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PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

TO: El Paso County Planning Commission
Brian Risley, Chair

FROM: Kari Parsons, Planner III
Steve Kuehster, PE Engineer III
Craig Dossey, Executive Director

RE: Project File #: VR-18-018
Project Name: Gleneagle Golf Course Residential Infill Development
Filing No. 2 Vacation and Replat
Parcel No.: 62062-01-120

OWNER:	REPRESENTATIVE:
G & S Development Inc. Scott Gratrix 9800 Pyramid Court, Suite 340 Englewood, CO 80112	William Guman & Associates, Limited 731 N. Weber Street, Suite 10 Colorado Spring, CO 80903

Commissioner District: 1

Planning Commission Hearing Date: 6/18/2019 Board of County Commissioners Hearing Date: 7/9/2019

EXECUTIVE SUMMARY

A request by G & S Development, Inc., for approval of a vacation and replat of one (1) platted tract to create twelve (12) single-family residential lots and 0.83 acres of public right-of-way. The 7.62-acre site, known as Tract G of the Gleneagle Golf Course Residential Infill Development Filing No. 1 subdivision, is zoned RS-6000 (Residential Suburban) and is located on the north side of Gleneagle Drive east of Struthers Road.

The property is within the Tri-Lakes Comprehensive Plan (2000) area. A finding of water sufficiency for water quality, quantity, and dependability was made at the time of approval of the preliminary plan.

A. REQUEST/WAIVERS/DEVIATIONS/AUTHORIZATION

Request: A request by G & S Development, Inc., for approval of a vacation and replat of one (1) tract to create twelve (12) single-family residential lots.

Waiver(s)/Deviation(s): There are no waivers associated with this vacation and replat. A deviation request of the Engineering Criteria Manual (ECM), Section, 2.3.8 A, which states, "Cul-de-sacs shall have a minimum radius of 45 feet..." has been approved administratively. The deviation allows for the Stone Eagle Place cul-de-sac to be constructed with a 39 foot radius versus a 45 foot radius.

Authorization to Sign: Final Plat, Subdivision Improvements Agreement, Detention Pond Maintenance Agreement and any other documents necessary to carry out the intent of the Board of County Commissioners.

B. PLANNING COMMISSION SUMMARY

Request Heard:

Recommendation:

Waiver Recommendation:

Vote:

Vote Rationale:

Summary of Hearing:

Legal Notice:

C. APPROVAL CRITERIA

Section 7.2.3.C, Actions Vacating or Altering a Recorded Plat, Replat, of the El Paso County Land Development Code states that a replat, "involves two actions, the vacation of the portion of the subdivision plat where the change is proposed...and approval of a new subdivision plat." The Code goes on to define a replat as providing a replat of a subdivision or lots in a subdivision, in which the original subdivision is substantially modified or additional lots are created. In approving a replat, the following findings shall be made:

- The replat complies with this Code, and the original conditions of approval associated with the recorded plat;
- No nonconforming lots are created, and in the case of existing nonconforming lots, the nonconformity is not increased;
- The replat is in keeping with the purpose and intent of this Code;

- The replat conforms to the required findings for a minor or major subdivision, whichever is applicable;
- Legal and physical access is provided to all parcels by public rights-of-way or recorded easement, acceptable to the County in compliance with this Code and the ECM;
- The approval will not adversely affect the public health, safety, and welfare; and
- Where the lots or parcels are subject to any CC&Rs or other restrictions, that any potential conflict with the CC&Rs or other restrictions resulting from the replat has been resolved

D. LOCATION

North: RS-6000 (Residential Suburban)	Open-space
South: RS-6000 (Residential Suburban)	Single-family
East: RS-6000 (Residential Suburban)	Single-family
West: RS-6000 (Residential Suburban)	Single-family

E. BACKGROUND

The Gleneagle Master Plan (MP-84-020) was approved by the Planning Commission as an amendment to the County Master Plan on January 23, 1985. The Plan consisted of a golf course (private open areas) with a driving range, clubhouse, single-family and multi-family residential, and commercial land uses.

The Gleneagle golf course closed in November of 2013. The golf course (private open areas) was zoned as the RR-5 (Residential Rural) zoning district. A rezoning request to the PUD (Planned Unit Development) zoning district was approved for the multi-family and commercial developments within the original Gleneagle Master Plan. The single-family residential areas adjacent to the golf course are zoned RS-6000 (Residential Suburban).

Requests for approval of a sketch plan amendment (SKP-08-001) and a Planned Unit Development (PUD -08-004) rezoning were approved by the Board of County Commissioners on July 9, 2009. The sketch plan amendment and the Planned Unit Development identified a portion of the golf course for development of 47 patio home units. A development agreement limiting the future use of the remaining golf course land (private open areas) was recorded in the El Paso County Clerk and Recorder's records, Reception Number 210130664 on December 22, 2010, pursuant to the PUD approval. The development agreement prohibited land use changes within the remaining golf course land or any changes to the planned residential and commercial land uses as approved in the 1985 Gleneagle Master Plan. The development associated with this sketch plan amendment was never constructed.

The Board of County Commissioners approved a map amendment (P-16-003) to rezone the PUD area back to the RR-5 zoning district nullifying the development agreement and the 47 unit patio home development as previously approved on May 23, 2017.

A subsequent sketch plan amendment (SKP-16-001) to allow the development of 56 single-family residential lots and private open-space located throughout the closed golf course was approved on May 23, 2017.

Approval of a rezoning (P-16-004) from the RR-5 (Residential Rural) zoning district to the RS-6000 (Residential Suburban) zoning district for a 32.91 acre portion of the closed golf course and a development agreement were approved by the Board of County Commissioners on May 23, 2017. The agreement anticipated the creation of 56 single-family lots within the development and specified the allowed uses as well as the ownership and maintenance of the private open areas or open space within the closed golf course that are not proposed for redevelopment. In addition, the development agreement required the developer to convey the open space within 60 days of the County's preliminary acceptance of public improvements, after final plat approval. The development agreement has been recorded, and the conveyance of the open space land from the developer to the home owners association, Gleneagle Civic Association (GCA), has occurred.

A preliminary plan (SP-16-004) and a final plat (SF-16-010) for 56 single-family residential lots, public right-of-way, three (3) open-space tracts, and three (3) tracts to be used as roadway island tracts were also requested on May 23, 2017. The preliminary plan was approved by the Board of County Commissioners as requested. Due to unresolved off-site drainage issues, a cul-de-sac and twelve (12) single-family residential lots were removed from the final plat request and replaced with Tract G, Gleneagle Golf Course Residential Infill Development Filing No. 1. The Board approved the Gleneagle Golf Course Residential Infill Development Filing No. 1 subdivision on May 23, 2017 with 44 single-family lots and Tract G, which was anticipated to be replatted after the off-site drainage issue was resolved. Gleneagle Golf Course Residential Infill Development Filing No. 1 subdivision plat was recorded and the public improvements associated with the plat have been completed.

This final plat is a request to replat Tract G into twelve single-family residential lots and right of way as depicted on the approved preliminary plan.

F. ANALYSIS

1. Land Development Code Compliance

The application meets the requirements of Sections 7.2.3.A (Vacation) and 7.2.3.C (Replat), Actions Vacating or Altering a Recorded Plat, the vacation and replat submittal requirements, the standards for Divisions of Land in Chapter 7, and the standards for Subdivision in Chapter 8 of the Land Development Code.

2. Zoning Compliance

The developable area within the proposed final plat is zoned RS-6000 (Residential Suburban). The density and dimensional standards of the RS-6000 (Residential Suburban) zoning district proposed for this property, as established in Section 5.4.2, Table 5-4 of the Code, are listed below:

- Minimum zoning district lot size – 6000 square feet *
- Setbacks – 25 feet from front and rear lot lines, and 5 feet from side lot lines
- Maximum building height – 30 feet
- Maximum lot coverage – 40 percent two-story, and 45 percent single-story

*Recommended Condition No. 13 further requires the anticipated lot sizes to be a minimum of 10,000 square feet, which exceeds the zoning district minimum standard.

3. Policy Plan Analysis

Policy 6.1.7

Encourage infill development which complements existing uses, is consistent with Small Area and other adopted plans.

Policy 6.1.11

Plan and implement land development so that it will be functionally and aesthetically integrated within the context of adjoining properties and uses.

Policy 6.1.13

Encourage the use of carefully planned and implemented clustering concepts in order to promote efficient land use, conservation of open space and reduction of infrastructure costs.

Policy 6.1.14

Support development which complements the unique environmental conditions and established land use character of each sub-area of the County.

Policy 6.2.12

Ensure that proposed zone changes and/or use variances in established neighborhoods are of compatible scale and physical character.

