

COMMUNITY SERVICES DEPARTMENT

PARK OPERATIONS ~ JUSTICE SERVICES
ENVIRONMENTAL SERVICES ~ VETERANS SERVICES ~ RECREATION/CULTURAL SERVICES

September 20, 2021

Ryan Howser
Project Manager
El Paso County Planning & Community Development Department

Subject: Bridle Bit Ranch Filing No.1A (SF-2113)

Ryan,

The Park Operations Division of the Community Services Department has reviewed the Bridle Bit Ranch Filing 1A Minor Subdivision Final Plat and has the following final comments of behalf of El Paso County Parks. This application and the following comments and recommendations were presented to the Park Advisory Board on April 14, 2021.

The subject property is 12730 Bridle Bit Road which is located north of Shoup Road and east of Highway 83. This request by Whitehead Engineering on behalf of Nicole Telle to subdivide the existing 10 acre lot into two lots of five acres each. The current property is made up of two lots from the original subdivision, Lots 3 and 4 Bridle Bit Ranch which was recorded in April 1980. Subsequently the two lots were combined into the current configuration by the Board of County Commissioners resolution 82-147. The zoning is currently RR-5 and will remain zoned RR-5.

The El Paso County Parks Master Plan (2013) shows a master planned trail alignment along the west edge of the subject property. More specifically, the master plan identifies the proposed LaForet Regional Trail running along the western edge of the proposed subdivision. The proposed LaForet Regional Trail alignment runs along Shoup Road east and west, then heads north through Bridle Bit Ranch, continuing through adjacent subdivisions, until it intersects with Black Forest Regional Park.

County Parks requests trail easements where development projects impact proposed County trails. As it pertains to this application, the County requests that the landowner provide a 25-foot public trail easement along the western boundary of Bridle Bit Ranch Filing No.1A Final Plat (include date). Since this easement is still not shown the final plat drawings, Staff again asks the easement be shown on the Final Plat Drawing.



PAB Recommended Motion:

The Park Advisory Board recommends to the Planning Commission and Board of County Commissioners when considering and / or approving the Bridle Bit Ranch Filing 1A: (1) Provide to El Paso County a 25-foot trail easement along the western boundary of Bridle Bit Ranch Filing 1A Final Plat that allows for the construction, maintenance, and public access of the LaForet Regional Trail, and dedicate the aforementioned easement to El Paso County prior to the recording of the Final Plat (2) Require fees in lieu of land dedication for regional park purposes in the amount of \$920 which will be required at the time of recording of future final plat(s).

Sincerely,

Greg Stachon
Landscape Architect
Community Services Department
GregStachon@elpasoco.com

Development Application Permit Review



COMMUNITY SERVICES DEPARTMENT

Park Operations - Community Outreach - Environmental Services

Veterans Services - Recreation / Cultural Services

April 14, 2021

Subdivision requirements referenced in Section 8.5.2 of the El Paso County Land Development Code. Fees are based on average land values within designated areas. See El Paso County Board of County Commissioners (BoCC) Resolution for fees established on an annual basis. The Park Advisory Board meets the second Wednesday of each month, 1:30 p.m., BoCC Auditorium, second floor of Centennial Hall, 200 South Cascade Avenue, Colorado Springs.

Name:	Bridle Bit Ranch Filing No.1A	Application Type:	Final Plat
PCD Reference #:	SF-21-001	Total Acreage:	10.00
		Total # of Dwelling Units:	2
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	0.50
		Regional Park Area:	2
		Urban Park Area:	2
Nicole Telle	Whitehead Engineering, LLC	Existing Zoning Code:	RR-5
12730 Bridle Bit Rd.	PO Box 1551	Proposed Zoning Code:	RR-5
Colorado Springs, CO 80908	Colorado Springs, CO 80901		

REGIONAL AND URBAN PARK DEDICATION AND FEE REQUIREMENTS

Regional Park land dedication shall be 7.76 acres of park land per 1,000 projected residents, while Urban Park land dedication shall be 4 acres of park land per 1,000 projected residents. The number of projected residents shall be based on 2.5 residents per dwelling unit.	The EPC Land Development Code defines urban density as land development of higher density and intensity which is characteristically provided with services of an urban nature. This category of development includes residential uses with densities of more than one dwelling unit per 2.5 acres.
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LAND REQUIREMENTS

Regional Park Area: 2

0.0194 Acres x 2 Dwelling Units = 0.039
Total Regional Park Acres: 0.039

Urban Density (≥ 1 Dwelling Unit Per 2.5 Acres): **NO**

Urban Park Area: 2

Neighborhood:	0.00375 Acres x 2 Dwelling Units =	0.00
Community:	0.00625 Acres x 2 Dwelling Units =	0.00
	Total Urban Park Acres:	0.00

