



May 21, 2018

Kari Parsons
Project Manager/Planner II
El Paso County Planning and Community Development
2880 International Circle, Colorado Springs, CO. 80910
(719) 520-6306 Office

RE: Carriage Meadows South PUD Minor Amendment Letter of Intent

Dear Kari,

This letter is being submitted as part of a PUD Minor Amendment to the previously approved Carriage Meadows South PUD and Preliminary Plan PUDSP-16-002 recorded April 5, 2017 (Rec No. 217038741). This PUD and Preliminary approved 235 units on 106.64 acres and shall remain as approved and originally designed. The purpose of this PUD Minor Amendment is to amend only the fencing types along units 79-88 as illustrated on the recorded PUD and Preliminary Plan from the previously shown 6' concrete fence to 6' wood fence. Each type of fence is already shown on the drawings with the fence details shown on the landscape plan detail sheet. The request and justification for this change of fencing along these particular lots is twofold. First, the noise study conducted by LSC Transportation Consultants dated June 17, 2016 indicates that no sound attenuation would be required since predicted noise levels would not exceed 67 decibels Leq. Secondly, these lots are actually adjacent to an existing residence and outparcel and are not directly adjacent to Marksheffel Blvd. The existing out parcel provides a significant buffer between lots 79-88 and Marksheffel Blvd. eliminating the need for the 6' concrete fence along this section of the development. The proposed 6' wood fence will provide an acceptable screen between the new units and the existing residence. In addition, the landscape plantings as originally proposed and approved shall remain as shown. There are no requested changes to the landscape plan or landscape setbacks.

Thank you for your consideration and please let me know of any questions.

Sincerely,

Jason Alwine