



William Guman & Associates, Ltd.

Bill Guman, RLA, ASLA | Principal

Colorado Springs City Councilman 1993-2001
Colorado Springs Planning Commissioner 1992-1993
Regional Building Commissioner 1997-2001

URBAN PLANNING | COMMUNITY DESIGN | LANDSCAPE ARCHITECTURE | ENTITLEMENT

731 North Weber Street, Suite 10 | Colorado Springs, CO 80903 | (719) 633-97

<http://www.gumanltd.com/>

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EL PASO COUNTY

LETTER OF INTENT FOR: THE ESTATES AT CATHEDRAL PINES

COLORADO SPRINGS, CO 80908

PUDSP

TSN 6200000411

PCD File # PUDSP2210

□ OWNER/APPLICANT, AND PLANNING CONSULTANT:

Owner/Applicant:

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

Planner:

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

El Paso County Planner:

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

PROJECT LOCATION/DESCRIPTION AND HISTORY OF PROPERTY:

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

As context, the proposal is for approval of a PUDSP of a 35 +/- acre subdivision. Currently, the land is vacant, and has a zoning of RR-5. The plan is to provide eight (8) residential lots on the property. The subdivision is planned with adequate provisions for open space, site access, drainage, and utilities, and is consistent with development existing and proposed in the area.

For this development, eight (8) single family residences shall be provided on approximately thirty-five (35) acres. The El Paso County tax schedule number for the project is 6200000411. Lots range in size from 2.93 to 4.23 acres in area. The overall net density for the development is .22 DU/AC. None of the lots proposed encroaches into any floodplain.

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

JUSTIFICATION FOR REQUEST

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

EXISTING AND PROPOSED IMPROVEMENTS

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

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

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

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

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

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

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

EL PASO COUNTY ROAD IMPACT FEE PROGRAM

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

ANALYSIS OF THE APPROVAL CRITERIA PER EL PASO COUNTY LAND DEVELOPMENT CODE FOR PUD ZONING AND DEVELOPMENT PLAN APPROVAL AS A PRELIMINARY PLAN (PER SECTION 4.2.6.D AND 4.2.6.E)

The proposed PUD District zoning advances the stated purposes set forth in Section 4.2.6.D as follows:

- *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 proposed use on the property is a gated community of eight single family homes. It is the intent of the designer and developer to tread lightly on the site with care to preserve an existing copse of trees, as an open space easement, and provide landscaped tracts near the streetside of the development to affect visual buffering into the community. The development fits in well with the surrounding residential land use.

- *The 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 PUD zoned property will provide single family residences in a neighborhood of single family residences. The lot sizes range from 2.93 acres to 4.23 acres. The lots adjacent to Winslow Drive to the east are under PUD zoning, as well, and generally cover an area of 2.5 to 2.6 acres each containing single family homes. The northern property line is adjacent to El Paso County Parks Department with PUD zoning. Remaining neighboring properties are RR-5 and PUD to the south and west. All of these neighboring properties are residential as well.

- *The 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 property is zoned PUD and is adjacent to similar properties, as noted above. The proposed development is residential, and joins surrounding properties in its single family home use on site.

- *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.*

The development will conform to all constraints and criteria to ensure compatibility with the surrounding community. There is a stand of trees within the development, which will be preserved as an open space easement. Within the development, there are tracts dedicated for landscaping and allowing a recreational opportunity for residents. Additionally, there is the required streetside buffer of trees along Winslow Drive.

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

Although there are no significant historical or cultural sites, the plan for Estates at Cathedral Pines is designed to preserve the existing stand of evergreen trees bisecting the property from north to south. Care was taken to orient the internal street so impact would be avoided.

Additionally, driveways will be sited with the same goal. Additionally, there is a recreational linkage due to the property's proximity to the existing Black Forest Regional Trail. This will provide an opportunity for walkers, runners and cyclists to explore the surrounding area including nearby Black Forest Regional Park and the Pike's Peak Loop.

