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URBAN PLANNING | COMMUNITY DESIGN | LANDSCAPE ARCHITECTURE | ENTITLEMENT

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**EL PASO COUNTY**



**LETTER OF INTENT FOR:**

**WATERBURY**

**PUD / Preliminary Plan - Filing Nos. 1 and 2**

**August 8, 2022**

<b>Owner:</b>	4-Way Ranch Joint Venture, LLC Peter Martz PO Box 50223 Colorado Springs, CO 80949-0223 719-491-3150 pmartzlrg@comcast.net
<b>Planner/Applicant:</b>	William Guman & Associates, Ltd. Bill Guman, RLA/ASLA 731 North Weber Street, Suite 10 Colorado Springs, CO 80903 (719) 633-9700 bill@guman.net
<b>El Paso County Planner:</b>	Ryan Howser, Project Manager/Planner II El Paso County Development Services 2880 International Circle Colorado Springs, CO 80910 (719) 520-6313

**DEVELOPMENT REQUEST**

Applicant requests approval of the following:

1. A PUD / Preliminary Plan for Filing Nos. 1 and 2 of the Waterbury subdivision, requesting 198 single-family lots on 61.9 acres. The Type D Application Form (1-2C) is submitted.
2. Deviations for: 1) Saybrook Full Movement 2) Saybrook Rd. cross section and 3) Turn lane design, as detailed in the filed Deviation Requests.
3. Water Sufficiency finding.
4. Early grading operations request (grading only, no utilities).

5. Subsequent administrative approval of final plats for Waterbury Filing Nos. 1 and 2.

**PROJECT LOCATION/DESCRIPTION OF PROPERTY:**

The project site is located at 1000 Eastonville Rd., Peyton CO 80831, a portion of El Paso County Tax Parcel 4200000417. It is approximately 12 miles east of downtown Colorado Springs, northeast of Falcon, Colorado. The parcel is approximately 2,000 feet west of the intersection of highway 24 and Stapleton Rd. It is bordered on the west by single family residential sites and Eastonville Road. Adjacent parcels to the southwest and east of this project are large, multi-acre sites with existing homes and outbuildings (loafing shed/ stable), driveways, and barns. Any existing off-site residences, outbuildings, dirt roads, etc., are scheduled to remain and will not be relocated or removed as a result of the Waterbury development.

Filings 1 and 2 of this PUD/Preliminary Plan are located in the southwest corner of the Waterbury project with primary access from Stapleton Drive. A secondary access point will be via an extension of existing Gilbert Drive at the northwest corner of Filing 1. The existing 4-Way Ranch Filing 1 project borders Waterbury to the southwest. Parcel 4200000366, part of the overall Waterbury PUD, is vacant and borders to the north and east. A public high school borders the project across Eastonville Rd.

The existing land use for the site is vacant and contains multiple drainage ways flowing in a southeasterly direction along the western and eastern boundaries of the preliminary plan land area. The site includes several unimproved dirt roads used for ranching purposes, native stands of vegetation, utility easements, and an existing water line running north-south through the site which is outside the boundaries of this preliminary plan.

**PROPOSED IMPROVEMENTS**

Proposed improvements will include the construction of public (county-owned) and maintained asphalt roadways with concrete curb and gutter and concrete sidewalks. Drainage and storm water detention facilities will be constructed in conformance with County standards and specifications and maintained by 4-Way Ranch Metropolitan District No. 2. Electric, natural gas, water, wastewater, and communication service points-of-connection will be extended from the roadways and other points as needed to all new lots. The Noise Mitigation Study suggests that by the year 2040 the traffic decibel level may exceed allowable limits for some lots along the Stapleton Drive corridor. If a noise mitigation barrier is required, it will be constructed and maintained by 4-Way Ranch Metropolitan District No. 2.