As previously discussed in this report, the applicant is proposing to develop twelve (12) single-family residential lots within the RS-6000 zoning district. The scale, density and uses are compatible with the surrounding neighborhood. A condition of approval placed on the rezoning requires a minimum lot size of 10,000 square feet. Staff is proposing to carry this condition forward with this application by including Recommended Condition of Approval No. 13. The proposed replat will establish and/or maintain compatibility with the adjoining residential land uses and as identified in the letter of intent. Staff finds the proposal consistent with the Policy Plan.

4. Small Area Plan Analysis

The proposed site is located within the Tri-Lakes Comprehensive Plan (2000) area, specifically in the Gleneagle-Academy View sub-area. The Plan summarizes that the sub-area is already established and identifies a land use scenario for the area. The following policies from the Plan are relevant to the proposed residential development proposed:

- Residential densities should be consistent with the established land use patterns.
- Safe and efficient roads should be provided for.
- Plan, develop, and maintain a system of parks and trails within the Sub-area.
- Require soil containment measures on all construction sites to prevent off-site erosion.

The replat is consistent with the adjacent residential land uses and densities. Concerns related to drainage have been addressed in the drainage report; the applicant has obtained off-site drainage easements which are anticipated to control and help reduce drainage related impacts to neighboring residential properties along Westchester Drive. Staff recommends that the plat request complies with the intent of the land use scenario identified in the Plan.

5. Other Master Plan Elements

The Master Plan for Mineral Extraction (1996) identifies upland deposits comprised of sand, gravel, silt and clay in the area of the subject property. A

mineral rights certification was prepared by the applicant indicating that, upon researching the records of El Paso County, no severed mineral rights exist.

G. PHYSICAL SITE CHARACTERISTICS

1. Hazards

A geology and soils report was submitted by Rocky Mountain Group, dated September 19, 2016, in conjunction with the approved preliminary plan, which provides a comprehensive geologic overview of the final plat area. Site specific subsurface investigations shall be conducted prior to issuance of a building permit for Lot 12, to determine basement feasibility, as identified in Note No. 17 on the plat.

2. Wildlife

Potential impact to wildlife is generally moderate as depicted in the El Paso County Wildlife Habitat Descriptors Map (1996). The U.S. Fish and Wildlife Service and Colorado Parks and Wildlife were each sent a request for comment with the previously approved preliminary plan and sketch plan applications. No comments were received at that time. Staff did not send requests for comments with this application.

The El Paso County Community Services, Environmental Division, was sent a request for comment and provided a letter stating they have no comments; however, they notified the applicant that the developer shall comply with federal and state laws, regulations, ordinances, review and permit requirements, and other agency requirements, if any, of applicable agencies including, but not limited to, the Colorado Division of Wildlife, Colorado Department of Transportation, U.S. Army Corps of Engineers and the U.S. Fish and Wildlife Service regarding the Endangered Species Act, particularly as it relates to the Preble's Meadow Jumping Mouse as a listed species, and as stated in Recommended Condition of Approval No. 5.

3. Floodplain

FEMA Flood Insurance Rate Map (FIRM) panel number 08041C0287 shows that the property is located outside the 500-year floodplain (Zone X).

4. Drainage and Erosion

The Gleneagle Golf Course Residential Infill Development is located within the Black Forest Drainage Basin (FOMO3600). This site is subject to the El Paso County Drainage Basin Fee Program, fees will be due at the time of plat recordation.

The associated final drainage report proposes one (1) private on-site full spectrum detention/water quality pond, and a storm sewer system to mitigate impacts generated by development of the site. The proposed private pond and private storm sewer system will be subject to stormwater quality best management practices and maintenance agreement. The County Engineer/ ECM Administrator has approved the final drainage report and construction plans for this application.

The proposed private detention pond outfalls to a storm system that runs along the side lot line of an existing single-family home along Westchester Drive. The applicant has acquired a drainage easement for this private storm sewer from the lot owner.

A grading and erosion control plan has been submitted which is required to identify temporary and permanent best management practices (BMPs) to prevent sediment and debris from affecting adjoining properties and the public stormwater system before, during, and after grading activities.

El Paso County Engineering staff had concerns with the proposed outfall location of the pond designed for this area in the original redevelopment of the Gleneagle Golf Course (Filing Number 1). The original design proposed to discharge flow from the detention/water quality pond onto adjacent lots that was deemed inadequate to handle the flow without significant impact to existing homes. With no recorded easement at this location, staff recommended disapproval of the platting of this area until the drainage issue could be resolved.

The developer has redesigned the outfall and obtained all necessary easements for the safe discharge and conveyance of the drainage discharging from the proposed pond.

5. Transportation

The redevelopment of the Gleneagle Golf Course (Filing Number 2) will result in an additional 0.13 lane miles of developer constructed roadway infrastructure to be dedicated to the County for ownership and ongoing maintenance. The developer will construct Stone Eagle Place, a minor urban residential street, connecting to existing Gleneagle Drive. The road will include curb, gutter, and sidewalks.

A deviation request has been accepted for the Stone Eagle Place cul-de-sac to allow for its construction with a 39 foot radius versus a 45 foot radius. This is

consistent with the size of the Filing No. 1 cul-de-sacs and is acceptable to Donald Wescott Fire Protection District.

Gleneagle Golf Course Residential Infill Development Filing No. 2 is subject to the El Paso County Road Impact Fee Program (Resolution 18-471) as amended.

H. SERVICES

1. Water

Sufficiency: Donala Water and Sanitation District has committed to providing services. The applicant and Donala Water and Sanitation District requested a waiver of Section 8.4.7.B.7.2, requiring that the water supply be sufficient for 300 years with the approved preliminary plan.

Quality: Sufficient

Quantity: Sufficient

Dependability: Sufficient

Attorney's summary: The County Attorney's Office made a recommendation for a finding of sufficiency for water quantity and dependability with the approved preliminary plan. El Paso County Public Health made a recommendation for a finding of sufficiency in terms of water quality with the approved preliminary plan. The Board of County Commissioners made a finding of water sufficiency and approved the waiver of Section 8.4.7.B.7.2, requiring that the water supply be sufficient for 300 years at the time of the preliminary plan approval. No additional finding is requested with this application.

2. Sanitation

Donala Water and Sanitation District has provided a commitment letter to provide wastewater service to the subdivision.

3. Emergency Services

The site is within the boundaries of the Donald Wescott Fire Protection District. The District was sent a copy of the replat request. The District has no objections to this request. A commitment letter from the District was provided with this replat submittal.

4. Utilities

Mountain View Electric Association will provide electric service and Black Hills Energy will provide natural gas service to the development. Standard utility easements are shown on the plat.

5. Metropolitan Districts

The property is not located within a metropolitan district.

6. Parks/Trails

El Paso County Community Services, Parks Division, did not identify any planned parks or trails in or near the property. Park fees in lieu of land dedication for regional parks (Area 2) in the amount of \$5,472 and fees in lieu of land dedication for urban parks (Area 2) in the amount of \$3,456 shall be paid at time of final plat recordation.

7. Schools

The site is within the boundaries of Academy School District No. 20. Fees in lieu of school land dedication in the amount of \$3,672 shall be paid to El Paso County for the benefit of Academy School District No. 20 at time of plat recordation.

I. APPLICABLE RESOLUTIONS

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J. STATUS OF MAJOR ISSUES

There are no outstanding issues.

K. RECOMMENDED CONDITIONS AND NOTATION

Should the Planning Commission and Board of County Commissioners find that the request meets the criteria for approval outlined in Section 7.2.3.C, Actions Vacating or Altering a Recorded Plat, Replat, of the El Paso County Land Development Code (2019) staff recommends the following conditions and notation:

CONDITIONS

1. All Deed of Trust holders shall ratify the plat. The applicant shall provide a current title commitment at the time of submittal of the Mylar for recording.
2. Colorado statute requires that at the time of the approval of platting, the subdivider provides certification of the County Treasurer's Office that all ad valorem taxes applicable to such subdivided land, or years prior to that year in which approval is granted, have been paid. Therefore, this plat is approved by the Board of County Commissioners on the condition that the subdivider or developer must provide to the Planning and Community Development Department, at the time of recording the plat, a certification from the County Treasurer's Office that all prior years' taxes have been paid in full.

