

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").

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 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 are proposed. 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 an alignment of Furrow Road built to "Rural Minor Collector" standards northward to a T-Intersection. 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. Applicant proposes to dedicate 80' of right of way north of the T-Intersection to align with the existing termination of Furrow Road. 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):

*“The proposed subdivision is in general conformance with the goals, objectives, and policies of the Master Plan.”* For the reasons stated above, the Preliminary Plan is consistent with the objectives the Tri-Lakes Comprehensive Plan (Map 7.1 - Tri-Lakes Area Concept Plan).

*“The subdivision is in conformance with the purposes of this Code.”* For the reasons stated herein, the subdivision is consistent with each of the purposes of the Code set forth in Section 1.4 of the Code.

*“The subdivision is in conformance with the subdivision design standards and any approved sketch plan.”* The subdivision is in conformance with all design standards contained in the El Paso County Land Development Code and Engineering Criteria Manual.

*“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)(b)] and the requirements of Chapter 8 of this Code.”* As evidenced in the Water Supply Report and plan for augmentation for use of the Property’s groundwater, this standard has been met.

*“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)].”* The recommendations contained in the subdivision’s geologic and soils reports have been incorporated into the preliminary plan and this standard has been met.

*“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.”* The drainage improvements incorporated into the subdivision’s design documents meet or exceed this requirement.

*“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.” No waivers or deviations to the Code or ECM are being requested. This requirement has been met.*

*“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 of effective delivery of other services consistent with the adopted plans, policies and regulations of the County; (3) incorporating physical design features in 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.”* For the reasons stated above, as well as numerous other design features incorporated into the plans for this subdivision, these requirements have been met.

*“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 services will be provided by the El Paso County Sheriff’s Department and fire protection by the Tri-Lakes Monument Fire Protection District which has provided a letter of commitment. The subdivision is located within the service areas of Mountain View Electric Association and Black Hills Energy (natural gas) which have both provided commitment letters. For the reasons stated herein, these requirements have been met.

*“The subdivision provides evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code.”* A Wildfire Hazard Mitigation Report was prepared for the subdivision addressing the criteria in Chapter 6. This report incorporates the Community Wildfire Protection Plan adopted by the Tri-Lakes Monument Fire Protection District.

*“The proposed subdivision meets other applicable sections of Chapter 6 and 8 of this Code.”* To the best of the Applicant’s knowledge all applicable sections of Chapters 6 and 8 of the Land Development Code have been met.

Districts Serving the Property:

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

GRANDWOOD RANCH  
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ZONE CHANGE RR-5 TO RR2.5

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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 zone change from RR-5 to RR2.5 on 151 acres.

Site and Plan Information/Justification for Request:

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

Forty-eight single family residential lots each containing a minimum of 2.5 acres are proposed. 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 Property is bordered to the west by RR-0.5 zoning, to the north by RR-0.5 and RR-2.5 zonings, to the east by RR-2.5 zoning, and to the south by RR-2.5 zoning and continuing development of higher densities such as Jackson Creek.