FEE REQUIREMENTS

Regional Park Area: 2

\$460 / Dwelling Unit x 2 Dwelling Units = \$920
Total Regional Park Fees: \$0

Urban Park Area: 2

Neighborhood:	\$114 / Dwelling Unit x 2 Dwelling Units =	\$0
Community:	\$176 / Dwelling Unit x 2 Dwelling Units =	\$0
	Total Urban Park Fees:	\$0

ADDITIONAL RECOMMENDATIONS

Staff Recommendation: The Park Advisory Board recommends that the Planning Commission and Board of County Commissioners include the following conditions when considering and / or approving the Bridle Bit Ranch Filing 1A: (1) Provide to El Paso County a 25-foot trail easement along the western boundary of Bridle Bit Ranch Filing 1A Final Plat that allows for the construction, maintenance, and public access of the LaForet Regional Trail, and dedicate the aforementioned easement to El Paso County with the recording of the Final Plat. (2) No park fees are recommended because proof of original payment was provided to El Paso County Parks.

Park Advisory Board Recommendation:

PAB Endorsed 04-14-2021

"BRIDLE BIT RANCH"

A SUBDIVISION IN EL PASO COUNTY, COLORADO.



CONTAINING 210.87 ACRES OF LAND, MORE OR LESS

DEDICATION:

THE ABOVE OWNER HAS CAUSED SAID TRACT OF LAND TO BE PLATTED INTO LOTS, ROADS AND EASEMENTS AS INDICATED ON THE PLAT, WHICH SETS FORTH THE BOUNDARY AND DIMENSIONS THEREOF, SAID TRACT SO PLATTED SHALL BE KNOWN AS "RIDDLE BIT RANCH" A SUBDIVISION IN EL PASO COUNTY, COLORADO.

IN WITNESS WHEREOF:

THE AFOREMENTIONED HAS EXECUTED HIS PRESENTS THIS 15th DAY OF February, 1987.

RAWHIDE ENTERPRISES INC

STATE OF COLORADO)
COUNTY OF EL PASO) S.S.

[Signature]
L.T. Coon, Secretary

KENNETH H. BARBER

1986
S.S. INC.
J. Barker
PRESIDENT

THE ABOVE FOREGOING STATEMENT WAS ACKNOWLEDGED BEFORE ME THIS 15th DAY OF February, 1980 A.D., RAHIMIDE ENTERPRISES INC., KENNETH H. BARBER, PRESIDENT, WITNESS MY HAND AND OFFICIAL SEAL.

THIS 15th DAY OF February
 1968, WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES Oct. 26 1981

THIS 5th DAY OF February 1904
 I, the undersigned, being a competent
 witness, witness my hand and official seal.

Richard L. Mc...
 1004.

APPROVAL STATEMENT:

APPROVED BY THE EL PASO COUNTY CHAIRMAN OF THE BOARD OF THE COUNTY COMMISSIONERS THIS 14th
DAY OF February, 1980 A.D.

19:80 A.D.

4/26


CHAIRMAN OF THE BOARD

SURVEYOR'S CERTIFICATION

THE UNDERSIGNED REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO DOES HEREBY CERTIFY THAT THE ACCOMPANYING PLAT HAS BEEN PREPARED IN ACCORDANCE WITH TITLE 38 OF THE COLORADO REVISED STATUTES, AS AMENDED, AND THAT SAID PLAT DOES ACCURATELY SHOW THE DESCRIBED TRACT OF LAND AND THE SUBDIVISION THEREOF TO THE BEST OF HIS KNOWLEDGE AND BELIEF.

WALTER W. ALDEN JR. R.L.S.
COLORADO NUMBER 9008

STATE OF COLORADO)
S.S.

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT 2:30 O'CLOCK P.M.,
OF EL PASO COUNTY, COLORADO. *Book 2-3, Reception Date 04/01/80*
AT PAGE 20

3. Arrived in my office at 2:30 o'clock P.M.,
Reception Date 04/01/80

RECEPTION NUMBER 65785

ARDIS SCHMITT, COUNTY CLERK & RECORDER

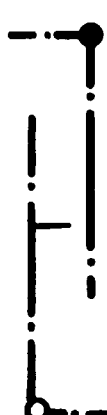
FEE \$ 50.00

By David Fisher

DEPUTY

BEARINGS: REARINGS RELATED TO THE REARINGS IN "FALCON FOREST SURVIVISION FILING NO. 1".

