
CITY PLANNING COMMISSION AGENDA

ITEM NOS.: B.1-B.2

STAFF: MEGGAN HERINGTON

FILE NOS.:

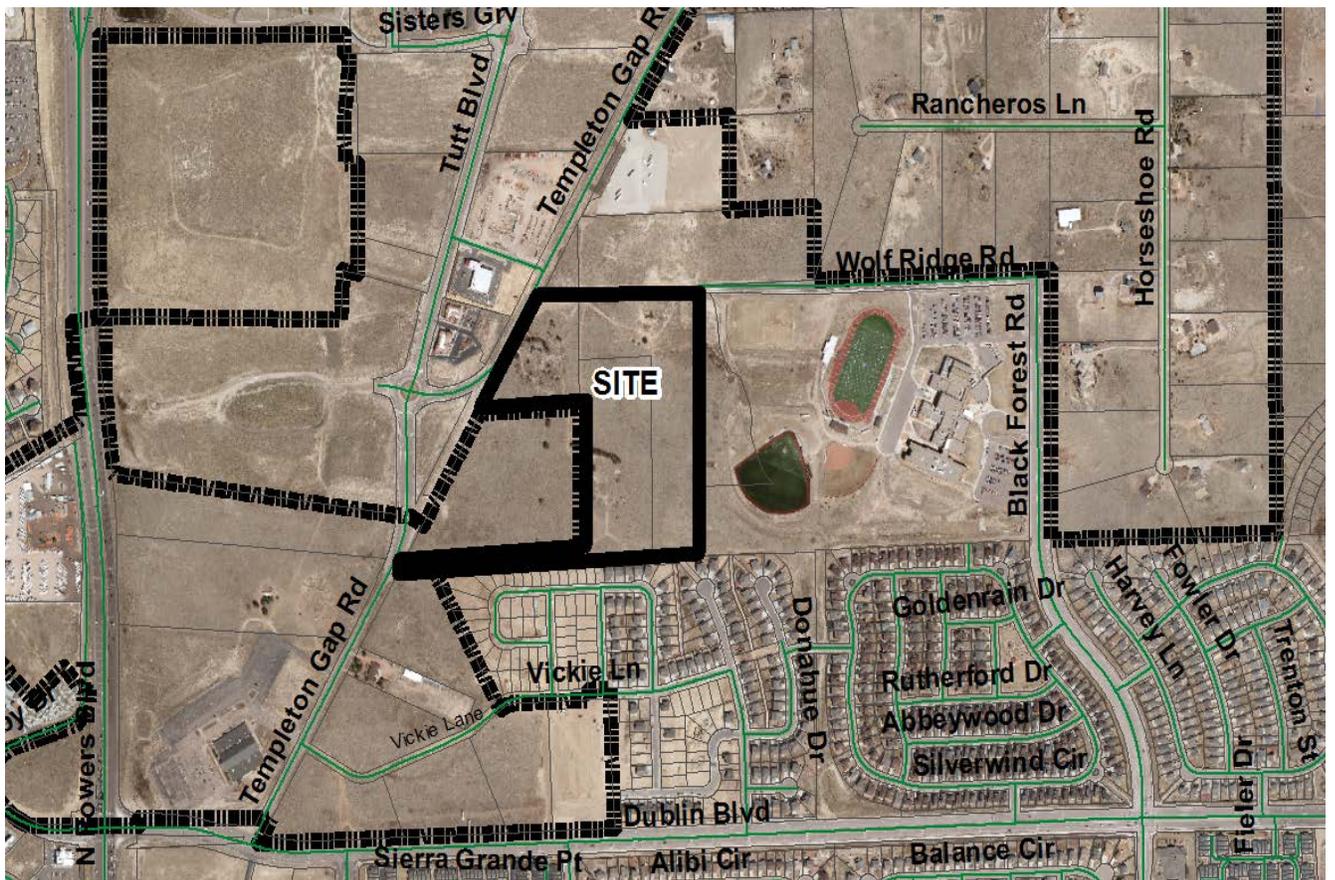
B.1 - CPC PUZ 14-000124 - QUASI-JUDICIAL

B.2 - CPC PUD 06-00108-A7MJ14 - QUASI-JUDICIAL

PROJECT: DUBLIN NORTH PHASE 8

APPLICANT: GUMAN AND ASSOCIATES

OWNER: WOLF RIDGE DEVELOPMENT COMPANY, LLC



PROJECT SUMMARY:

1. **Project Description:** Request by Guman and Associates on behalf of Wolf Ridge Development Company, LLC to rezone 27.3 acres from A/AO (Agricultural with Airport Overlay) to PUD/AO (Planned Unit Development: Detached Single-Family Residential, maximum density 3.85 dwelling units per acre, maximum building height of 35 feet, with Airport Overlay) zone district; and an amendment to the Dublin North Development Plan (Phase 8) that illustrate the addition of 105 single family lots with open space areas and public roads. **(FIGURE 1)**.

The property is located east of Templeton Gap Road and west of the current terminus of Wolf Ridge Road, west of Vista Ridge High School and consists of 27.3 acres.

2. **Applicant's Project Statement:** **(FIGURE 2)**
3. **Planning and Development Department's Recommendation:** Approval of the applications subject to conditions and technical modifications as outlined in the staff report.

BACKGROUND:

1. **Site Address:** Not applicable
2. **Existing Zoning/Land Use:** A/AO (Agricultural with Airport Overlay) / Vacant
3. **Surrounding Zoning/Land Use:**
North: A (Agricultural) / Vacant (Planned: Single-Family Residential)
South: PUD (Planned Unit Development - Single-Family Residential)/Single-family residences
East: PUD (Planned Unit Development) / Vista Ridge High School
West: County RR-5 (Rural Residential)/Vacant; PBC (Planned Business Center)/Vacant; and M1 (Industrial)/C&C Sand and Hamlin's Auto Body
4. **Comprehensive Plan/Designated 2020 Land Use:** General Residential
5. **Annexation:** The property was annexed as Dublin North 3 and 3A in 2006.
6. **Master Plan/Designated Master Plan Land Use:** Dublin North Master Plan - Residential
7. **Subdivision:** Dublin North Filing Number 8 (Pending)
8. **Zoning Enforcement Action:** None
9. **Physical Characteristics:** The site has no significant vegetation or natural features.

STAKEHOLDER PROCESS AND INVOLVEMENT:

The public process included posting the site and sending postcards to 79 property owners within 500 feet, notifying them of the application submittal, as well as the public hearing.

Staff received comments from the industrial property owners to the west. They are concerned about buffering the residential properties from their existing industrial uses and cut-through traffic on Stone Mesa Point. These issues are addressed in the below sections of this report.

Staff also sent the plans to the standard internal and external review agencies for comments. All comments received from the review agencies have been addressed. Commenting agencies included Colorado Springs Utilities, City Engineering, City Traffic, City Fire, City Finance, Police and E-911 and Airport.

ANALYSIS OF REVIEW CRITERIA/MAJOR ISSUES/COMPREHENSIVE PLAN & MASTER PLAN CONFORMANCE:

1. **Review Criteria / Design & Development Issues:**

Rezone from A/AO to PUD/AO

The existing zoning is A/AO (Agricultural with Airport Overlay). This zoning was established with the approval of the annexation and master plan in 2006 and has served as a holding zone until the property was ready to be developed. The owner now wishes to develop the site as single-family residential. The PUD zone district with the Airport Overlay will allow single family residential at a density of 3.85 dwelling units per acre with a 35 foot maximum building height. This zoning and residential density is a continuation of the residential densities established in phases one through seven of the Dublin North development.

Staff finds that the zone change request is in conformance with the City Code criteria for rezoning and the criteria for establishment of a PUD.

PUD Development Plan Amendment

The Dublin North PUD Development Plan Amendment is submitted in conjunction with the zone change application for this project. The Dublin North PUD illustrates all the past and future phases of residential development. Instead of individual development plans for each phase, the applicant amends the original to illustrate all phases in one planning document.

This amendment for Phase 8 illustrates 105 single family lots, open space areas, landscape tracts and public road extensions. Fencing and landscaping will be utilized to buffer the property from the industrial zoned property to the west.

This phase is directly south of future Wolf Ridge Road extension. Wolf Ridge Road is currently constructed east to Vista Ridge High School and will extend west of the high school with this phase of development. Wolf Ridge ends at a T-intersection with Templeton Gap Road, directly across from Stone Mesa Point. The developer is responsible for construction of Wolf Ridge Road and road improvements to Templeton Gap Road to include a full asphalt mat for all required lanes on Templeton Gap as well as curb, gutter and sidewalk adjacent to the development. At the time of the agenda publication, the developer and the City continue to discuss the details of the required improvements and the timing of said improvements. The properties on the west side of Templeton Gap will install curb, gutter and sidewalk with future developments.

The internal residential roadway network will connect to Wolf Ridge Road on the north and a connection of Edmondstown Drive through the southern phases of Dublin North. Also illustrated is a future connection to Templeton Gap that is labeled as "Tract F". If this access is needed by the property owner to the north of this tract, it can be used for additional access.

The industrial neighbors to the west have concerns about screening the new residential homes adjacent to the existing industrial. They are also concerned that the Wolf Ridge Road intersection at Templeton Gap Road and Stone Mesa Point will create a cut-through traffic issue on Stone Mesa Point. Currently, Stone Mesa Point is a private drive. Creating a cut-through situation from Templeton Gap Road to Tutt Boulevard is a detriment to the owners maintaining Stone Mesa Point.

Responding to these concerns, the City Traffic Engineer has agreed to convert Stone Mesa Point to a public road, thus eliminating any issues with cut-through traffic on the private drive and providing a public road connection from Templeton Gap Road to Tutt Boulevard. This conversion to a public road will occur with the construction of Wolf Ridge Drive. Notes have

been added to the development plan outlining the required improvements and timing of the road conversion.

Screening has been shown along Templeton Gap Road. This is the required landscape setback and fencing buffer between differing uses. The applicant has also added additional evergreens to the landscape buffer for better year-round visual screening.

Staff finds that the PUD development plan is in conformance with the City Code criteria for PUD development plan approval.

2. Conformance with the City Comprehensive Plan: The annexation and use is consistent with the City's Comprehensive Plan. The Plan's 2020 Land Use Map identifies this area as a "General Residential".

The following City Comprehensive Plan goals, objectives and policy statements apply to this project:

Policy LU 201: Promote a Focused, Consolidated Land Use Pattern: Locate new growth and development in well-defined contiguous areas in order to avoid leapfrog, scattered land use patterns that cannot be adequately provided with City services.

Strategy LU 302c: Promote Compatibility between Land Uses of Differing Intensities: Design and develop mixed land uses to ensure compatibility and appropriate transitions between land uses that vary in intensity and scale.

Objective LU 5: Develop Cohesive Residential Areas: Neighborhoods are the fundamental building block for developing and redeveloping residential areas of the city. Likewise, residential areas provide a structure for bringing together individual neighborhoods to support and benefit from schools, community activity centers, commercial centers, community parks, recreation centers, employment centers, open space networks, and the city's transportation system. Residential areas also form the basis for broader residential land use designations on the citywide land use map. Those designations distinguish general types of residential areas by their average densities, environmental features, diversity of housing types, and mix of uses. Residential areas of the city should be developed, redeveloped and revitalized as cohesive sets of neighborhoods, sharing an interconnected network of streets, schools, parks, trails, open spaces, activity centers, and public facilities and services.

Policy LU 501: Plan Residential Areas to Integrate Neighborhoods into the Wider Subarea and Citywide Pattern: Plan, design, develop, and redevelop residential areas to integrate several neighborhoods into the citywide pattern of activity centers, street networks, environmental constraints, parks and open space, school locations and other public facilities and services.

Strategy LU 501a: Link Neighborhood Layout and Design to a Larger Residential Area: In master plans and in community planning areas, layout and design individual neighborhoods to form a coherent residential area.

Policy LU 601: Assure Provision of Housing Choices: Distribute housing throughout the City so as to provide households with a choice of densities, types, styles and costs within a neighborhood or residential area.

Objective N 1: Focus On Neighborhoods: Create functional neighborhoods when planning and developing residential areas. Regard neighborhoods as the central organizing element for planning residential areas. Rely on neighborhood-based organizations as a means of involving residents and property owners in the decision-making process.

Objective CCA 6: Fit New Development into the Character of the Surrounding Area: Often the overall character of a new development is not realized until the project is completed. This can lead to unintended impacts and incompatible development. Applicants for new developments need to clearly identify how their projects will fit into the character of the surrounding area and the community as a whole with respect to height, scale, bulk, massing, roof forms, signage, overall site design, pedestrian and vehicular access, and relation to the public right-of-way.

Policy CCA 601: New Development Will be Compatible with the Surrounding Area: New developments will be compatible with the surrounding land uses and will complement the character and appearance of adjacent land uses.

It is the finding of the City Planning and Development Staff that the Dublin North Phase 8 zone change and development plan are consistent with the City's Comprehensive Plan 2020 Land Use Map and the Plan's goals, objectives and policies for General Residential use.