3. The applicant or developer must pay, for each parcel of property, the fee for tax certification in effect at the time of recording the plat.
4. The Applicant shall submit the Mylar to Enumerations for addressing.
5. Applicant shall comply with federal and state laws, regulations, ordinances, review and permit requirements, and other agency requirements, if any, of applicable agencies including, but not limited to, the Colorado Division of Wildlife, Colorado Department of Transportation, U.S. Army Corps of Engineers and the U.S. Fish and Wildlife Service regarding the Endangered Species Act, particularly as it relates to the Preble's Meadow Jumping Mouse as a listed species.
6. Driveway permits will be required for each access to an El Paso County owned and maintained roadway. Driveway permits are obtained from the El Paso County Planning and Community Development Department.
7. The Subdivision Improvements Agreement, including the Financial Assurance Estimate, as approved by the El Paso County Planning and Community Development Department, shall be filed at the time of recording the plat.
8. Collateral sufficient to ensure that the public improvements as listed in the approved Financial Assurance Estimate shall be provided when the plat is recorded.
9. Drainage and bridge fees in the amount of \$32,112.50 and \$875.00, respectively, for Filing No. 1 shall be paid at the time of plat recordation.
10. The Applicant (s) agrees on behalf of him/herself and any developer or builder successors and assignees that Applicant and/or said successors and assigns shall be required to pay traffic impact fees in accordance with the El Paso County Road Impact Fee Program Resolution (Resolution No. 18-471), or any amendments thereto, at or prior to the time of building permit submittals. The fee obligation, if not paid at final plat recording, shall be documented on all sales documents and on plat notes to ensure that a title search would find the fee obligation before sale of the property.

11. Drainage and bridge fees in the amount of \$32,112.50 and \$875.00, respectively, for Filing No. 1 shall be paid at the time of plat recordation.
12. Park fees in lieu of land dedication for regional parks (Area 2) in the amount of \$5,472 and fees in lieu of land dedication for urban parks (Area 2) in the amount of \$3,456 shall be paid to El Paso County at time of plat recordation.
13. School fees in lieu of school land dedication in the amount of \$3,672 shall be paid to El Paso County for the benefit of Academy School District No. 20 at time of plat recordation.
14. Any future or subsequent development and/or use of the property shall be in accordance with the use, density, and dimensional standards of the RS-6000 (Residential Suburban) zoning district and with the applicable sections of the Land Development Code (2016) and Engineering Criteria Manual (2015) with exception to the minimum lot size. The minimum lot size shall be no less than 10,000 square feet, which is consistent with the associated rezoning request (P-16-004) requiring the same.
15. The overall cap for residential lots within this final plat area and associated sketch plan (SKP-16-001) area shall be limited to 56 residential dwelling units.

NOTATION

1. Final plats not recorded within 24 months of Board of County Commissioner approval shall be deemed expired, unless an extension is approved.

L. PUBLIC COMMENT AND NOTICE

The Planning and Community Development Department notified 35 adjoining property owners on May 30, 2019, for the Planning Commission hearing. Responses will be provided at the hearing.

M. ATTACHMENTS

Vicinity Map
Letter of Intent
Plat Drawing

El Paso County Parcel Information

File Name: VR-18-018

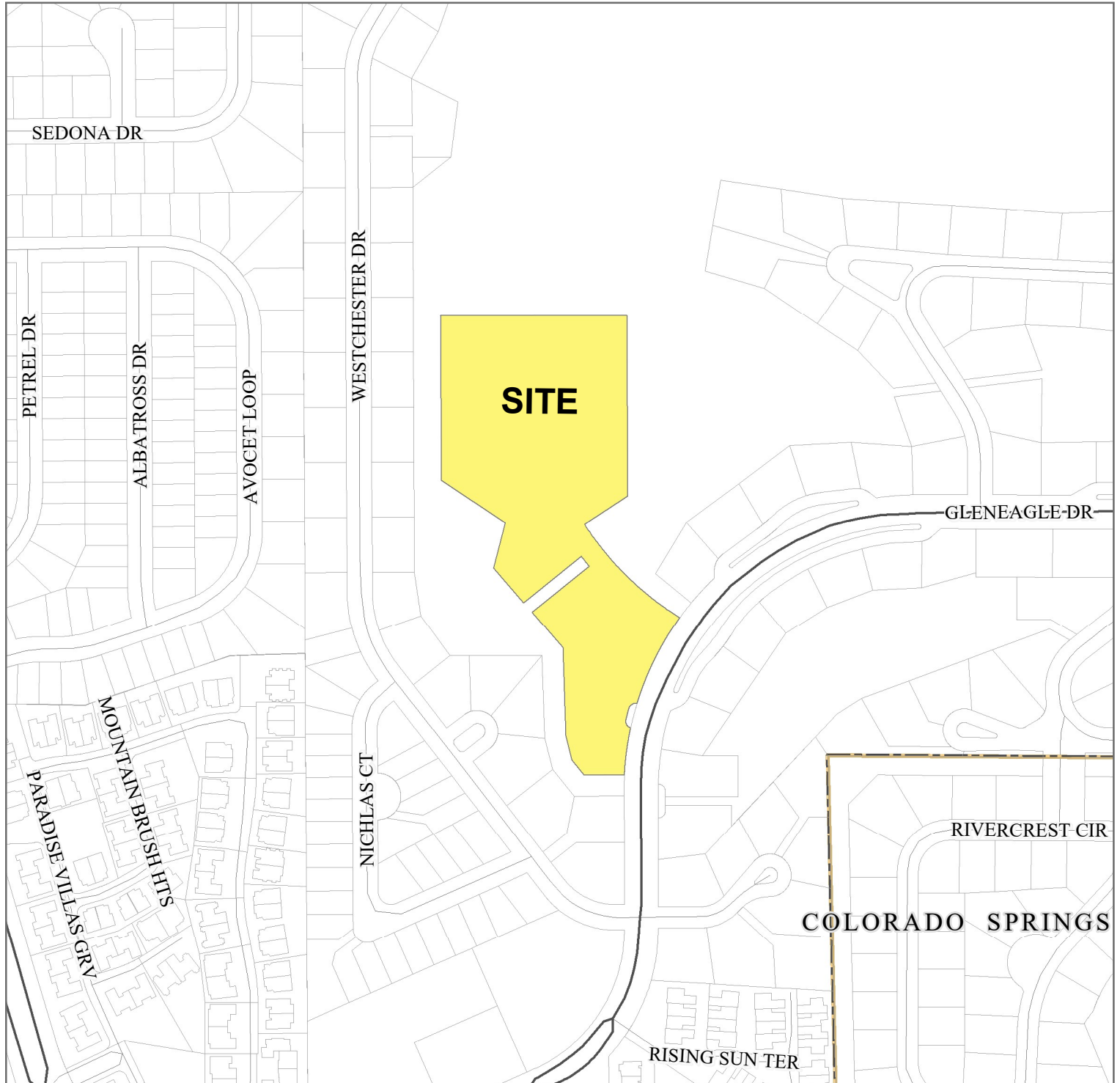
PARCEL	NAME
6206201120	G & S DEVELOPMENT INC

Zone Map No. --

ADDRESS	CITY	STATE
9800 PYRAMID CT STE 340	ENGLEWOOD	CO

ZIP	ZIPLUS
80112	2668

Date: May 29, 2019



Please report any parcel discrepancies to:
El Paso County Assessor
1675 W. Garden of the Gods Rd.
Colorado Springs, CO 80907
520-6600



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William Guman
& Associates, Ltd.

Bill Guman, RLA, ASLA | Principal
Colorado Springs City Councilman 1993-2001
Colorado Springs Planning Commissioner 1992-1993
Regional Building Commissioner 1997-2001

URBAN PLANNING | COMMUNITY DESIGN | LANDSCAPE ARCHITECTURE

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MEMBERS AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS



EL PASO COUNTY

LETTER OF INTENT FOR:
GLENEAGLE GOLF COURSE RESIDENTIAL INFILL DEVELOPMENT
Vacation and Replat Filing No. 2 Final Plat

November 09, 2018 (REV January 31, 2019)

☐ **OWNER/APPLICANT, AND PLANNING CONSULTANT:**

Owner/Applicant:

G&S Development, Inc.
Scott Gratrix
9800 Pyramid Ct., Suite 400
Englewood, CO 80112
(720) 490-4280

Planning Consultant:

William Guman & Associates, Ltd.
Bill Guman
731 North Weber Street, Ste. 10
Colorado Springs, CO 80903
(719) 633-9700

El Paso County Planner:

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

PROJECT LOCATION/DESCRIPTION:

The proposed Gleneagle Golf Course Residential Infill Development, Filing No. 2 is located approximately 12 miles northeast of downtown Colorado Springs, situated east of Interstate 25 and the town of Monument, Colorado and west of Black Forest in northern El Paso County. It is entirely within the Gleneagle subdivision generally bounded by Baptist Road to the north and

Northgate Road to the south. All proposed lots within Filing No. 2 are accessed directly by Gleneagle Drive to the south, and are located in their entirety within the boundaries of the former Gleneagle Golf Course property.

The property is also located approximately 3/4 mile northeast of the intersection of Struthers Road and Gleneagle Drive within the *Tri-Lakes Comprehensive Planning Area*.

