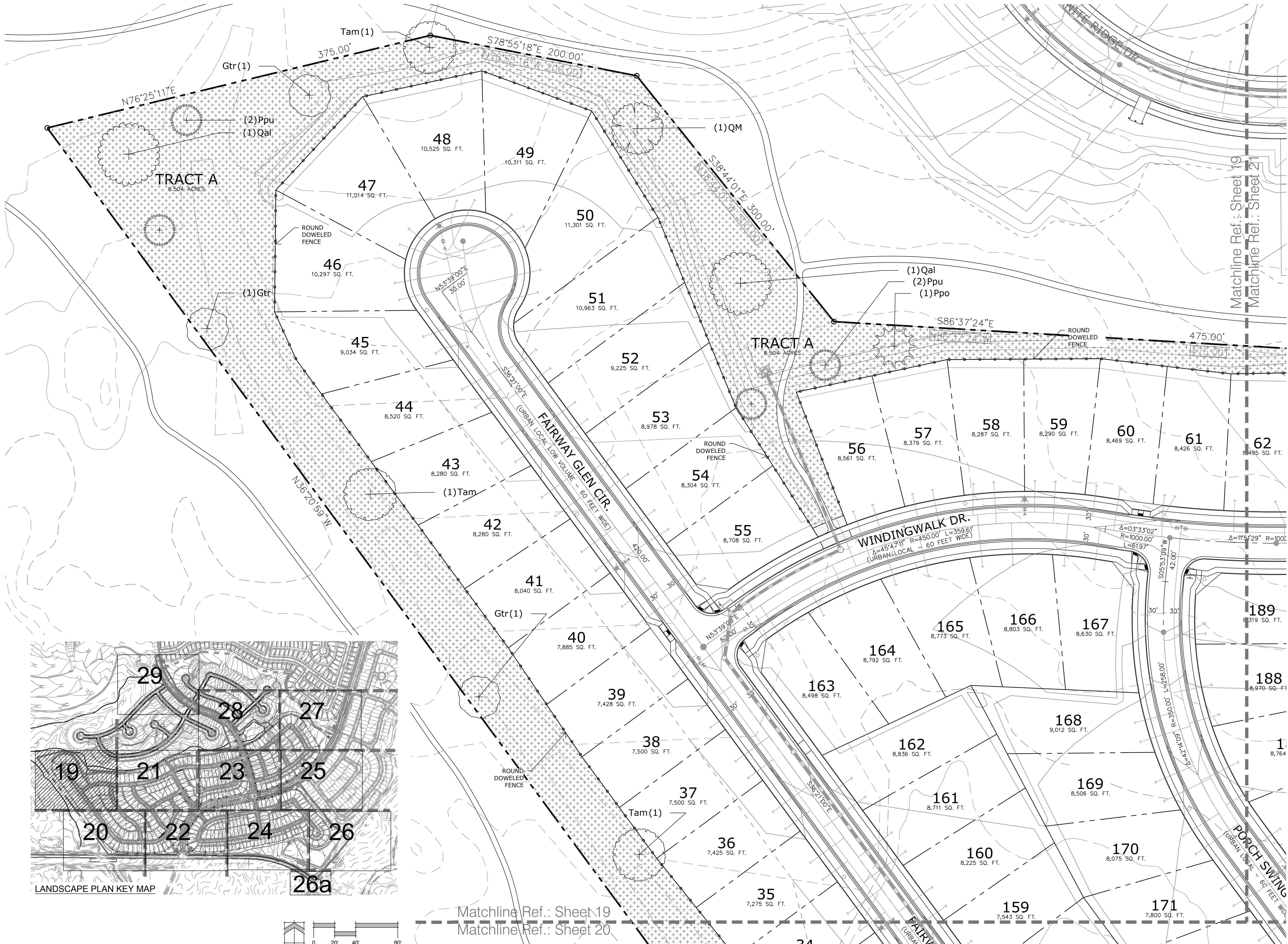
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LANDSCAPE PLAN KEY MAP



Matchline Ref.: Sheet 19
Matchline Ref.: Sheet 20



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WindingWalk Filings 1 & 2 At Meridian Ranch

Final Landscape Plan

DATE:	January 4, 2018
PROJECT MGR:	A. Barlow
PREPARED BY:	M. Swift

SEAL

REVISION

DATE:	BY:	DESCRIPTION:
05/11/2018	MS	Per County Comments

REVISION

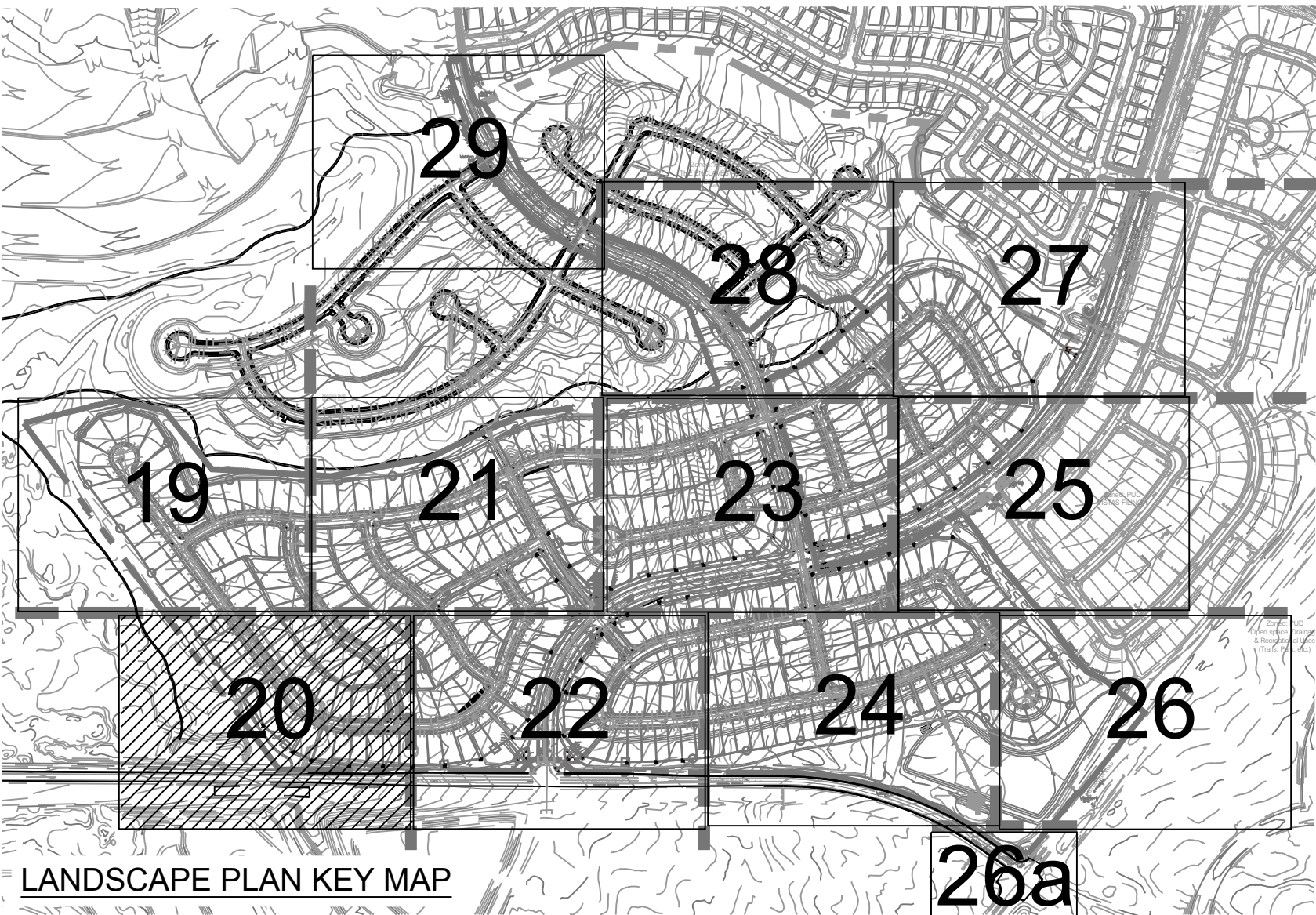
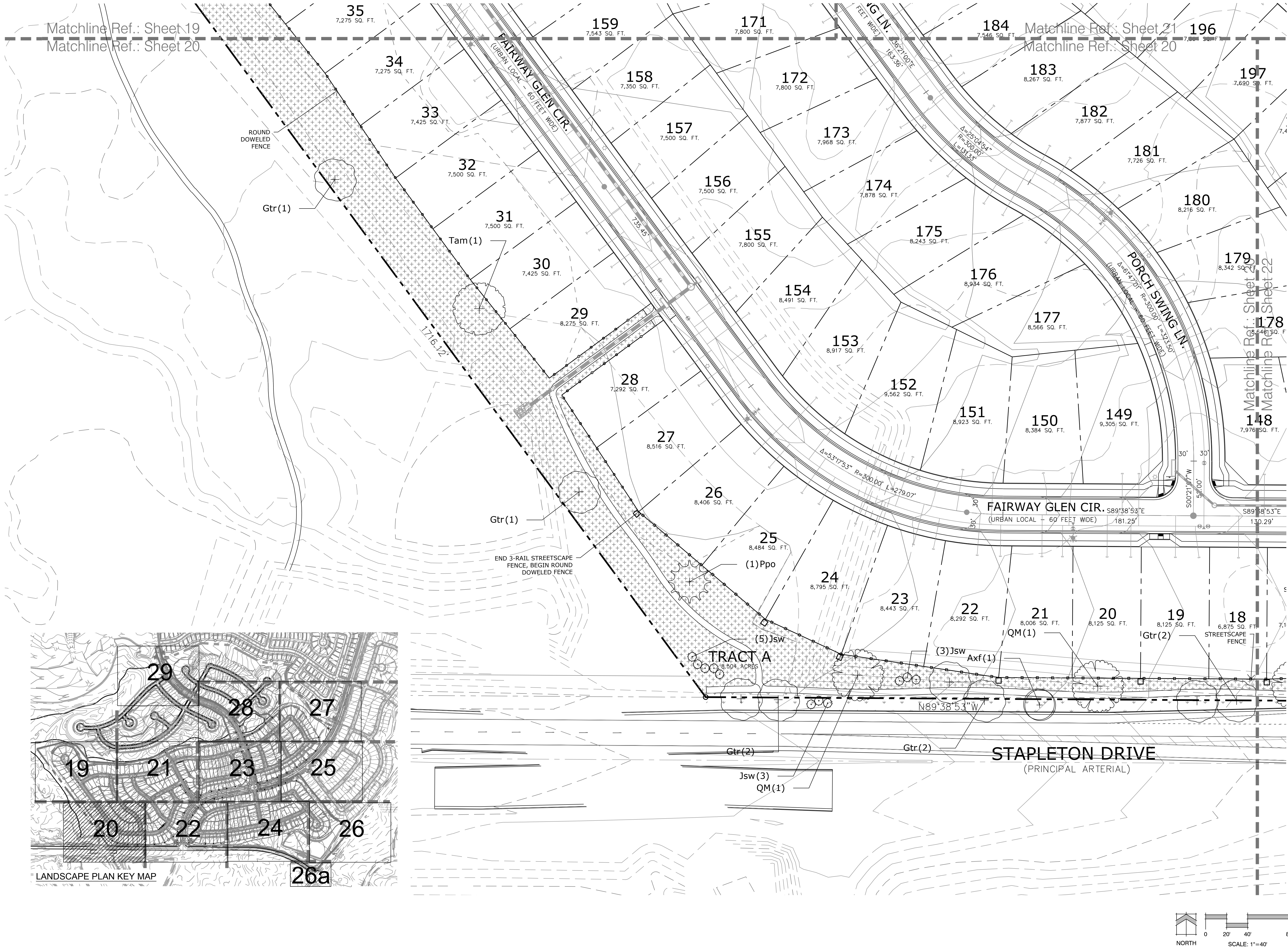
LANDSCAPE PLAN