Conformance with the Area's Master Plan: This project is to be located within the Dublin North Master Plan area is designated for residential use.

It is the finding of the City Planning and Development Staff that the Dublin North Phase 8 project is consistent with the Dublin North Master Plan.

STAFF RECOMMENDATIONS:

Item No: B.1 CPC PUZ 14-00124 – Rezone to PUD

Approve the rezoning from A/AO (Agricultural with Airport Overlay) to PUD/AO (Planned Unit Development: Detached Single-Family Residential, maximum density 3.85 dwelling units per acre, maximum building height of 35 feet, with Airport Overlay) zone district, based upon the finding that the change complies with the zone change criteria found in City Code Section 7.5.603.B and the PUD establishment criteria found in City Code Section 7.3.603.

Item: B.2 CPC PUD 06-108-A7MJ14 – PUD Development Plan Amendment

Approve the Dublin North Phase 8 PUD Development Plan Amendment based upon the finding that the plan complies with the PUD development plan review criteria in City Code Section 7.3.606, subject to the following conditions and technical modifications:

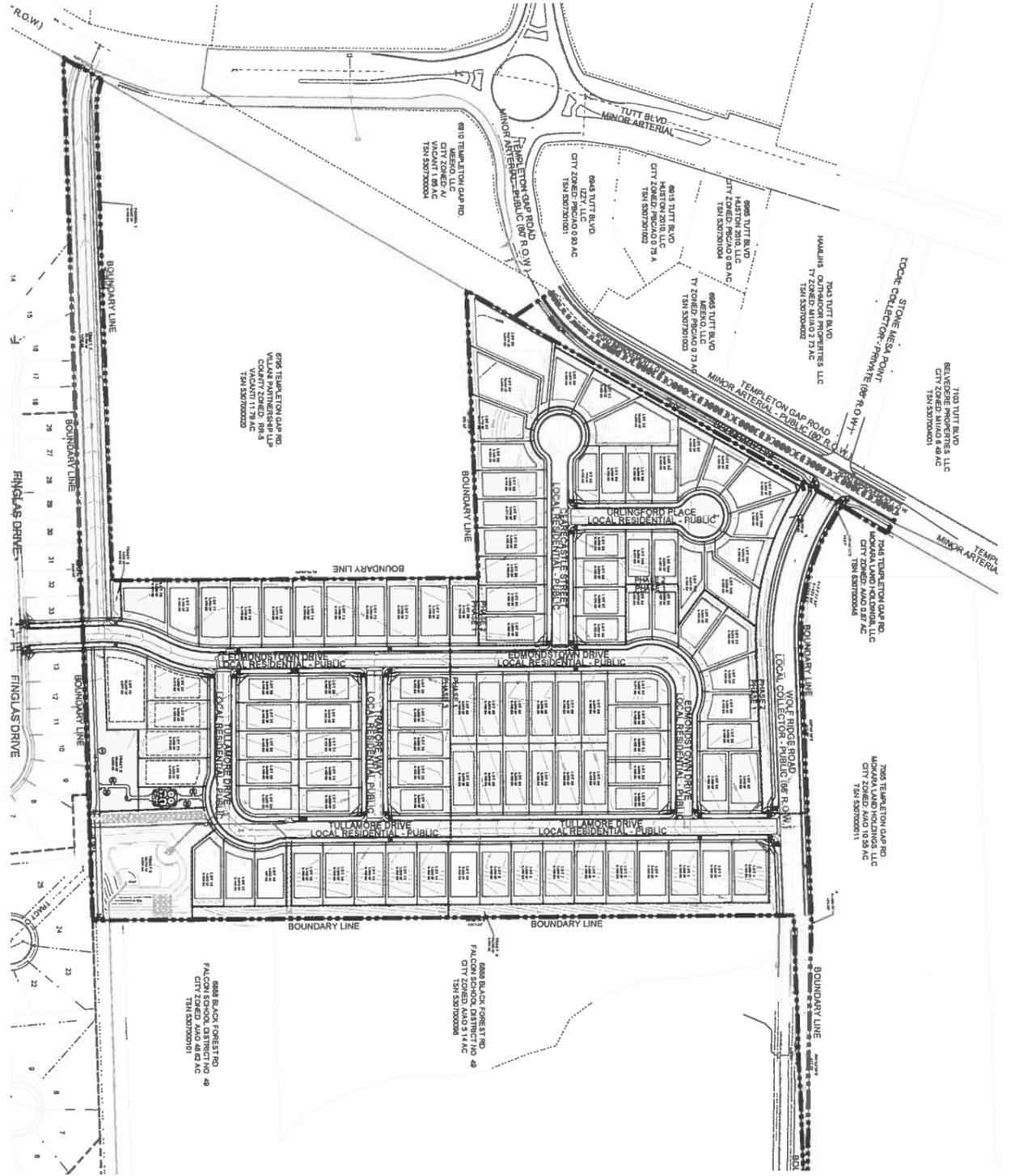
Conditions of Approval:

1. Templeton Gap Road shall be constructed per the future construction drawings to include the updated turn lanes to Templeton Gap, Wolf Ridge and Stone Mesa as outlined in Technical Modifications.
2. The developer is responsible for the construction of Templeton Gap Road adjacent to the project property from its current terminus of full improvements. The construction includes a full asphalt mat for all required lanes for the full width of Templeton Gap Road and sidewalk, curb, gutter on the eastern side of Templeton Gap Road adjacent to the project and turn lanes as specified in Technical Modification #2 (below).

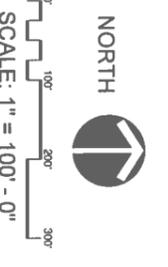
3. The property is required to be included in the Woodmen Road Metro District prior to approval of any final plats within this development plan.

Technical Modifications:

1. Revise the Tract Table on Sheet 1 to state that the maintenance of drainage facilities within all tracts will be done by the Dublin North Metropolitan District No. 3. The only exception is that Tract B will have public storm sewer that will be maintained by the City, however the surface maintenance of the detention pond will be done by the Dublin North Metropolitan District No. 3.
 2. Add the following turn lanes at the intersection of Templeton Gap road and Wolf Ridge Road/Stone Mesa Point:
 - 1- A northbound right turn lane, with 150 feet and appropriate taper length.
 - 2- A northbound left turn lane, with 150 feet and appropriate taper length.
 - 3- A southbound right turn lane, with 100 feet and appropriate taper length.
 - 4- A westbound right turn lane, with 200 feet and appropriate taper length.
 3. Add a note to Page 1 that Stone Mesa Point is accepted by the City as a public street.
 4. Please revise Note 2 on Sheet 1 to indicate that the full mat width of asphalt will be constructed with Phase 1 and only the curb and gutter and sidewalk on the west side of T-Gap will be constructed by the adjacent property owners when they develop.
 5. Please remove Note 3 as this is covered in Note 2.
 6. Please add the following note to Sheet 1, "If traffic volumes warrant a signal at the intersection of Templeton Gap Road and Wolf Ridge Road, traffic movements will be restricted."
 7. Add the avigation easement statement to the development plan.
 8. Add cut sheets of the play elements called out in the park area.
 9. Enumerations comments shall be addressed prior to final approval.
-



- NOTES:**
1. THERE IS NO DIRECT ACCESS FROM INDIVIDUAL LOTS TO WOLF RIDGE ROAD OR TEMPLETON GAP ROAD.
 2. THE EASTERN HALF OF TEMPLETON GAP ROAD AND THE EXTENSION OF WOLF RIDGE ROAD SHALL BE CONSTRUCTED WITH PHASE 1 OF THIS DEVELOPMENT. CONSTRUCTION DRAWINGS WILL BE SUBMITTED FOR REVIEW AND APPROVAL BY CITY ENGINEERING PRIOR TO CONSTRUCTION.
 3. WOLF RIDGE DEVELOPMENT CO., LLC WILL NOT BE RESPONSIBLE FOR ANY IMPROVEMENTS MADE TO THE WEST SIDE OF TEMPLETON GAP ROAD
 4. THERE WILL BE NO COST RECOVERY AGREEMENT BETWEEN THE CITY AND WOLF RIDGE DEVELOPMENT CO., LLC FOR IMPROVEMENTS MADE TO THE WEST SIDE OF TEMPLETON GAP ROAD



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FINAL IRRIGATION DETAILS	SHEET 23 OF 23

DUBLIN NORTH DEVELOPMENT PLAN AMENDMENT HISTORY:

CITY FILE NUMBER	DATE APPROVED	AMENDMENT DESCRIPTION	NOTICE COMMENTS
CPC AND 06-010-10-10-001	10/01/2017	Adopted revised site plan, detailed development plan, preliminary utility and public facility plan, and landscape plan for the project.	
CPC AND 06-010-10-10-001	06/02/2017	Adopted revised site plan, detailed development plan, preliminary utility and public facility plan, and landscape plan for the project.	
CPC AND 06-010-10-10-001	06/02/2017	Adopted revised site plan, detailed development plan, preliminary utility and public facility plan, and landscape plan for the project.	
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CPC AND 06-010-10-10-001	06/02/2017	Adopted revised site plan, detailed development plan, preliminary utility and public facility plan, and landscape plan for the project.	
CPC AND 06-010-10-10-001	06/02/2017	Adopted revised site plan, detailed development plan, preliminary utility and public facility plan, and landscape plan for the project.	
CPC AND 06-010-10-10-001	06/02/2017	Adopted revised site plan, detailed development plan, preliminary utility and public facility plan, and landscape plan for the project.	

PROJECT STATEMENT:

The purpose of this project is to provide a comprehensive development plan for the Dublin North area. The plan includes a detailed site plan, utility and public facility plan, and landscape plan. The project is located in the northeast corner of the intersection of Powers Blvd and Tuttle Blvd. The site is bounded by Powers Blvd to the north, Tuttle Blvd to the east, and Fincklas Drive to the south. The project is a residential development consisting of single-family detached homes. The plan is subject to the approval of the City of Colorado Springs.

TRACT	OWNERSHIP	MAINTENANCE OF DRAINAGE FACILITIES	MAINTENANCE OF PUBLIC UTILITIES, LANDSCAPING, FENCING AND TRAILS	USE
A	DUBLIN NORTH METROPOLITAN DISTRICT #3	CITY OF COLORADO SPRINGS	DUBLIN NORTH METROPOLITAN DISTRICT #3	LANDSCAPE BUFFER, PUBLIC UTILITIES, FENCING
B	DUBLIN NORTH METROPOLITAN DISTRICT #3	CITY OF COLORADO SPRINGS	DUBLIN NORTH METROPOLITAN DISTRICT #3	LANDSCAPE BUFFER, PUBLIC UTILITIES, FENCING
C	DUBLIN NORTH METROPOLITAN DISTRICT #3	CITY OF COLORADO SPRINGS	DUBLIN NORTH METROPOLITAN DISTRICT #3	TOT LOT PARK, LANDSCAPING, FENCING, PUBLIC UTILITIES, ACCESS, OPEN SPACE
D	DUBLIN NORTH METROPOLITAN DISTRICT #3	CITY OF COLORADO SPRINGS	DUBLIN NORTH METROPOLITAN DISTRICT #3	LANDSCAPE BUFFER, PUBLIC UTILITIES, FENCING
E	DUBLIN NORTH METROPOLITAN DISTRICT #3	CITY OF COLORADO SPRINGS	DUBLIN NORTH METROPOLITAN DISTRICT #3	LANDSCAPE BUFFER, PUBLIC UTILITIES, FENCING
F	DUBLIN NORTH METROPOLITAN DISTRICT #3	CITY OF COLORADO SPRINGS	DUBLIN NORTH METROPOLITAN DISTRICT #3	LANDSCAPE BUFFER, PUBLIC UTILITIES, FENCING
G	DUBLIN NORTH METROPOLITAN DISTRICT #3	CITY OF COLORADO SPRINGS	DUBLIN NORTH METROPOLITAN DISTRICT #3	LANDSCAPE BUFFER, PUBLIC UTILITIES, FENCING

SITE DATA

OWNER NAME AND ADDRESS:
 WOLF RIDGE DEVELOPMENT CO LP
 1000 S. WOLF RIDGE DRIVE
 COLORADO SPRINGS, COLORADO 80903

MASTER PLANNING: DUBLIN NORTH MASTER PLAN
 Prepared: Approx. 08/14/2014

PHASE 1 & 2 ZONING: PD 09 MAXIMUM HEIGHT AND PHASE 1 & 2 ZONING 3.00 (MAXIMUM UNITS PER ACRE)

PHASE 3 & 4 ZONING: PD 09 MAXIMUM HEIGHT AND PHASE 3 & 4 ZONING 3.00 (MAXIMUM UNITS PER ACRE)

PHASE 5 & 6 ZONING: PD 09 MAXIMUM HEIGHT AND PHASE 5 & 6 ZONING 3.00 (MAXIMUM UNITS PER ACRE)

