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## RETREAT AT PRAIRIERIDGE FILINGS NO. 1-3 MAP AMENDMENTS AND PRELIMINARY PLAN

### LETTER OF INTENT

DECEMBER 2023 | UPDATED APRIL 2024

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#### OWNER:

Classic SRJ Land LLC  
2138 FLYING HORSE CLUB DR  
COLORADO SPRINGS, CO 80921

#### APPLICANT:

CLASSIC COMMUNITIES  
6385 CORPORATE DR. SUITE 200  
COLORADO SPRINGS, CO 80919

#### CONSULTANT:

N.E.S. INC.  
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#### SITE DETAILS:

**TSN:** 5228000024 & 5228000025

**ADDRESS:** 8455 POCO RD AND 9650 VOLLMER RD

#### ACREAGE:

Preliminary Plan: 142.13 AC (includes two Future Development Tracts totaling 33.20 AC)

3 Map Amendments: 103.59 AC

Rezone 17.26 AC from RR-5 to RR-2.5

Rezone 14.43 AC from RR-5 to RR-0.5

Rezone 71.90 AC from RR-5 to RS-6000

#### CURRENT ZONING: RR-5

**CURRENT USE:** SINGLE FAMILY RESIDENTIAL AND VACANT

**FILE #:** P2313 - RETREAT AT PRAIRIE RIDGE REZONE RS6000 (AKA JAYNES)

P2314 - RETREAT AT PRAIRIE RIDGE REZONE RR-0.5 (AKA JAYNES)

P2316 - RETREAT AT PRAIRIE RIDGE REZONE RR-2.5 (AKA JAYNES)

SP239 - RETREAT AT PRAIRIERIDGE PRELIMINARY PLAN PHASE 1 (AKA JAYNES)

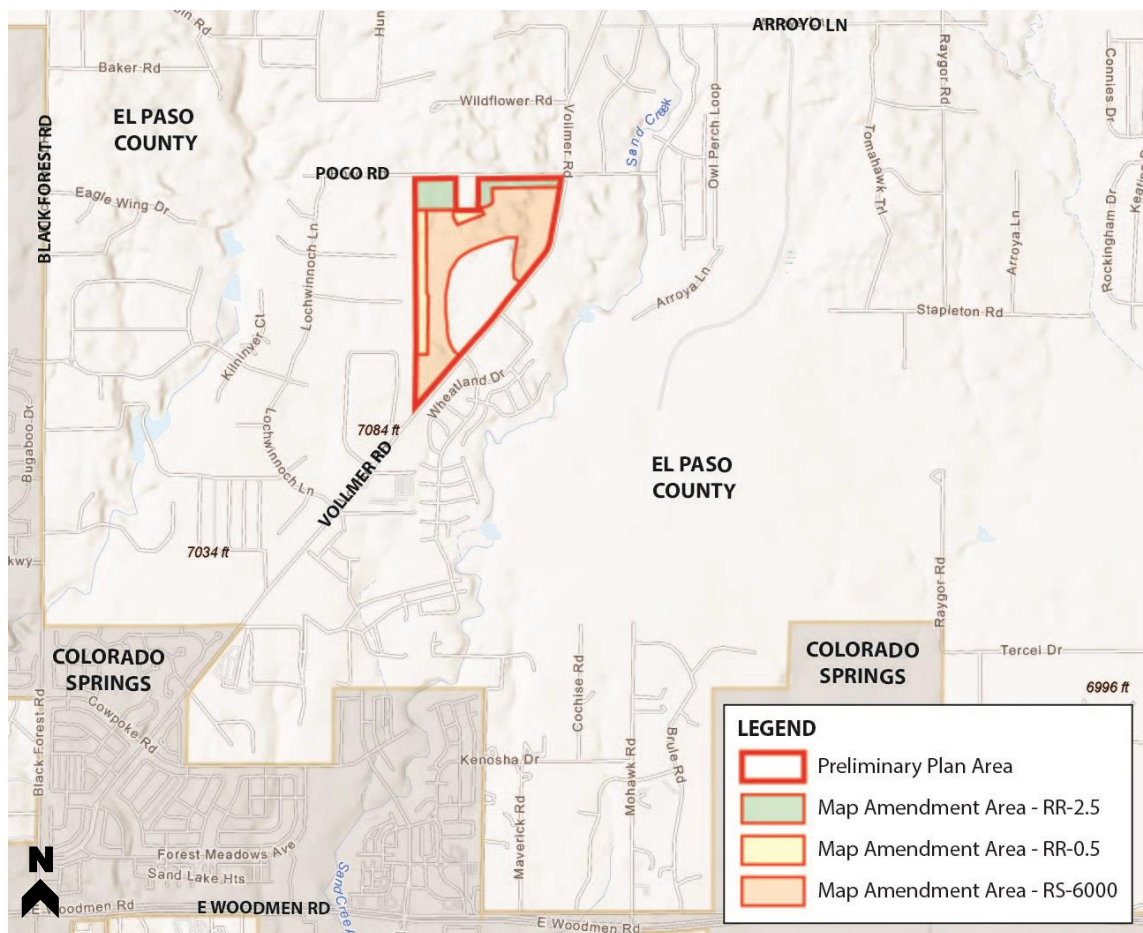
## REQUEST

N.E.S. Inc., on behalf of Classic SRJ Land LLC, requests approval of the following applications:

1. Three Map Amendments (Rezones) of the Preliminary Plan area as follows:
  - Rezone 17.26 AC from RR-5 to RR-2.5
  - Rezone 14.43 AC from RR-5 to RR-0.5
  - Rezone 71.90 AC from RR-5 to RS-6000
2. A Preliminary Plan for Retreat at PrairieRidge Filings No. 1-3, which covers 142.13 AC and includes two Future Development Tracts totaling 33.20 AC, which will be the subject of a future filing.
3. A finding of water sufficiency is requested with the Preliminary Plan, with the administrative approval of subsequent final plats.

## SITE LOCATION

Retreat at PrairieRidge Filings No. 1-3 Preliminary Plan lies southwest of the intersection of Poco Road and Vollmer Rd in northeast El Paso County. The property is surrounded by a growing area of El Paso County, close to the City of Colorado Springs municipal boundary. The proposed map amendments are located within the Preliminary Plan area as depicted below.



## SURROUNDING LAND USE

Across Vollmer Road, to the east of the requested rezones and Preliminary Plan for Retreat at PrairieRidge Filings No. 1-3, is the Sterling Ranch development, which is a growing suburban residential community supported by areas of higher density residential and commercial development. In the Homestead and Homestead North Filings of Sterling Ranch to the east of Vollmer Road are single-family residential lots that transition gradually from a minimum of 5,000 sf lots in the south to larger lots in Homestead North Filing 3 averaging 12,400 sf. Homestead North Filing 3 also includes 0.5-acre lots and a 25-foot buffer along its north boundary adjacent to Poco Road. Sterling Ranch also includes a commercially zoned property southeast of the intersection of Vollmer Road and the future extension of Briargate/Stapleton.