SHEET TITLE

19
OF 30

PCD# PUDSP-18-002

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WindingWalk Filings 1 & 2 At Meridian Ranch

Final Landscape Plan

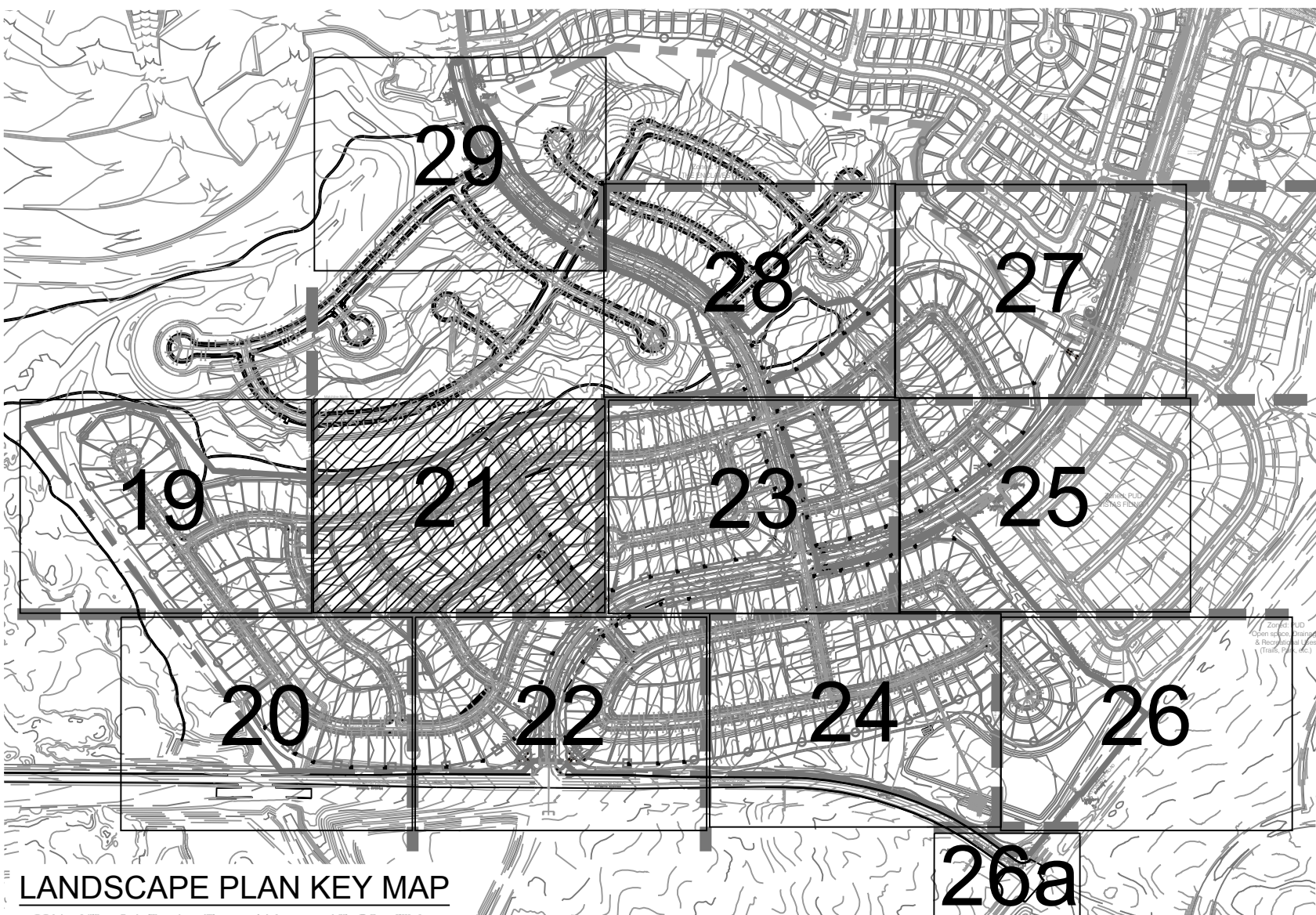
PROJECT INFO
DATE: January 4, 2018
PROJECT MGR: A. Barlow
PREPARED BY: M. Swift