In 2016, the Owner and Applicant submitted development applications for a residential infill project in the Gleneagle neighborhood which proposed a total of 56 single-family residential lots, three open space tracts and three tracts to be used as roadway islands. The project was known as the *Gleneagle Golf Course Residential Infill Development Filing No. 1* ("Filing No. 1"). The total parcel contained 120.21 acres and was to be developed on the former Gleneagle Golf Course. As an infill development, the Applicant was obligated to rezone 32.91 acres of the property from RR-5 to RS 6000 (Residential Suburban), obtain a map amendment to remove the property from the PUD zone (eliminating an earlier development plan from the property), request a sketch plan amendment, and obtain approval of a preliminary plan and final plat for Filing No. 1. The 2017 development applications were approved by the Board of County Commissioners, except that 12 lots were withdrawn from the final plat for Filing No. 1 during the Board's consideration of the project due to an impasse concerning drainage improvements needed for the area in which the 12 lots were planned. The final plat for Filing No. 1 was revised to show the area as "Tract G" for future development. Since the Board's approval of the development application for Filing No. 1, the open space tracts have been conveyed to the Gleneagle Civic Association and development has proceeded on the Filing No. 1 lots and public improvements serving the infill development.

DEVELOPMENT REQUEST

The Owner/Applicant requests approval of the Vacation and Replat of Tract G, Gleneagle Golf Course Residential Infill Development, Filing No. 1 and Final Plat to allow for the development of 12 single family residential lots on 7.621 acres, which will be known as Gleneagle Golf Course Residential Infill Development, Filing No. 2.

The property to be known as Filing No. 2 is subject to all conditions of record of the Preliminary Plan for Gleneagle Golf Course Residential Infill Development that was approved by the Board of County Commissioners on May 23, 2017. As will be explained below in the Owner/Applicant's justification, the 12 lots and adjacent street (Stone Eagle Place) were removed from development with the Filing No. 1 application following an impasse surrounding drainage improvements needed for the 12 lots. The Filing No. 1 final plat identifies the subject property as Tract G.

TOTAL NUMBER OF ACRES IN THE REQUESTED VACATION AND REPLAT AREA: 7.621 acres

TOTAL NUMBER OF ACRES WITHIN THIS APPLICATION: 7.621 acres

JUSTIFICATION FOR REQUEST

The proposed Vacation and Replat Filing No. 2 Final Plat is in conformance with subdivision design standards and establishes an adequate level of compatibility with surrounding areas of the site already constructed and other known surrounding areas currently proposed for development.

The property subject to this application was reviewed by El Paso County in conjunction with the submittal of the development application for the Gleneagle Golf Course Residential Infill Development Filing No. 1, which was approved by the Board of County Commissioners on May 23, 2017. As a result of unresolved drainage concerns related to the subject property planned for the 12 lots included in this Filing No. 2 vacation and replat, the Owner/Applicant agreed to remove from the 12 lots from Filing No. 1 and proceed with the Board of County Commissioners' approval of Filing No. 1, with the subject property identified as "Tract G" for future development once the drainage concerns were resolved. The remaining 44 lots (of 56 total) that were approved for Filing No. 1 are presently being developed by the Owner/Applicant.

The Owner/Applicant has identified drainage solutions for Filing No. 2 that are acceptable to County staff. This has included successful acquisition – after months of negotiation - of an easement across an existing residential lot at 14035 Westchester Drive in which to route a storm water pipeline and swale from a water quality pond located on Tract A in Filing No. 2. This easement facilitates the extension and routing of the proposed storm water pipeline to an existing drainage easement west of Westchester Drive on a tract currently owned by Bethesda Management Company, which has agreed to convey the tract to Owner/Applicant upon approval of the Filing No. 2 final plat. The drainage report prepared and submitted for Filing No. 2 with this application demonstrates that the newly acquired easements and storm water pipeline and swale can accommodate storm water runoff as directed by the County engineers.

The size and configuration of the 12 proposed lots in Filing No. 2 have not been modified since the Gleneagle Golf Course Residential Infill Development preliminary plan was approved in 2017. Filing No. 2 will be the last parcel of land subject to platting or any other development within the Gleneagle Golf Course Residential Infill Development.

EXISTING AND PROPOSED ZONING

The RS-6000 zone district previously approved by the Board on August 2017 included this property to be known as Filing No. 2. No rezoning is required or requested with this application.

PHASING OF FILING NO. 2 DEVELOPMENT

Construction of the 12 lots for Filing No. 2 is proposed to occur as one single phase of development. Based upon successful lot sales in Filing No. 1, the Owner/Applicant anticipates all 12 lots in Filing No. 2 to be sold and developed within 2 to 3 years from the date of County approval.

PLAT RESTRICTIONS

Plat restrictions are noted on all of the proposed 12 lots for Filing No. 2 to ensure that purchasers of lots and/or homebuilders are aware that no ancillary residential dwelling units may be developed or constructed on any lot.

Plat restrictions are also noted on all of the proposed 12 lots to ensure that purchasers of lots and/or homebuilders are aware that no lot may be subdivided at any time.

Restrictions for all single-family dwelling units will remain under the El Paso County Land Development Code for a standard 30' height (as determined from finished grade).

Plat restrictions on the final plat for the Filing No. 2 lots will be consistent with the plat restrictions on the Filing No. 1 final plat.

VIEWSHEDS:

Existing Gleneagle lots adjacent to the Gleneagle Golf Course Residential Infill Development are characterized by expansive views of the former golf course and Front Range beyond. The Owner/Applicant took every reasonable measure for locating and laying out the 12 new lots that takes these "viewsheds" into consideration in Filing No. 2.

The Owner/Applicant worked closely with the Gleneagle Civic Association to plan infill lots with sensitivity to viewsheds. Builders of new homes will be encouraged to situate new homes within parts of the building envelope permitted for each new lot to maintain viewsheds from existing adjacent and nearby properties as best as possible. The Owner/Applicant will also encourage builders of new homes in Filing No. 2 to strictly adhere to all Land Development Code provisions that have jurisdiction of development of new single-family homes, and to advise them that seeking administrative relief from the Gleneagle Civic Association and/or the County from requirements pertaining to maximum height, setbacks, maximum lot coverage, and accessory structures will likely not be supported.

TOTAL RESIDENTIAL UNITS AND DENSITIES FOR DWELLING TYPE:

All building envelopes of the proposed Filing No. 2 infill development will comply with *Land Development Code Section 5.4.2 (Table 5-4)* for RS-6000 zoning districts.

The height for all single-family dwelling units will not exceed a maximum 30' height (determined from finished grade).

Minimum lot size as allowed in an RS-6000 zoning district is 6,000 sq. ft. Minimum lot width allowed is 50'. Minimum setbacks are 25' (front), 25' (rear), and 5' (side) with a maximum lot coverage of 35%. Each of the 12 proposed lots within Filing No. 2 meets or exceeds these minimum requirements.

The Owner/Applicant is not requesting administrative relief pertaining to lot requirements, maximum structure height, density and dimensional standards, and/or reduction in lot area, setbacks, or lot width.

OPEN SPACE

Land designated and previously approved with Filing No. 1 as Open Space includes all acreage within the former Gleneagle Golf Course that is not scheduled to be subdivided and developed as single-family residential. All Open Space tracts indicated with the Filing No. 1 application equals 97.55 acres, or 73.50% of the total golf course property. Filing No. 2 does not seek to amend this. All of the Open Space has been conveyed to the Gleneagle Civic Association.

SUBDIVISION SERVICES

Lots within Filing No. 2 of the Gleneagle Golf Course Residential Infill Development may be provided natural gas by *Black Hills Energy* and/or *Colorado Springs Utilities*, which both have adequate capacity to serve the development. Filing No. 2 is also located within the service area of the *Mountain View Electric Association*, which has indicated its service lines are available and have adequate capacity to serve the development.

As with Filing No. 1, Filing No. 2 is located entirely within *Academy School District 20* jurisdiction.

MUNICIPAL SERVICES

Water and wastewater services to all of the 12 lots within Filing No. 2 will be provided by *Donala Water and Sanitation District*, which has adequate capacity to extend these services from their existing infrastructure. Donala has provided a Commitment to Serve letter for Filing No. 2.

Fire protection services for Filing No. 2 will be provided by the *Wescott Fire Protection District* (WFPD). Services to be provided by WFPD include fire suppression, fire prevention, emergency medical response, code enforcement and hazardous material response. WFPD has provided a Commit to Serve letter for Filing No. 2.