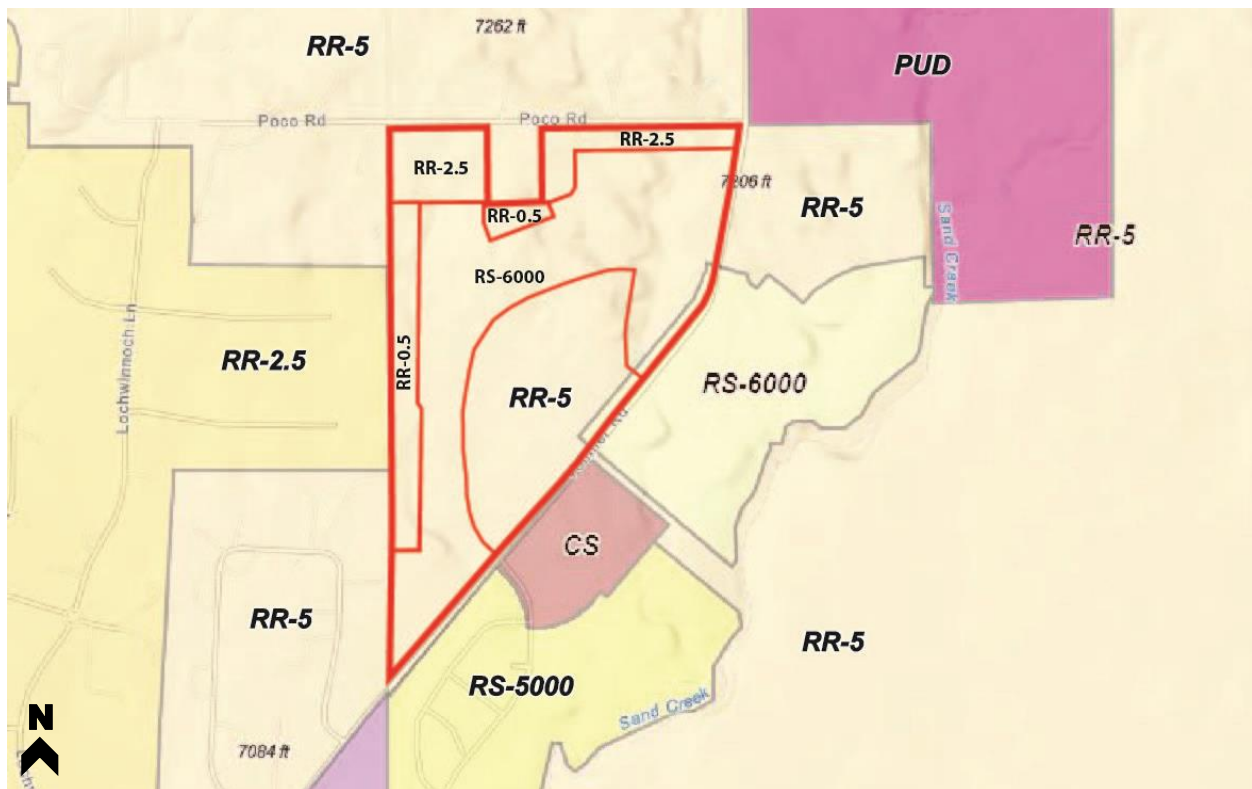


To the north of Sterling Ranch and northeast of the proposed Retreat at PrairieRidge Filings No. 1-3 Preliminary Plan is the Retreat at TimberRidge PUD. This includes a variety of lot size ranging from 2.5 acre lots on the western part of the site between Vollmer Road and Sand Creek and an average of 12,000 sf lots east of Sand Creek.

The properties to the west and north of the proposed Retreat at PrairieRidge Filings No. 1-3 Preliminary Plan are rural residential developments, including the 2.5-acre lot Highland Park Subdivision, the 5-acre lot Wildridge subdivision and the Sunrise Meadow Subdivision, which includes 5 rural residential lots of varying size. The northern boundary of the site is adjacent to Poco Road and includes a single 5-acre lot. North of Poco Road is the Edgewood Subdivision, which calls for a minimum 5-acre lot size, and two 10+ acre parcels that appear not to have been subdivided. Directly to the south of the southern tip of Retreat at PrairieRidge Filings No. 1-3 is the McClintock Station subdivision which has industrial zoning.

## ZONING CONTEXT

The property is currently zoned RR-5, Rural Residential (5 AC Lots). Surrounding zoning includes RR-5 and PUD to the north; RR-5 and RR-2.5 to the west; I-2 to the south; and RR-5, RS-6000, RS-5000, and CS to the east. In conjunction with the Preliminary Plan, three map amendments (rezones) are being requested. In the north portion of the Preliminary Plan area, RR-2.5 and RR-0.5 zoning is requested to accommodate 2.5 acre lots and 0.75 acres lots respectively. Along the west portion of the Preliminary Plan area, RR-0.5 zoning is requested to accommodate 0.7 acre lots, and along the remainder of the property is requested RS-6000 zoning. This layout and mix of zoning create a density transition from the lower density zoned properties to the north and west of the site to the RS-6000 and RS-5000 and commercially zoned properties to the south and west of the site.



## SKETCH PLAN COMPLIANCE

The sketch plan for this property (SKP-22-005) was approved by the Board of County Commissioners in April 2023. At the time of approval, the project was called the Jaynes Property. It has since been renamed Retreat at PrairieRidge.

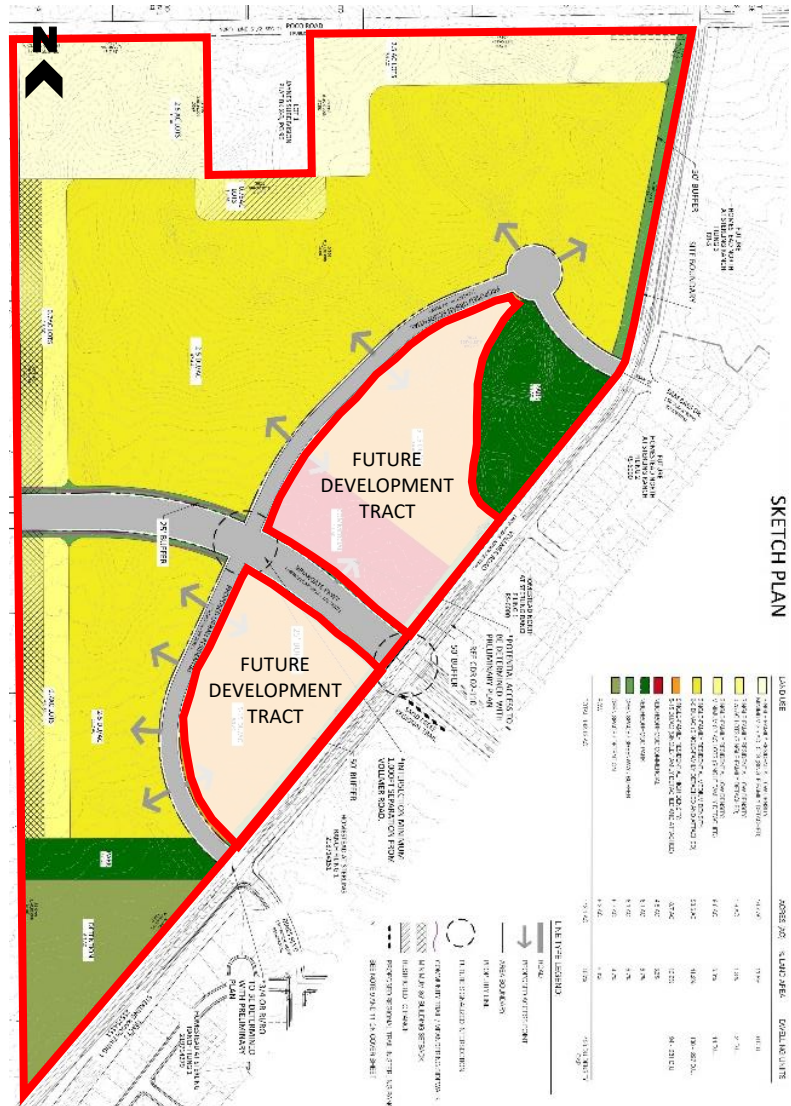
The Jaynes Property Sketch Plan was revised several times to address the concerns of surrounding neighbors and the Planning Commission regarding appropriate density transitions and compatibility with the surrounding land uses. The plan that was approved by both Planning Commission and Board of County Commissioners was determined to be compatible with the surrounding land uses and zonings

and provides an appropriate transition from the rural character of the residential areas to the north and west of the property and the rapidly urbanizing parts of the County to the west of Vollmer Road.