Landscaping as required by the LDC will be installed along Stapleton Drive, Gilbert Drive, Saybrook Road, and the roundabout intersection of Saybrook and Sunken Meadow Roads. Plant material will consist of a mix of low-water trees, shrubs, and ornamental grasses and will be watered via drip irrigation. Ground cover along the Stapleton landscape area will be a native prairie grass mix, with temporary overhead irrigation for establishment. A centrally located community park will be equipped with shade and evergreen trees, weather-resistant benches

and picnic tables, a manufactured play structure, and a permanent shade/picnic pavilion. A major portion of the park will be bluegrass turf for residents' outdoor activities, irrigated with permanent overhead irrigation.

Lot sizes: a minimum of 50' wide at the 20' front yard setback, and a minimum of 110' in depth. Lots on knuckles/curves are a minimum of 40' at the 20' setback and 114' minimum depth.

#### **ANTICIPATED SCHEDULE FOR DEVELOPMENT**

Construction of Filing 1 is planned to start within 90 days of county approval of the final plat. There is no current schedule for Filing 2.

#### **JUSTIFICATION FOR REQUEST**

The PUD/Preliminary Plan is in general conformance with the formerly approved Waterbury PUD Development Plan and the originally approved Zoning and Conceptual Plan (ZCP). As discussed below, the project plan shows compatibility with adjacent existing and proposed residential communities.

### **CONFORMANCE WITH THE LAND DEVELOPMENT CODE – SECTION 4.2.6 PUD, PLANNED USE DEVELOPMENT DISTRICT**

The Waterbury PUD / Preliminary Plan is consistent with **Section 4.2.6 (A) - Purpose of a PUD**, in the specific points as follows:

- *To improve the design, character and quality of new development with flexibility by varying lot size, building heights, setback controls and other site development requirements;*

Waterbury will provide multiple lot sizes to accommodate a latitude of housing products from multiple builders.

- *To encourage more efficient use of land services reflecting changes in the technologies and economies of land development;*

Smaller lot sizes make more efficient use of utilities and infrastructure, including streets, open spaces, and storm water management.

- *To provide housing of all types and designs to be located in proximity to employment and activity centers such as shopping, recreational, and community centers, healthcare facilities, and public transit;*

Waterbury is conveniently located three miles from the center of Falcon, a rapidly growing community base and commercial center, 2 miles from an established golf course, and in direct proximity to the Falcon High School with its playing fields and other amenities.

- *To promote layout, design and construction of development that is sensitive to the natural land form and environmental conditions of the immediate and surrounding area, including scenic vistas, natural features and environmental resources;*

Waterbury incorporates the existing natural land features of an emergent palustrine wetland and a USACE floodplain into the design of Filings 1 and 2 by preserving these landforms and in no-build tracts. These open space areas are also a critical resource to be preserved for wildlife habitat and natural storm water infiltration and clarification.

- *To ensure that provision is made for beneficial open space, to provide for active, usable open spaces, and to preserve open areas;*

Of the approximately 62 acres of land area, 15.6% (approximately 9.7 acres) of Waterbury Filing Nos. 1 and 2 are developed park and undeveloped, useable open space available for resident activities .

- *To establish a basis for vested property rights for multi-year projects.*

Waterbury is designed and planned to be a multi-phased development that will be constructed over multiple years, with full buildout anticipated to be within 5 years from commencement.

The Waterbury PUD / Preliminary Plan is consistent with **Section 4.2.6 (D) - Criteria for Approval of PUD zoning**, in the specific points as follows:

- *The proposed PUD District zoning advances the stated purposes set forth in this Section;*

Waterbury Filing Nos. 1 and 2 are consistent with purposes of a PUD, as discussed above.

- *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;*

With the exception of the requested deviations, all public improvements are designed according to ECM and LDC standards and are adequate to serve the needs of the residents.