- *Open spaces and trails are integrated into the development plan to serve as amenities to residents and provide a reasonable walking and biking opportunities.* A trail connection is proposed along our eastern property line. This will link the existing Pike's Peak Trail section to the north with the Black Forest Regional Trail section to the south property corner. This provides the trail system with much needed continuity and clarity.
- *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 of eight single family homes will not overburden the capacities of existing or planned roads, utilities and other public facilities. The community will be under the purview of Black Forest Fire Protection. Regarding fire protection, the Land Development Code requests standards of accessibility, a sufficient firetruck turnaround, and meeting design standards for water supply. These code requirements are met with the 60' right-of-way extensions with local and rural paved roadway sections meeting the International Fire Code (IFC) requirements. The typical sections of the roadways are sufficient for access. The cul-de-sacs at the end of roadways are per County standards and meet the Fire District's turnaround template by meeting the dimensions for radius diameter and curves. The internal roadways are fully accessible by an emergency vehicle. The roadway of Sterling Manor Heights consists of two cul-de-sacs, one to the north and one to the south for emergency vehicle turnaround. The Fire District has indicated that there are no required fire hydrants, private lot dry hydrants, or sprinklers for the residences in order to meet their standards for this site as long as a centralized cistern is provided with sufficient distance to the dwelling units and sufficient water supply volume. As part of the fire protection measures, the site will utilize an existing 30,000 gallon cistern located north of the site within Tract 1 of Cathedral Pines Subdivision Filing No. 1 (off of Saxton Hollow Road) and allows for the required spacing/access to the cistern hook-up location. The location of the cistern is within a 1/2 -mile radius from the proposed lots. The existing cistern provides sufficient water supply volume and adequate coverage for the proposed dwelling units for fire protection operations. Black Hills Energy will be the natural gas distributor on site. The development is expected to generate about 75 vehicle trips on the average weekday, with half entering and half exiting the site over a 24 hour period. During the morning peak hour, which generally occurs for one hour between 6:30 a.m. and 8:30 a.m., about 1 vehicle would enter and 4 vehicles would exit the site. During the afternoon peak hour, which generally occurs for one hour between 4:15 p.m. and 6:15 p.m., about 5 vehicles would exit the site. A traffic memo was generated for this development as opposed to a Traffic Impact Study (TIS), as it fell beneath the threshold of

requirement. Among the criteria met with the project is that the increase in the number of vehicular trips does not exceed the existing trip generation by more than 10 peak hour trips or 100 daily trip ends. Potable water is provided via wells supplied by the Dawson, Denver, Arapahoe and Laramie-Fox Hills aquifers. A water resource report has been prepared attesting to sufficiency. Onsite septic (lot by lot) will provide for wastewater. Mountain View Electric Association, Inc. has confirmed its coverage with a service letter.

- *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.*

A trail connection is proposed along our eastern property line. This will link the existing Pike's Peak Trail section to the north with the Black Forest Regional Trail section to the south property corner. This provides the trail system with much needed continuity and clarity. This will be of great benefit for walkers, runners and cyclists to explore the surrounding area including nearby Black Forest Regional Park and the Pike's Peak Loop. Additionally, here is a preserved stand of trees within the development, which will be preserved as an open space easement. Internal roadway is minimized on the site plan, serving only to provide access to the residential lots from Winslow Drive. Landscape tracts flank the entrance, to provide a pleasing, natural transition into the site.

- *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.*

An affidavit of notification to severed mineral estates owner(s) has been provided to the County. After researching records of the El Paso County Clerk and Recorder, it was determined that there was not a mineral estate owner on the property.

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

Regarding Section 4.2.6.E, and its criteria pursuant to the PUD Development Plan being approved as a Preliminary Plan:

The proposed subdivision is in general conformance purposes of this code, as well as with the goals, subdivision design standards, objectives, and policies of the Master 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 water resources report has been completed as well as a water supply information summary sheet attesting to sufficiency. Potable water is provided via wells supplied by the Dawson, Denver, Arapahoe and Laramie-Fox Hills aquifers.

