

GRANDWOOD RANCH  
LETTER OF INTENT  
PRELIMINARY PLAN

Owners/Applicants: Grandwood Enterprises, LLC  
William F. Herebic II, Manager  
270 Lodgepole Way, Monument, CO 80132  
719-651-9152

Consultants: Land Resource Associates  
David Jones  
9736 Mountain Road, Chipita Park, CO 80809  
719-684-8413

Engineering: Evolution Design Group, LLC  
20329 Vista Circle, Parker, CO 80138  
303-514-5774

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

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

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

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

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

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

Request: Request by Grandwood Enterprises, LLC for approval of a preliminary plan to develop forty-eight single family residential lots at a minimum of 2.5 acres each, a 0.52 acre Tract for a future potential well site, a 3.69 acre Tract for a drainage detention basin, cistern for fire protection, and open space/conservation area, a 0.28 acre Tract for a drainage easement, a 0.73 acre Tract for a drainage detention basin and cistern for fire protection, and a 10.80 acre Tract for open space/conservation area (collectively the "Property"). Grandwood Enterprises requests an Early Grading Permit upon approval of the Preliminary Plan and Zone Change. Grandwood Enterprises also requests a waiver of the Water Finding until the Final submittal.

Site and Plan Information/Justification for Request:

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

**Preliminary Plan.** Forty-eight single family residential lots each containing a minimum of 2.5 acres, a 3.69 acre Tract for a drainage detention basin, cistern for fire protection, and open space/conservation area, a 0.28 acre Tract for a drainage easement, a 0.73 acre Tract for a drainage detention basin and cistern for fire protection, a 10.80 acre Tract for open space/conservation area are proposed, and a 0.52 acre Tract for a future well site. The future well site location would be reserved for use by Woodmoor Water and Sanitation or TriView Metropolitan District. The Property falls within Sub-Areas #9 Ponderosa Breaks and #10 Gleneagle/Academy View of the 2000 Tri-Lakes Comprehensive Plan. The recommendations for the Property, as shown in the Concept Plan for these Sub-Areas, Map 7.1, are Low Density. Sub-Area #9 Ponderosa Breaks is described in the 2000 Tri-Lakes Comprehensive Plans thusly, *“The northern portion of the Sub Area is zoned for 2.5 acres (i.e. Arrowwood and Bent Tree).”*

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

**General.** In addition to the forty-eight residential lots, the Preliminary Plan contains Tracts. Tract is a 0.52 acre parcel intended to be future potential well site. Tract is a 3.69 acre parcel intended for a drainage detention facility which will handle developed flows for the single family lots on the western portion of the Property, a 33,000 gallon underground cistern for fire protection of the western portion of the Property, and open space/conservation of riparian habitat. Tract is a 0.28 acre parcel intended for a drainage facility channeling developed flows from an existing detention basin just east of the Property. Tract is a 0.73 acre parcel intended for a drainage detention facility which will handle developed flows for the single family lots on the eastern portion of the Property and a 33,000 gallon underground cistern for fire protection of the eastern portion of the Property. Tract is a 10.80 acre parcel intended for open space/conservation of riparian habitat.

**Vehicular Access.** Two vehicular access points are provided onto Higby Road, a 60' right of way County owned and maintained Roadway. Applicant proposes to dedicate 50' from the existing centerline of Higby Road northward onto the Property. The easterly access point from Higby Road onto the Property is a proposed “Rural Local” cul de sac serving twenty-one single family residences. The westerly access point from Higby Road onto the Property is proposed to be a continuation of Furrow Road built to “Rural Minor Collector” standards northward to the existing southerly terminus of Furrow Road. A “Rural Local” cul de sac serving eighteen single family residences is proposed to the east of the T-Intersection. A “Rural Local” cul de sac serving nine single family residences is proposed to the west of the T-Intersection. There will be no driveway access permitted onto Higby Road and Furrow Road.

Grading and Drainage. Two detention basins will control developed stormwater flows within the Property. One drainage channel will control the release of stormwater from an existing detention basin to the east of the Property. Grading will commence following installation of erosion control measures and notice to proceed from El Paso County.

Development Phasing. Three phases of construction are anticipated. The first phase of construction will be twenty-one single family residential lots on the easterly cul de sac. The second phase of construction will be eighteen single family residential lots east of Furrow Road. The third phase of construction will be nine single family residential lots west of Furrow Road.