DATE: 05/11/2018
BY: MS
DESCRIPTION: Per County Comments

LANDSCAPE PLAN

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OF 30

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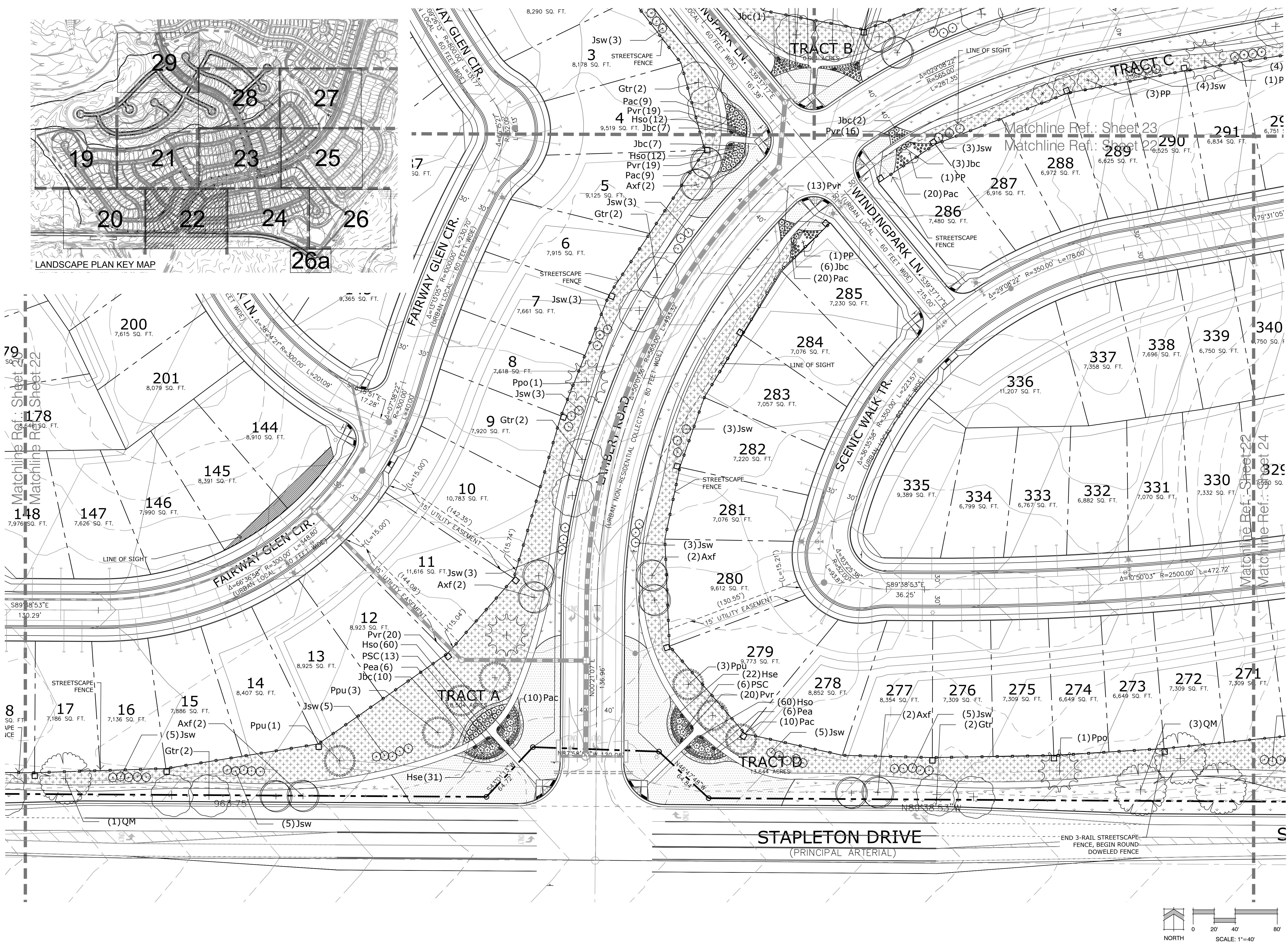
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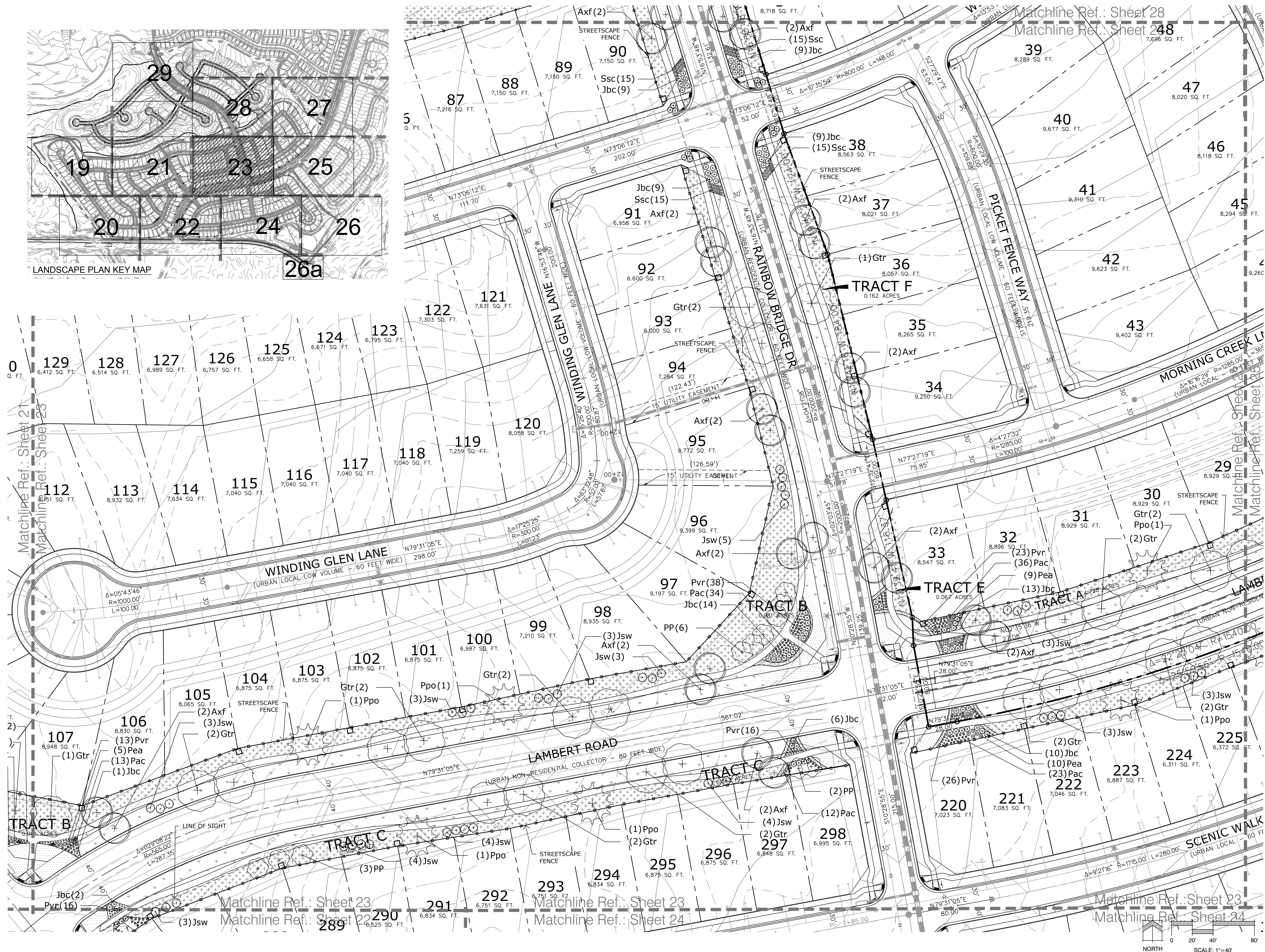
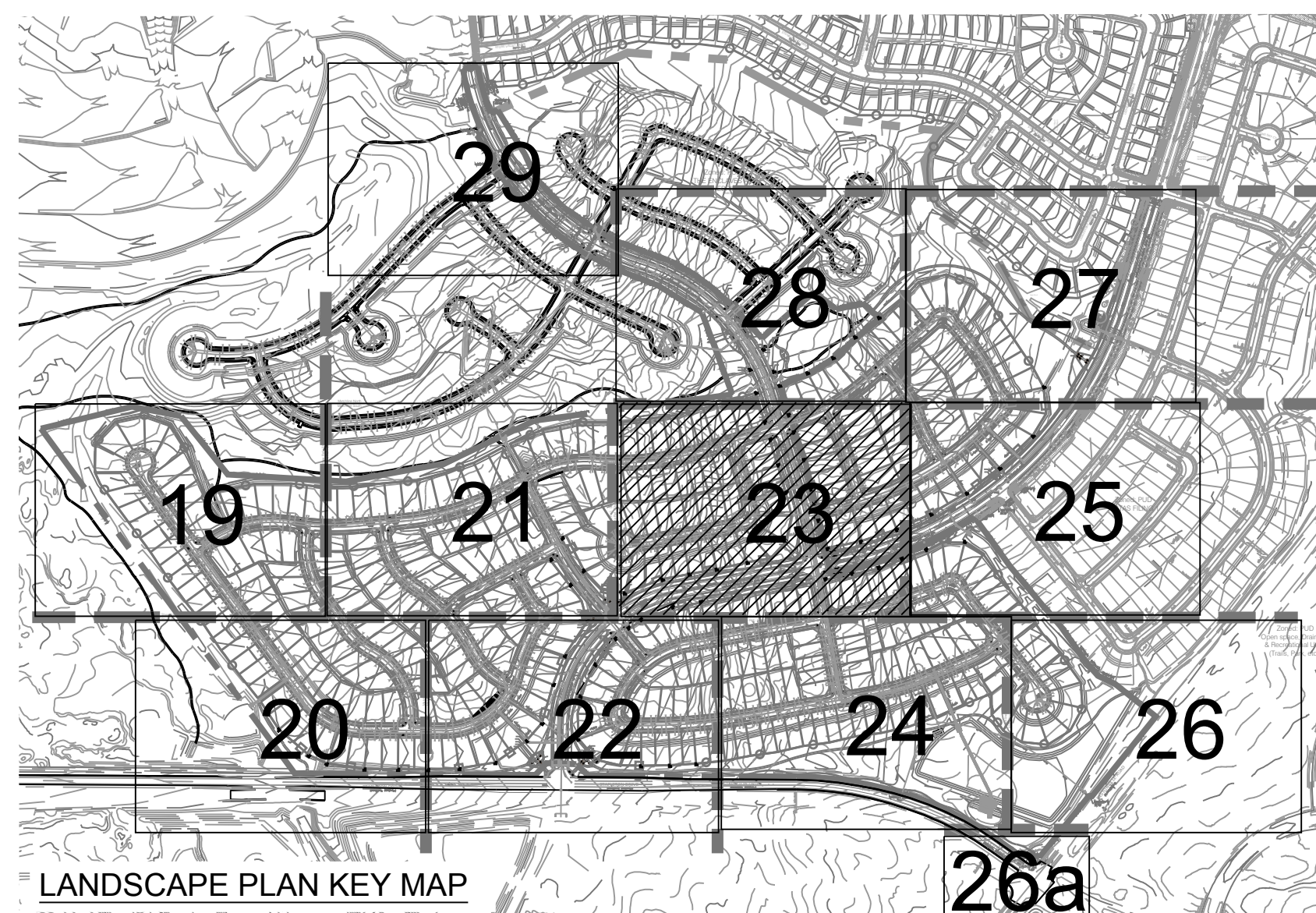
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PCD# PUDSP-18-002

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WindingWalk Filings 1 & 2 At Meridian Ranch

Final Landscape Plan

PROJECT INFO

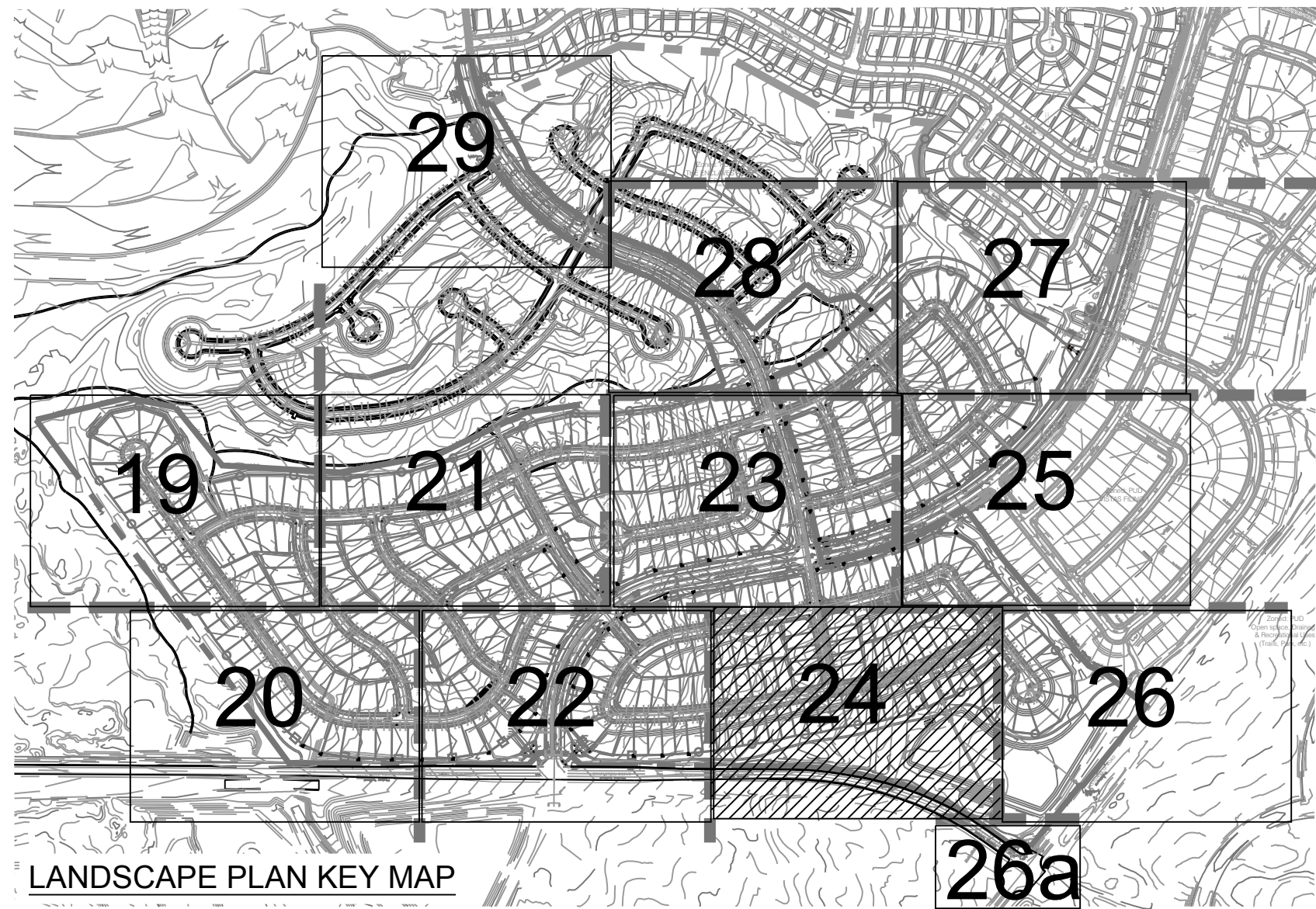
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LANDSCAPE PLAN