TOTAL DUBLIN NORTH SINGLE FAMILY DETACHED RESIDENTIAL: 7,250 UNITS

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DATE: 03/17/2015

DATE: 03/17/2015

DATE: 03/17/2015

DP COVER

1 of 23 SHEETS

CPC PUD

06-00108-A7M-14

Dublin North - Kwan

Development Plan Major Amendment

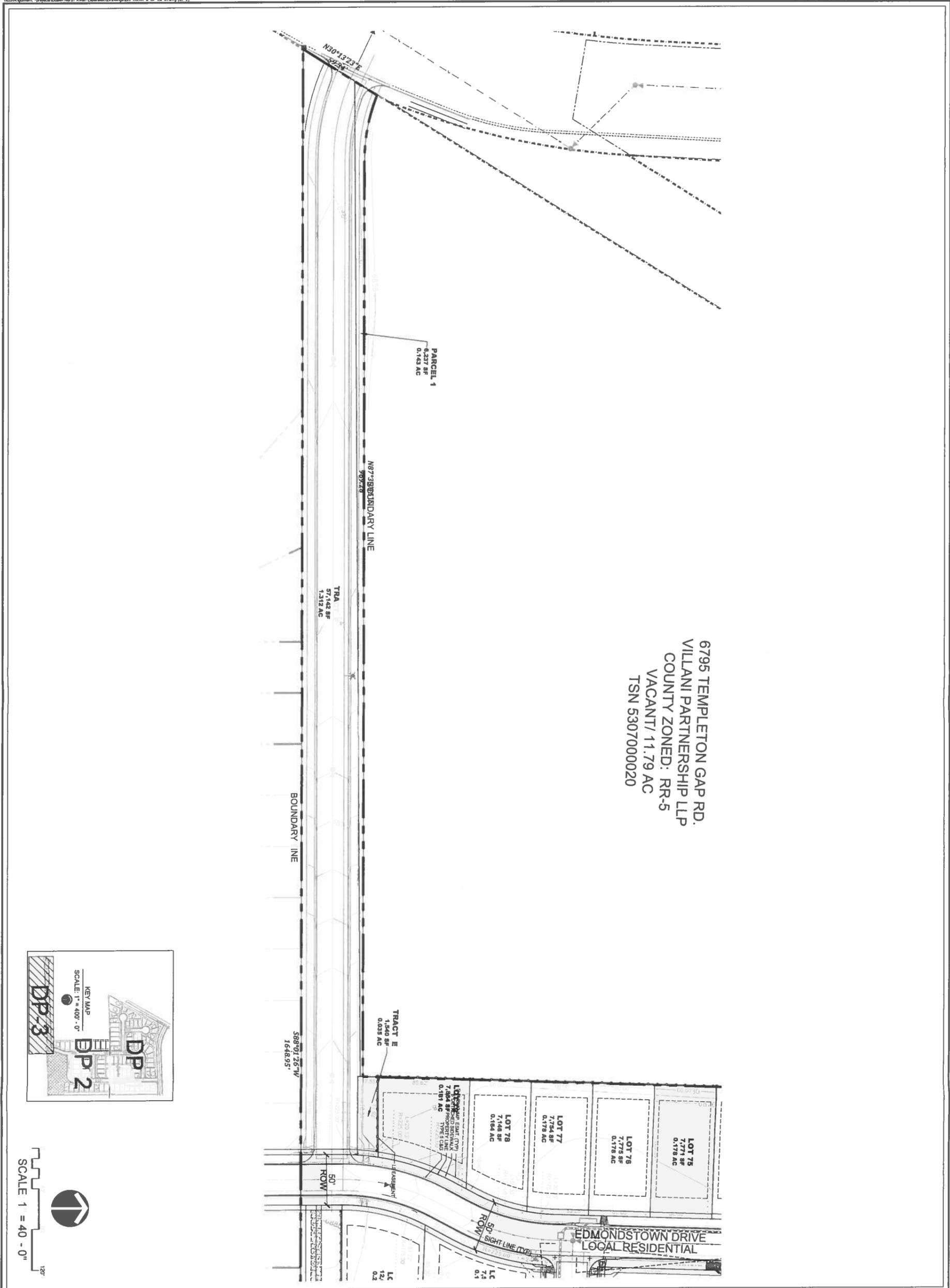
NORTHEAST OF DUBLIN BLVD. AND POWDER WAY

William Guman & Associates, Ltd.

731 North Weber Street, Suite 10
 Colorado Springs, CO 80903
 719.633.9700 fax 719.633.4250
 Email: WGuman@aol.com

REGISTERED ARCHITECTS, REGISTERED LANDSCAPE ARCHITECTS

FIGURE 1



6795 TEMPLETON GAP RD.
 VILLANI PARTNERSHIP LLP
 COUNTY ZONED: RR-5
 VACANT/ 11.79 AC
 TSN 5307000020

William Ganan & Associates, Ltd.
 731 North Weber Street, Suite 10
 Colorado Springs, CO 80903
 719.633.9700 fax 719.633.4250
 Email: WGuman@aol.com

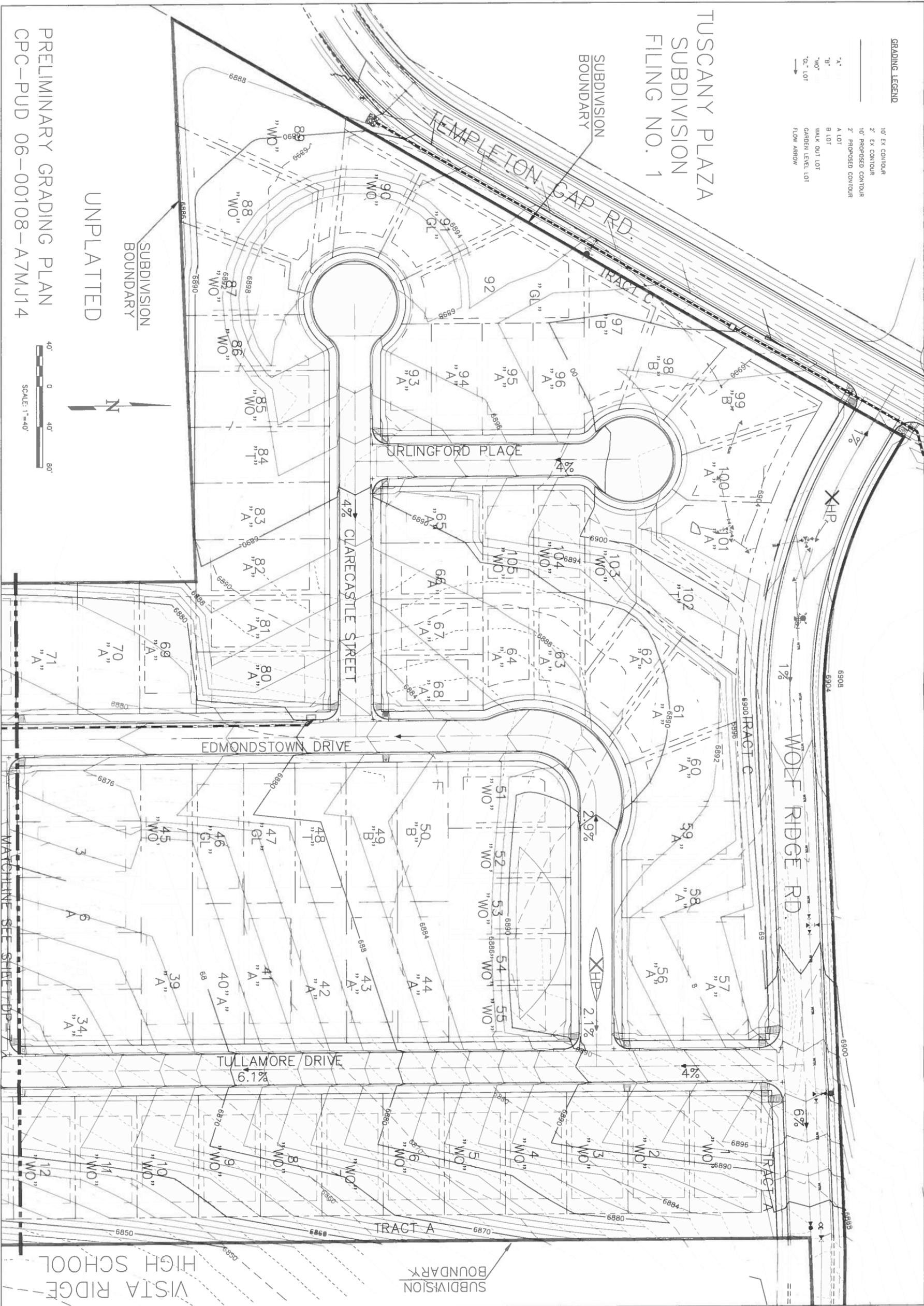
Dublin North
Development Plan Major Amendment
 NORTHEAST OF DUBLIN BLVD. AND POUDE WAY

DATE: 02 17 2015
 DRAWN: JRA
 CHECKED: WFG

REVISIONS:	DATE:	BY:	COMMENTS:

SHEET NO: **DP-3**
 SITE PLAN
 5 of 23 SHEETS
 CPG PUD
 06-00108-A7M1.4

FIGURE 1



PRELIMINARY GRADING PLAN
CPC-PUD 06-00108-A7M14

UNPLATTED

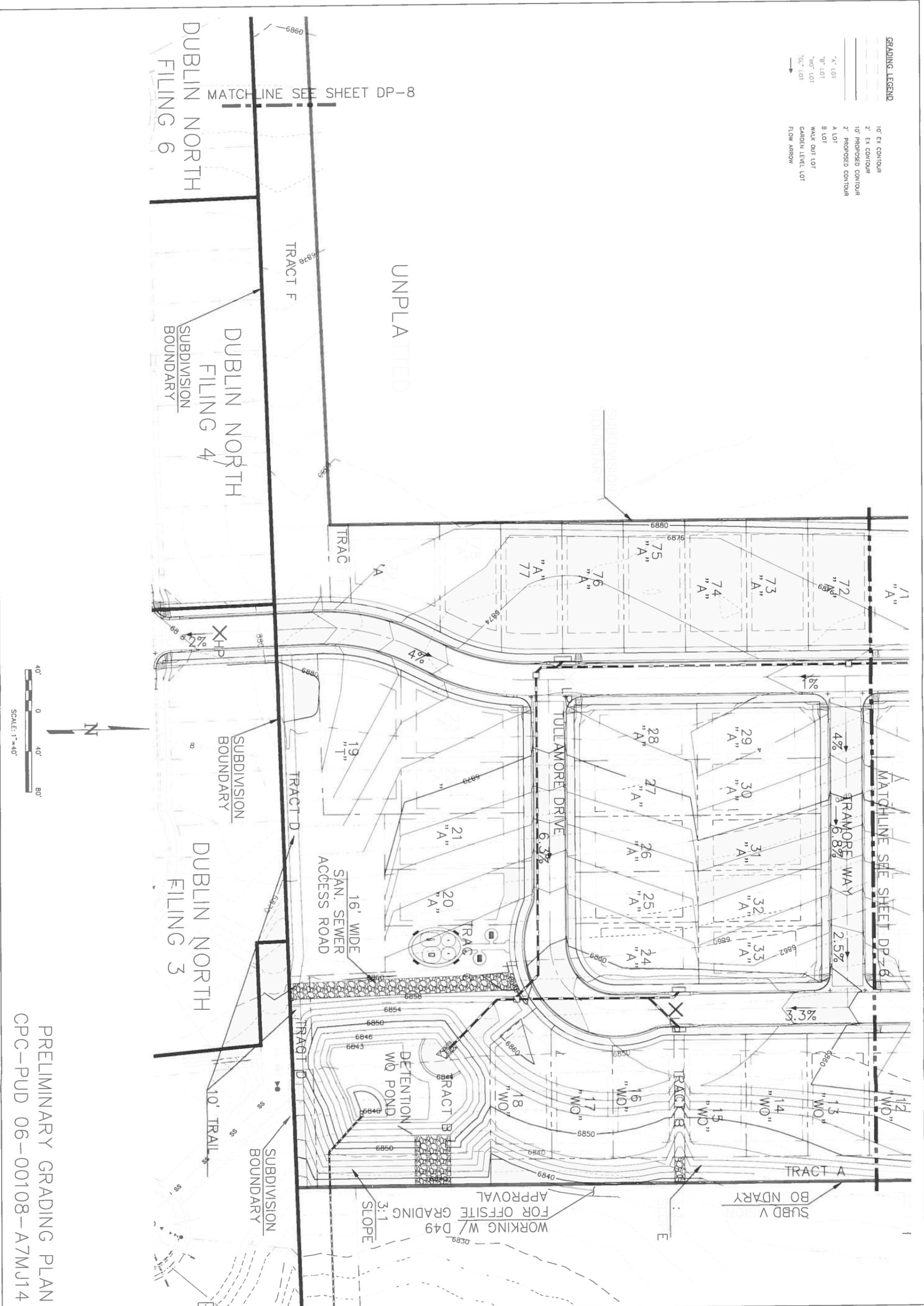


- GRADING LEGEND**
- 10' EX. CONTOUR
 - 2' EX. CONTOUR
 - 10' PROPOSED CONTOUR
 - 2' PROPOSED CONTOUR
 - A LOT
 - B LOT
 - WALK OUT LOT
 - GARDEN LEVEL LOT
 - FLOW ARROW