MINERAL EXTRACTION

As with the previously approved development application for Filing No. 1, the mineral extraction master plan does not identify Filing No. 2 as having any significant mining resource of note nor is there any existing mining activity on the site. Therefore, the proposed development would not limit or impact any proposed future commercial mineral resource extraction operations. The Owner/Applicant certifies that it researched the county records as required by C.R.S. §24-65-103 and there are no mineral estate owners identified in such records.

COMMERCIAL USES

No commercial uses are proposed or permitted within the RS-6000 zoning district of Filing No. 2.

PROPOSED USES, RELATIONSHIP BETWEEN USES AND DENSITIES

The proposed Final Plat for Filing No. 2 shows the proposed lot layout, new road configuration, Open Spaces, access easement to Open Spaces, utility easements, and densities of developed areas within Filing No. 2.

EXISTING AND PROPOSED IMPROVEMENTS

Proposed improvements will include the construction of County-owned (e.g. public) and maintained asphalt roadways. Drainage and storm water detention facilities will be constructed and maintained in conformance with County standards and specifications. The detention facilities to be constructed with Filing No. 2 will be located on Tract A, the open space owned by the Gleneagle Community Association and will be owned and maintained by the Association upon completion of facilities construction. The private detention basin/stormwater quality best management practice maintenance agreement and easement that will be executed by Owner/Applicant will be assigned to the Association. Electric, natural gas, and telecommunication service points-of-connection will be extended for all new lots. Water and wastewater will be provided via a central water and sanitary sewer system to be developed by the Owner/Applicant in conjunction with Donala Water and Sanitation District.

LAND DEVELOPMENT CODE, COMPREHENSIVE PLAN AND COUNTY MASTER PLAN CONSISTENCY

ADHERENCE WITH THE EL PASO COUNTY POLICY PLAN

Goal 6.1 a Encourage patterns of growth and development which complement the regions' unique natural environments and which reinforce community character.

The El Paso County Policy Plan (the “Master Plan”) supports the Gleneagle Golf Course Residential Infill Development Vacation and Replat Filing No. 2 Final Plat.

The policies specifically related to the request include:

Policy 6.1.3 - *Encourage new development which is contiguous and compatible with previously developed areas in terms of factors such as density, land use and access.*

The Filing No. 2 application to accommodate new single family residential lots is compatible with existing (and under construction) residential lots within the Gleneagle Golf Course Residential Infill Development Filing No. 1. Filing No. 2 lots and streets will be similar in size to lots and streets of those approved for Filing No. 1.

The proposed street layout and street R.O.W. section for Filing No. 2 is continuous and compatible with that of the adjoining Gleneagle neighborhoods and with the previously approved Filing No.1. The proposed infill land use of Filing No. 2 is also compatible with adjoining Gleneagle neighborhoods with regard to density, access points from Gleneagle Drive, and use as single-family detached residential dwellings.

Policy 6.1.6 - *Direct development toward areas where the necessary urban-level supporting facilities and services are available or will be developed concurrently.*

Filing No. 2 is proposed as a continuation of development of single family residential lots within an urban density area of the Gleneagle community. Utilities and road infrastructure needed to serve the new lots, such as new roads, drainage and detention facilities, erosion control, etc. will be constructed as part of the Filing No. 2 development.

Policy 6.1.7 – *Encourage infill development which complements existing uses, is consistent with Small Area and other adopted plans.*

Filing No. 2 is a logical continuation of infill development within the existing Gleneagle community and the previously approved Filing No. 1. Filing No. 2 will use existing public infrastructure including streets, utilities, police and fire protection that is consistent with Small Area and other adopted plans.

Policy 6.1.8 - *Encourage incorporating buffers or transitions between areas of varying use or density where possible.*

Buffers and transitions between areas of varying use (e.g. separation between Filing No. 2 and existing Gleneagle residential lots) will be achieved with Open Space tracts that were once part of the Gleneagle Golf Course. These Open Space tracts were approved concurrent with Filing No. 1 development and have since been conveyed to the Gleneagle Civic Association.

Transitions are also achieved between Filing No. 2 infill lots and adjoining Open Space tracts through placement of pedestrian access easements to the Open Space tracts.

Policy 6.1.11 - *Plan and implement land development so that it will be functionally and aesthetically integrated within the context of adjoining properties and uses.*

Development of Filing No. 2 is harmonious and compatible with the character of adjacent and nearby existing Gleneagle neighborhoods and Gleneagle Golf Course Residential Infill Development Filing No. 1, and is a logical continuation of development of the existing neighborhood and previously approved Filing No. 1.

Policy 6.1.13 – *Encourage the use of carefully planned and implemented clustering concepts in order to promote efficient land use, conservation of open space and reduction of infrastructure costs.*

The proposed development of Filing No. 2 provides for lots that are true infill by definition; Filing No. 2 in its entirety is a clustering of 12 single family residential lots that will be accessed and serviced by newly developed public infrastructure that are extensions of the existing Gleneagle public infrastructure (e.g. Filing No. 2 is accessed via existing Gleneagle Drive and all public utilities are an extension of existing utilities).

Policy 6.1.14 - *Support development which complements the unique environmental conditions and established land use character of each sub-area of the County.*

As with Filing No. 1, the Owner/Applicant proposes to develop Filing No. 2 to maintain grading of roadways and drainage infrastructure in keeping with the established land use character of surrounding sub-areas of the Gleneagle community. Lower density development of single family residential lots in Filing No. 2 will help to sustain the appearance and unique environmental conditions of adjacent properties.

Policy 6.1.15 – *Recognize the need for new development and redevelopment to respond to changes in demographic, market and technological conditions.*

Lots within Filing No. 2 will address the need for new development within the existing Gleneagle subdivision. The marketing and sales success of lots approved within Filing No. 1 demonstrates the need for new development within the Gleneagle community; Filing No. 2 will be a continuation of this new development and redevelopment.

Goal 6.2

Protect and Enhance Existing and Developing Neighborhoods

Policy 6.2.2

Promote the unique identity of neighborhoods through the use of focal points, parks, trails and open spaces, preservation of significant natural features, compatible location and design of mixed uses, and promotion of pedestrian and other non-motorized means of travel.

Filing No. 1 incorporated undeveloped portions of the former Gleneagle Golf Course as Open Space preservation tracts that will remain undeveloped in perpetuity, and will also benefit Filing No. 2. As with Filing No. 1, preservation of the former Golf Course as Open Space ensures that Filing No. 2 will promote the unique identity of the surrounding Gleneagle community and promote pedestrian means of travel via trails.

Policy 6.2.3 – *Encourage land use planning and design approaches which create or reinforce the neighborhood concept.*

Planning of the proposed Filing No. 2 infill development mirrors that of the existing adjoining Gleneagle neighborhoods and the previously approved Filing No. 1. The character and feel of the Filing No. 2 infill development reinforces the neighborhood concept as it was planned and designed concurrently with Filing No. 1; it avoids introducing zone districts and uses which might provide for new development that appears different from the adjoining established Gleneagle neighborhoods.

Policy 6.2.11 – *Encourage compatible physical character, density and scale in existing neighborhoods.*

New homes planned for construction on the 12 infill lots to be development in Filing No. 2 will adhere to the architectural guidelines of the Gleneagle Civic Association to ensure compatibility of physical character and scale of existing adjoining neighborhoods, and with the previously approved Filing No. 1.

Policy 7.1.2 – *To encourage moderate growth rate and to ensure that new development will not create a disproportionate high demand on services and facilities by virtue of its location, design, or timing.*

The 12 new infill lots proposed for Filing No. 2 will not create a disproportionately high demand on existing services and facilities. Commitment letters from public agencies, including fire protection, water and wastewater, and gas and electric have been secured and provided pursuant to this application from all service providers.

The following are objectives from the **Tri-Lakes Comprehensive Plan**:

Policy 7.1.2 – *Protect and enhance viability of established developments.*

New homes planned for construction on the 12 infill lots to be developed in Filing No. 2 will fall under the architectural guidelines of the Gleneagle Civic Association to ensure compatibility of

physical character and scale of existing Gleneagle neighborhoods. The lot and street layout of the proposed Filing No. 2 development was planned to be very similar in density and scale of existing adjoining neighborhoods and with Filing No. 1.

Policy 7.1.3 – *To allow development that complements the unique environmental conditions, is harmonious with the overall established land use patterns, and is consistent with the character of each Sub-Area.*

As with Filing 1, new lots proposed for the Filing No. 2 infill development are surrounded by significant tracts of Open Space from the former Gleneagle Golf Course, and will provide a buffer between the proposed Filing No. 2 development and the adjacent existing Gleneagle neighborhoods.

Policy 7.1.9 – *Carefully consider the environment, visual, economic, and land use impacts of the new development and, where possible, incorporate, mitigate, and buffer or visually screen adjacent land uses that differ in type and density.*

The Filing No. 2 infill development is buffered from adjoining Gleneagle neighborhoods by 97.55 acres of Open Space from the undeveloped portions of the former Gleneagle Golf Course.