EASEMENTS: ALL SIDE YARD AND REAR YARD LOT LINES ARE HEREBY PLATTED WITH 10' EASEMENTS FOR PUBLIC UTILITIES AND DRAINAGE ONLY, ALSO ALL FRONT LOT LINES HAVE A 10' ELECTRICAL EASEMENTS, OR AS SHOWN LARGER IN SIZE. ALL BOUNDARY LINES ARE HEREBY PLATTED WITH A 20' EASEMENT.

MONUMENTS:  FOUND CORNER

SANITATION: APPROVED INDIVIDUAL SEPTIC SYSTEMS PROVIDED BY INDIVIDUAL LOT OWNER, AND SHALL BE DESIGNED AND LOCATED BY A REGISTERED PROFESSIONAL ENGINEER.

WATER: WATER WILL BE PROVIDED BY INDIVIDUAL WELL AT THE EXPENSE OF THE INDIVIDUAL OWNER.

WELL PERMITS FOR INDIVIDUAL DOMESTIC WELLS MUST BE OBTAINED FROM THE COLORADO STATE ENGINEER, WHO BY STATE LAW HAS THE AUTHORITY TO SET REQUIREMENTS FOR THE ISSUANCE OF PERMITS.

WELLS CONSTRUCTED IN THE RAMSON FORMATION CAN BE USED FOR DOMESTIC PURPOSES AND THE IRRIGATION OF 17,000 S.F. OF LAWN AND GARDEN.

FOUNDATIONS: ALL FOUNDATIONS SHALL BE DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER.

DRIVEWAYS: THE DEPARTMENT OF TRANSPORTATION MUST BE CONTACTED PRIOR TO THE INSTALLATION OF ANY DRIVEWAYS ON OR TO ANY LOTS ON THE ATTACHED PLAT.

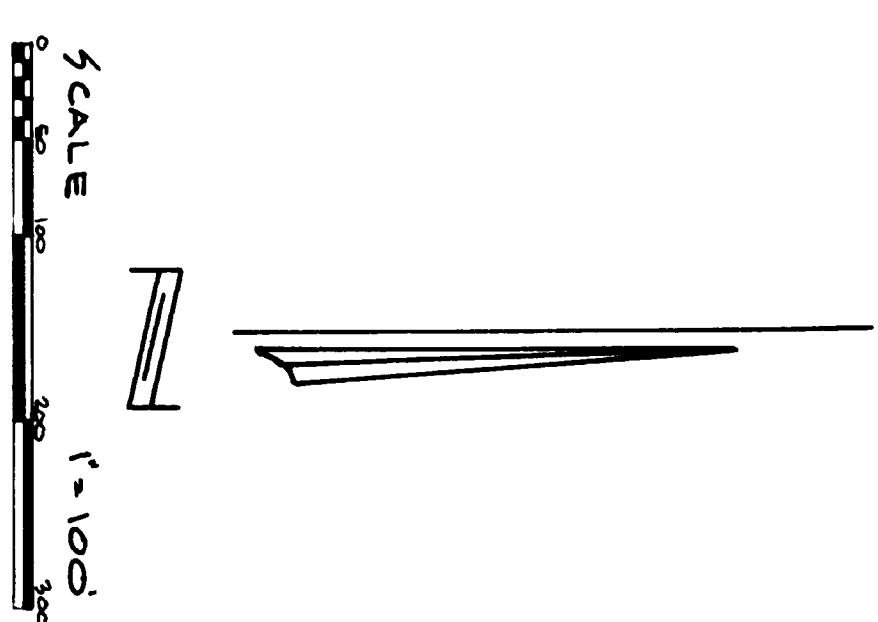
REPORTS: REPORTS AND STATEMENTS REGARDING THE SOILS, GEOLOGY, WATER, SANITATION AND WILDFIRE HAZARD ON THIS SITE ARE ON FILE AT THE EL PASO COUNTY LAND USE DEPARTMENT.