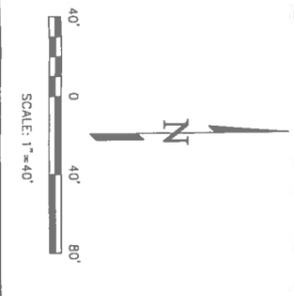
TUSCANY PLAZA
SUBDIVISION
FILING NO. 1

<p>DESIGNED BY: DNA DRAWN BY: NMS CHECKED BY: DNA H-SCALE: 1"=40' V-SCALE: N/A JOB NO: 1323.00 DATE ISSUED: 5/8/15 SHEET NO: 01-7 OF 23</p>	<p>DUBLIN NORTH</p> <p>DEVELOPMENT PLAN MAJOR AMENDMENT PRELIMINARY GRADING PLAN</p>	<p>115 S. 25TH STREET COLORADO SPRINGS, CO 80904 OFFICE: 719-635-6422 FAX: 719-635-6426 www.tnecnc.com</p>	<p>Terra Nova Engineering, Inc. Creative Civil Engineering Solutions</p>	<p>PREPARED FOR: WOLF RIDGE DEV. CO. LLP. ATTN: KYLE GEDITZ 5625 APPALOOSA DRIVE COLORADO SPRINGS, CO 80923 (719) 473-0599</p>	<p>UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, TERRA NOVA ENGINEERING, INC. APPROVES THEIR USE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 10%;">NO.</th> <th style="width: 70%;">REVISIONS DESCRIPTION</th> <th style="width: 20%;">DATE</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	NO.	REVISIONS DESCRIPTION	DATE									
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FIGURE 1



- GRADING LEGEND**
- 10' EX CONTOUR
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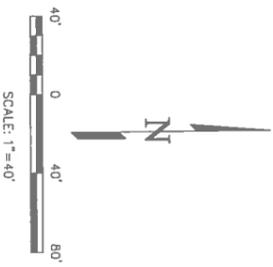
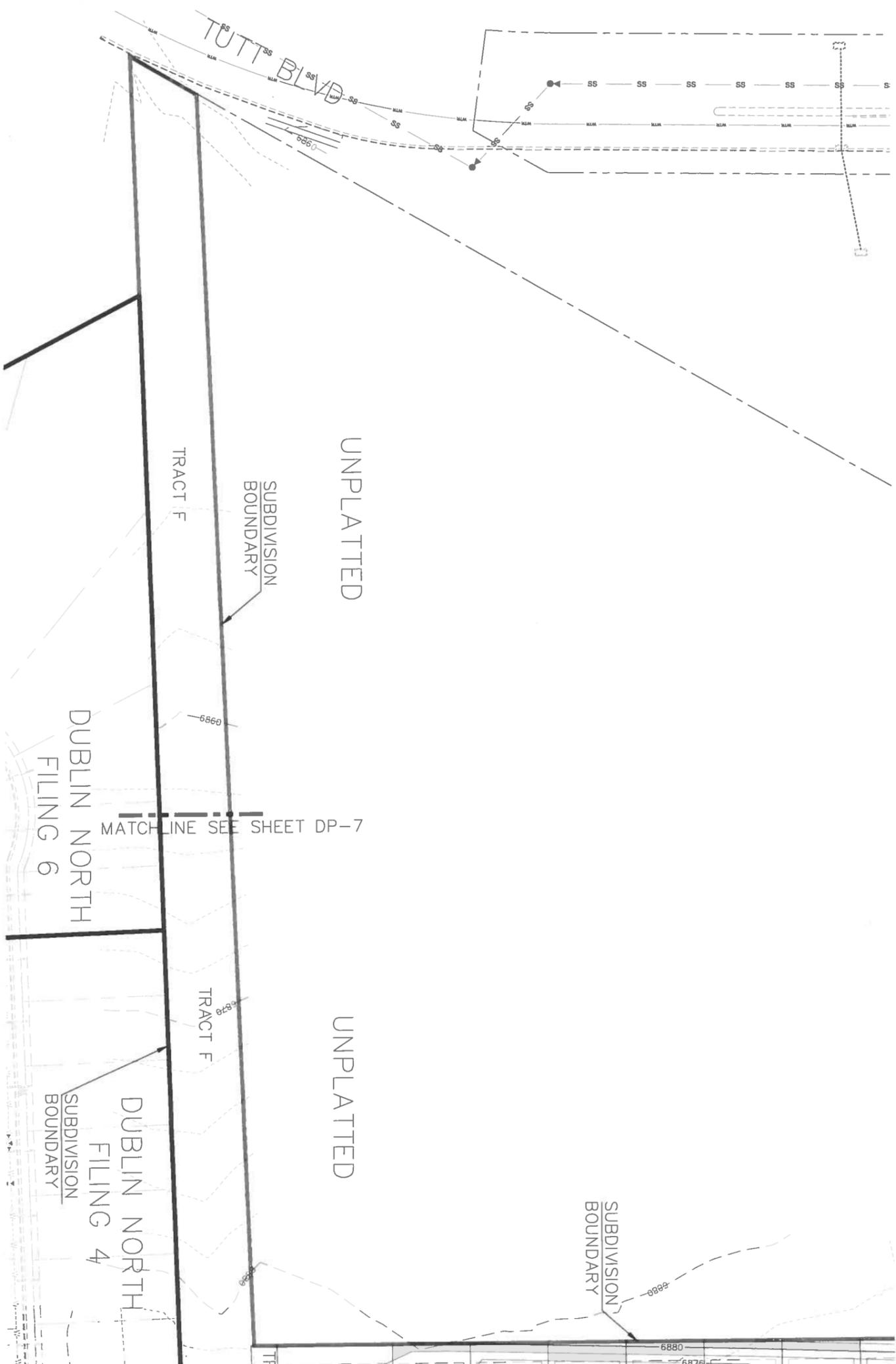
PRELIMINARY GRADING PLAN
 CPC-PUD 06-00108-A7MJ14

<p>DUBLIN NORTH</p> <p>DEVELOPMENT PLAN MAJOR AMENDMENT PRELIMINARY GRADING PLAN</p>	<p>815 S. 25TH STREET COLORADO SPRINGS, CO 80904</p> <p>OFFICE 719-635-6422 FAX: 719-635-6426 www.tnecinc.com</p>		<p>PREPARED FOR: WOLF RIDGE DEV. CO. LLP. ATTN: KYLE GEDITZ 5625 APPALOOSA DRIVE COLORADO SPRINGS, CO 80923 (719) 473-0599</p>	<p>UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, TERRA NOVA ENGINEERING, INC. APPROVES THEIR USE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.</p>	<p>REVISIONS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 5%;">NO.</th> <th style="width: 95%;">REVISION</th> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </table>	NO.	REVISION				
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FIGURE 1

GRADING LEGEND

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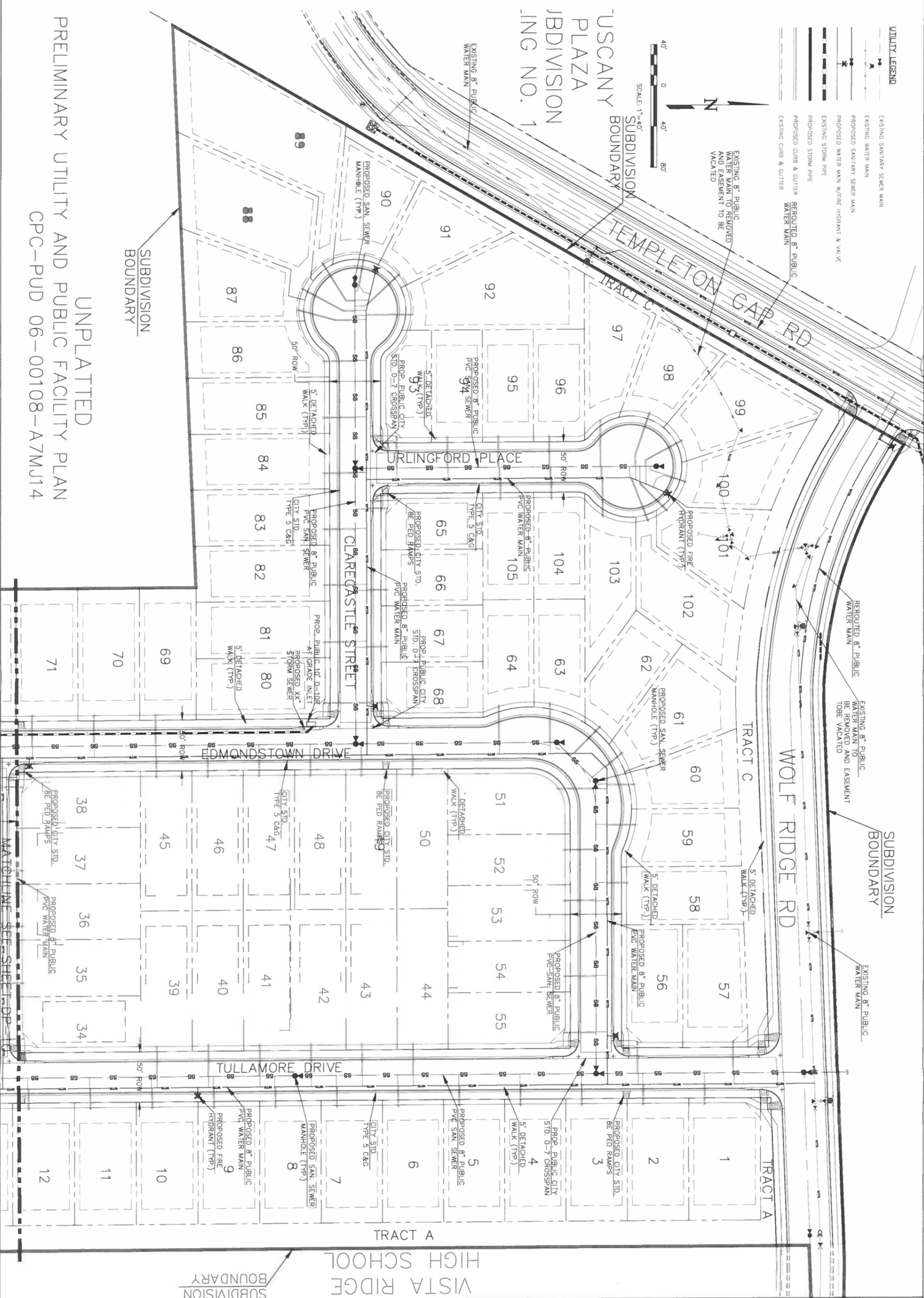
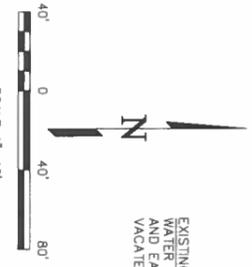
PRELIMINARY GRADING PLAN
CPC-PUD 06-00108-A7M14

<p>DUBLIN NORTH</p> <p>DEVELOPMENT PLAN MAJOR AMENDMENT PRELIMINARY GRADING PLAN</p>	<p>815 S. 25TH STREET COLORADO SPRINGS, CO 80904</p> <p>OFFICE 719-635-6422 FAX: 719-635-6426 www.tnesh.com</p>	 <p>Terra Nova Engineering, Inc. Dedicated Civil Engineering Solutions</p>	<p>PREPARED FOR: WOLF RIDGE DEV. CO. LLP. ATTN: KYLE GEDITZ 5625 APPA OOSA DRIVE COLORADO SPRINGS, CO 80923 (719) 473-0599</p>	<p>UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, TERRA NOVA ENGINEERING, INC. APPROVES THEIR USE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 10%;">NO.</th> <th style="width: 70%;">DESCRIPTION</th> <th style="width: 20%;">DATE</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	NO.	DESCRIPTION	DATE												
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FIGURE 1