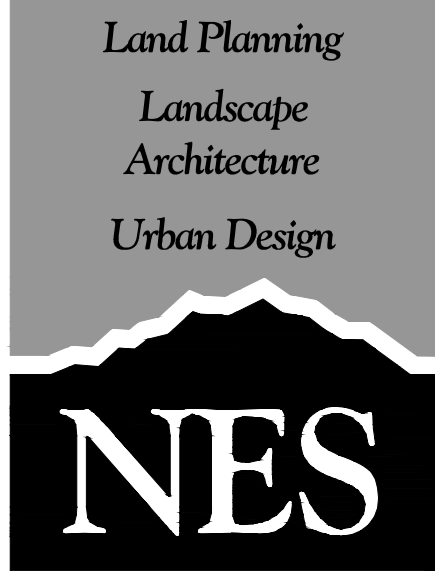
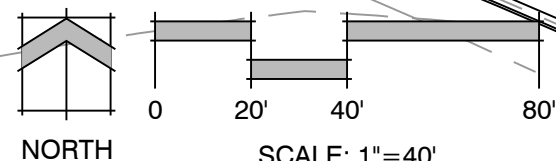
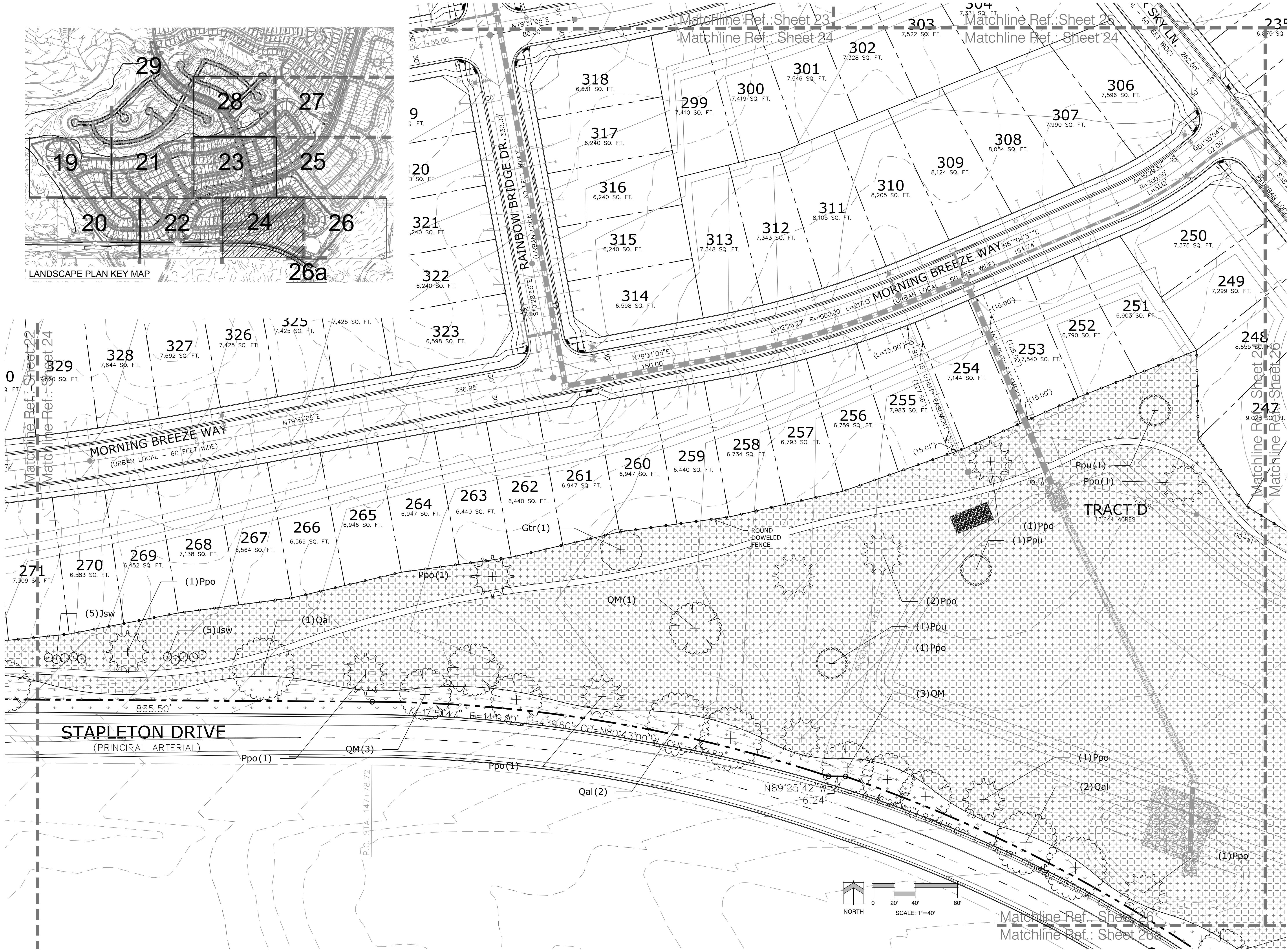
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LANDSCAPE PLAN KEY MAP

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WindingWalk
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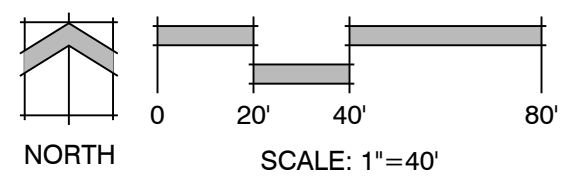
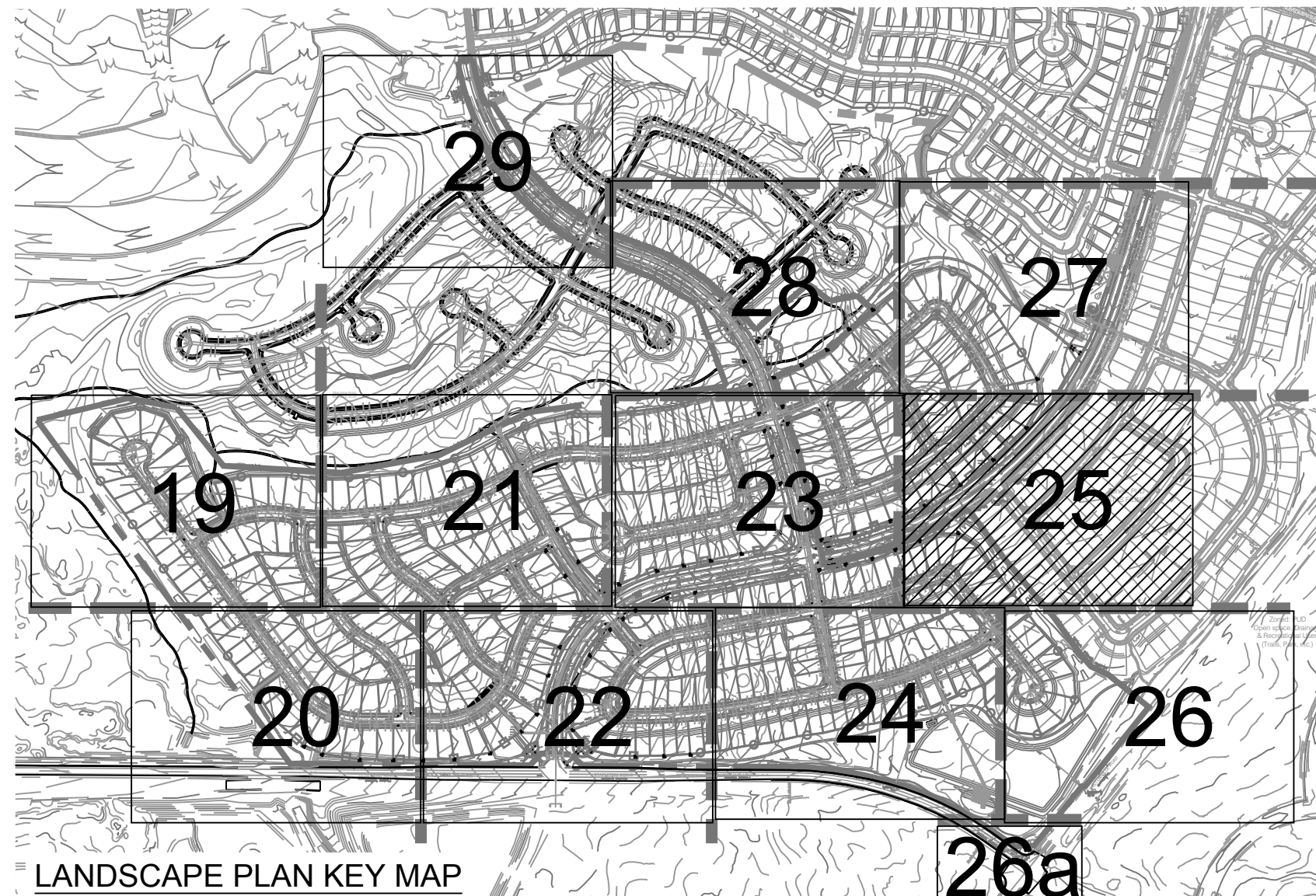
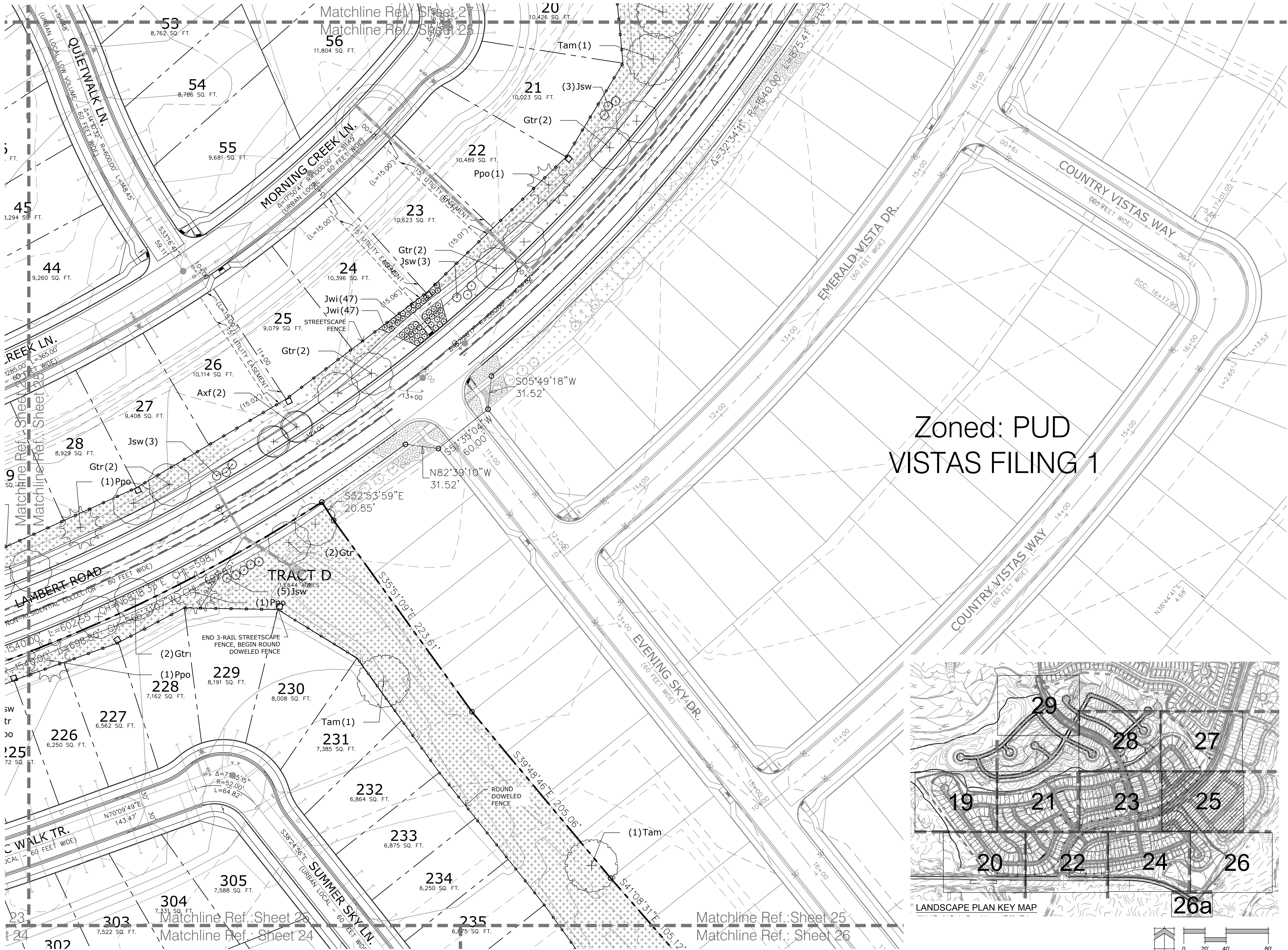
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LANDSCAPE PLAN