The proposed rezones to RR-2.5, RR-0.5 and RS-6000 comprise the majority of area covered by the Jaynes Property Sketch Plan. At the request of the El Paso County Planning and Community Development Department, the Retreat at PrairieRidge Filings No. 1-3 Preliminary Plan covers the entirety of the Jaynes Property Sketch Plan area. However, a portion of the Sketch Plan area south of Briargate Parkway will be designated as Future Development Tracts on the Preliminary Plan and will be submitted in a future filing due to its higher residential density (5-15 DU/AC) and commercial use.

Retreat at PrairieRidge Filings No. 1-3 provides for parks, open space, buffers, a mix of residential lot types and densities, and the future extension of Briargate Parkway. Lot types within the Preliminary Plan include a minimum of 2.5-AC lots along the northern boundary of the development, a minimum of 0.75-AC

lots adjacent to the south boundary of the Smith property, a minimum of 0.70-AC lots with an 85' setback along the west boundary, and a minimum of 6,000 square foot lots in the remainder of the development. This range of lot sizes and the inclusion of the 85' building setback along the west boundary is wholly consistent with the recently approved Sketch Plan and provides the density transitions agreed to during the Sketch Plan approval process.

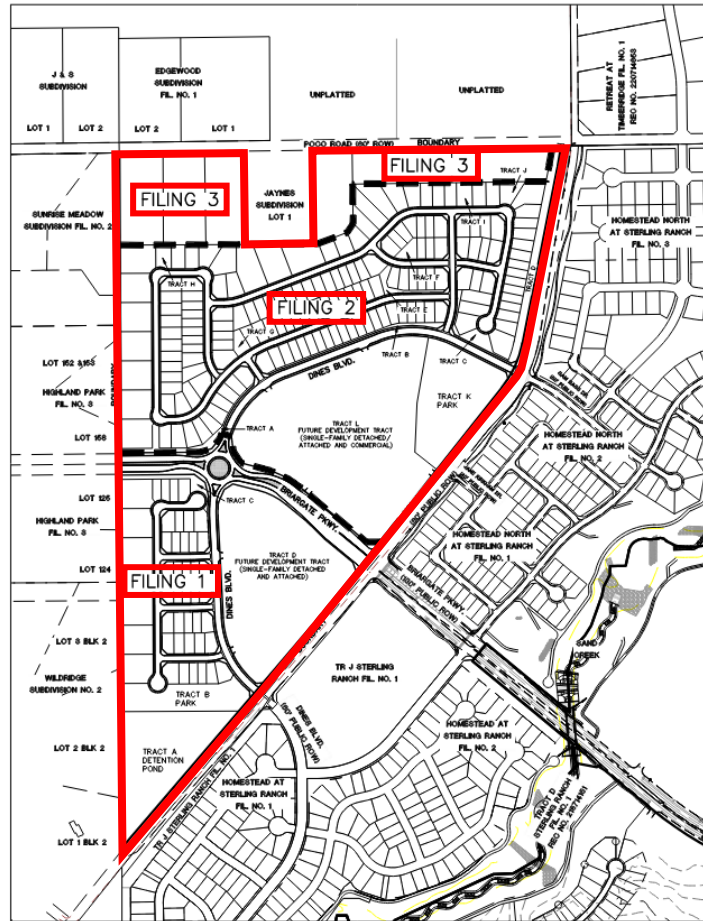


ZONING AREA	APPROVED SKETCH PLAN			PROPOSED PRELIMINARY PLAN		
	Acres	Maximum Lots	Maximum Density	Acres	Lots	Density
RR-2.5	16.7	6	Minimum 2.5 AC Lots	17.26	6	1 DU/2.9 AC
RR-0.5	11.4	16	0.7 – 0.75 AC Lots	14.43	17	1 DU/0.85 AC
RS-6000	58.6	138-297	2-5 DU/AC	71.20	194	2.7 DU/AC

## PROJECT DESCRIPTION

Retreat at PrairieRidge Filings No. 1-3 Preliminary Plan is an urban character single-family residential development consisting of 217 lots, 11 tracts, and right-of-way for future Briargate Parkway. Only single-family detached housing units are planned for Filings No. 1-3, while single-family attached housing units are planned for the Future Development Tracts. Excluding the Future Development Tracts, the gross density of the Preliminary Plan area is 1.99 DU/AC on 108.93 acres. The Preliminary Plan includes two parks, a stormwater pond, and several open space areas.

Concurrent rezonings of the property to RR-2.5, RR-0.5 and RS-6000 are also submitted. These reflect the respective density areas identified on the Sketch Plan and the extent of the Preliminary Plan area. The RR-2.5 area contains 6 lots on 17.26 acres, resulting in a density of 1 DU/2.9 AC; the RR-0.5 area contains 17 lots on 14.43 acres, resulting in a density of 1 DU/0.85 AC; and the RS-6000 area contains 194 lots on 71.20 acres, resulting in a density of 2.7 DU/AC.



The project will be completed over the course of three distinct filings. Filing 1 will be bounded by the property line on the west, Vollmer Road on the east, and the future Briargate Parkway extension on the north. It will include the Tract A Detention Pond, the Tract B Park, the Tract D Future Development Tract, 7 RR-0.5 lots, and 39 RS-6000 lots. Filing 2 will be bounded by Briargate Parkway on the south, the property line on the west, the RR-2.5 lots on the north, and Vollmer Road on the east. It will include Future Development Tract L, 10 RR-0.5 lots, 155 RS-6000 lots, and the Tract K park. Filing 3 will be bounded by the property line on the west, Poco Road on the north, Tract D and Vollmer Road on the east, and the RR-0.5 and RS-6000 lots on the south. It will include all 6 RR-2.5 lots. The proposed densities of each filing are outlined below.

	FILING 1	FILING 2	FILING 3	TOTAL
GROSS DENSITY	1.47 DU/AC (46 Lots/31.24 AC)	2.72 DU/AC (165 Lots/60.67 AC)	0.35 DU/AC (6 Lots/17.02 AC)	1.99 DU/AC (217 Lots/108.93 AC)
NET DENSITY	3.97 DU/AC (46 Lots/11.58 AC)*	4.20 DU/AC (165 Lots/39.33 AC)*	0.35 DU/AC (6 Lots/17.02 AC)	3.19 DU/AC (217 Lots/67.93 AC)*

\*Densities do not include future development tract areas.

**ACCESS AND CIRCULATION:** The Preliminary Plan includes the extension of Briargate Parkway in an east-west direction through the site, which will be constructed during Filing 1. This will connect to the portion of Briargate Parkway being constructed to the east in Sterling Ranch and in the future will connect to Black Forest Road to the west. The extension of Briargate Parkway between Black Forest Road and Meridian Road has been a County & City priority for many years.

Access to the site is proposed via a new urban residential collector, which is an extension of Dines Boulevard, through the property looping north to south, with connections to Briargate Parkway and Vollmer Road. A roundabout is proposed at the intersection of Dines Boulevard and Briargate Parkway, to maximize internal circulation. There will be multiple local access points off Dines Boulevard to serve the Preliminary Plan area, as well as the future commercial and residential areas. There will be no access to the broader development from Poco Road, only for the 2.5-acre rural residential lots that front thereon. All proposed access points will be full movement intersections, except there will be a right-in/right-out access on future Briargate Parkway serving the future commercial area at the northwest corner of Briargate Parkway and Vollmer Road.