UTILITY LEGEND

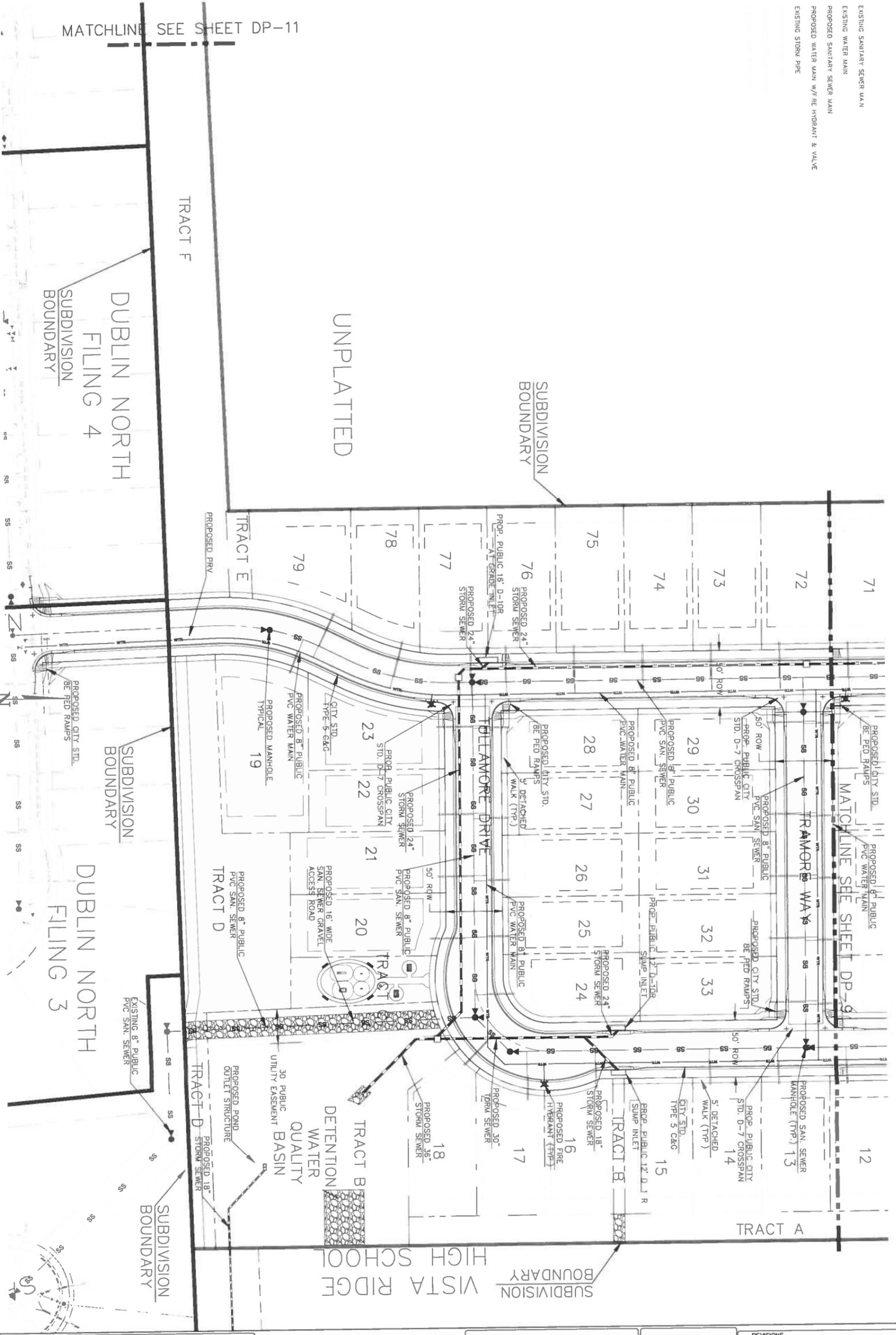
	EXISTING SANITARY SEWER MAIN
	EXISTING WATER MAIN
	PROPOSED SANITARY SEWER MAIN
	PROPOSED WATER MAIN W/FIRE HYDRANT & VALVE
	EXISTING STORM PIPE
	PROPOSED STORM PIPE
	EXISTING CURB & GUTTER
	RREROUTED 8" PUBLIC WATER MAIN



UNPLATTED
 PRELIMINARY UTILITY AND PUBLIC FACILITY PLAN
 CPC-PUD 06-00108-A7MJ14

<p>DUBLIN NORTH</p> <p>DEVELOPMENT PLAN MAJOR AMENDMENT PRELIMINARY UTILITY PLAN</p>	<p>125 N. WAHSATCH AVE. COLORADO SPRINGS, CO 80903</p> <p>OFFICE: 719-635-6422 FAX: 719-635-6426 www.tnecinc.com</p>	<p>Terra Nova Engineering, Inc. Creative Civil Engineering Solutions</p>	<p>PREPARED FOR: WOLF RIDGE DEV. CO. LLP. ATTN: KYLE GEDITZ 5625 APPALOOSA DRIVE COLORADO SPRINGS, CO 80923 (719) 473-0599</p>	<p>UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, TERRA NOVA ENGINEERING, INC. APPROVES THEIR USE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.</p>									
			<table border="1"> <thead> <tr> <th>NO.</th> <th>REVISIONS DESCRIPTION</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	NO.	REVISIONS DESCRIPTION	DATE							
NO.	REVISIONS DESCRIPTION	DATE											

FIGURE 1



MATCHLINE SEE SHEET DP-11



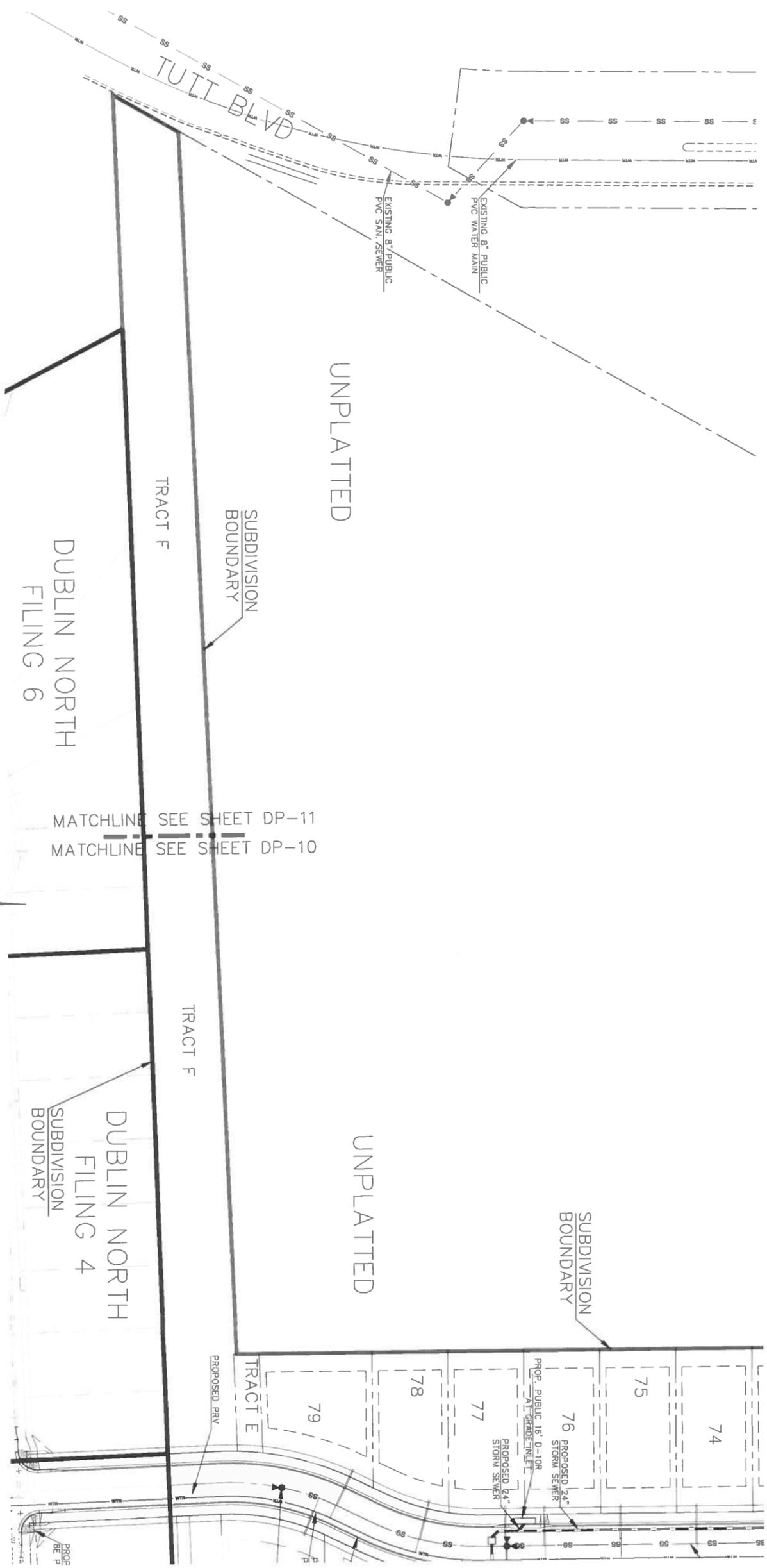
PRELIMINARY UTILITY AND PUBLIC FACILITY PLAN
CPC-PUD 06-00108-A7M14

<p>DUBLIN NORTH</p> <p>DESIGNED BY: GNA DRAWN BY: NMS CHECKED BY: GNA</p> <p>H-S SCALE: 1"=40' V-S SCALE: N/A</p> <p>JOB NO. 1323.00 DATE ISSUED: 5/8/15 SHEET NO. DP-11 OF 23</p>	<p>125 N. WAHSATCH AVE. COLORADO SPRINGS, CO 80903</p> <p>OFFICE: 719-635-6422 FAX: 719-635-6426 www.tnecinc.com</p>	<p>PREPARED FOR: WOLF RIDGE DEV. CO. LLP. ATTN: KYLE GEDITZ 5625 APPALOOSA DRIVE COLORADO SPRINGS, CO 80923 (719) 473-0599</p>	<p>UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, TERRA NOVA ENGINEERING, INC. APPROVES THEIR USE OF THESE DRAWINGS FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.</p>	<p>REVISIONS</p> <table border="1"> <thead> <tr> <th>NO.</th> <th>DESCRIPTION</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	NO.	DESCRIPTION	DATE									
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<p>DEVELOPMENT PLAN MAJOR AMENDMENT PRELIMINARY UTILITY PLAN</p>																

FIGURE 1

UTILITY LEGEND

	EXISTING SANITARY SEWER MAIN
	EXISTING WATER MAIN
	PROPOSED SANITARY SEWER MAIN
	PROPOSED WATER MAIN w/ FIRE HYDRANT & VALVE
	EXISTING STORM PIPE
	PROPOSED STORM PIPE
	PROPOSED CURB & GUTTER
	EXISTING CURB & GUTTER



PRELIMINARY UTILITY AND PUBLIC FACILITY PLAN
CPC-PUD 06-00108-A7M14

DESIGNED BY GNA
DRAWN BY NMS
CHECKED BY GNA
H-SCALE 1"=40'
V-SCALE N/A
JOB NO. 1323.00
DATE ISSUED 5/8/15
SHEET NO DP-12 OF 23