- A public sewage disposal system has been established and, if other methods of sewage disposal are proposed, the system complies with state and local laws and regulations, [C.R.S. §30-28-133(6) (b)] and the requirements of Chapter 8 of this Code. Sanitary concerns will be addressed on site with individual septic systems. A wastewater report has been generated.
- 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)]. A soils and geology report has been generated for this project.
- 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. A drainage report has been generated for this project.
- 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 project is a private, gated community. The internal street serves solely to provide access to the individual homeowners' lots.
- 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. (1) There is a stand of trees within the development, which will be preserved. Pursuant to Section 4.2.6.F.8.c (Calculation of Open Space), we will be including the area to be preserved as an open space easement, with concomitant restrictions on development and building, i.e. becoming a no-build area outside of the restrictions in the PUD section of the Code. Additionally, there are landscape tracts totaling 2.5 acres, and a 2.3 acre open space easement crossing lots 2 through 7, and adjacent to lots 1 and 8 dedicated as greenspace and allowing a casual recreational opportunity for residents. (2) There will be

little increase in vehicular traffic as a result of this subdivision. The increase in the number of vehicular trips does not exceed the existing trip generation by more than 10 peak hour trips or 100 daily trip ends. The impact was small enough, that a Traffic Memo was requested, rather than a more elaborate Traffic Impact Study. Multi-modal options are provided by our proposed trail linkage from the Pike's Peak Trail to the Black Forest Regional Trail. (3) The subdivision, in compliance with the landscape code, has provided a series of street trees in the landscape buffer along Winslow Drive. In addition to this, there is a gated entrance with planting provided at the entrance. Additionally, two landscape tracts will flank the entrance feature, further providing a landscaped, transitional green space when viewed from Winslow Drive. (4) There are no riparian and limited wetland areas on the site as described in the Natural Features Report provided separately. The existing stand of trees we seek to preserve will provide cover and habitat for wildlife. Placement of the driveways will be located to minimize impact to the Ponderosa pine forest. (5) Levels of service will not be negatively impacted from the development.

- 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 community will be under the purview of Black Forest Fire Protection, who has provided a commitment letter for the subdivision. In terms of recreation, a trail connection is proposed along our eastern property line. This will link the existing Pike's Peak Trail section to the north with the Black Forest Regional Trail section to the south property corner. This provides the trail system with much needed continuity and clarity. This will be of great benefit for walkers, runners and cyclists to explore the surrounding area including nearby Black Forest Regional Park and the Pike's Peak Loop. There is a stand of trees within the development, which will be preserved as an open space easement, with concomitant restrictions on development and building. There will be little increase in vehicular traffic as a result of this subdivision. The increase in the number of vehicular trips does not exceed the existing trip generation by more than 10 peak hour trips or 100 daily trip ends. The impact was small enough, that a Traffic Memo was requested, rather than a more elaborate Traffic Impact Study. Multi-modal options are provided by our proposed trail linkage from the Pike's Peak Trail to the Black Forest Regional Trail.
- The location and design of the public improvements proposed in connection with the subdivision are adequate to serve the needs and mitigate the effects of the development;
- 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.

**ANALYSIS OF COMPLIANCE WITH THE SUBDIVISION CRITERIA IN CHAPTER 7 OF
THE EL PASO COUNTY LAND DEVELOPMENT CODE (RULES GOVERNING
DIVISIONS OF LAND, 7.2.1 (D)(2) PRELIMINARY PLAN)**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

WATER SERVICE

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

Water Quality, Quantity and Dependability:

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

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

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

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

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

than the 5.95 AF/year 300-year annual allocation out of the Dawson Aquifer to The Estates at Cathedral Pines.

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

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

In Part 26 of Case Number 22CW3027 the revision to the previous augmentation plan contained in Case Number 09CW0076 states that post-pumping depletions after 300-years of pumping amount to approximately 960 AF. The property can set aside 998 AF of nontributary Laramie-Fox Hills groundwater, which results in approximately 960 AF of available post-pumping augmentation water, which will be sufficient to replace post-pumping depletions.