**COMPATIBILITY/TRANSITIONS:** The following measures have been implemented to ensure the proposed Preliminary Plan is compatible with the adjacent zoning and provides effective land use transitions:

- The lots along Poco Road are restricted to a minimum of 2.5 acre in size. This will ensure an appropriate transition and buffer from the existing rural residential to the north of Poco Road to the medium and high density single-family residential within the Preliminary Plan.
- The single 5-acre Smith lot on the south side of Poco that is surrounded by Retreat at PrairieRidge Filings No. 1-3 will be bounded by a minimum 2.5 Ac lots to the east and west and a minimum 0.75 Ac lots to the south, which also have a ranch restriction. This will provide a purposeful transition for this rural residential property from the suburban densities within the rest of the Preliminary Plan area.
- Lots adjacent to the western boundary of the Preliminary Plan are a minimum of 0.7 Ac with an 85' setback. This will provide a transition from the lower density Rural Residential west of the site to the suburban residential densities within the remainder of the Preliminary Plan area.
- A 50-foot buffer (Tract D) extends the length of Vollmer Road north of Dines Boulevard to provide separation from Vollmer Road, and a 25-foot buffer (provided in Tracts D and L) is proposed along Briargate Parkway to buffer the residential lots within the Preliminary Plan area.

This configuration of land uses and densities will create a gradual transition from the Rural Residential areas to the north and west through Retreat at PrairieRidge Filings No. 1-3 to the proposed higher density residential and commercial land uses within the remaining Sketch Plan area and the urbanizing Sterling Ranch community on the east side of Vollmer Road.

**TRAFFIC:** A Traffic Impact Study prepared by SM Rocha is included with the Map Amendments and Preliminary Plan submittals. The Study provides an analysis of anticipated project impacts and also includes an update to the Master TIS prepared for the Sketch Plan. There are four (4) primary access

points to the Preliminary Plan area from Vollmer Road and the future Briargate Parkway to serve the proposed single-family detached housing units. The Traffic Study concludes the following:

- This site is subjected to the El Paso County Road Impact Fee Program (Resolution 19-471), as amended. An option for payment will be selected in conjunction with Final Plat applications.
- Retreat at PrairieRidge Filings No. 1-3 will generate 2,169 daily vehicle trips for the proposed single-family detached housing units. Of those trips, 161 trips will be during the morning peak hour, and 216 of the trips will be in the afternoon peak hour. An additional 3,218 daily vehicle trips are expected to be generated by the Future Development Tract areas.
- Compared to the trip generation estimates from the TIS for the Jaynes Property Sketch Plan, trip generation estimates associated with Retreat at PrairieRidge Filings No. 1-3 represent an approximate 23% decrease in site trips. The overall Preliminary Plan area (including the Future Development Tracts) represents a 27% decrease in site trips.
- Analysis of future traffic conditions indicates that the addition of site-generated traffic is expected to create no negative impact to traffic operations for the existing and surrounding roadway system upon roadway and intersection control improvements assumed within this analysis.
  - Projected 2040 traffic operations
    - Briargate Parkway and Vollmer Road is projected to operate at or better than LOS C during the a.m. peak hour, and LOS D or better during the p.m. peak hour.
    - All stop-controlled intersections within the study are projected to have turn movement operations at or better than LOS C during a.m. the peak traffic hour, and LOS D during the p.m. peak traffic hour. Exceptions would include the westbound turning movements at the intersection of Dines Boulevard and Vollmer Road which operate at LOS F during the PM peak traffic hour. The LOS F operation is attributed to the through traffic volume along Vollmer Road and the stop-controlled nature of the intersection.
  - Assumed roadway and intersection control improvements are identified in Table 9 of the Study and include the following:
    - Briargate Parkway-construction of a partial roadway section (two through lanes with shared center two-way left-turn lane) with the initial phase of site development.
    - Briargate Parkway intersection with Dines Boulevard-signalization of the intersection.
    - Potential upstream signal control changes along Briargate Parkway and Vollmer Road may create additional gaps in the traffic stream for turning movements onto Briargate Parkway or Vollmer Road which could provide mitigation to the LOS F operations projected during peak traffic hours.
    - Roadway widening improvements and auxiliary lane improvements along Vollmer Road.



- Construction of Sam Bass Drive west of Vollmer Road.
- Construction of Dines Boulevard West of Vollmer Road
- Construction of Briargate Parkway west of Vollmer Road

**PARKS AND OPEN SPACE:** A 5.5-acre neighborhood park is located southwest of the northern intersection of Vollmer Road and Dines Boulevard. This park will be constructed during Filing 2. A smaller 2.6-acre neighborhood park is proposed in the south portion of the Preliminary Plan, adjacent to the detention basin, and will be constructed during Filing 1. The parks have been located so that all residents will be within approximately ¼ mile to allow for easy pedestrian access. A 25' wide landscape buffer along both sides of Briargate Parkway will include a meandering sidewalk during Filing 1. This sidewalk will provide a connection to the Sand Creek Regional Trail to the east via the crosswalk at the signalized intersection at Vollmer and Briargate.

**NOISE:** The noise study completed for Homestead North is submitted in conjunction with this Preliminary Plan. This study is applicable because Homestead North mirrors the Retreat at PrairieRidge Filings No. 1-3 property with frontage on both Vollmer Road and Briargate Parkway, and associated noise impacts are anticipated to be the same for both developments. The noise study concluded that lots adjacent to Briargate Parkway would have predicted noise levels which would exceed the 67 dBA Leq threshold set by the Engineering Criteria Manual. The study recommended a 6' high noise barrier along Briargate Parkway to reduce noise levels below the threshold, which could be a wall, a berm, or a combination of the two. A 6-foot slot wall is proposed as a noise barrier along Briargate Parkway to address the findings of the noise study.

**WATER SERVICE:** The Retreat at PrairieRidge Filings No. 1-3 Preliminary Plan is to be provided central water and sewer services through Falcon Area Water and Wastewater Authority (FAWWA), except for the six RR-2.5 lots (Filing 3) that front on Poco Road, which will have wells and on-site wastewater treatment systems (OWTS). A service commitment letter is provided by FAWWA. A finding of water sufficiency is requested with the Preliminary Plan, with the administrative approval of subsequent final plats.

A Water Resources Report, prepared by Respec in December of 2023, is included with this submittal. It is expected that an urban residential home in the Falcon Area Water and Wastewater Authority will require an average of 0.353 annual acre-feet, which is the adopted user characteristic for FAWWA based on anticipated 1,500 square feet or more of landscaping. This is consistent with historic needs for nearby developments. For lots smaller than 7,000 square feet, FAWWA has adopted an SFE equivalency ratio of .90 to account for substantially reduced water needs, although this is partially offset by estimation of common area irrigation needs. PrairieRidge Filings No. 1-3 Preliminary Plan includes 217 lots, 70 of which are less than 7,000 square feet and have an effective annual demand of 0.318 acre-feet of water. Roughly 3.30 annual acre-feet of water have additionally been set aside for 1.32 acres of irrigated landscaping.

The Preliminary Plan includes six residential lots that will be served with individual wells and septic systems. Five of the 217 lots will be served with new wells, and one existing lot will continue to be

provided service through its existing well (Permit No 285607). FAWWA will set aside an additional 2.08 annual acre-feet for augmentation water for the five new individual wells, and no water commitment is made or required for the large lot with the existing well.

The resulting water demand on the central water system is 75.33 acre-feet, but 77.41 annual acre-feet is being set aside to include the 2.08 annual acre-feet of augmentation water necessary. The total 300-year water supply for FAWWA totals 1930.03 annual acre-feet. Appendix F of the report is an accounting of FAWWA's active water commitments, which total 1036.76 acre-feet including all subdivisions committed through December 4, 2023. This leaves a net excess of currently available water of 893.27 annual acre-feet. Accordingly, there is more than sufficient water supply to meet the 77.41 annual acre-feet needs of PrairieRidge Filings 1-3 Preliminary Plan on the 300-year basis.