DUBLIN NORTH
DEVELOPMENT PLAN MAJOR AMENDMENT
PRELIMINARY UTILITY PLAN

125 N. WAHSATCH AVE.
COLORADO SPRINGS, CO 80903
OFFICE: 719-635-6422
FAX: 719-635-6426
www.tnecinc.com

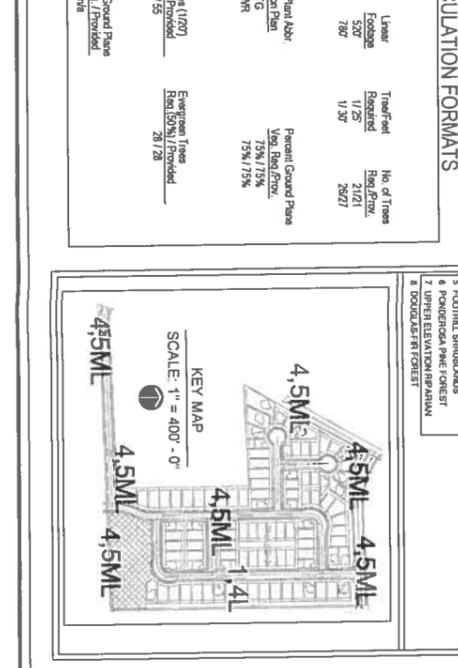
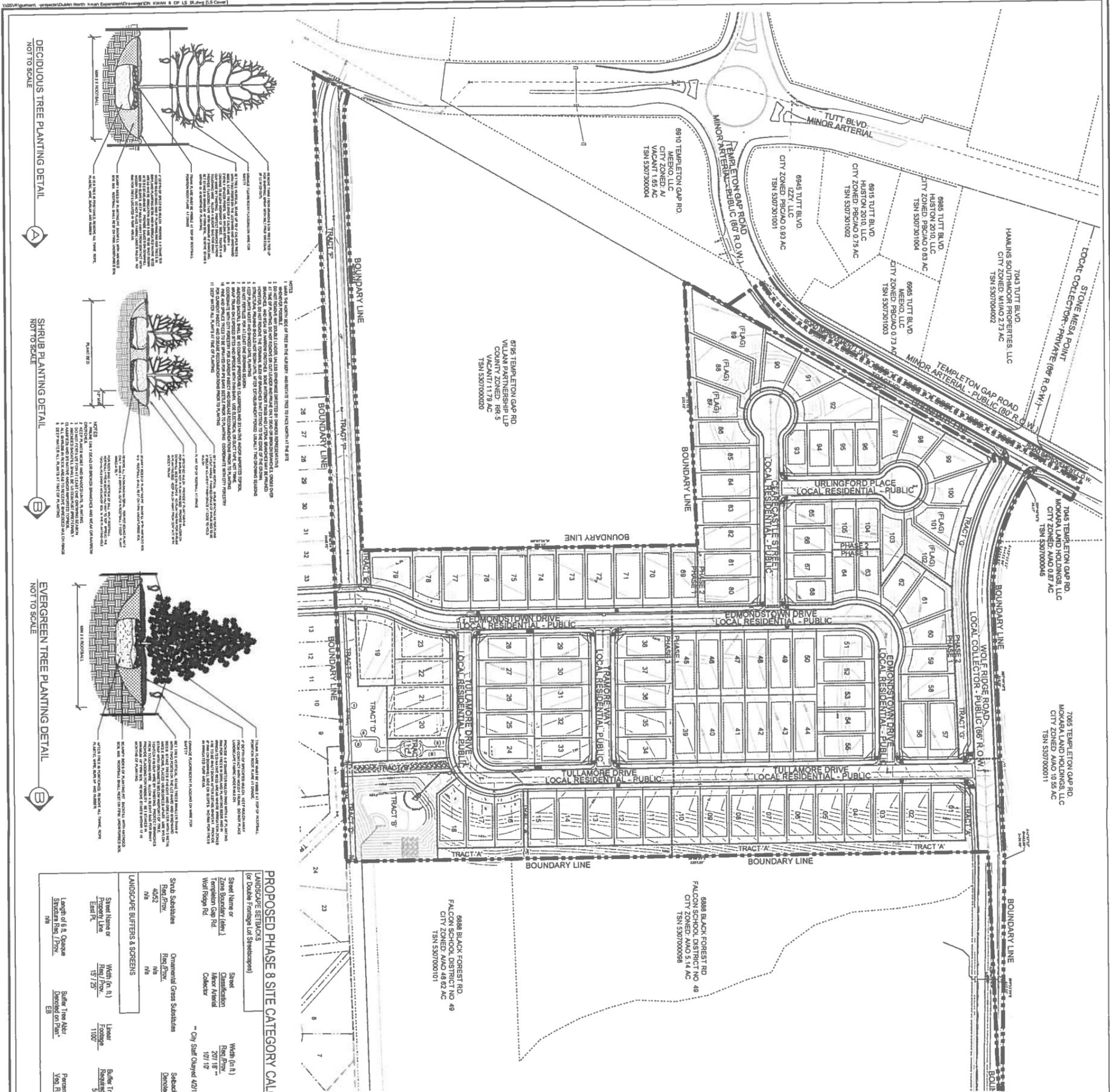
Terra Nova
Engineering, Inc.
Creative Civil Engineering Solutions

PREPARED FOR:
WOLF RIDGE DEV. CO. LLP.
ATTN: KYLE GEDITZ
5625 APPALOOSA DRIVE
COLORADO SPRINGS, CO 80923
(719) 473-0599

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, TERRA NOVA ENGINEERING, INC. APPROVES THEIR USE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

NO.	REVISIONS	DESCRIPTION	DATE

FIGURE 1



PROPOSED PHASE 8 SITE CATEGORY CALCULATION FORMATS

LANDSCAPE SETBACKS (or Double Fencing Lot Separators)	Street Name or Zone Boundary (feet)	Street Classification	Street Width (feet)	Street Right-of-Way (feet)				
40/22	Templeton Gap Rd	Major Arterial	151/23	151/23	1100	1100	1100	1100
10/10	Wolf Ridge Rd	Collector	10/10	10/10	1100	1100	1100	1100

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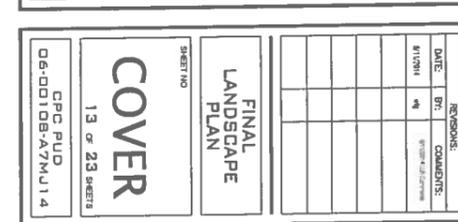
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10/10	Wolf Ridge Rd	Collector	10/10	10/10	1100	1100	1100	1100



SOIL AMENDMENTS:

1. A-1 ORGANIC CLASS 180 CUMULATIVE organic matter for all shrub beds seen. Add 17 CF of 0.1% 1,000 SF for all shrub beds.
2. Add 10 SF of 0.1% 1,000 SF for shrub beds seen. Add 13 SF for 100 year plants per 1,000 SF.
3. Application rates are based on per manufacturer specifications.

GENERAL NOTES:

1. The landscape architect (the Contractor) shall verify the lot boundaries and easements shown on the site plan and shall verify the location and extent of all easements and encroachments shown on the site plan. It is the Contractor's responsibility to verify the location and extent of all easements and encroachments shown on the site plan.
2. The Contractor shall provide a detailed landscape plan showing the location and extent of all plantings, including the species, size, and spacing of all plants.
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LANDSCAPE SCHEDULE:

SYMBOL	DESCRIPTION/REMARKS	QUANTITY	UNIT	PLANTING NOTES
1	SHRUBS	100	each	Planting Schedule: 10/14/2015
2	TREES	50	each	Planting Schedule: 10/14/2015
3	PERENNIALS	1000	sq ft	Planting Schedule: 10/14/2015
4	GRASS	1000	sq ft	Planting Schedule: 10/14/2015
5	SCREENS	100	linear ft	Planting Schedule: 10/14/2015

FINAL LANDSCAPE PLAN

DATE: 02/17/2015
DRAWN: M.B.T.
CHECKED: W.F.G.

COVER

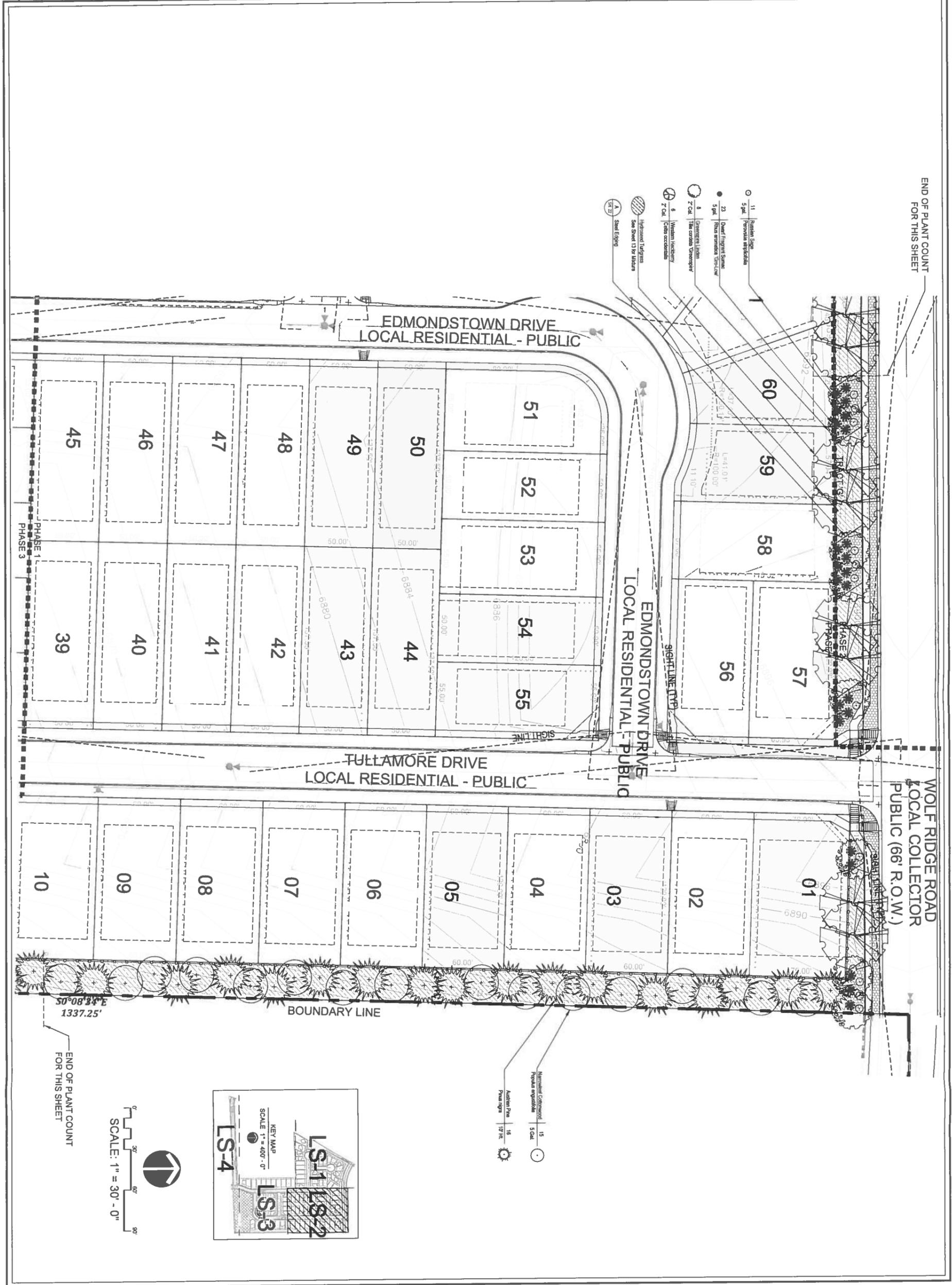
13 of 23 SHEETS

Dublin North Development Plan Major Amendment

NORTHEAST OF DUBLIN BLVD. AND POUDRE WAY

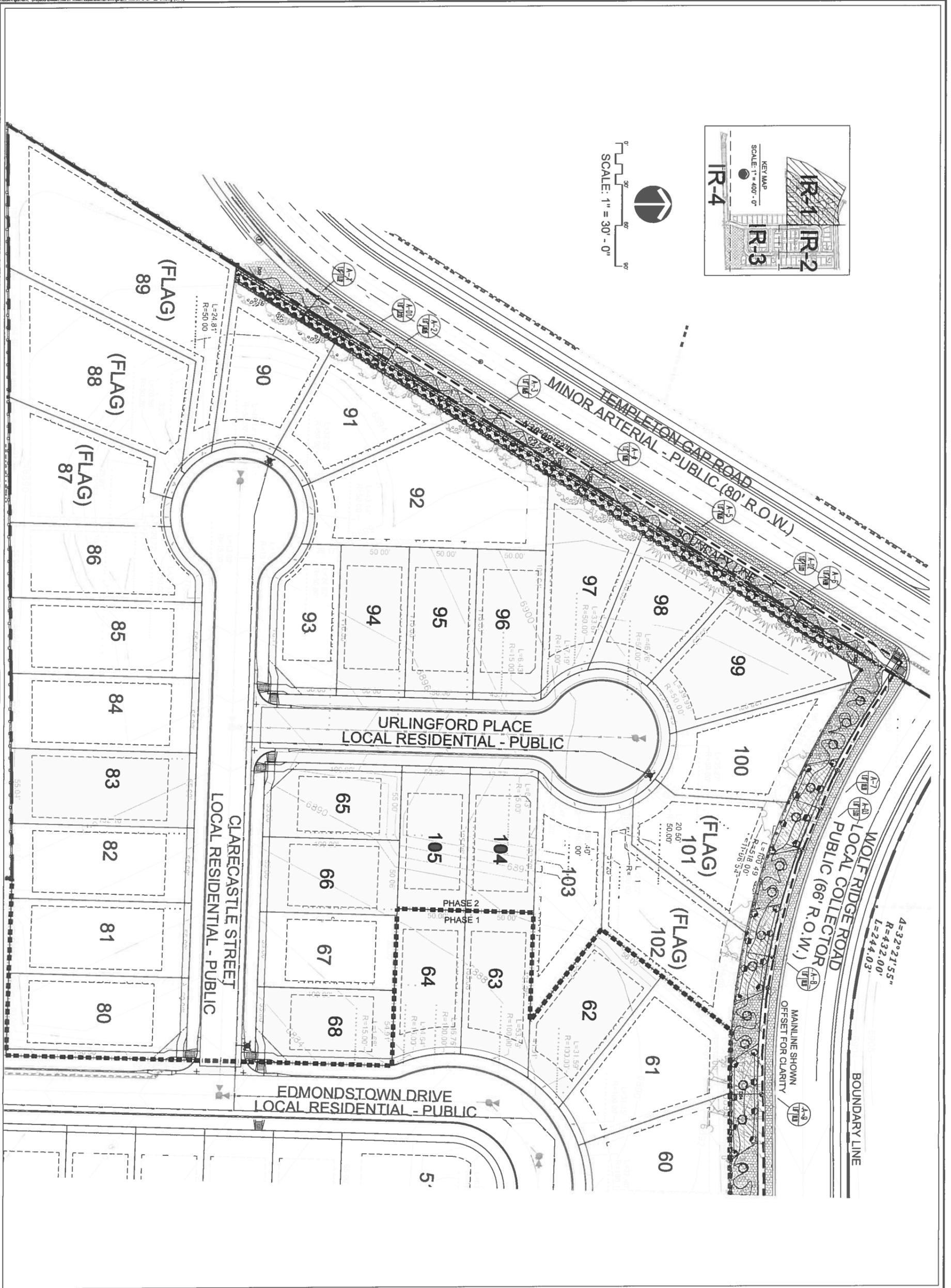
William Gunn & Associates, Ltd.
731 North Weber Street, Suite 10
Colorado Springs, CO 80903
719.633.9700 fax 719.633.4250
Email: Wgunn@aol.com