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

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

DEVIATION REQUEST

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

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

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

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

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

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

Part 4a: Intersection grades approaching the proposed gate on Hampshire Court. Intersection grades on Rural Local roadways shall be between 1-4 percent. While not for a bona-fide “street intersection,” this part addresses the proposed mid-block gate location on Hampshire Court. This has been included based upon LSC’s (transportation engineers on the project) engineering judgement, as the proposed gate will likely cause a “stop-condition” for motorists, similar to an intersection.

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

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

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

Safety and Operations:

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

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

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

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

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

The plan for The Estates at Cathedral Pines has met the criteria for approval by achieving those standards of conformance outlined in the El Paso County Land Development Code. Addressing

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

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

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

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

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

END

A STATEMENT ESTABLISHING THE PURPOSE AND INTENT OF THE PUD ZONING DISTRICT. In maintaining consistency with the zoning of surrounding properties, this development shall be a PUD. Further, the lot sizes are of similar area to those neighboring the development. PUD zoning allows for the accommodation of lot sizes sought, while taking into account those natural features within the property, and minimizing developmental impact on the environment therein.

Authority This PUD is authorized by Chapter 4 of the El Paso County Land Development Code, adopted pursuant to the Colorado Planned Unit Development Act of 1972, as amended.

Applicability The provisions of this PUD shall run with the land. The landowners, their successors, heirs or assigns shall be bound by this Development Plan, as amended and approved by the Planning and Community Development Department Director or Board of County Commissioners.

Adoption The adoption of this development plan shall evidence the findings and decisions of the El Paso County Board of County Commissioners that this Development Plan for Estates at Cathedral Pines is in general conformity with the El Paso County Master Plan, El Paso County Policy Plan and applicable Small Area Plan(s); is authorized under the provision of the El Paso County Land Development Code; and that the El Paso County Land Development Code and this development plan complies with the Colorado Planned Unit Development Act of 1972, as amended.

The provisions of this Development Plan shall prevail and govern the development of Estates at Cathedral Pines, provided, however, that where the provisions of this Development Plan do not address a particular subject, the relevant provisions of the El Paso County Land Development Code, as amended and in effect at the time of the PUD plan approval (or owner acknowledge the PUD changes with the Code), or any applicable resolutions or regulations of El Paso County, shall be applicable.

To further the mutual interest of the residents, occupants, and owners of the PUD and of the public in the preservation of the integrity of this development plan, the provisions of this plan relating to the use of land and the location of common open space shall run in favor of El Paso County and shall be enforceable law or in equity by the County without limitation on any power or regulation otherwise granted by law.

Where there is more than one provision within the development plan that covers the same subject matter, the provision which is most restrictive or imposes higher standards or requirements shall govern.

The total number of dwellings shown on the development plan for development within the specified planning areas is the maximum development requested for platting or construction (plus any approved density transfers). The actual number of dwellings or level of development may be less due to subdivision or Site Development Plan requirements, land carrying capacity, or other requirements of the Board of County Commissioners.

At the time of any final plat application, the applicant shall provide a summary of the development, to date, to Planning and Community Development Department, in order to assure maximum development limits are not exceeded.

The cover sheet shall include any cross reference to the ZCP or previous PUD Development Plan, including any recording references.

Floodplain statement: The parcel is within FEMA Floodplain Map number 0804100315G, effective 12/7/2018. The property is regarded as Zone X, an area of minimal flood hazard.

There shall be no direct lot access to Winslow Drive.

Easements: Unless otherwise indicated, all side, front, and rear lot lines are hereby platted on either side with a 10 foot public utility and drainage easement unless otherwise indicated. All exterior subdivision boundaries are hereby platted with a 20 foot public utility and drainage easement. The sole responsibility for maintenance of the easements is hereby vested with the individual property owners.