- *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 Preliminary Plan for Filing Nos. 1 and 2 consists of 61.9 Acres, a portion of the overall Waterbury PUD (159.9 acres in Parcel 4200000417. ) The preliminary plan proposes 115 lots in Filing 1 and 83 lots in Filing 2 – a total of 198 single-family lots, for a density of 3.20 DU/ Acre. This is within the approved density range for Waterbury at 3-5 DU/ Acre as approved in the Concept PUD.

In addition to the residential lots, Filings 1 and 2 include 11.84 acres of public rights-of-way, and 9.61 Acres of open space/ landscaped areas in 11 tracts (approximately 15.5% of the area and excluding storm water detention) which will be owned and maintained by 4-Way Ranch Metropolitan District No. 2.

The proposed preliminary plan's use, density, and layout are in conformance with the subdivision design standards and establish an adequate level of compatibility with existing residential areas surrounding the Waterbury project.

## **LAND USE TABLE**

TYPE OF USE	ACRES	% OF PROPERTY
DETACHED SINGLE FAMILY LOTS (198 UNITS)	37.26	60.2%
RIGHTS OF WAY	11.82	19.1%
DEVELOPED PARKS	2.60	4.2%
OPEN SPACE (FLOODPLAIN, UTILITY, DRAINAGE) *	10.22	16.5%
	<b>61.90</b>	<b>100%</b>
USABLE OPEN SPACE ANALYSIS		
DEVELOPED PARKS (FROM ABOVE)	2.60	4.2%
* PASSIVE RECREATION	3.09	5.0%
* FLOODPLAINS AND WETLANDS	3.98	6.4%
TOTAL USEABLE AREA: PASSIVE, PARKS, FLOODPL	<b>9.67</b>	<b>15.6%</b>
DENSITY		
GROSS (198 UNITS/61.9 AC TOTAL)	3.20	DU/ACRE
NET (198 UNITS/37 AC)	5.31	DU/ACRE

- *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 project is bounded by existing residential lots to the west, proposed residential development to the north (per the approved Waterbury Concept PUD), private ranch land to the east, and a major arterial to the south. There are no detrimental use-to-use adjacencies that would require transition or buffering.

- *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 proposed single-family development is an allowed use with density below the approved du/acre and is similar in nature to adjacent existing (Meridian Ranch) and proposed (Grandview) subdivisions. Landscaping as required by the LDC will be installed along Stapleton Drive, Gilbert Drive, Saybrook Road, and the roundabout intersection of Saybrook and Sunken Meadow Roads.

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

There are no existent historical or cultural features on the property.

Significant natural features consist of a FEMA-designated floodplain to the west and a palustrine emergent wetland to the east. These ecologically sensitive areas have been placed in tracts, designated as no-build areas, and add 4 acres of accessible passive recreation areas for the residents of the community.

- *Open spaces and trails are integrated into the development plan to serve as amenities to residents and provide a reasonable walking and biking opportunities;*

All roads will be constructed with paved sidewalks and ADA ramps at intersections. There is adequate access to passive recreation open space tracts from public rights of way without the use of inter-lot access points. Falcon High School is adjacent to the project is across Eastonville Rd., allowing students easy bicycle access to school and associated sports fields. The Rock Island Regional Trail, connecting Falcon and Peyton along Highway 24, is 0.25 mi away and easily accessed via Stapleton Drive. A community park will be developed in Filing 1 incorporating amenities such as play structure, benches and picnic tables, maintained turf areas, and a shade pavilion.

- *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 submitted Traffic Impact Study determines that the project will not adversely affect existing and proposed roads.

A sufficient water supply has been established through wells owned and operated by the 4-Way Ranch MD, as presented in the Water Supply Information Summary and Water Resource Report by HR Green, submitted in conjunction with this LOI.

Public sewage disposal system will be provided by Grandview Reserve Metro District in agreement with the Cherokee Metro District and is in compliance with state and local laws and regulations. A Wastewater Disposal Report by HR Green is submitted in conjunction with this LOI.

Letters of Commitment to Serve all the area within the PUD have been provided with this submittal for public safety, gas, and electric. No new facilities for fire protection or schools are proposed or required for this application.