FIGURE 1



<p>REVISIONS:</p> <table border="1"> <tr> <th>DATE</th> <th>BY</th> <th>COMMENTS</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	DATE	BY	COMMENTS							<p>DATE: 02/17/2015</p> <p>DRAWN: M.E.T.</p> <p>CHECKED: W.F.G.</p>	<p>Dublin North</p> <p>Development Plan Major Amendment</p> <p>NORTHEAST OF DUBLIN BLVD. AND POUDE WAY</p>	<p>William Gunn</p> <p>& Associates, Ltd.</p> <p>731 North Weber Street, Suite 10 Colorado Springs, CO 80903 719.633.9700 fax 719.633.4250 Email: WGunn@aol.com</p>
	DATE	BY	COMMENTS									
<p>PROJECT:</p> <p>LANDSCAPE PLANNING PLAN</p> <p>LS-2</p> <p>15 of 23 SHEETS</p> <p>CFC PUD</p> <p>06-00108-A7M114</p>												

FIGURE 1



SHEET NO.
IR-1
18 of 23 SHEETS
CPC PUD
06-00108-A7M.1.4

LANDSCAPE IRRIGATION PLAN
REVISIONS:
DATE: 02/17/2015
DRAWN: MGT
CHECKED: WFG

Dublin North
Development Plan Major Amendment
NORTHEAST OF DUBLIN BLVD. AND POUDE WAY

William Gunn & Associates, Ltd.
731 North Weber Street, Suite 10
Colorado Springs, CO 80903
719.633.9700 fax 719.633.4250
Email: WGuman@aol.com
REGISTERED ARCHITECT, REGISTERED LANDSCAPE ARCHITECT

FIGURE 1



DATE: 02/17/2015	DRAWN: MIST	CHECKED: WFB
REGION: _____	DATE: _____	BY: _____
COMMENTS: _____	DATE: _____	BY: _____
DATE: _____	DATE: _____	BY: _____
DATE: _____	DATE: _____	BY: _____

Dublin North Development Plan Major Amendment

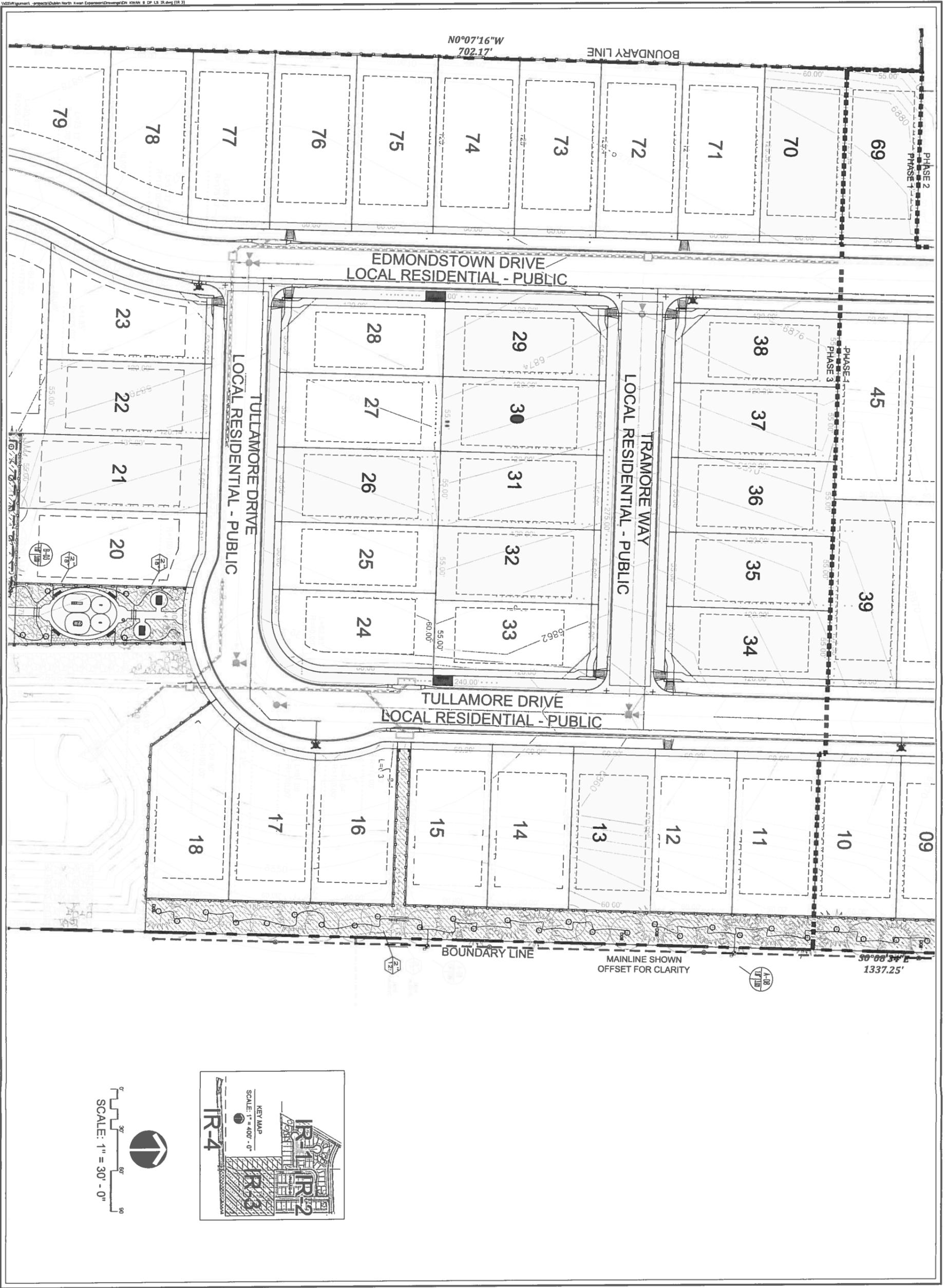
NORTHEAST OF DUBLIN BLVD. AND POUDE WAY

NOTE: ALL SHOWN ARE ENHANCING TO THE SITE DESIGN AND QUALITY OF THE DEVELOPMENT. THE DESIGNER HAS CONDUCTED VISUAL ANALYSIS AND HAS DETERMINED THAT THE PROPOSED DEVELOPMENT IS COMPATIBLE WITH THE SURROUNDING ENVIRONMENT AND WILL NOT CAUSE UNDESIRABLE VISUAL IMPACTS. THE DESIGNER HAS CONDUCTED VISUAL ANALYSIS AND HAS DETERMINED THAT THE PROPOSED DEVELOPMENT IS COMPATIBLE WITH THE SURROUNDING ENVIRONMENT AND WILL NOT CAUSE UNDESIRABLE VISUAL IMPACTS.

William Gunnar & Associates, Ltd.

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FIGURE 1



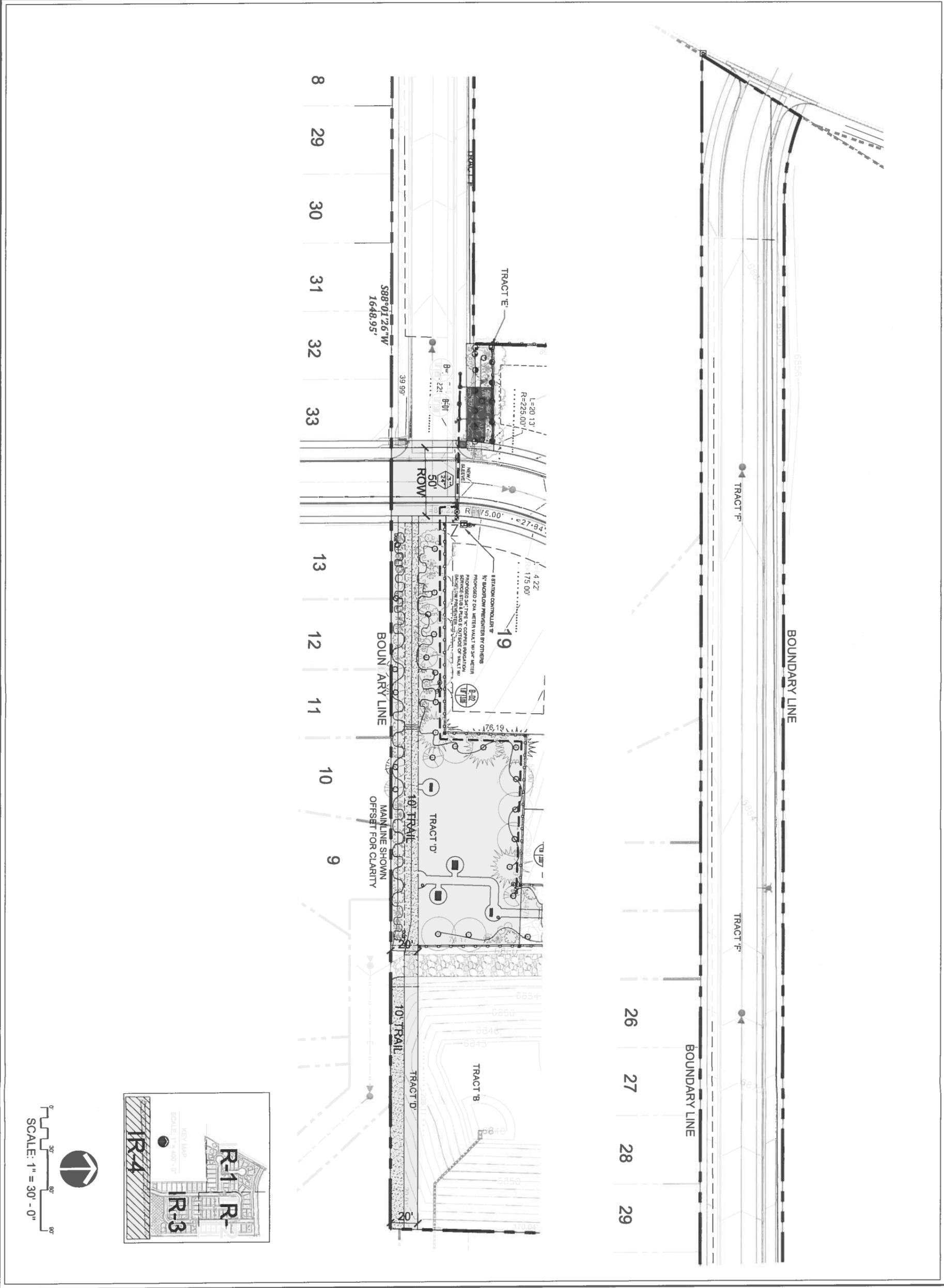
IR-3 20 of 23 SHEETS	
CPC PUD 06-00108-A7M1.4	
LANDSCAPE IRRIGATION PLAN	
SHEET NO.	
DATE:	02/17/2015
BY:	WFG
REVISIONS:	
DATE:	
BY:	
COMMENTS:	

Dublin North
Development Plan Major Amendment
 NORTHEAST OF DUBLIN BLVD. AND POUDE WAY

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 & Associates, Ltd.
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 Email: WGaman@aol.com

FIGURE 1



IR-4

LANDSCAPE IRRIGATION PLAN

SHEET NO. 21 OF 23 SHEETS

CPC PUD 06-00108-A7M1.4

Dublin North

Development Plan Major Amendment

NORTHEAST OF DUBLIN BLVD. AND POUDE WAY

William Ganan & Associates, Ltd.