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OF 30

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WindingWalk
Filings 1 & 2
At Meridian
Ranch
Final Landscape Plan

PROJECT INFO
DATE: January 4, 2018
PROJECT MGR: A. Barlow
PREPARED BY: M. Swift

DATE: 05/11/2018
BY: MS
DESCRIPTION: Per County Comments

LANDSCAPE PLAN

25
OF 30

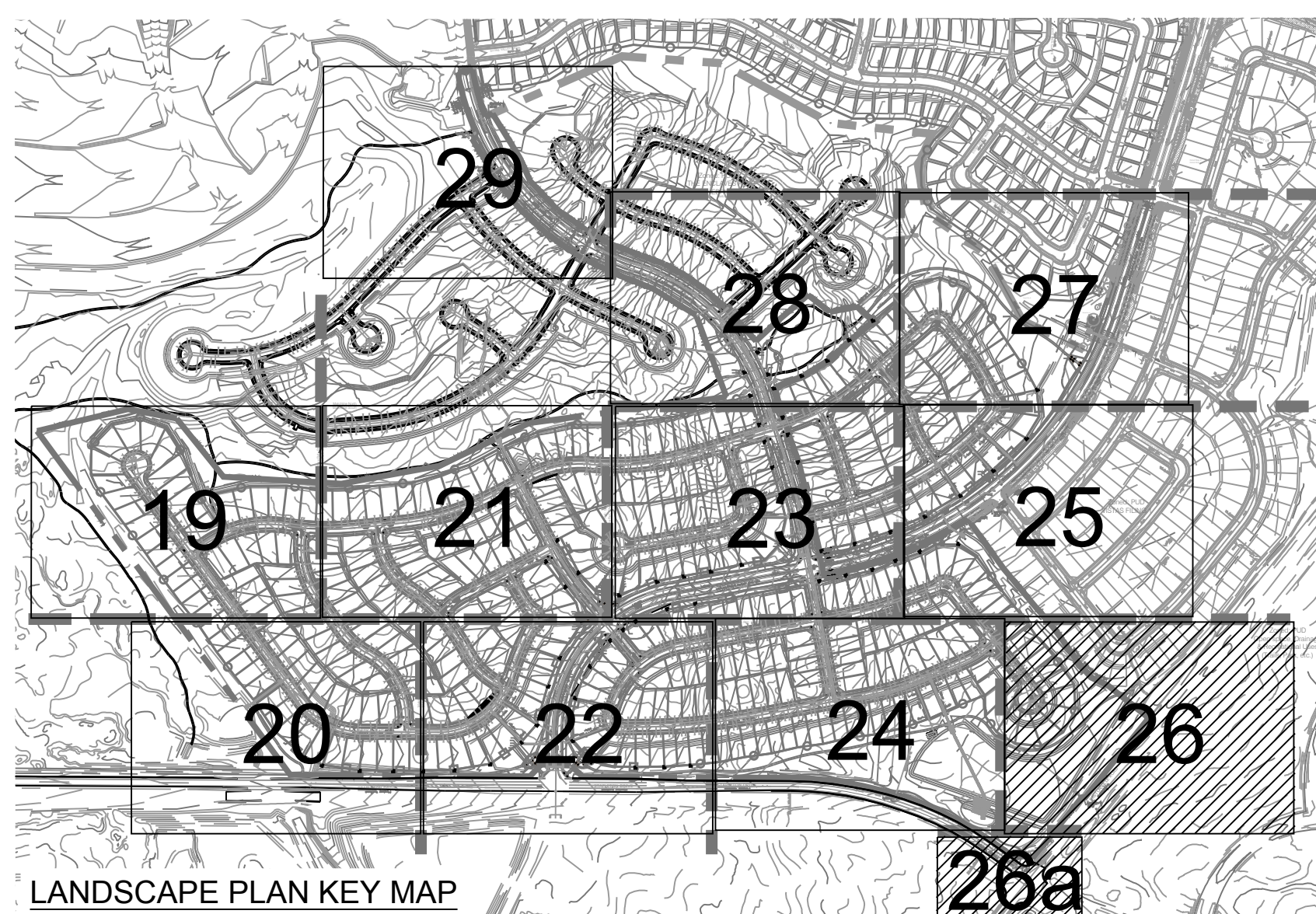
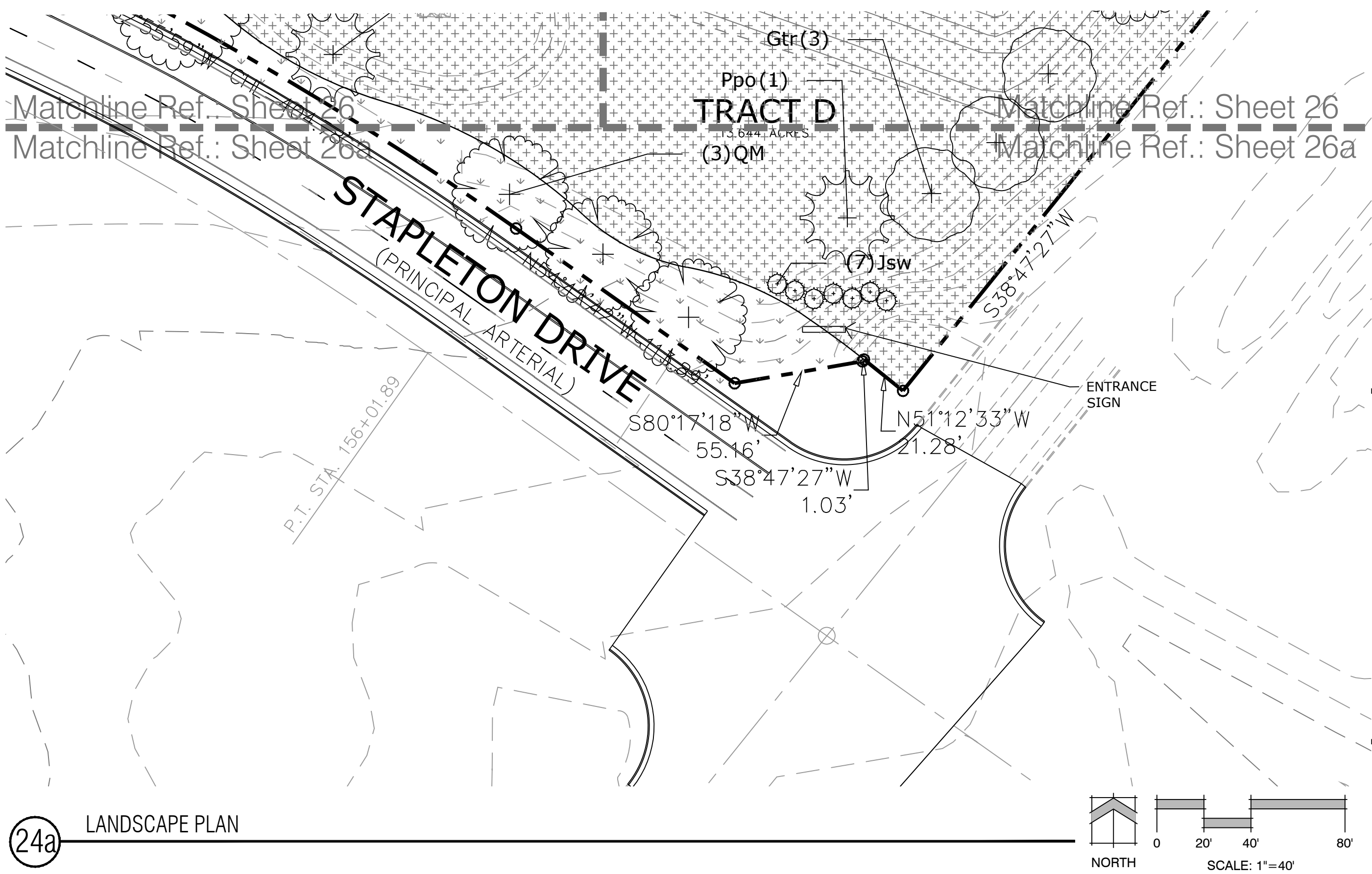
PCD# PUDSP-18-002