- *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;*

All roads will be constructed with paved sidewalks and ADA ramps at intersections, allowing both internal and nearby residents opportunities for biking and walking to community focal points such as the proposed community park, Falcon High School, the Rock Island Regional Trail, and the Falcon Library at the end of the Rock Island Trail. The existing significant environmental features, passive recreation open space tracts consisting of a FEMA-designated floodplain to the west and a palustrine emergent wetland to the east, have adequate access from public rights of way without the need of inter-lot access points.

- *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;*

There are no commercial mineral rights claims on this 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;*

Deviations from ECM standard 2.2.4.B.5 *Roadway Functional Classifications and Urban/Rural Designations Urban Residential Collector* and 2.3.2 *Design Standards by Functional Class*, which have been reviewed and approved by the fire authority, are requested for the following:

Deviation No. 1 – Saybrook Full Movement: The Waterbury residential project has limited street frontage on Stapleton Drive and Eastonville Road and there is an existing neighborhood to the east, private property, and no opportunity for access to US Highway 24 to the east. The access to US Highway 24 needs to be via Stapleton.

Deviation No. 2 – Saybrook Cross section: Request is to allow direct driveway access to Saybrook Drive, a Residential Collector. Direct access is needed as there would be no other local or private streets or alleys adjacent to these lots.

Deviation No. 3 – Turn Lane Design: The deviation is requested in order to minimize the impact to on-street parking and lots facing Saybrook. Deceleration distance is not necessary as explained in the submitted separate Deviation Request document. Compact tapers are also reasonable and preferred on this planned urban street.

Deviation Request documents are submitted separately and as addenda to the Traffic Impact Study.

- *The owner has authorized the application.*

The owner, 4-Way Ranch Joint Venture, LLC, has authorized this application through its agent, Peter Martz.



Additional approval criteria as outlined in 7.2.1.D-(2)E (Criteria for approval of Preliminary Plan):

- *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)];*

Soil/Topographical conditions – a Soils and Geology Report has been prepared and submitted by Entech Engineering. This report addresses the potential existence of several geo-hazards in some areas on the site, as follows: seasonal shallow groundwater, floodplains, unstable slopes, artificial fill, potential for shallow bedrock, loose soils, and expansive soils. The Preliminary Plan overall design considers applicable hazards (floodplain, wetlands), and the report suggests remediation for other hazards during construction as needed for individual lots. These lots are identified in the PUD/Preliminary Plan plan set.

- *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*

An engineered drainage plan has been submitted in conjunction with this LOI.

- *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 residential lots shall have access to paved roads in the public ROW, maintained by El Paso County.

A Wildfire Hazard and Fire Protection Report has been prepared and submitted ascertaining compliance with Chapter 6 of the LDC.

### **ADHERENCE WITH THE YOUR EL PASO COUNTY MASTER PLAN (2021) 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 Preliminary Plan and development of the Waterbury PUD. The policies specifically related to the Preliminary Plan request include:

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

The Waterbury PUDSP proposes new single family residential lots compatible with adjacent developments (e.g. existing Meridian Ranch subdivision, Grandview approved sketch plan.)



New lots will be similar in size, and the paved roads and sidewalks serving the new lots will be compatible with streets in the adjacent neighborhoods.

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

Construction costs for all new utilities and infrastructure (roads, drainage and detention facilities, erosion control, etc.) will be included as part of the development of Waterbury Filings 1 and 2.

***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.*

Filings 1 and 2 of the Waterbury subdivision are bounded by a USACE floodplain on the west and a jurisdictional wetland on the east. These two environmentally sensitive drainage areas will be protected from damage during construction, and afterward protected in non-development tracts maintained by the 4 Way Ranch MD, offering passive recreation areas for the residents and preserving wildlife habitat.