Policy 7.1.10 – *Carefully consider the impacts of new development on the integrity and carrying capacity of the roadway.*

The transportation study prepared and submitted with the approved Gleneagle Golf Course Residential Infill Development Filing No. 1 included development of Filing No. 2. An amended traffic impact study has been submitted to show that there are no negative impacts of new development on the integrity and carrying capacity of existing roadways within the Gleneagle community.

7.1.14 – *Encourage carefully-planned residential development that is consistent with adjacent developments in the unincorporated area.*

The proposed infill development of Filing No. 2 is consistent in density, land use, and architecture of existing adjoining Gleneagle development.

SUMMARY

The Gleneagle Golf Course Residential Infill Development Vacation and Replat for Filing No. 2 is entirely compatible with the existing single-family detached homes in the adjacent Gleneagle neighborhoods. As indicated earlier, Filing No. 1 originally included the 12 lots that are being vacated and replatted as Filing No. 2, with drainage improvements serving the 12 lots now resolved as noted in the Application.

The proposed blend of lower density single-family detached homes on larger lots, capped at 12 total dwelling units for Filing 2 (capped at 56 total dwelling units for the entire Gleneagle Golf Course Residential Infill Development) helps to ensure optimum compatibility. The proposed infill development of 12 lots in Filing No. 2 remains the most feasible and logical way to retain portions of the former golf course as an Open Space amenity.

Single-family residential infill development proposed for Filing No. 2 remains the least intrusive type of development that could occur on this property. Current residential use within the same RS-6000 zoning district does not create detriment to public health, safety and welfare of the Small Area Plan, and will be compatible with all applicable County land development codes and regulations.

END

GLENEAGLE GOLF COURSE RESIDENTIAL INFILL DEVELOPMENT FILING NO. 2

A REPLAT OF TRACT G, GLENEAGLE GOLF COURSE RESIDENTIAL INFILL DEVELOPMENT, IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, T12S, R66W, 6th P.M. EL PASO COUNTY, COLORADO

BE IT KNOWN BY THESE PRESENTS:

THAT G&S DEVELOPMENT, INC., SCOTT S. GRATRUX, PRESIDENT, IS THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND, TO WIT: TRACT G, GLENEAGLE GOLF COURSE RESIDENTIAL INFILL DEVELOPMENT, EL PASO COUNTY, COLORADO ACCORDING TO THE SUBDIVISION PLAT THEREOF RECORDED AT RECEPTION NUMBER 217714016 OF THE EL PASO COUNTY RECORDS CONTAINING 7.621 ACRES, MORE OR LESS.

OWNERS CERTIFICATE:

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED AND PLATTED SAID LANDS INTO LOTS, STREETS AND EASEMENTS AND SUBDIVISION OF GLENEAGLE GOLF COURSE RESIDENTIAL INFILL DEVELOPMENT FILING NO. 2. ALL PUBLIC IMPROVEMENTS SO PLATTED ARE HEREBY DEDICATED TO PUBLIC USE AND SAID OWNER DOES HEREBY COVENANT AND AGREE THAT THE PUBLIC IMPROVEMENTS WILL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS AND THAT PROPER DRAINAGE AND EROSION CONTROL, FOR THE SAME WILL BE PROVIDED AT SAID OWNER'S EXPENSE, ALL TO THE SATISFACTION OF THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO, UPON ACCEPTANCE BY RESOLUTION. ALL PUBLIC IMPROVEMENTS SO DEDICATED WILL BECOME MATTERS OF MAINTENANCE BY EL PASO COUNTY, COLORADO. THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES, COMMUNICATION SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES.

IN WITNESS WHEREOF:

THE AFOREMENTIONED G&S DEVELOPMENT, INC., HAS EXECUTED THIS INSTRUMENT THIS ____ DAY OF _____, 2019.

BY: SCOTT S. GRATRUX, PRESIDENT

NOTARIAL:

STATE OF COLORADO) SS
COUNTY OF EL PASO)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2019 BY SCOTT S. GRATRUX, PRESIDENT OF G&S DEVELOPMENT, INC.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

NOTES:

