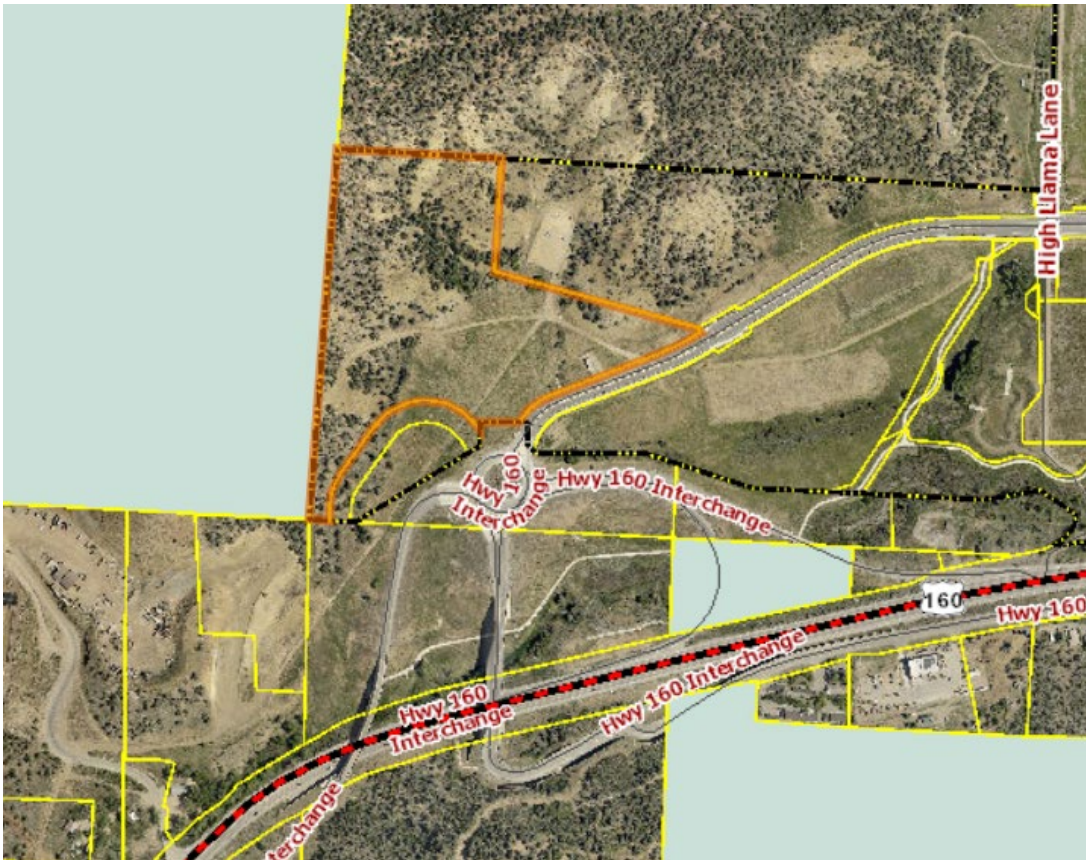


**Southfork Gateway Subdivision
 A Resubdivision of Lot 2R-B Interchange Subdivision
 Minor Subdivision - Narrative
 4/9/2020**

Southfork Gateway LLC is requesting approval of a minor subdivision to divide lot 2R-B of the Interchange Subdivision into three separate lots for future development. Future development will be designed to meet all requirements of the Crader PD and Southfork Character District.

Location/Density/Surrounding Land Uses

The property is bounded on the west by BLM land, on the south by the Highway 550/160 interchange, north is residential property and east is additional property in the Crader PD, planned for highway commercial use.



Proposal:

Lot 2R-1 of the Interchange Subdivision will be further divided as follows:

PROPOSE LOT NAME	PROPOSED ACREAGE	USE PER SOUTHFORK CHARACTER DISTRICT
2R-B1	2.622 acres	Highway commercial
2R-B2	4.207 acres	Highway commercial
2R-B3	12.749 acres	rural

Access

Access to lots 2R-B1 and 2R-B2 will be by the newly created leg on the existing roundabout that was constructed with the Interchange Subdivision. The access will serve both this subdivision, and eventually, the C&J Gravel Pit property. Two driveway aprons will be constructed to serve Lot 2R-B1 and 2R-B2. Lot 2R-B3 will be served directly off of Wilson Gulch Drive at an existing driveway cut.

Sewer

Sewer service will be provided by South Durango Sanitation District. All mains required were designed as a part of the “5th Leg Access Road (Zyme Rock Road)” Improvement Plans, stamped on 02/19/2020. The properties will require a main extension from the existing Wilson Gulch 16” sewer main owned and operated by SDSD, which will be constructed as a part of that project. The Engineering Plans contemplated the new lots 2R-B1, 2R-B2, and 2R-B3 and provides 6” sewer stubs to each lot.

Water

All water lines will be constructed as a part of the “5th Leg Access Road (Zyme Rock Road)” Improvement Plans, stamped on 02/19/2020. The Engineering Plans contemplated the new lots 2R-B1, 2R-B2, and 2R-B3 and provides 6” water service lines or an 8” main stubbed to each lot.

Other Utilities

Drainage – Two ponds were designed to provide water quality and flow attenuation for Zyme Rock Road and Lot 2R-A per City of Durango standards. Lots 2R-B1, 2R-B2, and 2R-B3 will each be responsible for their own flow attenuation and water quality per City of Durango requirements. Appropriate drainage easements have been identified on the new Sub-Division Plat.

Dry Utilities – The Developer is working with LPEA to provide power to each lot and the proposed easements match the routing that will be constructed. Communications and Gas are in the area and will also be stubbed to the lots for the future developer.

Lighting – On-site lighting will be designed and provided in accordance with the City of Durango Dark Sky Ordinance.

Commercial Design Review

Future development will be subject to Commercial Design Review as appropriate.