**Goal 2.3** – *Locate attainable housing that provides convenient access to goods, services, and employment.*

The Waterbury subdivision is located 3 miles north of the primary commercial center of Falcon, a rapidly growing community outside of Colorado Springs. Both Eastonville Rd. and Highway 24 provide direct access to goods and services via vehicular travel, and the Rock Island Regional Trail that parallels the highway allows for safe bicycle travel to the town center, public library, and other needs of the residents. Direct travel into Colorado Springs is provided by East Woodmen Road.

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

**Goal 4.2**–*Promote walkability and bikability where multimodal transportation systems are feasible.*

All roads will be constructed with paved sidewalks and ADA ramps at intersections to promote walkability. Falcon High School is adjacent to the project is across Eastonville Rd., allowing students easy pedestrian and bicycle access to the school and sports fields. The Rock Island Regional Trail, connecting Falcon and Peyton along Highway 24, is 0.25 mi away and easily accessed via Stapleton Drive.

**Goal 4.3- *Foster transit-supportive development and coordinate to expand public transportation options.***

As public transportation options expand eastward to service Falcon and its surrounding communities, residents of Waterbury, being adjacent to the established subdivision of Meridian Ranch, will be in a convenient location to access these services.

***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.***

Residential Water service will be provided via a central water system to be developed by the Owner and will be operated and maintained by the 4-Way Ranch Metropolitan District No.2.

Sanitary sewer service will be provided by an agreement with the Grandview Metropolitan District No. 1 and its sanitary sewer treatment provider, Cherokee Metropolitan District, in accordance with El Paso County Department of Health policy guidelines.

Fire protection will be provided by Falcon Fire Protection District, and the development plan has been reviewed and approved by the fire authority. Fire hydrants will be provided in locations approved by the fire authority.

Natural gas supply has been committed by Black Hills Energy.

Electric supply has been committed by Mountain View Electric Association.

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. Internal circulation will be paved roads with concrete curb and gutter and 5' concrete sidewalks.

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

As addressed by the County Water Master Plan, water usage for landscaping in tract areas will be reduced by the following methods: utilization of native and other low-water plant material irrigated by drip systems; utilization of native prairie grasses for groundcover in low use areas with limited overhead irrigation for establishment; limitation of high-water bluegrass turf to only those areas which are directly useable by the residents (i.e. developed community park.)

The site is in the Upper Black Squirrel Creek Ground Water District, and water from engineered drainage systems will be recharged back into the ground water system via an injection pit.

To minimize runoff from impervious surfaces and potential erosion, all lots that are directly adjacent to wetlands and floodplain areas have the following restriction:

Runoff Reduction: Minimize Directly Connected Impervious Areas (MDCIA): Impervious areas such as roofs and backyard patios should drain to pervious areas. Lots 35-42, 131-137, and 150-162 will route downspouts across pervious areas, and incorporate vegetation in areas that generate and convey runoff using non-hardened drainage conveyances such as pervious side yard swales to direct runoff offsite. These Lots are constrained and cannot have any impervious improvements constructed within the rear setback (i.e. patios, hardscape, recreational facilities, etc.) One key BMP includes the use of grass buffers and encouraging the planting of grass in these rear yards.

A drainage report, preliminary grading and erosion control plan and a stormwater management report have been submitted to support the development of Waterbury Filing Nos. 1 and 2.

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

**Goal 7.1-** *Support high-quality, sustainable outdoor recreation as a key amenity for residents and visitors. and*

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

There is a 2.5-acre park included in the plans for Filing No. 1, which will include a central lawn/playing field, a picnic pavilion, play structure, benches and picnic tables, and groves of trees. The project is bounded on two sides by floodplain and wetlands, critical environmental habitat which will be preserved as open space and available to residents for passive recreation. The project is located .25 mi from the Rock Island Regional Trail which provides for biking opportunities, and approximately 2 miles for the Antler Creek Golf Course. The sports fields of the Falcon High School are located directly across Eastonville Road, adjacent to the site.