- STRUCTURAL FOUNDATIONS ON THE LOTS IN THIS SUBDIVISION SHALL BE DESIGNED BY A COLORADO REGISTERED PROFESSIONAL ENGINEER.
- THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE PRELIMINARY PLAN OR FINAL PLAT FOR GLENEAGLE GOLF COURSE RESIDENTIAL INFILL DEVELOPMENT AND ARE ON FILE AT THE COUNTY DEVELOPMENT SERVICES DEPARTMENT: TRANSPORTATION IMPACT STUDY; WATER RESOURCES REPORT; WASTEWATER DISPOSAL REPORT; GEOLOGY AND SOILS REPORT; FIRE PROTECTION REPORT; WILDLIFE HAZARD REPORT; NATURAL FEATURES REPORT AND DRAINAGE REPORT.
- MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS AND UNITED STATES POSTAL SERVICE REGULATIONS.
- NO LOT OR INTEREST THEREIN, SHALL BE SOLD, CONVEYED OR TRANSFERRED WHETHER BY DEED OR BY CONTRACT, NOR SHALL BUILDING PERMITS BE ISSUED, UNTIL AND UNLESS EITHER THE REQUIRED PUBLIC AND COMMON DEVELOPMENT IMPROVEMENTS HAVE BEEN CONSTRUCTED AND COMPLETED AND PRELIMINARILY ACCEPTED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE APPLICANT/OWNER AND EL PASO COUNTY AS RECORDED UNDER RECEPTION NO. _____, IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO, OR IN THE ALTERNATIVE FORM OF COLLATERAL OR COMPLETION OF THE COMPLETION OF SAID IMPROVEMENTS IN ACCORDANCE WITH THE EL PASO COUNTY LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL, ANY SUCH ALTERNATIVE COLLATERAL MUST BE APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR AND MEET THE POLICY AND PROCEDURE REQUIREMENTS OF EL PASO COUNTY PRIOR TO THE RELEASE BY THE COUNTY OF ANY LOTS FOR SALE, CONVEYANCE OR TRANSFER. THE PLAT RESTRICTION MAY BE REMOVED OR RESCINDED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR UPON EITHER APPROVAL OR ALTERNATIVE FORM OF COLLATERAL OR COMPLETION OF THE COMPLETION OF SAID IMPROVEMENTS IN ACCORDANCE WITH THE EL PASO COUNTY RECORDS.
- THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
- THE PROPERTY LIES WITHIN ZONE X, AREAS OUTSIDE OF THE 500 YEAR FLOODPLAIN, PER THE FEMA FLOOD INSURANCE RATE MAP 08041C0287 AND, DATED DECEMBER 7, 2018.
- THIS SUBDIVISION CONTAINS 12 LOTS.
- THE APPROVAL OF THIS REPLAT VACATES ALL PRIOR PLATS FOR THIS PROPERTY.
- UNLESS OTHERWISE INDICATED, ALL SIDE LOT LINES ARE HEREBY PLATTED WITH A FIVE FOOT EASEMENT FOR PUBLIC UTILITIES AND DRAINAGE, REAR LOT LINES ARE HEREBY PLATTED WITH A SEVEN FOOT EASEMENT FOR PUBLIC UTILITIES AND DRAINAGE. ALL FRONT LOT LINES ARE HEREBY PLATTED WITH A TEN FOOT EASEMENT FOR PUBLIC UTILITIES AND DRAINAGE.
- NOTICE: THIS PROPERTY MAY BE IMPACTED BY NOISE AND OTHER SIMILAR SENSORY EFFECTS OF FLIGHT BY AIRCRAFT USED IN THE UNITED STATES AIR FORCE ACADEMY'S AIRMANSHIP PROGRAM. THIS NOTICE SHALL REMAIN IN EFFECT UNTIL THE AIR FORCE ACADEMY SHALL CEASE TO BE USED FOR FLIGHT TRAINING PURPOSES. THIS NOTICE SHALL RUN WITH THE LAND. THE PROPOSED ZONING AND DEVELOPMENT CHANGES COULD HAVE CONSEQUENCES OF DOWNSTREAM HABITAT (INCLUDING PREBLE'S JUMPING MOUSE) AND STREAM STABILITY ON THE USAFA DUE TO THE INCREASE IN IMPERVIOUS SURFACE AND THE VOLUME OF STORM WATER RUNOFF.
- ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICATED. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OR RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
- THE DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS, IF ANY, OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DEPARTMENT OF WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORPS OF ENGINEERS, AND THE U.S. FISH AND WILDLIFE SERVICE REGARDING THE ENDANGERED SPECIES ACT.
- ACCESS TO LOTS 1 AND 2 SHALL BE FROM TRACT D OF FILING 1. (DEDICATED AS ADDITIONAL RIGHT OF WAY) DIRECT ACCESS TO GLENEAGLE DRIVE IS PROHIBITED.
- NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY. INDIVIDUAL LOT PURCHASERS ARE RESPONSIBLE FOR CONSTRUCTING DRIVEWAYS, INCLUDING ANY NECESSARY DRAINAGE CULVERTS FROM GLENEAGLE DRIVE PER THE LAND DEVELOPMENT CODE SECTION 6.3.C.2 AND 6.3.C.3.
- THE INDIVIDUAL LOT PURCHASERS SHALL BE RESPONSIBLE FOR FINAL DESIGN, CONSTRUCTION, AND MAINTENANCE OF PRIVATE DETENTION POND/WATER QUALITY BMP(S) AS DESCRIBED IN THE APPROVED PRELIMINARY/FINAL DRAINAGE REPORT FOR THIS SUBDIVISION. FINAL DESIGN, CONSTRUCTION DRAWINGS AND DRAINAGE REPORT UPDATES FOR THE DETENTION POND/WATER QUALITY BMP(S) SERVING EACH LOT SHALL BE PROVIDED WITH SITE DEVELOPMENT PLAN SUBMITTALS. THE DETENTION POND/WATER QUALITY BMP(S) SHALL BE CONSTRUCTED AND COMPLETED PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS FOR THE SUBJECT LOTS. THE SUBDIVISION DEVELOPER IS RESPONSIBLE FOR PROVIDING FINANCIAL ASSURANCES AS INDICATED IN THE SUBDIVISION IMPROVEMENTS AGREEMENT AND ESTIMATE OF GUARANTEED FUNDS FOR ALL DETENTION POND/WATER QUALITY BMP(S). ALL DETENTION POND/WATER QUALITY BMP(S) SHALL BE CONSTRUCTED PRIOR TO THE RELEASE OF SAID FINANCIAL ASSURANCES.
- INDIVIDUAL LOT PURCHASERS SHALL ENTER INTO A PRIVATE DETENTION BASIN / STORMWATER QUALITY BMP MAINTENANCE AGREEMENT AND EASEMENT ("AGREEMENT") PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS FOR THE SUBJECT LOTS. IN THE CASE THAT THE DEVELOPER CONSTRUCTS THE DETENTION POND(S), THE DEVELOPER SHALL ENTER INTO AN AGREEMENT FOR EACH POND CONSTRUCTED.
- POTENTIAL SEASONALLY HIGH GROUNDWATER: SITE SPECIFIC SUBSURFACE INVESTIGATIONS SHALL BE CONDUCTED PRIOR TO PERMITTING FOR CONSTRUCTION ON LOT 12 TO DETERMINE BASEMENT FEASIBILITY.
- POTENTIAL SEASONALLY HIGH GROUNDWATER: SITE SPECIFIC SUBSURFACE INVESTIGATIONS SHALL BE CONDUCTED PRIOR TO PERMITTING FOR CONSTRUCTION ON LOT 12 TO DETERMINE BASEMENT FEASIBILITY.
- EXPANSIVE SOILS/BEDROCK: EXPANSIVE SOILS AND/OR BEDROCK MAY BE ENCOUNTERED. SITE SPECIFIC SUBSURFACE SOIL INVESTIGATIONS PRIOR TO PERMITTING FOR CONSTRUCTION SHALL CONSIDER MITIGATION OF THESE EXPANSIVE MATERIALS.
- AREAS WITHIN THE LOTS WITH SLOPES GREATER THAN 30% SHALL BE CONSIDERED "NO BUILD" AREAS.
- PURSUANT TO RESOLUTION 12-416, APPROVED BY THE BOARD OF DIRECTORS, EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT NO. 2 AND RECORDED IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER AT RECEPTION NUMBER 217059772, THE PARCELS WITHIN THE PLATTED BOUNDARIES OF GLENEAGLE GOLF COURSE RESIDENTIAL INFILL DEVELOPMENT ARE INCLUDED WITHIN THE BOUNDARIES OF THE EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT NO. 2 AND AS SUCH IS SUBJECT TO APPLICABLE FEES AND MILL LEVY.
- THE PROPERTY IS SUBJECT TO THE DEVELOPMENT AGREEMENT RECORDED AT RECEPTION NO. 217065139.
- THE MINIMUM LOT SIZE FOR THIS DEVELOPMENT SHALL BE 10,000 SQUARE FEET.
- THE SUBDIVIDER(S) AGREES ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNS THAT SUBDIVIDER AND/OR SAID SUCCESSORS AND ASSIGNS SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTION (RESOLUTION NO. 16-454), OR ANY AMENDMENTS THERETO, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTALS. THE FEE OBLIGATION, IF NOT PAID AT FINAL PLAT RECORDING, SHALL BE DOCUMENTED ON ALL SALES DOCUMENTS AND ON PLAT NOTES TO ENSURE THAT A TITLE SEARCH WOULD FIND THE FEE OBLIGATION BEFORE SALE OF THE PROPERTY.
- WATER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY THE DONALD WATER AND SANITATION DISTRICT. THE OWNER APPLIED FOR A WAIVER OF EL PASO COUNTY'S REQUIREMENT THAT A 300-YEAR SUPPLY OF WATER BE ESTABLISHED, AND SUCH WAIVER WAS GRANTED BY THE BOARD OF COUNTY COMMISSIONERS WITH RESPECT TO A PORTION OF THE WATER SUPPLY PROVIDED BY DONALD. ADDITIONAL INFORMATION CAN BE FOUND IN THE SUBDIVISION FILE IN THE RECORDS OF EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT.
- A PORTION OF ADJOINING TRACT A, GLENEAGLE GOLF COURSE RESIDENTIAL INFILL DEVELOPMENT, IS SUBJECT TO A PRIVATE DETENTION BASIN / STORMWATER QUALITY BMP MAINTENANCE AGREEMENT AND EASEMENT AS RECORDED AT RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY. THE OWNER, ITS SUCCESSOR OR ASSIGNS IS RESPONSIBLE FOR MAINTENANCE OF THE SUBJECT DRAINAGE FACILITIES.
- THE PROPERTY IS SUBJECT TO THE PRIVATE PERMANENT DRAINAGE EASEMENT AS RECORDED AT RECEPTION NUMBER _____ OF THE RECORDS OF EL PASO COUNTY, AND PRIVATE DRAINAGE FACILITIES LOCATED ON PROPERTY KNOWN AS TRACT A, MUIRFIELD, EL PASO COUNTY, COLORADO AS CONVEYED BY DEED RECORDED AT RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY. THE OWNER, ITS SUCCESSOR OR ASSIGNS IS RESPONSIBLE FOR MAINTENANCE OF THE SUBJECT PRIVATE DRAINAGE FACILITIES LOCATED THEREON.

BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

THIS PLAT FOR GLENEAGLE GOLF COURSE RESIDENTIAL INFILL DEVELOPMENT, FILING NO. 2 WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THIS ____ DAY OF _____, 2019, SUBJECT TO ANY NOTICES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RESOLUTION OF APPROVAL. THE DEDICATIONS OF LAND TO THE PUBLIC, STREETS, TRACTS AND EASEMENTS ARE ACCEPTED, BUT PUBLIC IMPROVEMENTS THEREON WILL NOT BECOME THE MAINTENANCE RESPONSIBILITY OF EL PASO COUNTY UNTIL PRELIMINARY ACCEPTANCE OF THE PUBLIC IMPROVEMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL, AND THE SUBDIVISION IMPROVEMENTS AGREEMENT.