Water. Water will be provided by individual wells. A plan for augmentation for use of Dawson aquifer groundwater for residential use for 300 years has been submitted for consideration.

Criteria for Approval - Land Development Code Section 7.2.1(D)(2)(e):

In approving a Preliminary Plan, the BoCC/PCD Staff shall find that:

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

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

- *Policy 6.1.10 – Ensure that new development will not create a disproportionately high demand on public services and facilities by virtue of its location, design or timing.* The proposed subdivision is located within the 2000 Tri-lakes Comprehensive Plan. The Comprehensive Plan recognizes and encourages development of the type and density proposed. Commitments to serve the subdivision have been provided by utility suppliers and the local Fire District. Mitigation requirements related to drainage impacts and transportation impacts have been identified within the Grandwood Subdivision's Preliminary Drainage Report and the Traffic Impact Study.
- *Policy 6.1.11 – Plan and implement land development so that it will be functionally and aesthetically integrated within the context of adjoining property and uses.* The proposed subdivision is located within the Ponderosa Breaks Subarea 9 of the 2000 Tri-lakes Comprehensive Plan. This subarea recommends single family residential land uses to a minimum lot size of 2.5 acres. The proposed subdivision is consistent with this land use recommendation. Beyond the issue of land use, this subarea recommends the following related to physical design goals and objectives;
  - *Preserve adequate roadway right-of-way for future development. Improve north-south access roads, including Furrow and Roller Coaster Roads, to provide for both motorized and non-motorized traffic.* Furrow Road, a collector roadway, is designed to extend from the existing Timber Meadows subdivision south to intersect with Higby Road.
  - *Manage, preserve, protect, and enhance the vegetation to ensure the long term health of the ponderosa forest.* Proper forest management and wildfire hazards mitigation go hand in hand. The Grandwood Wildfire Mitigation Plan, prepared

by Forestree Development, LLC, provides detailed strategies to protect and enhance the ponderosa forest while providing the level of wildfire hazard mitigation necessary to ensure the safety and security of the Grandwood community.

- *Require erosion control measures and slope stabilization for all new development.* The Grandwood Preliminary Drainage Report, Grading & Erosion Control Plan and Storm Water Management Plan (SWMP) all address issues related to erosion control and slope stabilization.
- *Goal 6.4 – Develop and maintain rural residential areas in a manner which protects their integrity, addresses the carrying capacity of the natural environment and provides for an adequate level of non-urban facilities and services.* The proposed 2.5 acre home sites are consistent with the transitional rural residential character of the Ponderosa Breaks Sub-area community. The proposed density allows for the future subdivision of the parcel to develop such that the land's topography, natural systems, water resources, geology and surface drainage can accommodate and adequately facilitate 2.5 acres home sites. Areas of geologic hazards, sensitive environmental assets or drainage concerns have been identified and integrated into areas outside of the proposed building envelopes ensuring residential structural safety and integrity. Water service will be provided via on site wells operated under a State approved Water Augmentation Plan. Wastewater will be accomplished via individual on site septic systems. Reports regarding the suitability of the property to safely accommodate the wells and septic systems have been provided. Fire protection will be provided in accordance with the fire codes adopted by the Tri-lakes Monument Fire Protection District. Electric, natural gas, telephone and communication data transfer will be accomplished via underground service systems.
- *Policy 6.4.3 – Allow rural residential development in those areas of sufficient “carrying capacity: including roadway capacity, water supply, septic suitability, educational facilities and organized structural fire protection.* Reports addressing fire protection, water resources, wastewater treatment suitability and transportation impacts have been provided.
- *Policy 6.4.9 – Continue to develop reasonable and consistent levels of service standards for rural residential subdivision.* See Policy 6.4.3 above. The identified reports and letters required with a Preliminary Plan application package have addressed both current and future levels of service standards for rural residential subdivisions. Where substandard conditions are found to exist, the identified mitigation measures will be implemented such that no declines in future levels of service standards are expected.

The 2040 Major Transportation Corridor Plan (MTCP) indicates Higby Road to be a 2 lane minor arterial and Furrow Road to be a 2 lane collector. No bicycle lanes are indicated for these roadways. The Grandwood Preliminary Plan accommodates the required right-of-way widths for these two roadways. See Traffic Impact Report prepared by LSC Transportation Consultants. Regional park needs for future Grandwood residents are accommodated by the nearby Fox Run Regional Park.