**WASTEWATER SERVICE:** A Wastewater Report was completed by Respect for the Retreat at PrairieRidge Filings No. 1-3 Preliminary Plan in December 2023. The report covers 108.89 gross acres and includes 217 single family lots, 211 of which will be provided central wastewater service. The remaining 6 large lots will be served with individual septic systems, which is evaluated under a separate Wastewater study prepared by Entech (see below).

The average daily maximum monthly wastewater loads are expected to be roughly 172 gallons per day per single-family residence. Interim Wastewater Treatment Services will be provided by Colorado Springs Utilities via an Interim Services agreement. FAWWA has access to 1.006 MGD of wastewater treatment capacity in the Cherokee Wastewater Treatment Plant via Meridian Service Metro District (MSMD) and has a perpetual contract with the MSMD for the provision of wastewater treatment. The loading projected from PrairieRidge Filings 1-3 represents roughly 3.607% of the contractual capacity available to the FAWWA including all commitments to date (December 4, 2023), and including PrairieRidge Filings 1-3, the current committed capacity is for 3025 SFE, which is 51.718 % of FAWWA contractual treatment capacity. Accordingly, FAWWA has more than adequate wastewater treatment capacity to serve the Subdivision.

A Wastewater Study was completed by Entech Engineering, Inc. in November 2023 to evaluate the individual on-site wastewater treatment systems proposed on the six 2.5-acre lots. The Study determined that the site is suitable for individual on-site wastewater treatment systems (OWTS) and that contamination of surface and subsurface water resources should not occur provided the OWTS sites are evaluated and installed according to El Paso County and State Guidelines and properly maintained. Based on the testing performed as part of this investigation designed systems should be anticipated for the new lots. OWTS sites should not be located within defined drainages. Individual soil testing is required on the lots prior to construction. Absorption fields must be located a minimum of 100 feet from any well, including those on adjacent properties. Absorption fields must also be located a minimum of 50 feet from any drainages, floodplains or ponded areas and 25 feet from dry gulches.

**OTHER UTILITIES:** The property is within the service area of Mountain View Electric Association, Inc. for electricity supply, and within the service area of Black Hills Energy (north of Briargate Parkway) and Colorado Springs Utilities (south of Briargate Parkway) for natural gas service. Service commitment letters have been provided by each service entity.

**DRAINAGE:** A drainage report has been prepared for the Preliminary Plan area and submitted with this application. A stormwater detention pond will be constructed in the south portion of the Plan area.

**FLOODPLAINS:** A review of El Paso County FEMA FIRM panels indicates the entire site is within Flood Zone X, meaning it is an area of minimal flood hazard risk.

**GEOLOGIC & SOIL HAZARDS:** A Soils and Geology Study for the proposed residential development, prepared by Entech Engineers, is included in this submittal. Geologic hazards expected at the site include artificial fill, potentially expansive soils, shallow bedrock, ponded water, shallow groundwater, seasonal shallow groundwater and potentially seasonally shallow groundwater areas, and radon. The geologic conditions of the site are common, and mitigation can be accomplished by implementing common engineering and construction practices.

**VEGETATION & WILDLIFE:** Core Consultants prepared an Impact Identification Report and a Habitat Assessment Memo for the Sketch Plan submittal, with a supplemental Ecological Features Memo to address County comments prepared in October 2022. The area is within the Foothill Grasslands ecoregion, composed of a mixture of tall and mid-grasses and isolated pine trees. No globally-sensitive vegetation communities are present on site. The site provides a moderate quality habitat for some grassland and riparian wildlife, and while development would inevitably affect some potential habitat for wildlife, expected impact is relatively low.

The project is not anticipated to result in any impacts to federally- or state-listed threatened and endangered species or their habitats. The U.S. Fish and Wildlife Service (USFWS) and Colorado Parks and Wildlife (CPW) have reviewed the habitat assessment report for the Project, and both agencies indicated that they have no concerns about the project resulting in impacts to listed or other sensitive wildlife species.

A site visit by Core consulting in October of 2022 found raptor nests in three locations and concluded the following:

- **Northern Ridge:** The ridge hosts two small areas of ponderosa pines which may provide potential roosting and nesting habitat for raptors, although there are no existing raptor nests at this time. A large, fallen nest suggests historic raptor nesting in these trees, though this nest could not be re-used in its current state on the ground.
- **Pines Along Vollmer:** A planted row of pines along the eastern boundary of the Project Area, adjacent to Vollmer Road, currently hosts two raptor nests. The row is approximately 820 feet long, and both raptor nests are in the southern half. A raptor nest survey for this Project has not been conducted during the raptor breeding season; however, based on the good condition of both raptor nests and the presence of a clump of mammalian fur at the base of one of the nests, one or both nests may have been active in 2022. If possible, it would be beneficial to maintain the row of pines along the eastern Project boundary for continued use by raptors.
- **Other Existing Nests:** Two other nests were identified, and it was determined that these nests were likely built by and best suited for black-billed magpies. Neither nest was in a condition that would suggest it was used this year. One nest along Vollmer was found to be in good condition,

based on the structure and position in the pine, the nest was likely built and used by common ravens.

The proposed neighborhood park adjacent to Vollmer Road and the 50' buffer along the length of Vollmer Rd incorporate the existing Ponderosa Pines that house potentially active raptor nest(s), which will ensure these raptor nesting opportunities are preserved. Should the existing nests or new nests become active during the breeding season and when the construction is anticipated to occur, Classic Communities should coordinate with CORE and CPW to employ appropriate restriction buffers to minimize potential impact the nesting raptors (CPW 2020).

The property includes a very small area of milkweed plants that provide potential egg-laying habitat for the Monarch Butterfly, which is a candidate species for federal listing. There are no Endangered Species Act Section 7 requirements for candidate species. The surveyed area of milkweeds is only 20 sf and the potential impacts to this species are therefore limited. In addition, the location of the area of milkweeds is adjacent to the proposed alignment of future Briargate Parkway, so would ultimately be impacted by the road construction, irrespective of the proposed development of Retreat at PrairieRidge Filings No. 1-3.

**WILDFIRE:** Retreat at PrairieRidge Filings No. 1-3 is within the Black Forest Fire Rescue District (BFFR). The primary wildland fuel type is grassland with scattered trees. The Natural Resources Report prepared by Core analyzes the wildfire risk and burn probability within the project site. The report references the Colorado State Forest Service Wildfire Risk Assessment Portal (WARP). This mapping system identifies the wildfire risk of the vast majority of the project site as "Moderate Risk" for wildfires, with a small portion along the eastern edge documented as "Low Risk". The project site is identified as "Moderate Risk" for burn probability and potential fire intensity, which is the same or lower than surrounding properties.

**USE OF, OR CHANGES IN PREEXISTING WATERFORMS, WATERCOURSES OR BODIES OF WATER:** There are two unnamed tributaries of Sand Creek draining through the site in a southerly direction and some pockets of wetland areas. In a letter dated June 30, 2022 the US Army Core of Engineers determined that the site does not contain Waters of the United States that are subject to regulation under Section 404 of the Clean Water Act. This means that all wetlands within the project area are non-federally jurisdictional and do not require a USACE permit or mitigation. The Jurisdictional Determination is included in this submittal.

The non-jurisdictional wetland area adjacent to Vollmer Road includes two ponded areas, which are both man-made stock tanks and whose water rights were decreed in 1973. The original intent of the project was to retain these ponded areas as a feature of the 5.5 acre neighborhood park. As the Preliminary Plan and due diligence has progressed, it has been determined that this will not be feasible. There are no perennial water sources on the site, and the ponded areas rarely hold water in their current condition. Once the surrounding site is constructed, wastewater and runoff will be piped, eliminated any water sources that may feed the ponded areas. As such, these areas will be improved with fill and irrigated native vegetation as part of the Tract K park in Filing 2.