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DATE: 02/17/2015
 DRAWN: MBT
 CHECKED: WFG

REVISIONS:	DATE:	BY:	COMMENTS:

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FIGURE 1

24 Station Controller 'A'

No.	Flow (GPM)	Prec. Rate (in/hr)	Zone	Size	Run Time	Zone Type
A-1	13.32	.80	1	1.00'	30 min	Rotor Seed
A-2	16.85	.83	2	1.00'	29 min	Rotor Seed
A-3	16.85	.83	3	1.00'	29 min	Rotor Seed
A-4	16.85	.83	4	1.00'	29 min	Rotor Seed
A-5	16.85	.83	5	1.00'	29 min	Rotor Seed
A-6	14.99	.82	6	1.00'	29 min	Rotor Seed
A-7	10.38	.67	7	1.00'	29 min	Pop-Up Spray Seed
A-8	10.38	.67	8	1.00'	29 min	Pop-Up Spray Seed
A-9	10.38	.67	9	1.00'	29 min	Pop-Up Spray Seed
A-10	10.38	.67	10	1.00'	29 min	Pop-Up Spray Seed
A-11	10.38	.67	11	1.00'	29 min	Pop-Up Spray Seed
A-12	12.42	1.18	12	1.00'	20 min	Pop-Up Spray Seed

Drip Valve Schedule:

No.	Flow (GPM)	Prec. Rate (in/hr)	Zone	Size	Run Time	Zone Type
A-D1	3.00	N/A	13	1.00'	30 min	Drip/Emitter
A-D2	3.00	N/A	14	1.00'	30 min	Drip/Emitter
A-D3	3.00	N/A	15	1.00'	30 min	Drip/Emitter
A-D4	3.00	N/A	16	1.00'	30 min	Drip/Emitter
A-D5	3.00	N/A	17	1.00'	30 min	Drip/Emitter
A-D6	3.00	N/A	18	1.00'	30 min	Drip/Emitter
A-D7	3.00	N/A	19	1.00'	30 min	Drip/Emitter
A-D8	3.00	N/A	20	1.00'	30 min	Drip/Emitter
A-D9	3.00	N/A	21	1.00'	30 min	Drip/Emitter

4 Station Controller 'B'

No.	Flow (GPM)	Prec. Rate (in/hr)	Zone	Size	Run Time	Zone Type
B-1	17.58	1.44	1	1.00'	17 min	Pop-Up Spray Seed
B-D1	3.00	N/A	3	1.00'	30 min	Drip/Emitter
B-D2	3.00	N/A	4	1.00'	30 min	Drip/Emitter
B-D3	3.00	N/A	5	1.00'	30 min	Drip/Emitter

Smart Controller Notes:

- New Rainmaster RME Edge-1/Eagle smart controller.
- Installation to be per internal mount per manufacturer's recommendations.
- Installation to include any and all necessary communication phone wires for operating central control features, hydrometer, etc.
- Hydrometer to be per the specifications and installed per the manufacturer's recommendations. Provide communication wire to new controller.

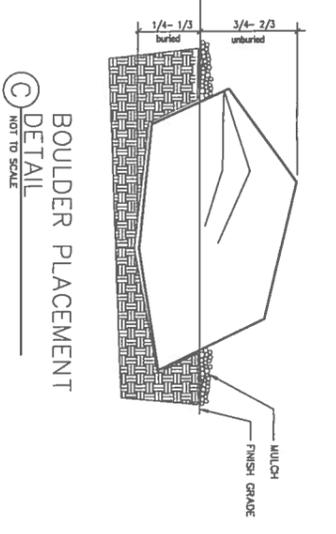
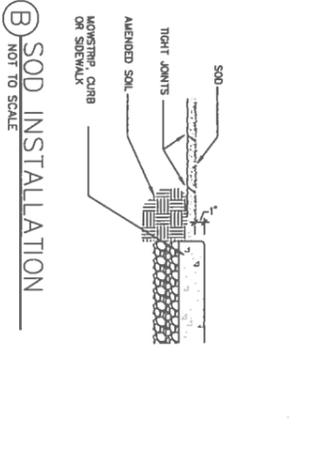
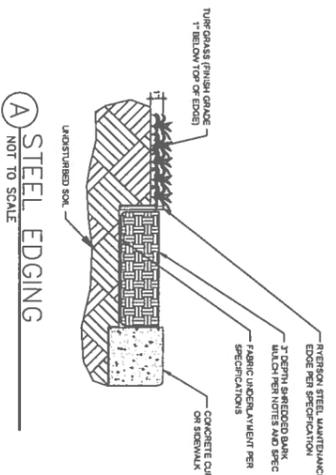
Irrigation Plan Notes:

- All mainline locations to be marked with tracer wire.
- All new mainline to be located a minimum 2' from back of walkways.
- Precipitation rate is the average precipitation for this zone expressed in inches per hour.
- Run time (I.E. R.T.) is the required operating time needed to apply 1.25 inches of water per week for sod areas and 1.00 inches of water per week for native seed areas.
- Drip/Emitter is diagrammatic; precise placement of equipment may not be possible as indicated.
- Field changes which do not alter design intent may be performed by installer.
- Quantities which can be determined graphically from the drawings prevail over scheduled quantities.
- Run times are for a three (3) day watering schedule.
- Seasonal application rates are as follows: spring 70%, summer 100%, fall 60%.
- Contractor to adjust nozzle sizes as needed to ensure adequate coverage.
- All irrigation zone laterals not labeled shall be 1" in size.
- Drip line extends to all trees and shrubs. 30 minute run time 3 days a week.
- All mainline stub-outs that service only drip irrigation valves shall be 1" mainline.
- All irrigation zone laterals not labeled shall be 1" in size.

IRRIGATION SCHEDULE:

SYM.	SIZE	DESCRIPTION/REMARKS
A	24 in	RAINBIRD ESP-LXME Modular Series Outdoor 24 Station Automatic Controller Exterior Mount w/ Stainless Steel Housing. Handicapped controller w/ 120V Power Source.
B	4 in	RAINBIRD ESP Modular Series Outdoor ESP-4M, 4 Station Automatic Controller Exterior Mount w/ Stainless Steel Housing. Handicapped controller w/ 120V Power Source. See Mechanical/Chil Drawings for location.
N	1.00"	RAINBIRD PEB Plastic Control Valve (Globe Configuration)
		RAINBIRD KCZ-075-PRF Drip Control Zone Kit for drip zones 0 GPM - 3 GPM. RAINBIRD KCZ-100-B COM Drip Control Zone Kit for drip zones 4 application per drip zone
		Install RAINBIRD (XBT-10) 1/2" Emitters per details for all shrubs and grasses
		RAINBIRD 330RC Quick Coupling Valve w/ RB Quick Coupling Valve Key.
		APOLLO VALVES 2-piece Standard Port Brass Valve (manual drain)
		NIBCO T-113 Brass Gate Valve, standard port threaded end (manifolds isolation valves)
		RAINBIRD 1800 Pop-Up Spray w/MFR - Arc nozzle in arc radius as indicated per Drawing. Designed for 3SPSI.
		RAINBIRD 5000-MFR-25 (RED) PLUS SERIES NOZZLE Rotor in arc radius as indicated per drawing. RB5000-MFR designed for 3SPSI.
		RAINBIRD 5000-MFR-35 (BEIGE) PLUS SERIES NOZZLE Rotor in arc radius as indicated per drawing. RB5000-MFR designed for 3SPSI.

VALVE NO.	EST. GPM	SLEEVE SIZE	SLEEVE DEPTH
1.00"	Class 200 PVC Manifold (BOE, NSF rated)		
1.00"	Class 200 PVC Lateral Pipe (BOE, NSF rated; solvent weld only)		
1.00"	RAINBIRD XT-700 Distribution Tubing		
1.00"	RAINBIRD IN-LINE DRIP TUBING FOR TREE RINGS		
1.00"	RAINBIRD XFD-08-12 In-Line Drip Tubing for Tree Rings. Drip/Emitter to have 0.61 GPH emitters at 12" Spacing.		
1/4"	RAINBIRD 1/4" Distribution Tubing to be used for indicator emitter only with buried tree rings per details P and Q.		
2.00" - 4.00"	Class 200 PVC Sleeve under parking areas & driveway paving. Class 200 PVC Sleeve all others.		



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 DESIGNER ARCHITECTS/PLANNERS/ENGINEERS/LANDSCAPE ARCHITECTS

Dublin North
Development Plan Major Amendment
 NORTHEAST OF DUBLIN BLVD. AND POUDRE WAY

DATE: 02/17/2015
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SHEET NO. **11-1** OF 23 SHEETS
 CPC PUD
 06-00108-A7M1.4

IRRIGATION LEGEND & LANDSCAPE DETAILS



LEGAL DESCRIPTION:

A PORTION OF SECTION 7, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTH LINE OF THE SOUTHEAST ONE-QUARTER OF SECTION 7, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN BEING MONUMENTED AT THE WEST END BY A 3 1/4" ALUMINUM CAP STAMPED "LS 18235" AND BEING MONUMENTED AT THE EAST END BY A 3 1/4" ALUMINUM CAP STAMPED " PLS 30107", BEING ASSUMED TO BEAR N87°48'49"E A DISTANCE OF 2,608.46 FEET.

COMMENCING AT THE SOUTHWEST CORNER OF A PARCEL OF LAND RECORDED IN THE EL PASO COUNTY RECORDS UNDER RECEPTION NUMBER 207074434, SAID POINT BEING ON THE NORTH LINE OF A.A. SUBDIVISION AS RECORDED IN THE EL PASO COUNTY RECORDS IN PLAT BOOK W-2, AT PAGE 94, SAID POINT BEING THE POINT OF BEGINNING; THENCE S88°01'26"W AND ON THE NORTH LINE OF A. A. SUBDIVISION A DISTANCE OF 1,648.95 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF TEMPLETON GAP ROAD; THENCE N30°13'23"E AND ON THE EASTERLY RIGHT-OF-WAY OF TEMPLETON GAP ROAD A DISTANCE OF 59.34 FEET TO THE SOUTHWEST CORNER OF A TRACT OF LAND; THENCE ON THE BOUNDARY OF SAID TRACT OF LAND THE FOLLOWING THREE (3) COURSES:

1. N87°35'45"E A DISTANCE OF 969.28 FEET;
2. N00°07'16"W A DISTANCE OF 702.17 FEET;
3. S87°35'45"W A DISTANCE OF 551.43 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY TEMPLETON GAP ROAD;

THENCE N30°02'32"E AND ON THE EASTERLY RIGHT-OF-WAY OF TEMPLETON GAP ROAD A DISTANCE OF 825.79 FEET; THENCE S59°48'55"E A DISTANCE OF 38.17 FEET TO A POINT OF CURVE; THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 32°21'55", A RADIUS OF 432.00 FEET, AND A LENGTH OF 244.03 FEET TO THE POINT OF TANGENT; THENCE N87°49'10"E A DISTANCE OF 518.28 FEET TO A POINT OF CURVE; THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 02°57'11", A RADIUS OF 483.00 FEET, AND A LENGTH OF 24.90 FEET TO THE POINT OF TANGENT; THENCE S89°13'39"E A DISTANCE OF 617.33 FEET TO A POINT ON THE BOUNDARY OF HORSESHOE RANCHEROS AS RECORDED IN THE EL PASO COUNTY RECORDS IN PLAT BOOK E-2 AT PAGE 66; THENCE S00°05'09"E AND ON THE BOUNDARY OF HORSESHOE RANCHEROS A DISTANCE OF 0.88 FEET TO A POINT ON THE EAST WEST CENTERLINE OF SECTION 7; THENCE S87°47'50"W AND ON THE EAST WEST CENTERLINE OF SAID SECTION 7 A DISTANCE OF 652.63 FEET TO THE NORTHWEST CORNER OF A TRACT OF LAND RECORDED IN THE EL PASO COUNTY RECORDS UNDER RECEPTION NUMBER 207111493; THENCE S00°08'33"E A DISTANCE OF 1,337.25 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 1,189,387 SQ. FEET, OR 27.305 ACRES.



William Guman
& Associates, Ltd.

URBAN PLANNING | COMMUNITY DESIGN | LANDSCAPE ARCHITECTURE

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Email: bill@guman.net Web: GumanLtd.com

May 20, 2015

Meggan Herington, AICP
Principal Land Use Review Planner
Planning & Development
City of Colorado Springs
30 S. Nevada Ave., Suite 105
Colorado Springs, CO 80903

RE: Dublin North Phase 8/ 'Kwan' Parcel

Project Statement:

The purpose of the Phase 8/ 'Kwan' zone change, concept plan, and development plan is to add 105 single-family detached residential units and privately developed and maintained open space to the existing Dublin North development (Filings 1-7). The final plat will increase the Dublin North total acreage from 52 to 79 acres and the dwelling units from the currently approved 232 units up to 337 units with a density of 4.25 DUs per acre. The additional units will be added in the northwestern vicinity of the existing projects with access from existing Templeton Gap Road via an extension of the existing Wolf Ridge Road and proposed Edenderry Road. There are no proposed changes to any existing lots, final plats, streets, utilities, and landscape already approved within the Dublin North project.

Phase 8/ 'Kwan' is a logical expansion of the existing Dublin North project and will convey all the appropriate easements not already in place, remove any unnecessary easements, and provide for additional right-of-way as required for the extension of Wolf Ridge Road to Templeton Gap Road and development of the new Edenderry Road to Templeton Gap Road. The project currently has sufficient water and wastewater service capabilities to extend to the proposed 105

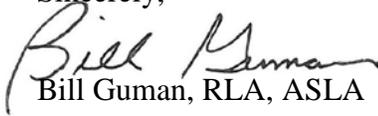
FIGURE 2

units. These utilities are available immediately and will not delay the progress of this phase. Please direct questions and/or concerns to William Guman & Associates, Ltd. Thank you.

Issues:

No major issues that could affect the successful development and completion of Dublin North Phase 8/'Kwan' parcel have been identified.

Sincerely,


Bill Guman, RLA, ASLA