LEGAL DESCRIPTION: TR IN SE4 SEC 2-12-66 DES AS FOLS: BEG AT SW COR OF SE4 SEC 2, TH N 00°49'17" 1583.77 FT, N 89°17'56" E 965.20 FT, S 00°49'17" E 1583.77 FT TO A PT ON S LN OF SD SE4, TH S 89°17'56" W 965.20 FT TO POB, TOG WITH INGRESS-EGRESS EASEMENT DES BY REC #20002778. EL PASO COUNTY, COLORADO

TAX SCHEDULE NUMBER: 6200000411

PROPOSED LAND USE: SINGLE-FAMILY RESIDENTIAL AND ACCESSORY DWELLING UNITS

EXISTING ZONING: RR-5 PROPOSED ZONING: PUD

EXISTING LAND USE: VACANT

PROPOSED DENSITY: 228 DU/AC (Gross), .276 DU/AC (Net)

TOTAL NUMBER OF DWELLING UNITS: 8

SETBACKS: 25' FRONT, 25' SIDE AND 25' REAR

WIDTH AT SETBACK LINE: 200'

MAX. LOT COVERAGE: 25%

MAXIMUM HEIGHT: 30'

VICINITY MAP:



PARCEL AREA: 35.09 ACRES

TAX STATUS: TAXABLE

OPEN SPACE AREAS: Tract "A": 1.64 acres

Tract "B": 0.86 acres

Open Space Easement: 2.30 acres

Total area: 4.80 acres

OPEN SPACE PERCENTAGE: 13.6%

OWNER NAME AND ADDRESS:

GREGG & ELAINE CAWLFIELD
VILLAGREE DEVELOPMENT LLC
5710 VESSEY RD
COLORADO SPRINGS, COLORADO 80908
PHONE: (719) 413-6900
EMAIL: gregg@villagree.com
Elaine@villagree.com

APPLICANT:

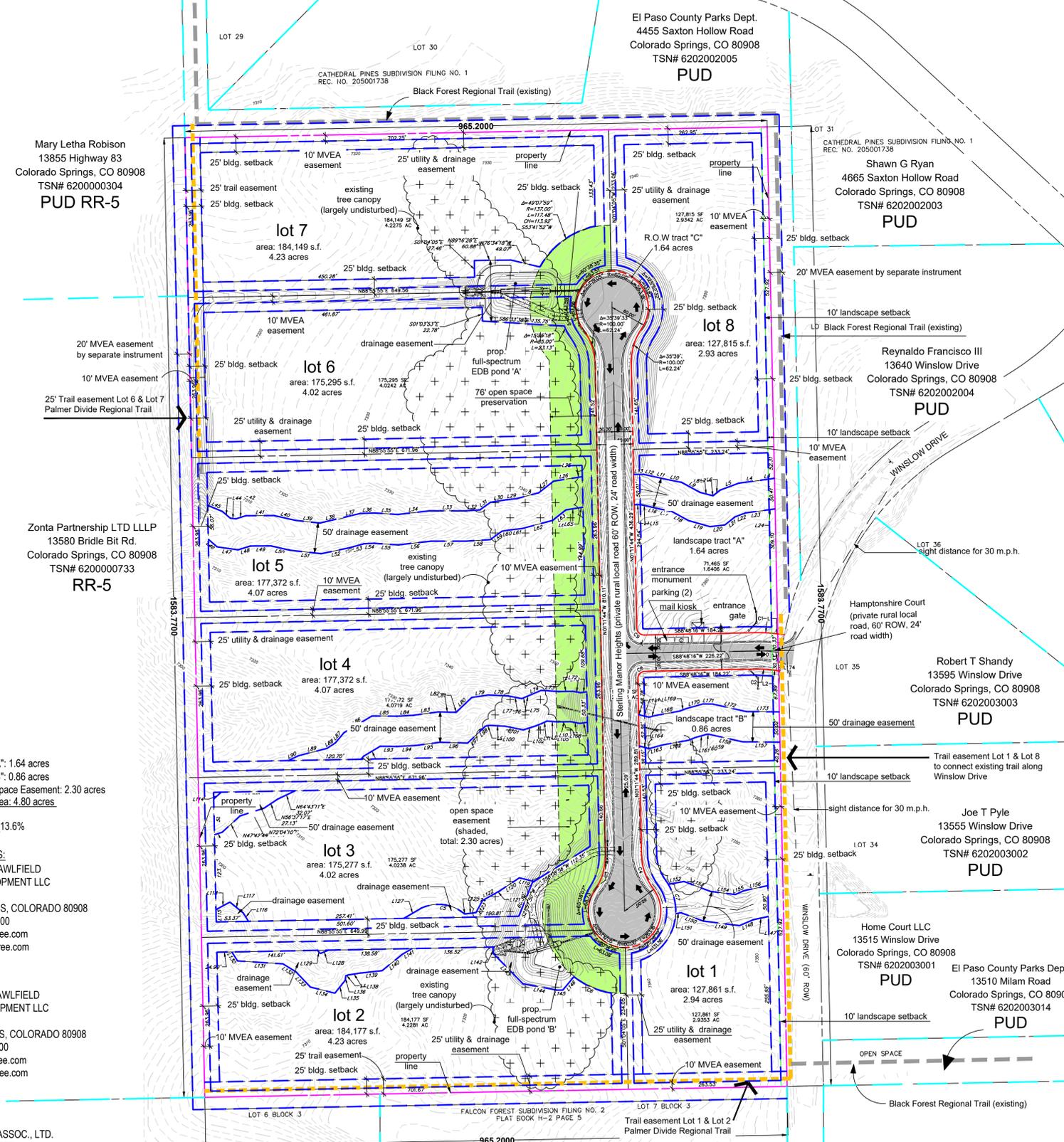
GREGG & ELAINE CAWLFIELD
VILLAGREE DEVELOPMENT LLC
5710 VESSEY RD
COLORADO SPRINGS, COLORADO 80908
PHONE: (719) 413-6900
EMAIL: gregg@villagree.com
Elaine@villagree.com