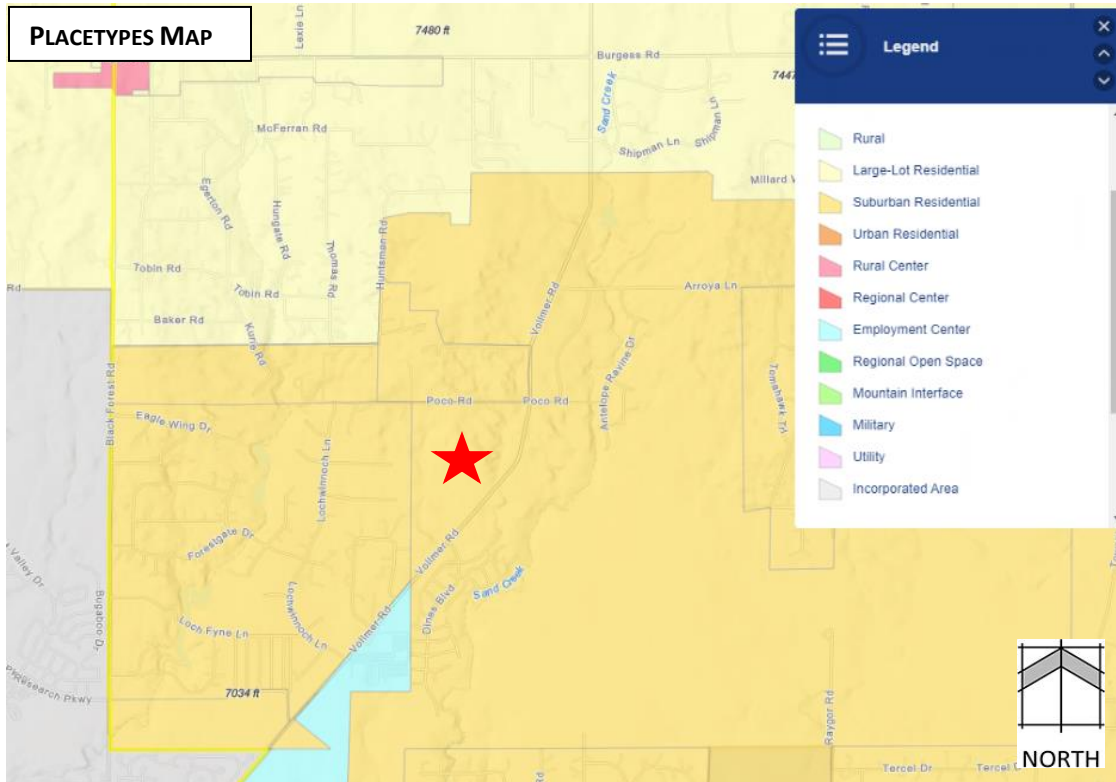
## COUNTY MASTER PLAN COMPLIANCE

Applicable plans for the County comprise the Your Master Plan, the Water Master Plan, the 2040 Major Transportation Corridor Plan, and the El Paso County Parks Master Plan.

### YOUR EL PASO MASTER PLAN

Retreat at PrairieRidge Filings No. 1-3 is denoted as “Suburban Residential” on the Placetypes Map (below) in the Master Plan. The primary land use in the Suburban Residential placetype is single-family detached residential, with lot sizes smaller than 2.5 acres per lot and up to 5 units per acre. Single-family attached, multifamily, commercial and parks and open space are identified as supporting land uses in the Suburban Residential placetype.

The proposed Preliminary Plan meets the intent of the Suburban Residential placetype as it includes a mix of lots ranging from 2.5 acres to 6,000 sq.ft lots, all proposed for single-family residential use. The highest-density area of Filings No. 1-3 has a proposed minimum of 6,000 sq.ft lots, with 194 lots on 71.90-acres. This density of 2.7 du/ac is well below the primary land use of the Suburban Residential placetype, which is 5 du/ac. The overall density of Retreat at PrairieRidge Filings No. 1-3 is 1.99 du/ac. The Preliminary Plan also designates 12.29 acres as neighborhood park space and buffers, which are supporting uses that are consistent with the Suburban Residential Placetype.



In the Key Area Influences chapter, this site is designated as a Potential Area for Annexation. While the Applicant does not propose to annex Retreat at PrairieRidge Filings No. 1-3 into the City, the site’s status as a Potential Area for Annexation is indicative of its urban character and the need for urban level of utility services, which will be provided by the Falcon Area Water and Wastewater Authority.

In the Areas of Change chapter of the County Master Plan, the Preliminary Plan area is identified as a “New Development Area”. The Plan states that New Development Areas will be significantly transformed as development takes place. These areas are often undeveloped or agricultural areas and are expected to be complimentary to adjacent built out areas. The proposed new development within Retreat at PrairieRidge Filing No. 1-3 will bring about the transformation of this area as anticipated by the Master Plan, will be complimentary to the adjacent built-out area of Sterling Ranch, and will provide a gradual transition from Sterling Ranch to the more rural residential development to the north and west.

The mix of residential densities, parks, trails, and open space proposed in this development is consistent with Core Principle 1, Land Use and Development, which seeks to “manage growth to ensure a variety of compatible land uses that preserve all character areas of the county.” This development is supported by Goal 1.1 to “ensure compatibility with established character and infrastructure capacity,” and Goal 1.3 which seeks to “encourage a range of development types to support a variety of land uses.” The Preliminary Plan buffers the adjacent rural residential areas with transitional density, buffering, additional building setback requirements, open space, and trail corridors. The infrastructure improvements and extension of Briargate Parkway proposed by the development will provide the required capacity to support the planned level of development.

The Preliminary Plan is also consistent with Core Principle 2, Housing & Communities, which seeks to “preserve and develop neighborhoods with a mix of housing types” and Goal 2.3 to “locate attainable housing that provides convenient access to goods, services, and employment”. The Preliminary Plan provides for a variety of housing types to meet the needs of present and future El Paso County residents.

### **WATER MASTER PLAN**

The proposed residential development satisfies the following policies of the Water Master Plan.

*Goal 1.1 – Ensure an adequate water supply in terms of quantity, dependability, and quality for existing and future development.*

*Goal 4.2 – Support the efficient use of water supplies.*

*Policy 4.3.6 – Encourage well monitoring throughout the County, with an emphasis on the Denver Basin aquifer fringe areas.*

*Policy 4.1.2 – Encourage more systematic monitoring and reporting of water quality in individual wells.*

*Goal 6.0 – Require adequate water availability for proposed development.*

The project is located within Region 3, the Falcon area. This growth area is projected to experience significant growth by 2040. By 2060, the AF per year is expected to nearly double in Region 3. Region 3 has sufficient supply and existing infrastructure in the area to serve this development. By 2060, a 14% increase in supply is needed.

The Retreat at PrairieRidge Filings No. 1-3 Preliminary Plan is to be provided central water and sewer services through Falcon Area Water and Wastewater Authority (FAWWA). A Water Resources Report, prepared by Respec in December of 2023, is included with this submittal. The 217 lots in PrairieRidge Filing 1-3 Preliminary Plan includes six 2.5-acre lots that will be served by individual wells. Five of the lots will be served with new wells and 1 existing lot will continue to be provided service through its existing well (Permit No 285607). The resulting water demand on the central water system is 75.33 acre-feet, but 77.41 annual acre-feet is being set aside to include the 2.08 annual acre-feet of augmentation for the five new individual wells. The total 300-year water supply for FAWWA totals 1930.03 annual acre-feet, of which 1036.76 acre-feet has been committed through December 4, 2023. This leaves a net excess of currently available water of 893.27 annual acre-feet. Accordingly, there is more than sufficient water supply to meet the 77.41 annual acre-feet needs of PrairieRidge Filings No. 1-3 Preliminary Plan on the 300-year basis.