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

**Goal 9.1-** *Consider the environmental impacts related to natural resource conservation, air quality, water quality, wildlife habitat, and waste management during any planning process.*

The project is bounded on two sides by floodplain and wetlands, two critical environmental resources which will be preserved for wildlife habitat and water quality. Lots adjacent to these drainage areas will control and reduce stormwater runoff with the policy of "Minimize Directly Connected Impervious Areas (MDCIA)" whereby impervious areas such as roofs and backyard patios will drain to pervious areas. These lots will incorporate vegetation in areas that generate and convey runoff using non-hardened drainage conveyances such as pervious side yard swales to direct runoff offsite. These lots are additionally constrained and cannot have any impervious

improvements constructed within the rear setback (i.e. patios, hardscape, recreational facilities, etc.) One key BMP includes the use of grass buffers and encouraging the planting of grass in these rear yards.

The site is in the Upper Black Squirrel Creek Ground Water District, and water from engineered drainage systems will be recharged back into the ground water system via an injection pit. Sump pumps, if used, will drain onto pervious surfaces and not onto public roadways.

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

The surrounding area of Waterbury Filing Nos. 1 and 2 has sufficient carrying capacity to support the new development with regard to roadway capacity, water supply, septic suitability, educational facilities, and organized structural fire protection. Commitment Letters from entities that would supply this development with essential services have been submitted with this application.

### **ADHERENCE WITH THE EL PASO COUNTY WATER MASTER PLAN**

The site is located in Region 3 (Falcon Area) as defined in the Water Master Plan, in the Upper Black Squirrel Creek Basin District. Water to the development will be provided by 4-Way Ranch Metro District No.2.

Storm water runoff will be collected in a system of recharge basins, per the submitted engineering documents, and water from engineered foundation drainage systems will be recharged back into the ground water system via an injection pit.

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

*And*

**Goal 1.2:** *Integrate water use and land planning.*

**Policy 1.1.1-** *Adequate water is a critical factor in facilitating future growth and it is incumbent upon the County to coordinate land use planning with water demand, efficiency and conservation.*

A sufficient water supply has been established through wells owned and operated by the 4-Way Ranch MD No. 2, as presented in the Water Supply Information Summary and Water Resource Report by HR Green, submitted in conjunction with this LOI.

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

**Policy 6.0.8 -** *Encourage development patterns and higher density... that propose to incorporate meaningful water conservation measures.*

Smaller lot sizes will restrict sizes of private lawn areas.

**Policy 6.0.11** – *Continue to limit urban level development to those areas served by centralized utilities.*

The Waterbury development will have central water service provided by 4-Way Ranch Metro District #2.

**Goal 6.1.2:** *Promote water conservation.*

**Policy 6.0.4** - *Encourage development that incentivizes and incorporates water efficient landscaping principles. AND*

**Policy 6.1.2.12** – *Support proposed developments that incorporate water efficiency measures for open spaces and lawns.*

Open Space areas will be maintained by the Metro District; natural drainage ways will be protected and existing native vegetation preserved. These areas have a native water supply will not be additionally irrigated. The Community Park will have a centrally-located turf area with overhead irrigation maintained for resident use, but otherwise all landscaping (streetscapes, etc.) will be irrigated with drip systems. The Stapleton Drive frontage will utilize native grasses of the region as ground cover.

**Goal 6.1.3:** *Identify ways to provide landscaping flexibility in design where requiring strict compliance with the County's landscaping standards would be contrary to the goal of this Plan.*

**Policy 6.1.3.3** – *Encourage sustainable landscaping that is tailored to the variations of climate zones across the County.*

Selection of landscape species for public spaces/common areas of this development carefully considers the local climate and habitat, including altitude, solar and wind exposure, and minimal natural rainfall. Preference is given to native species (trees, shrubs, and grasses) and species closely related to native. Irrigation of trees and shrubs will be via drip systems; larger native grass areas will use overhead irrigation for establishment purposes, but will not receive regular irrigation water once established.

**END.**