PLAN PREPARER:

WILLIAM GUMAN & ASSOC., LTD.
731 N. WEBER STREET
COLORADO SPRINGS, COLORADO 80903
PHONE: (719) 633-9700
EMAIL: bill@guman.net

ESTATES AT CATHEDRAL PINES PUD DEVELOPMENT PLAN PRELIMINARY PLAN

A PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO



Mary Letha Robison
13855 Highway 83
Colorado Springs, CO 80908
TSN# 6200000304
PUD RR-5

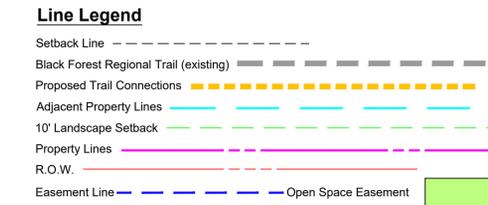
Zonta Partnership LTD LLLP
13580 Bridle Bit Rd.
Colorado Springs, CO 80908
TSN# 6200000733
RR-5

Terrance L. Stokka
13420 Peregrine Way
Colorado Springs, CO 80908
TSN# 6211002002
RR-5

Josephine A. Sorge
13480 Winslow Drive
Colorado Springs, CO 80908
TSN# 6211002001
RR-5

Josephine A. Sorge
13475 Winslow Drive
Colorado Springs, CO 80908
TSN# 6211001001
RR-5

A "Soils and Geology Study, Winslow Drive, Estates at Cathedral Pines, El Paso County, Colorado" prepared by RMG - Rocky Mountain Group (July 21, 2023), indicated geologic hazards were not found to be present at this site. Potential geologic constraints were found onsite and include: potentially expansive soils/bedrock, potentially compressible soils, hard bedrock, seasonally shallow groundwater and potentially seasonally wet (psw) areas. The areas indicated as psw are identified as "No Build Areas". The study concluded that the proposed development is feasible, and the geologic conditions identified are typical for the Front Range region of Colorado. Appropriate planning, engineering and suitable construction practices will be implemented to mitigate geologic conditions in areas where avoidance is not possible.