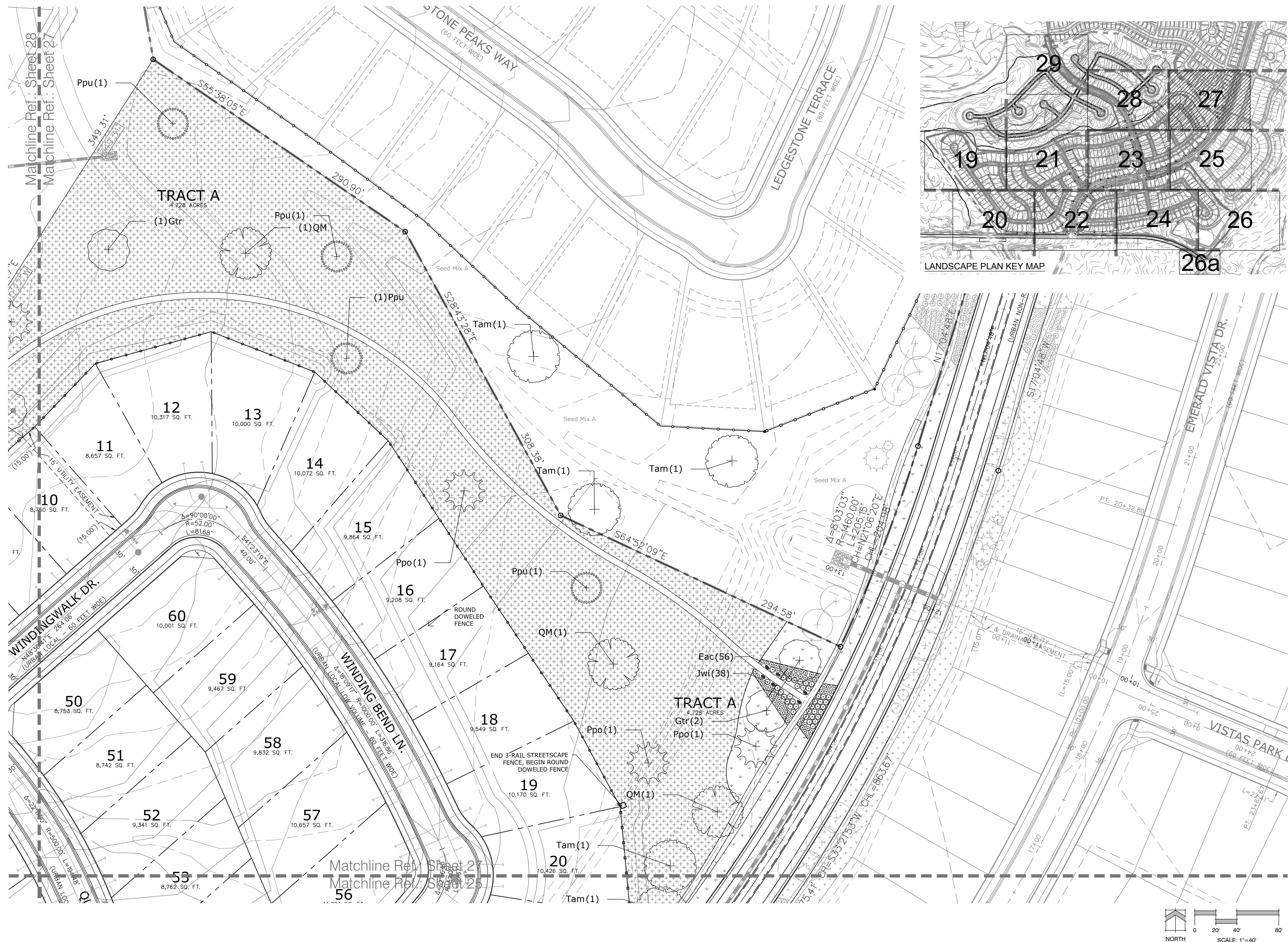
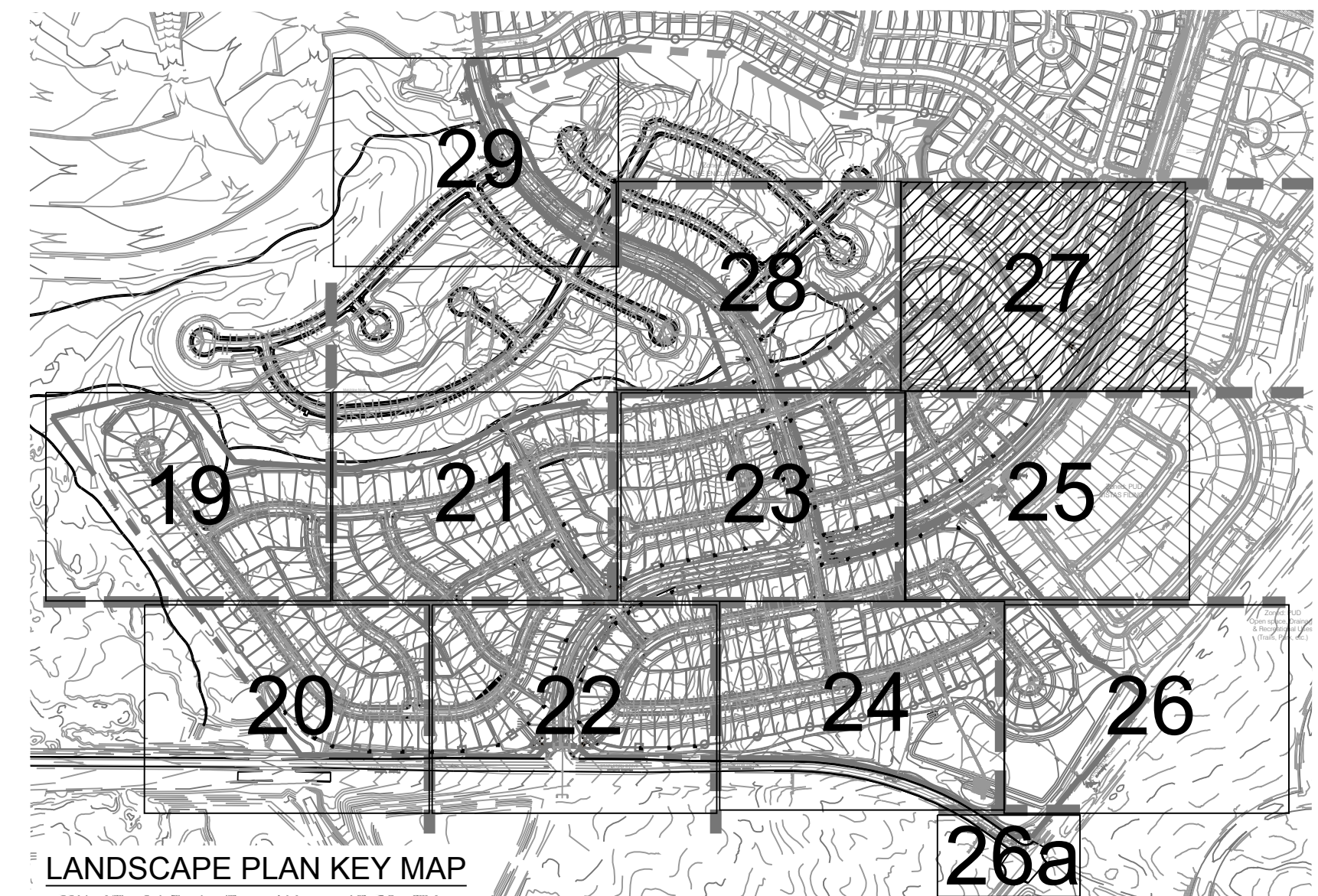
PROJECT INFO	DATE:	January 4, 2018
	PROJECT MGR:	A. Barlow
	PREPARED BY:	M. Swift

ISSUE / REVISION

PLAN FILE #	SHEET NUMBER
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PROJECT INFO