### **2040 MAJOR TRANSPORTATION CORRIDOR PLAN (MTCP)**

The 2040 Functional Classification map in the MTCP shows the new Briargate Parkway connection as a 4-lane principal arterial by 2040. Vollmer Road is depicted as a 4-lane minor arterial south of Briargate Parkway and 2-lane minor arterial to the north of Briargate Parkway. The 2060 Corridor Preservation

Plan shows no changes to the classification of Briargate Parkway but includes the widening of Vollmer Road north of Briargate Parkway to 4-lanes by 2060.

Briargate Parkway is currently an integral part of mobility and access to I-25 from the north and southern areas of Colorado Springs. The Briargate Parkway-Stapleton Road project is currently being studied to verify and develop the master plan requirements for the roadway. The MTCP indicates that the Briargate-Stapleton corridor is expected to be a four-lane principal arterial from the eastern City Limits of Colorado Springs (Black Forest Road) to Judge Orr Road. It is anticipated that this segment will plan for interim improvements and that interim phases of capacity along Briargate Parkway may be warranted based upon the findings of this study. Furthermore, multi-modal transportation opportunities will be evaluated along this stretch as well. The outcome of this study and ultimate build out will be to improve the public health, safety and welfare of the overall area.

### **EL PASO COUNTY PARKS MASTER PLAN**

The Parks Master Plan shows a proposed bike route on Vollmer Road and Poco Road to the north. The Master Plan does not identify any proposed parks or candidate open space on this site or in the vicinity. A 5.5-acre neighborhood park is located on the Preliminary Plan southwest of the northern intersection of Vollmer Road and of the proposed urban residential collector. A smaller 2.66-acre neighborhood park is proposed in the south portion of the Preliminary Plan, adjacent to the detention basin. A meandering sidewalk is proposed along Briargate Parkway within a 25' landscape tract. The intersection of Briargate Parkway and Vollmer Road will be signalized in the future which will provide a safe pedestrian crossing facility for residents within the Preliminary Plan area to connect to the Sterling Ranch parks and open space and the Sand Creek Regional Trail to the east.

### **PROJECT JUSTIFICATION**

#### **Map Amendment (Rezone) Approval Criteria-Chapter 5.3.5 (B)**

- 1. THE APPLICATION IS IN GENERAL CONFORMANCE WITH THE EL PASO COUNTY MASTER PLAN INCLUDING APPLICABLE SMALL AREA PLANS OR THERE HAS BEEN A SUBSTANTIAL CHANGE IN THE CHARACTER OF THE NEIGHBORHOOD SINCE THE LAND WAS LAST ZONED;**

The relevant County Plans for the Retreat at PrairieRidge Filings No. 1-3 Map Amendments and Preliminary Plan are Your El Paso County Master Plan, the County Water Master Plan, the 2040 Major Transportation Corridor Plan, and the County Parks Master Plan. The project is in general conformity with these plans as described above.

- 2. THE REZONING IS IN COMPLIANCE WITH ALL APPLICABLE STATUTORY PROVISIONS, INCLUDING BUT NOT LIMITED TO C.R.S. § 30-28-111 § 30-28-113, AND § 30-28-116;**

As the proposed map amendments fulfil the goals of the County Master Plan as described under criterion (1) above and is a compatible transition between the adjacent uses, as described in criterion (3) below, it therefore complies with the statutory provisions that allow County's to establish, limit, regulate, or amend zoning within the unincorporated parts of El Paso County in the interests of public health, safety and welfare.



**3. THE PROPOSED LAND USE OR ZONE DISTRICT IS COMPATIBLE WITH THE EXISTING AND PERMITTED LAND USES AND ZONE DISTRICTS IN ALL DIRECTIONS; AND**

The Jaynes Property Sketch Plan was approved by the Board of County Commissioners in November 2022. The plan was revised several times to address the concerns of surrounding neighbors and the Planning Commission regarding appropriate density transitions and compatibility with the surrounding land uses. The plan that was finally approved by both Planning Commission and Board of County Commissioners was determined to be compatibility with the surrounding land uses and zonings and provides an appropriate transition from the rural character of the residential areas to the north and west and the rapidly urbanizing parts of the County to the west of Vollmer Road.

The proposed rezones to RR-2.5, RR-0.5 and RS-6000 are wholly consistent with lot sizes and densities agreed upon through the approval process of the Jaynes Property Sketch Plan. The proposed RR-2.5 zone is consistent with the 2.5-Ac lots along the northern boundary of the development. The proposed RR-0.5 zone reflects the intent of the minimum of 0.75-Ac lots adjacent to the south boundary of the Smith property and the minimum of 0.70-Ac lots along the west boundary. The proposed RS-6000 zoning is consistent with the 2-5 du/ac density identified in the Sketch Plan. 194 lots are proposed in this 72.35-acre area, resulting in a density of 2.7 du/ac. The consistency of the zoning with the recently approved Sketch Plan honors the intent of the lot size compatibility and density transitions agreed to during the Sketch Plan approval process.

**4. THE SITE IS SUITABLE FOR THE INTENDED USE, INCLUDING THE ABILITY TO MEET THE STANDARDS AS DESCRIBED IN CHAPTER 5 OF THE LAND DEVELOPMENT CODE, FOR THE INTENDED ZONE DISTRICT.**

Future development of Retreat at PrairieRidge Filings No. 1-3 will meet the use and dimensional standards for the respective RR-2.5, RR-0.5, and RS-6000 zones, as set out in Chapter 5 of the Land Development Code (LDC). Rezoning and development of the site for 217 detached single-family lots, right-of-way, community parks, buffers and drainage are suitable for the property.

**Preliminary Plan Approval Criteria-Chapter 7.2.1.D.2.e**

**1. THE PROPOSED SUBDIVISION IS IN GENERAL CONFORMANCE WITH THE GOALS, OBJECTIVES, AND POLICIES OF THE MASTER PLAN;**

The relevant County Plans for PrairieRidge Filings No. 1-3 Preliminary Plan are Your El Paso County Master Plan, the County Water Master Plan, the 2040 Major Transportation Corridor Plan, and the County Parks Master Plan. The Retreat at PrairieRidge Filings No. 1-3 Preliminary Plan is in general conformity with these plans as described above.

**2. THE SUBDIVISION IS CONSISTENT WITH THE PURPOSES OF THIS CODE;**

The Preliminary Plan meets all technical submittal requirements of the Land Development Code. The stated purpose of the Code is to preserve and improve the public health, safety and general welfare of the present and future residents of El Paso County. Retreat at PrairieRidge Filings No. 1-3 Preliminary Plan achieves this by proposing new development consistent with the policies of the El Paso County Master Plan in a manner that provides a gradual transition from the Rural Residential

areas to the north and west to the Briargate Parkway and Vollmer Road intersection and the urbanizing Sterling Ranch community on the east side of Vollmer Road. The Preliminary Plan also achieves the goal of accommodating a variety of housing types to meet the needs of present and future El Paso County residents with supporting commercial services and parks.

**3. THE SUBDIVISION IS IN CONFORMANCE WITH THE SUBDIVISION DESIGN STANDARDS AND ANY APPROVED SKETCH PLAN;**

The Preliminary Plan is in conformance with the subdivision design standards of the Land Development Code; no waivers are requested. The range of lot sizes and densities is wholly consistent with the recently approved Sketch Plan and provides the density transitions agreed to during the Sketch Plan approval process.