For PUD
LAND OWNER CERTIFICATION
IN WITNESS WHEREOF: _____
HAS EXECUTED THESE PRESENTS THIS _____ DAY OF _____ 20____
A.D., A COLORADO LIMITED LIABILITY COMPANY

AUTHORIZED AGENT, MANAGER
STATE OF COLORADO
COUNTY OF _____
SIGNED BEFORE ME ON _____ 20____
BY _____ (NAME(S) OF INDIVIDUAL(S) MAKING STATEMENT),
Clerk and Recorder
STATE OF COLORADO
COUNTY OF EL PASO
I hereby certify that this instrument was filed in my office on this _____ day of _____, 20____, and was recorded at Reception No. _____ of the records of El Paso County
(COMMISSION EXPIRATION)

Surveyor's Certificate
El Paso County Clerk and Recorder
I, _____, a duly registered Professional Land Surveyor in the State of Colorado, do hereby certify that this plat truly and correctly represents the results of a survey made on _____, by me or under my direct supervision and that all monuments exist as shown hereon; that mathematical closure errors are less than 1:10,000; and that said plat has been prepared in full compliance with all applicable laws of the State of Colorado dealing with monuments, subdivision, or surveying of land and all applicable provisions of the El Paso County Land Development Code.

I attest the above on this _____ day of _____ 20____
Surveyor's Name, (Signature) _____ Date _____
Colorado registered PLS # _____
Board of County Commissioners Certificate

This plat for _____ was approved for filing by the El Paso County, Colorado Board of County Commissioners on the _____ day of _____ 20____, subject to any notes specified hereon and any conditions included in the resolution of approval. The dedications of land to the public (streets, tracts, easements) are accepted, but public improvements thereon will not become the maintenance responsibility of El Paso County until preliminary acceptance of the public improvements in accordance with the requirements of the Land Development Code and Engineering Criteria Manual, and the Subdivision Improvements Agreement.

Chair, Board of County Commissioners _____ Date _____

TITLE VERIFICATION:
STEWART TITLE CO. dba UNIFIED TITLE
1710 JET STREAM DR., STE 200
COLORADO SPRINGS, COLORADO 80921
PHONE: (719) 578-5900
EMAIL: Lsimon@unifiedtitle.com

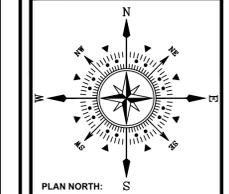
BOARD OF COUNTY COMMISSIONERS:
BOCC
200 SOUTH CASCADE AV., STE 100
COLORADO SPRINGS, COLORADO 80903
PHONE: (719) 520-7276
EMAIL: carctb@elpasoco.com

PCD DIRECTOR
MEGAN HERINGTON
2880 INTERNATIONAL CIRCLE, STE 110
COLORADO SPRINGS, COLORADO 80910
PHONE: (719) 520-7941
EMAIL: megganherington@elpasoco.com

CLERK AND RECORDER
STEVE SCHLEIKER
1675 W. GARDEN OF THE GODS RD., STE 2201
COLORADO SPRINGS, COLORADO 80907
PHONE: (719) 520-6202
EMAIL: steveschleiker@elpasoco.com

SCALE: 1" = 100' - 0" signature block

William Guman & Associates, Ltd.
URBAN PLANNING | COMMUNITY DESIGN | LANDSCAPE ARCHITECTURE
731 North Weber Street
Colorado Springs, CO 80903
(719) 633-9700
www.GumanLtd.com
bill@guman.net



PROJECT NAME: **ESTATES AT CATHEDRAL PINES**
PROJECT ADDRESS: **WINSLOW DRIVE**
PROJECT DESCRIPTION: **BLACK FOREST, CO 80908 PUD DEVELOPMENT PLAN**

DATE:	12/13/2022
DESIGNED:	GEM
CHECKED:	WFG

REVISIONS:	DATE:	BY:	DESCRIPTION:

