



Drexel, Barrell & Co.

January 28, 2022

Town of Monument – Planning Department
Attn: Debbie Flynn, Planner II
645 Beacon Lite Road
Monument, CO 80132
719-488-1604

**RE: Project Narrative – Final Plat
Willow Springs Ranch Filing No. 2**

Ms. Flynn,

On behalf of Willow Springs Ranch, LLC, please accept this project statement and the enclosed supplemental materials as Drexel, Barrell & Co's application and request for your review and approval of a proposed Final Plat for Willow Springs Ranch Filing No. 2.

Location / Site

The 6.158 acre site is located west of Willow Springs Ranch Filing No. 1 with direct access off Forest Lakes Drive. The site is proposed to be developed as single-family residential with a total of 27 lots, 2 tracts, associated public streets, utility and drainage easements and other required elements. A Preliminary/Final PD Site Plan was approved on 8/13/2020 under reception number 220121615.

Zoning / Land Use

The site is zoned PUD and is currently undeveloped. The land to the east, west and south of the site is also zoned PUD, and a RR-5 zoned subdivision lies to the north.

Traffic / Access

Willow Springs Ranch Filing No. 2 will be accessed via a full-movement access point from Forest Lakes Drive on the south side of the subdivision. This access will line up with the existing intersection with Cattail Drive in the Forest Lakes Filing No. 2B subdivision to the south.

In addition, a public access point will be provided to the future school property to the west through Filing 2.

A Traffic Analysis prepared by LSC Transportation Consultants Inc. shows that the site access point will operate at satisfactory levels of service as stop-sign-controlled intersections based on the projected short term and 2040 total traffic volumes.

Engineers/Surveyors

Boulder
Colorado Springs
Greeley

3 South 7th Street
Colorado Springs,
Colorado 80905-1501

719 260-0887
719 260-8352 Fax

Utilities

Water service will be provided by the Town of Monument. Wastewater service will be provided by Monument Sanitation District. Electric and natural gas will be provided by Mountain View Electric Association Inc. and Black Hills Energy respectively. The communications provider will be contracted by the developer.

Schools

The project is located within Lewis-Palmer School District No. 38. Bear Creek Elementary School is located approximately 3 miles to the northeast, Lewis-Palmer Middle School approximately 5 miles to the north, and Lewis-Palmer High School approximately 3 miles to the northeast of the site. 5-acres of land to the west of Willow Springs Ranch Filing No. 2 has been dedicated to the District for a future school use in conjunction with the almost 10 acres dedicated with the Forest Lakes development.

Drainage

The site currently lies within the Monument Rock Drainage Basin. Drainage improvements were constructed with the development of Willow Springs Ranch Filing No. 1. Drainage facilities were oversized to include the capture and treatment of the Filing No. 2 area for detention and water quality.

Review Criteria

The site is in conformance with the Town of Monument Final Plat review criteria. as listed below:

1. The plat conforms with the Town's Comprehensive Plan; Parks, Trails, and Open Space Plan; and other plans adopted by the Town from time to time;
2. The plat proposes a harmonious development and lot pattern that is compatible with the neighborhood and community;
3. The lot and development pattern ensures that there will be adequate light, air, parks, open space, and other places for public use;
4. The plat design provides for adequate access to all lots and tracts proposed in the subdivision;
5. Adequate, safe, and efficient public improvements, utilities and community facilities and services will be provided with sufficient capacity to serve the subdivision;
 - a. A sufficient supply of water is available and sufficient water rights have been dedicated to the Town or applicable district, in conformance with the applicable district's water standards.
 - b. The owners and/or developers of the property will bear the cost of improvements which benefit the land being developed and pay their fair share of any community improvements and/or facilities.

6. The plat design provides for adequate protection from fire, flood, geologic hazards, significant soil constraints, and other dangers, and provides for proper design of stormwater drainage, erosion control and streets;
7. The plat conforms to all applicable provisions of these regulations and any other applicable provisions of the Monument Municipal Code, and all applicable County, State and Federal regulations;
8. The plat design provides for the preservation and conservation of unique or distinctive natural areas, scenic areas and views, natural landmarks, including rock outcroppings and unique landforms, significant wildlife habitats and migration areas, drainage areas, riparian areas, wetlands, historic features and archaeologically sensitive sites, recognizing the irreplaceable character of such resources and their importance to the quality of life in Monument;
9. The plat design provides for the preservation and conservation of significant stands of vegetation; and
10. The final plat is generally consistent with the preliminary plat, as applicable.

We trust you find our application and request for the Final Plat for Willow Springs Ranch Filing No. 2 acceptable. We look forward to working with the Town in processing the application and submittal. Please call if you have any questions or require any additional information.

Respectfully,

Drexel, Barrell & Co.

A handwritten signature in black ink, appearing to read "Tim D. McConnell", with a stylized flourish at the end.

Tim D. McConnell, P.E.
Principal, Regional Manager