**4. 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 (THIS FINDING MAY NOT BE DEFERRED TO FINAL PLAT IF THE APPLICANT INTENDS TO SEEK ADMINISTRATIVE FINAL PLAT APPROVAL);**

A sufficient water supply is available as demonstrated by the water supply commitment letter provided by FAWWA and the Water Resources Report prepared by Respec. The water commitment is for 75.33 annual acre-feet to serve 211 residential lots with common water service and 2.08 acre-feet of augmented water for 6 lots on individual wells and septic.

**5. 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;**

A commitment from FAWWA to meet the average daily maximum monthly wastewater loads of roughly 172 gallons per day per single-family residence has been provided, for the 211 lots that will use common wastewater systems. The remaining six lots will have private wastewater treatment systems.

**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. [C.R.S. § 30-28-133(6)(c)];**

The Soils and Geology Study identifies the potential geologic hazards to include artificial fill, potentially expansive soils, shallow bedrock, ponded water, shallow groundwater, seasonal shallow groundwater and potentially seasonally shallow groundwater areas, and radon. The geologic conditions of the site are common, and mitigation can be accomplished by implementing common engineering and construction practices.

**7. 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 prepared for the Preliminary Plan area and submitted with this application. A stormwater detention pond will be constructed in the south portion of the Plan area. All proposed drainage improvements comply with State Law and the requirements of the LDC and ECM.

**8. 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;**

There are no known mineral deposits on this site.

**9. 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;**

All lots will have legal and physical access to a public street.

**10. 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;**

A northwest-southeast oriented ridgeline crosses the northern portion of the property, spanning most of the width of the development area. The ridge is relatively gently sloped on all sides and does not provide any significant topographic features such as rock outcroppings or bluffs. This ridgeline will be removed during site construction.

There are two unnamed tributaries of Sand Creek draining through the site in a southerly direction and some pockets of wetland areas. The USACE determined that the site does not contain Waters of the United States that are subject to regulation under Section 404 of the Clean Water Act. This means that all wetlands within the project area are non-federally jurisdictional and do not require mitigation. A Jurisdictional Determination is included in this submittal. There non-jurisdictional wetlands within the Plan area are of low quality and most will not be preserved. There are two pond areas along Vollmer Road within the 5.5 ac park. While the original intent was to preserve these within the park, it is now anticipated they will be filled during site grading. As described previously in this application, further analysis of the ponds revealed that they do not have a perennial water source and rarely hold water in their current condition. Development of the site will eliminate any water sources that may feed the ponds. Filling and planting these depressions with native vegetation will improve their ecological and aesthetic values.

A planted row of Ponderosa Pines along the eastern boundary of the project area, adjacent to Vollmer Road, two of which currently hosts raptor nests. These trees will be retained where possible in the proposed 5.5 Ac neighborhood park on the east side of the development, and the 50' buffer along the length of Vollmer Road. The two trees with active raptor nests will be preserved.

An additional 2.66 Ac park is provided in the south portion of the Plan area, adjacent to a larger tract for stormwater detention. A 25' wide landscape tract along both sides of Briargate Parkway is provided and will include a meandering sidewalk.

**(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;**

The Preliminary Plan provides for the extension of Briargate Parkway as well as continuation of Dines Boulevard, and a connection to Sam Bass Drive. A roundabout is included in the west central portion of the site, at the intersection of Dines Boulevard and future Briargate Parkway, to maximize internal circulation. There will be multiple local access points off Dines Boulevard to serve the Preliminary Plan area, well as the future commercial and residential areas to the east. There will be no access to the broader development from Poco Road, only for the lots that front thereon.

Sidewalks will be provided throughout the Plan area, including a meandering sidewalk within a 25' wide landscape buffer along the residential portion of Briargate Parkway.

**(3) INCORPORATING PHYSICAL DESIGN FEATURES IN THE SUBDIVISION TO PROVIDE A TRANSITION BETWEEN THE SUBDIVISION AND ADJACENT LAND USES;**

Consistent with the intent of the approved Sketch Plan, the Preliminary Plan proposes a land use pattern that provides an appropriate transition to adjacent rural-residential subdivisions to the north and west. The Preliminary Plan includes the agreed upon 85-foot building setback along the west boundary to provide appropriate transition and buffering to adjacent lower density development. The lots to the east and west of the existing Smith property on Poco Road are a minimum of 2.5 Ac and are oriented so they have the same lot depth. The lots to the south of the Smith property are a minimum of 0.75 Ac and are ranch restricted. A 2.66-acre park and stormwater pond are located in the southwest portion of the Plan area to provide additional open space and buffering for low density land uses to the west.

The 5.5 Ac neighborhood park is provided in the southwest quadrant of the intersection of Dines Boulevard and Vollmer Road will provide a transition from residential development to the north to the proposed commercial and higher density residential planned in the remainder of the Jaynes Property Sketch Plan area.

**(4) INCORPORATING IDENTIFIED ENVIRONMENTALLY SENSITIVE AREAS, INCLUDING BUT NOT LIMITED TO, WETLANDS AND WILDLIFE CORRIDORS, INTO THE DESIGN; AND**

There are some non-jurisdictional wetlands within the Plan area, but they are of low quality, and most will not be preserved. There are two pond areas along Vollmer Road within the 5.5 ac park. While the original intent was to preserve these within the park, it is now anticipated they will be filled during site grading due to their lack of water source, which will be further restricted once

the site is developed and runoff is piped. Ponderosa Pines also along Vollmer Road will be retained within a 50' buffer tract where possible and the two with active raptor nests will be preserved.

**(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;**

A Traffic Impact Study was prepared by SM Rocha, LLC, and is included with this submittal. There are four (4) primary access points to the Preliminary Plan area from Vollmer Road and the future Briargate Parkway. The report recommends various road improvements and, subject to these improvements, concludes that the proposed site-generated traffic resulting from the proposed development is not expected to negatively impact traffic operations for the existing or proposed surrounding roadway network.

**11. NECESSARY SERVICES, INCLUDING POLICE AND FIRE PROTECTION, RECREATION, UTILITIES, OPEN SPACE AND TRANSPORTATION SYSTEM, ARE OR WILL BE AVAILABLE TO SERVE THE PROPOSED SUBDIVISION;**

Water and sanitary service is provided by the FAWWA. Individual wells and septic systems will serve the large lots along Poco Road. The proposed Preliminary Plan lies within the service area boundaries for the Black Forest Fire Protection District, School District 20, Colorado Springs Utilities (south of Briargate) and Black Hills Energy (north of Briargate) for gas service, and Mountain View Electric Association. Letters of commitment from these service providers are included in the application. New District 20 school sites are being provided in the adjacent Sterling Ranch community and are not needed within Retreat at PrairieRidge Filings No. 1-3. Accordingly, fees in lieu of land dedication will be paid with future subdivisions on the property. A total of 8.1 acres of neighborhood park space is proposed to serve the residents of the development. The parks have been located so that all residents will be within approximately ¼ mile distance from the park to allow for easy pedestrian access.

**12. THE SUBDIVISION PROVIDES EVIDENCE TO SHOW THAT THE PROPOSED METHODS FOR FIRE PROTECTION COMPLY WITH CHAPTER 6 OF THIS CODE; AND**

A Fire Protection Report is included with this submittal which demonstrates compliance with the International Fire Code and the standards in Chapter 6.3.3. of the Land Development Code relating to fire protection and wildfire mitigation.

**13. THE PROPOSED SUBDIVISION MEETS OTHER APPLICABLE SECTIONS OF CHAPTER 6 AND 8 OF THIS CODE.**

All applicable sections of Chapter 6 and 8 are met. No waivers to any LDC standards are required.