CHAIR, BOARD OF COUNTY COMMISSIONERS DATE

DIRECTOR, COUNTY PLANNING AND COMMUNITY DEVELOPMENT DATE

COUNTY ASSESSOR DATE

RECORDING:

STATE OF COLORADO) SS
COUNTY OF EL PASO)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT MY OFFICE AT ____ O'CLOCK ____ M., THIS ____ DAY OF _____, 2019, AND IS DULY RECORDED AT RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

CHUCK BROERMAN

BY: _____
COUNTY CLERK AND RECORDER

FEE: _____
SURCHARGE: _____

VR-18-018

FEES:

DRAINAGE FEES: _____

BRIDGE FEES: _____

SCHOOL FEES: _____

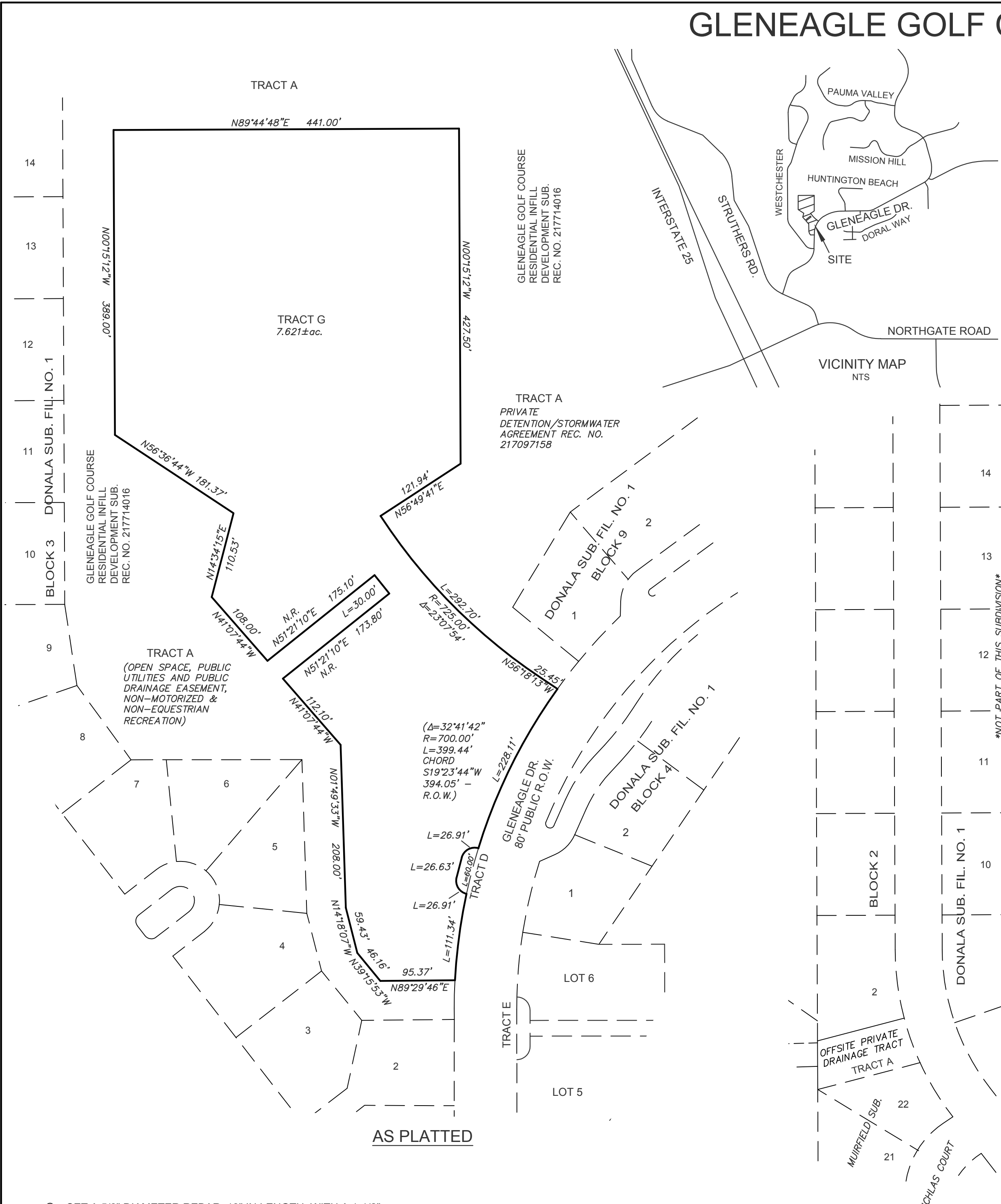
PARK FEES: _____

PREPARED BY

LWA LAND SURVEYING, INC.

953 E. FILLMORE STREET
COLORADO SPRINGS, COLORADO 80907
Phone (719) 636-5179

GLENEAGLE.DWG
APRIL 9, 2019
PROJECT 15083
SHEET 1 OF 1



● SET A 5/8" DIAMETER REBAR, 18" IN LENGTH, WITH A 1-1/2" DIAMETER ALUMINUM CAP *PLS 28658"

UNITS OF MEASURE ARE U.S. SURVEY FEET

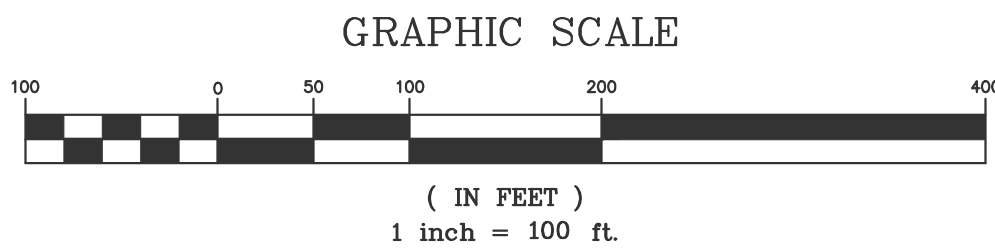
BEARINGS SHOWN HEREON ARE GRID BEARINGS OF THE COLORADO CENTRAL ZONE NAD 83 WITH THE EASTERLY LINE OF TRACT G BEARING N00°15'12"W - 427.50 FEET. THE LINE IS MONUMENTED AS SHOWN.

RESEARCH FOR RECORDED RIGHTS OF WAY AND EASEMENTS WAS DONE BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. 18753a, ISSUE DATE APRIL 5, 2016.

THE ABOVE REFERENCED COMMITMENT WAS RELIED UPON FOR OWNERSHIP AND ENCUMBRANCE RESEARCH. THIS PLAT DOES NOT REPRESENT A TITLE SEARCH BY LWA LAND SURVEYING, INC.

THE PROPERTY IS SUBJECT TO A 20' WIDE EASEMENT FOR EXISTING ELECTRIC LINES PER THE DOCUMENT RECORDED UNDER RECEPTION NO. 210028998. THE EXACT LOCATION IS NOT DEFINED

CURVE	DELTA	RADIUS	LENGTH	CH. BEARING	LENGTH
C1	9°06'46"	700.00	111.34	S07°36'17"W	111.22
C2	90°41'45"	17.00	26.91	S31°47'43"E	24.19
C3	1°03'50"	717.00	13.31	S14°05'05"W	13.31
C4	1°03'50"	717.00	13.32	S15°08'56"W	13.32
C5	90°41'45"	17.00	26.91	S81°01'44"E	24.19
C6	7°42'36"	700.00	94.20	S20°55'39"W	94.13
C7	6°52'01"	700.00	83.90	S28°12'58"W	83.85
C8	6°03'54"	775.00	82.04	S53°16'16"E	82.00
C9	10°28'57"	775.00	141.79	S44°59'50"E	141.59
C10	21°3'03"	775.00	30.00	S38°38'50"E	29.99
C11	11°12'24"	775.00	151.58	S31°56'07"E	151.34
C12	7°26'20"	775.00	100.62	S22°36'45"E	100.55
C13	1°41'43"	100.55	34.56	S28°44'28"E	34.40
C14	62°52'34"	50.00	54.87	S07°09'03"E	52.16
C15	40°43'45"	50.00	35.54	S44°39'06"W	34.80
C16	44°51'29"	50.00	39.15	S87°26'43"W	38.15
C17	34°42'07"	50.00	30.28	N52°46'29"W	29.82
C18	41°50'05"	50.00	36.51	N14°30'23"W	35.70
C19	1°58'29"	100.55	22.77	S00°43'55"E	22.72
C20	1°58'29"	100.55	22.77	S13°30'07"E	22.72
C21	13°38'01"	725.00	172.51	S26°21'18"E	172.11
C22	23°07'54"	725.00	292.70	S44°44'16"E	290.72
C23	2°02'48"	700.00	25.01	S34°43'11"W	25.00
C24	2°02'48"	700.00	25.01	S32°40'23"W	25.00



The subdivider/developer has familiarized itself with current Americans with Disabilities Act (ADA) laws and access-bility standards and has laid out the plat and associated grading and construction plans so that all site elements meet the applicable ADA design standards as published by the United States Department of Justice. Approval of this plat and associated construction documents by El Paso County does not assure compliance with the ADA or any regulations or guidelines enacted or promulgated under or with respect to such laws. It is the responsibility of the developer/home builder to ensure ADA access-bility during construction of the private sidewalks.

SURVEYOR'S CERTIFICATION:

I, KEVIN M. O'LEARY, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON THE DATE OF THE SURVEY, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:10,000; AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISION, OR SURVEYING OF LAND AND ALL APPLICABLE PROVISIONS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE.

I ATTEST THE ABOVE ON THIS ____ DAY OF _____, 2019.

KEVIN M. O'LEARY
COLORADO REGISTERED PLS #28658
FOR AND ON BEHALF OF
LWA LAND SURVEYING, INC.

DATE