

EL PASO COUNTY LAND DEVELOPMENT CODE

Chapter V - Section 55 Subdivision Summary Form

Date: 09/09/2021

SUBDIVISION NAME:

COTTAGES AT MESA RIDGE

County EL PASO COUNTY

Type of Submittal:

Request for Exemption _____

Preliminary Plan X _____

Final Plat _____

20, 21,
28, 29

SUBDIVISION LOCATION: Township 15 Range 65 Section 1/4

OWNER(S) NAME

CSJ NO 1 LLC ADDRESS

111 S TEJON STREET, SUITE 222, COLORADO

SPRINGS, COLORADO, 80903

SUBDIVIDER(S) NAME

GOODWIN KNIGHT

ADDRESS 8605 EXPLORER DRIVE, SUITE 250, COLORADO

80920

	Type of Subdivision	Number of Dwelling Units	Area (Acres)	% of Total Area*
<input type="checkbox"/>	Single Family			
<input type="checkbox"/>	Apartments			
<input type="checkbox"/>	Condominiums			
<input type="checkbox"/>	Mobile Homes			
<input type="checkbox"/>	Commercial	N/A		
<input type="checkbox"/>	Industrial	N/A		
<input type="checkbox"/>	Other (specify)	*122		
<input type="checkbox"/>	Street			
<input type="checkbox"/>	Walkways			

*122 duplex-style buildings that are modular manufactured homes constructed in a factory

	LAND USE SUMMARY	AREA (SQ.FT.)	AREA (ACRES)	% OF TOTAL
1	BUILDING (DWELLING UNITS AND GARAGES)	81,741	1.88	18%
2	PAVED SURFACE (SIDEWALKS, DRIVEWAYS, PARKING, TRASH PAD)	115,148	2.64	26%
3	PAVED IRRIGATION DITCH	5,577	0.13	1%
4	WALKING PATH (CRUSHED GRANITE)	2,964	0.07	1%
5	FIRE ACCESS ROAD	7,622	0.17	2%
	OPEN SPACE:			
6	OPEN SPACE OUTSIDE EASEMENTS	142,528	3.27	32%
7	OPEN SPACE WITHIN EASEMENTS	46,353	1.06	10%
8	OPEN SPACE PERIMETER BUFFER OUTSIDE EASEMENTS	28,338	0.65	6%
9	OPEN SPACE PERIMETER BUFFER WITHIN EASEMENTS	14,823	0.34	3%
	SUBTOTAL ALL OPEN SPACE (6-9)		5.33	52%
	SUBTOTAL ALL IMPERVIOUS SURFACE(1+2+3)		4.65	45%
	TOTAL SITE AREA	445,104	10.22	

Estimated Water Requirements 38,432
(gallons/day).

Proposed Water Source(s)
WIDEFIELD WATER & SANITATION DISTRICT

Estimated Sewage Disposal Requirement 39,460
(gallons/day).

Proposed Means of Sewage Disposal
FOUNTAIN SANITATION DISTRICT

ACTION:

Planning Commission Recommendation
Approval _____ Date _____
Disapproval _____
Remarks: _____

Board of County Commissioners
Approval _____ Date _____
Disapproval _____
Exemption under C.R.S. 30-28-101 (10) (d) _____
Remarks (if exemption, state reason): _____

Note: This form is required by C.R.S. 30-28-136 (4), but is not a part of the regulations of El Paso County, Colorado.