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

*2. The subdivision is consistent with the purposes of the El Paso County Land Development Code.* The underlying purpose of the El Paso County Land Development Code is to protect the

health, safety and welfare of the citizens of El Paso County. The following Criteria for Approval responses evidences the application's consistency with the purposes of the Code.

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

*4. A sufficient water supply has been acquired in terms of quantity, quality and dependability complying with all State and County water supply standards;* Water service will be provided by individual on site wells permitted and operated under a State approved Water Augmentation Plan. Water quantity and dependability will be assessed by the County Attorney's Office and the State Division of Water Resources based upon the subdivision's Water Augmentation Plan and Water Supply Report submitted by the applicant. Water quality will be assessed by the El Paso County Health Department based upon water quality testing provided by the applicant.

*5. A sewage disposal system has been established complying with all State and County sewage disposal system standards;* Wastewater collection and treatment will be provided via individual onsite septic systems. Septic suitability will be assessed by the El Paso County Health Department based upon the Onsite Wastewater Treatment Systems Report provided by the applicant.

*6. All areas of the proposed subdivision, which may involve soil or topographical conditions presenting hazards or requiring special precautions, have been identified and the proposed subdivision is compatible with such conditions.* The subdivision's Geology and Wastewater Evaluation Report evaluated expansive/settlement prone soil, erodible soils, corrosive soils, mine subsidence, slope stability, flooding potential, seismicity, radiation and groundwater conditions. The Report concluded *"It is our opinion that the project site exhibits no geologic hazards that pose a significant risk to the proposed project or adjacent properties that cannot be mitigated through proper land usage planning, foundation design, engineering design and/or construction practice."* Mitigation recommendations have been provided within the Report should any geologic hazards be encountered during individual lot geologic evaluation.

*7. Adequate drainage improvements complying with State law and the requirements of this Code and the ECM are provided by the design;* See Preliminary Drainage Report, Storm Water Management Plan (SWMP) and Grading and Erosion Control Plan prepared by Vivid Engineering Group and submitted by the applicant evidencing compliance with this requirement.

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

*9. The proposed subdivision has established an adequate level of compatibility by;*

*(1) incorporating natural physical features into the design and providing sufficient open spaces considering the type and intensity of the subdivision;* Approximately 13.87 acres

or 9% of the Grandwood subdivision's land area is natural open space. The primary function of the open space is to provide wetland habitat preservation. A secondary function of the open space is to provide passive recreational and trail opportunities for the subdivision's residences. The open space is primarily located within existing natural drainage ways facilitating streams, ponds and riparian habitat.

*(2) incorporating site planning techniques to foster the implementation of the County's plans, and encourage a land use pattern to support a balanced transportation system, including auto, bike and pedestrian traffic, public or mass transit if appropriate, and the cost effective delivery of other services consistent with adopted plans, policies and regulations of the County;* As encouraged by the 2000 Tri-lakes Comprehensive Plan, the physical design of the Grandwood subdivision utilizes rural residential cul-de-sacs which directly access either collector roadways (Furrow Rd) or minor arterial roadways (Higby Rd) thereby eliminating new traffic impacts onto existing rural residential roadways. Inter-subdivision pedestrian and bicycle traffic will utilize the rural residential cul-de-sac roadways. Public or mass transit opportunities are current not available within this area of the County. Should they become available in the future, public or mass transit will be able to utilize Furrow Rd (collector classification) and/or Higby Rd (minor arterial classification).

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

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

*(5) incorporating public facilities or infrastructure, or provisions therefore, reasonably related to the proposed subdivision so the proposed subdivision will not negatively impact the levels of service of County services and facilities;* The proposed Grandwood subdivision's roadway infrastructure will positively impact surround roadways levels of service by providing a southerly Furrow Road exit.

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

*11. The subdivision provides evidence to show that the proposed methods of fire protection comply with Chapter 6 of the Land Development Code;* Per the requirements of the Tri-lakes Monument Fire Protection District and Chapter 6 of the Land Development Code, 2 proposed 30,000 gallon cisterns will provide localized fire protection water sources. In addition, numerous wildfire hazards mitigation techniques are included within the Grandwood Wildfire Mitigation

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

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

Districts Serving the Property:

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