DATE:	January 4, 2018
PROJECT MGR:	A. Barlow
PREPARED BY:	M. Swift

DATE:	BY:	DESCRIPTION:
05/11/2018	MS	Per County Comments

LANDSCAPE PLAN

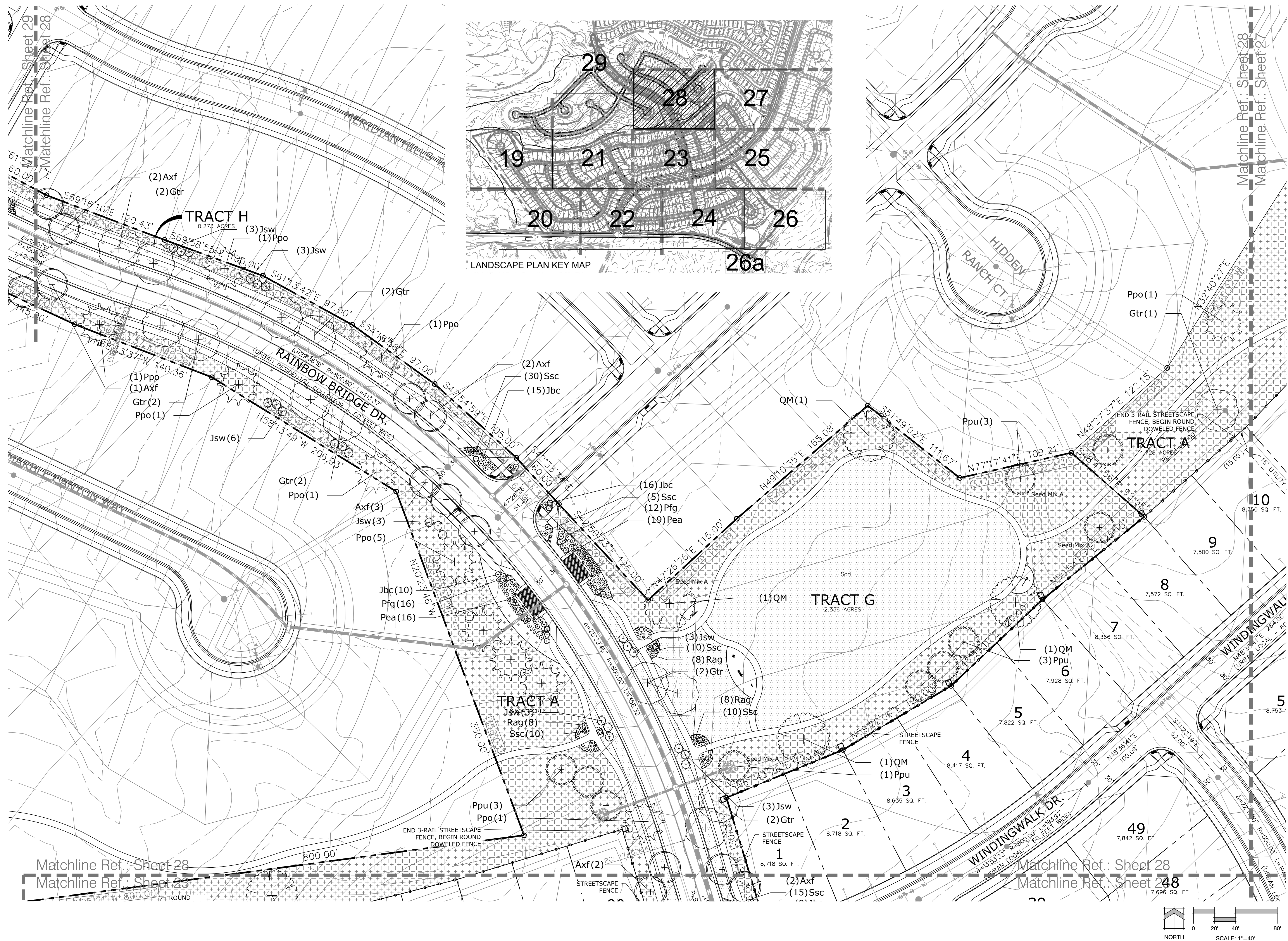
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OF 30

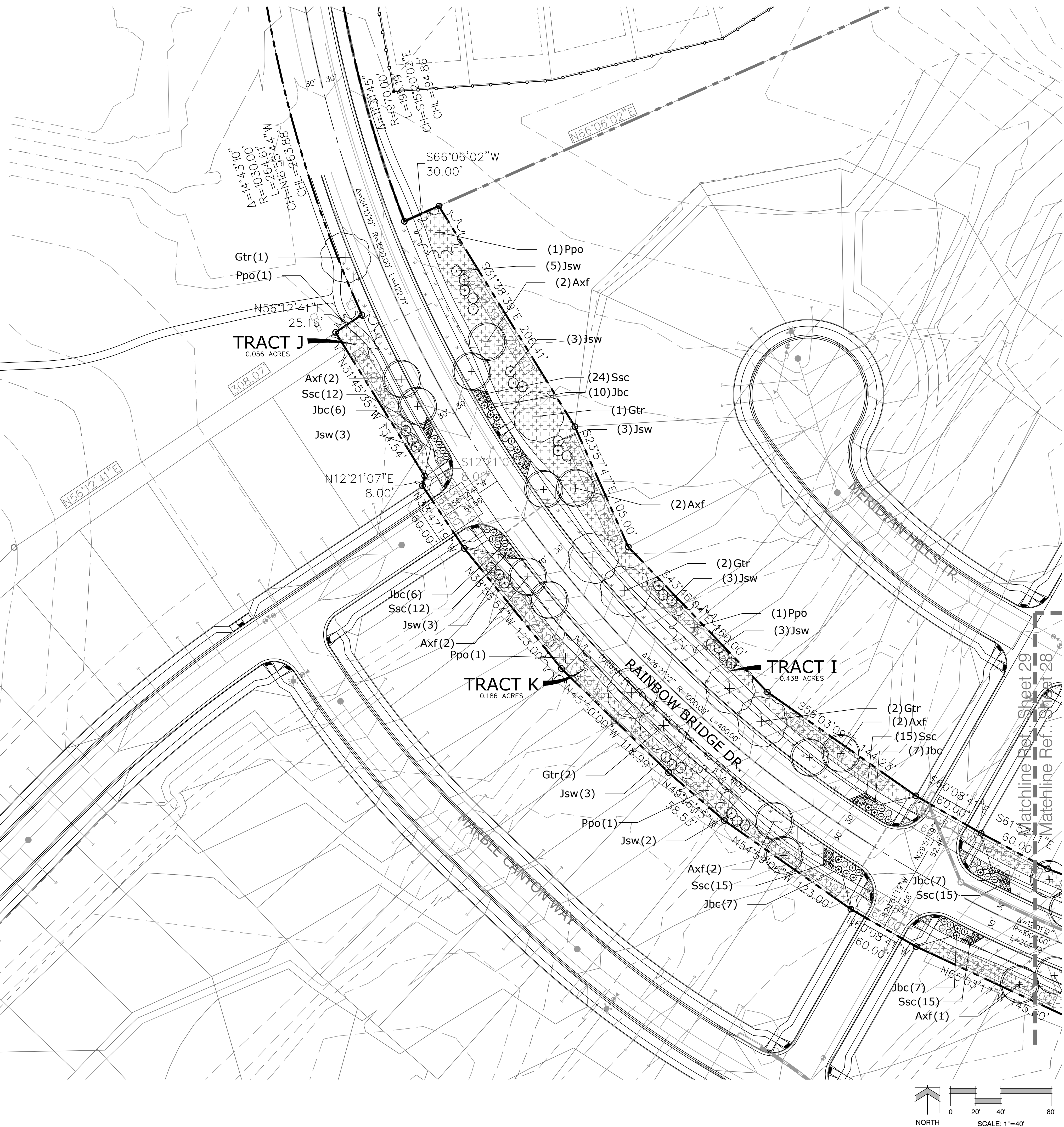
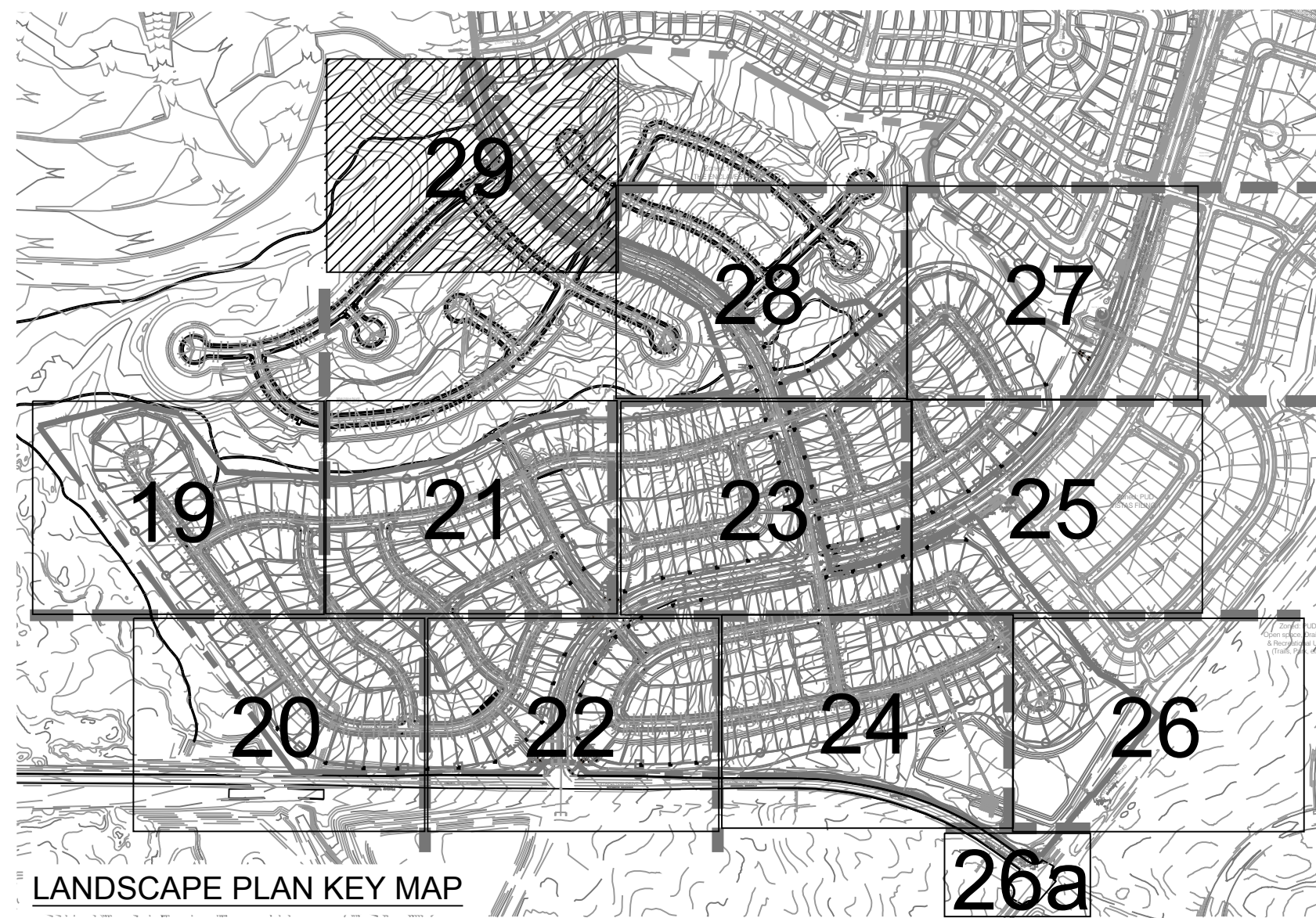
PCD# PUDSP-18-002