FEES: PARK # 3,700.00

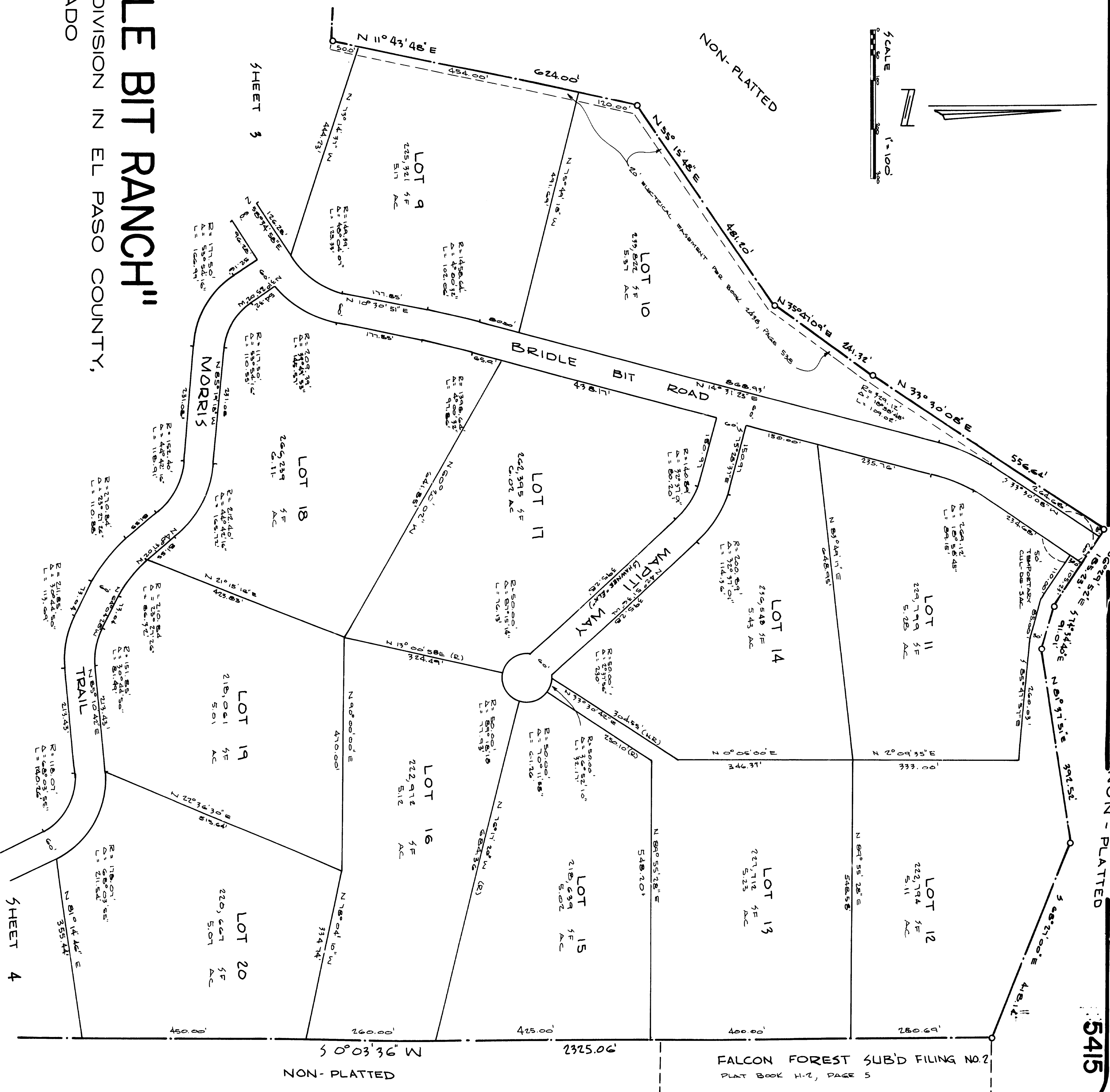
SCHOOL 942.00

LOTS 1, 35, 36, 37 AND 38 DO NOT HAVE ACCESS TO SHUUP ROAD.