PLANNING	DESIGN	CONSTRUCTION

SHEET TITLE: **PUD DEVELOPMENT PLAN**

SHEET NO. **1**
1 of 2 SHEETS

FILE NO. **PUDSP2210**

ESTATES AT CATHEDRAL PINES PUD DEVELOPMENT PLAN PRELIMINARY PLAN

A PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF
SECTION 2, TOWNSHIP 12 SOUTH, RANGE 66 WEST
OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

All property owners are responsible for maintaining proper storm water drainage in and through their property. Public drainage easements as specifically noted on the plat shall be maintained by the individual lot owners unless otherwise indicated. Homebuilders are responsible to ensure proper drainage around structures, including elevations of foundations and window wells in relation to side-lot drainage easements and swales. Homeowners shall not change the grade of the lot or drainage swales within said easements, as constructed by the builder, in a manner that would cause adverse drainage impacts to properties. Structures, fences, materials or landscaping that could impede the flow of runoff shall not be placed in drainage easements.

No driveway shall be established unless an access permit has been granted by El Paso County.

Tracts A& B shall be utilized as landscaped areas / neighborhood parks. Ownership and maintenance of Tracts A&B shall be vested to The Estates at Cathedral Pines Homeowners Association.

The subdivider(s) agree on behalf of him/herself and any developer of builder successors and assignees that subdivider and/or said successors and assigns shall be required to pay traffic impact fees in accordance with the El Paso County Road Impact Fee Program (Resolution No. 19-471), or any amendments thereto, at or prior to the time of building permit submittals. The fee obligation, if not paid at final plat recording, shall be documents on all sales documents and in plat notes to ensure that a title search would find the fee obligation before sale of the property.

Individual wells are the responsibility of each property owner. Permits for individual wells must be obtained from the State Engineer, who by law, has the authority to set conditions for the issuance of these permits.

Sewage treatment is the responsibility of each property owner. The El Paso County Department of Health and Environment must approve each system and, in some cases, the Department may require an engineer designed system prior to permit approval. These systems may cost more to design, install, and maintain.

Except as otherwise noted on the Preliminary Plan, individual lot purchasers are responsible for constructing driveways, including necessary drainage culverts per Land Development Code 6.3.3.C2 and 6.2.2.C.3. Due to their length, some of the driveways must be approved by the Fire District.

The private roads as shown on this plan will not be maintained by El Paso County until and unless the streets are constructed in conformance with El Paso County standards in effect at the date of the request for dedication and maintenance.

Unless otherwise indicated, all side, front and rear lot lines are platted on either side with a 10 foot public utility and drainage easement. All exterior subdivision boundaries are platted with a 20 foot public utility and drainage easement. The sole responsibility for maintenance of these easements is vested with the individual property owners.

The open space easement crossing through Lots 2 through 7 shall be maintained by the individual lot owners.



signature block

William Guman
& Associates, Ltd.
LANDSCAPE ARCHITECTURE
731 North Weber Street
Colorado Springs, CO 80903
(719) 633-9700
www.GumanLtd.com
bill@guman.net

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ONLY DRAWINGS BEARING THE OFFICIAL STAMP OF THE LICENSED LANDSCAPE ARCHITECT IN THE STATE OF COLORADO ARE VALID FOR CONSTRUCTION PURPOSES.



ESTATES AT CATHEDRAL PINES
WINSLOW DRIVE
BLACK FOREST, CO 80908
PROJECT DESCRIPTION: **PUD DEVELOPMENT PLAN**

DATE: 12/13/2022
DESIGNED: GEM
CHECKED: WFG

REVISIONS:		
DATE:	BY:	DESCRIPTION:

NOTES:

PLAN SCALE: 1" = 1000' (OR AS NOTED ON PLAN)

SHEET TITLE: **PUD DEVELOPMENT PLAN**

SHEET NO.
2
2 OF 2 SHEETS

FILE NO.
PUDSP2210