PROJECT INFO: DATE: January 4, 2018
PROJECT MGR: A. Barlow
PREPARED BY: M. Swift

LANDSCAPE PLAN

PCD# PUDSP-18-002





WindingWalk Filings 1 & 2 At Meridian Ranch

Final Landscape Plan

PROJECT INFO

DATE:	January 4, 2018
PROJECT MGR:	A. Barlow
PREPARED BY:	M. Swift

DATE:	BY:	DESCRIPTION:
05/11/2018	MS	Per County Comments

LANDSCAPE PLAN

29
OF 30

PCD# PUDSP-18-002

PUD Development Plan /
Preliminary Plan

DATE: January 1, 2018
PROJECT MGR: A. Barlow
PREPARED BY: B. Swenson

DATE:	BY:	DESCRIPTION:
05/11/2018	JBS	Per County Comments

30
OF 30

52 p:\GTL\Meridian Ranch\Drawings\Planning\Develop\PU-DP WindlingWalk.dwg [30-Owners] 5/11/2018 8:54:05 AM mswlft

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COLORADO

Division of Water Resources

Department of Natural Resources

1313 Sherman Street, Room 821
Denver, CO 80203

March 14, 2018

Nina Ruiz
El Paso County Development Services Department
DSDcomments@elpasoco.com

RE: WindingWalk at Meridian Ranch (Filings 1 & 2)
Sections 29, 30 & 31 T12S, R64W, 6th P.M.
Water Division 2, Water District 10
Upper Black Squirrel Creek Designated Basin

Dear Ms. Ruiz:

We have reviewed your February 15, 2018 submittal concerning the above referenced proposal for the development of 139 acres into 405 single family lots, rights-of-way, parks and open space.

Water Supply Demand

According to the submitted Water Resources Report dated December 2017, the total estimated water requirement is 138 acre-feet/year. This estimate is based on 0.33 acre-feet per year for each of the proposed 405 single family lots and 3.9 acre-feet per year for irrigation of park and open space.

Source of Water Supply

Meridian Service Metropolitan District ("District") is the proposed water supplier. The District has provided a letter dated November 15, 2017 committing to serve the 405 lots within the proposed WindingWalk at Meridian Ranch subdivision at the estimated demand of 138 acre-feet per year. The subdivision lies within the allowed place of use of the District's water supplies.

The District's sources of water are a combination of bedrock aquifer allocations from the Denver Basin as well as alluvial sources. The State Engineer's Office does not have evidence regarding the length of time for which the bedrock aquifer sources will be a physically and economically viable source of water. According to 37-90-107(7)(a), C.R.S., "Permits issued pursuant to this subsection (7) shall allow withdrawals on the basis of an aquifer life of 100 years." Based on this allocation approach, the annual amounts of water determined are equal to one percent of the total amount, as determined by rule 5.3.2.1 of the Designated Basin Rules, 2 CCR 410-1. Therefore, the water may be withdrawn in those annual 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



the bedrock aquifer sources 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 amounts of water available from the bedrock aquifers that may be withdrawn from a maximum period of 300 years are equal to one-third of one percent of the total amount.

Information available in our files indicates the District’s water rights total approximately 2,050 acre-feet/year for a period of 300 years (1,850 acre-feet/year from bedrock aquifers and 200 acre-feet/year from the alluvial aquifer), and it has approximately 1,168 acre-feet/year committed to supplying subdivisions and replacement obligations.

The uncommitted annual water supply of 882 acre-feet is more than the estimated annual demand of 138 acre-feet for WindingWalk Filings 1 and 2 at Meridian Ranch.

State Engineer’s Office Opinion

Based upon the above and pursuant to Section 30-28-136(1)(h)(I) and Section 30-28-136(1)(h)(II), C.R.S., it is our opinion that the proposed water supply is adequate and can be provided without causing injury to decreed water rights.

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 on the subdivided land is greater than the annual amount of water required to supply existing water commitments and the demands of the proposed subdivision.

Our opinion is qualified by the following:

The Ground Water Commission has retained jurisdiction over the final amount of water available pursuant to the above-referenced decree, pending actual geophysical data from the aquifer.

The amounts of water in the Denver Basin aquifer, and identified in this letter, are 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 100 (or 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.

If you, or the applicant, have any questions, please contact Ailis Thyne at 303-866-3581 ext. 8216.

Sincerely,



Keith Vander Horst
Chief of Water Supply, Basins

Cc: Division 2
WindingWalk_1&2.docx

EL PASO COUNTY



OFFICE OF THE COUNTY ATTORNEY CIVIL DIVISION

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March 19, 2018

WindingWalk at Meridian Ranch Subdivision
PUD and Preliminary Plan PUDSP-18-002

Reviewed by: M. Cole Emmons, Senior Assistant County Attorney
Edi Anderson, Paralegal

FINDINGS AND CONCLUSIONS:

1. This is a Preliminary Plan and PUD proposal by GTL Development, Inc. ("Applicant"). The Applicant is proposing a subdivision of 405 lots, plus right-of-way, parks, and open space on 139 acres of land. The property is currently zoned PUD ("Planned Unit Development").

2. The Applicant has provided for the source of water to come from the Meridian Service Metropolitan District ("District"). The Applicant estimates its annual water needs to serve household use as follows: 134 acre-feet annually for household use (0.33 acre-feet per lot for 405 lots) and irrigation of 3.9 acre-feet annually, which equates to 138 acre-feet of water demand for the subdivision on an annual basis. Based on these figures, the Applicant must be able to provide a supply of 41,400 acre-feet of water (138 acre-feet per year x 300 years) to meet the County's 300 year water supply requirement.

3. In a letter dated March 14, 2018, the State Engineer's Office reviewed the proposal to subdivide the approximately 139 acre parcel into 405 single-family residential lots. The State Engineer reviewed this matter based on information provided in the Water Resources Report dated December 2017, which estimated water requirements at a total of 134 acre-feet per year (0.33/lot) for household use and 3.9 acre-feet per year for irrigation for a total of 138 acre-feet per year. The State Engineer indicated that the source of water available to the District is a combination of bedrock aquifer allocations from the Denver Basin, as well as alluvial sources. The Engineer stated the water rights of the District total 2,050 acre-feet annually (based on the County's 300 year allocation requirement), including 1,850 acre-feet per year from bedrock aquifers and 200 acre-feet of water produced from alluvial sources, which are considered

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renewable. According to information available to the State Engineer's Office, the District currently has commitments to supply subdivisions and replacement obligations in the amount of 1,168 acre-feet per year; therefore, the District has 882 acre-feet remaining to provide for the demand of 138 acre-feet needed by WindingWalk at Meridian Ranch Subdivision. Pursuant to C.R.S. §§ 30-28-136(1)(h)(I) and (II), the State Engineer states "it is our opinion that the proposed water supply is adequate and can be provided without causing injury to decreed water rights."

NOTE: The State Engineer's calculations of water availability and commitments of the District vary slightly from those stated by the District in its commitment letter. The State Engineer's figures will be used for this water review.

4. The District Manager provided a letter of commitment dated November 15, 2017. The District commits to "providing water and sewer service to Windingwalk at Meridian Ranch, 405 lots." Further, the "current developed amount of water is 1,538 Ac-ft based on the El Paso county 300 year rule of supply and demand. Windingwalk at Meridian Ranch will add an additional demand of 138 Ac-Ft per year based on the Water Resource Report dated November 2017 and developed by the MSMD engineer. The additional 138 Ac-Ft demand will add an overall demand of 1269 Ac-Ft, which leaves a surplus of 269 Ac-Ft per year."

5. Analysis: Based on the State Engineer's figures, the available water supply of the District is 2,050 acre-feet annually (for 300 years). In addition, the District has current commitments of 1,168 acre-feet which leaves a surplus of approximately 882 acre-feet. The proposed annual water demand for WindingWalk at Meridian Ranch is 138 acre-feet. Based on the foregoing, and given the commitment to serve by the District, and the State Engineer's opinion that this demand is within the remaining supply limits of the District, it appears the proposed water supply will be sufficient.

6. Section 8.4.7(B)(10)(g), of the El Paso County Land Development Code allows for the presumption of acceptable water quality for projects such as this where water is supplied by an existing Community Water Supply operating in conformance with Colorado Primary Drinking Water Regulations unless there is evidence to the contrary.

7. Therefore, based upon the finding of sufficiency and no injury by the State Engineer, the District's commitment, and based on the requirements below, the County Attorney's Office recommends a finding that the proposed water supply is **sufficient** in terms of quantity and dependability. The El Paso County Health Department may wish to confirm that the District is in compliance with the water quality regulations.

REQUIREMENTS:

- A. Applicant and all future owners of lots within this filing shall be advised of, and comply with, the conditions, rules, regulations, limitations, and specifications set by the District.

- B. The following plat note shall be added that addresses the State Engineer's admonition to advise landowners of potential limited water supplies in the Denver Basin:

"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 Home Owners 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 Applicants, their successors and assigns, including individual lot owners in the subdivision and the HOA may be required to acquire, develop, and incorporate alternative renewable water resources in a permanent water supply plan that provides future generations with a water supply."

cc: Nina Ruiz, Project Manager, Planner II