PREPARED BY:
ALDEN SURVEYING CO
OCTOBER 15, 1979

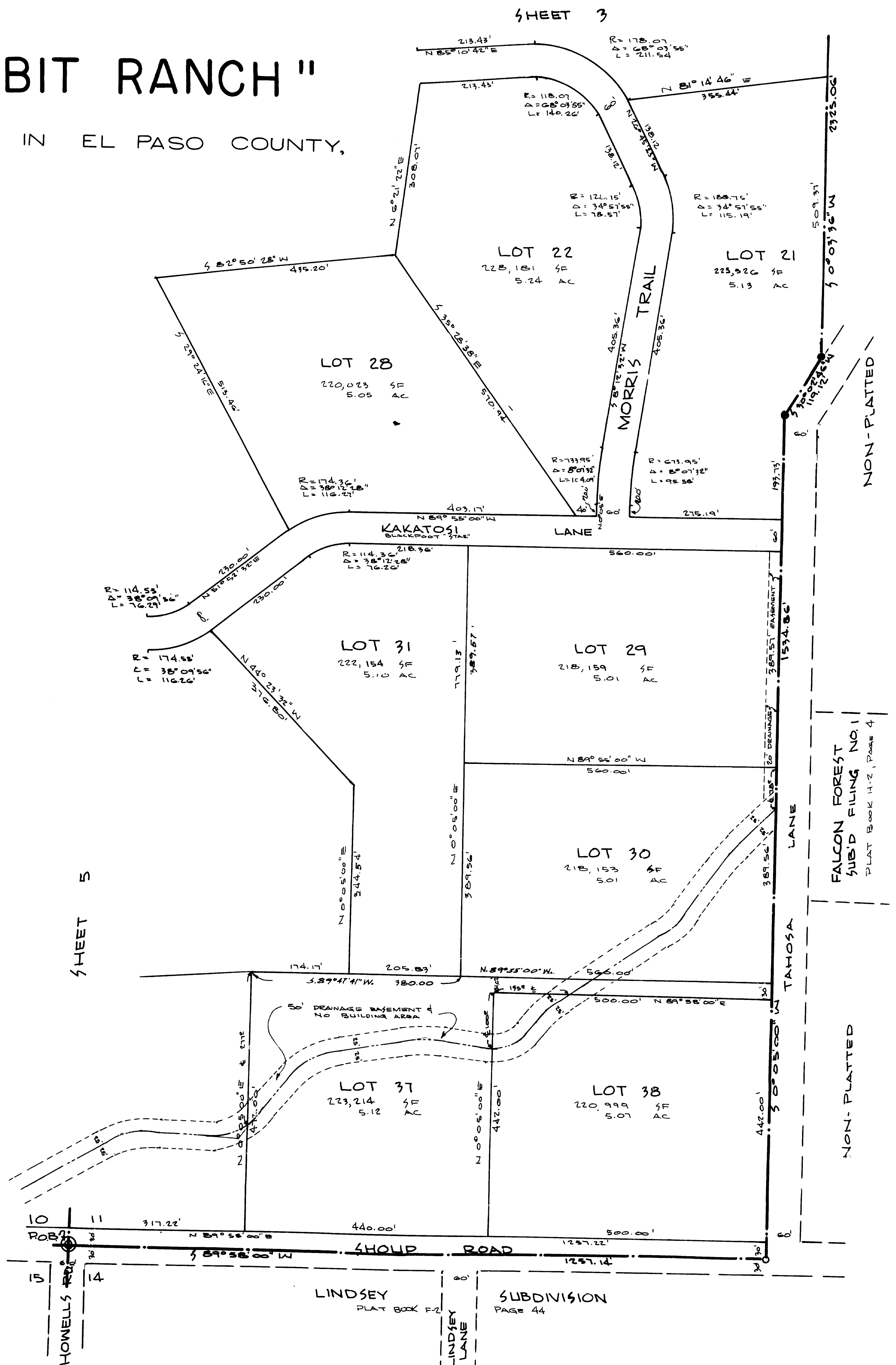
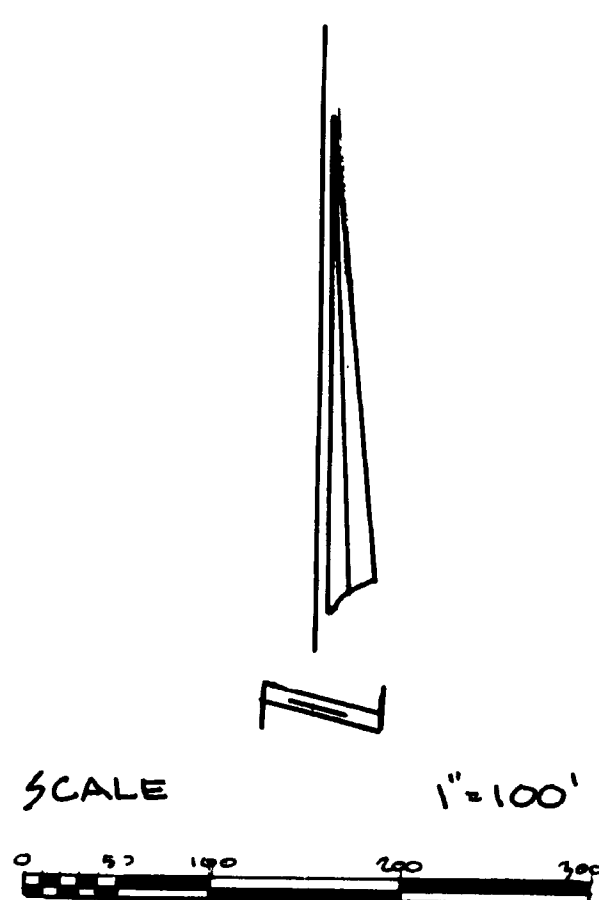


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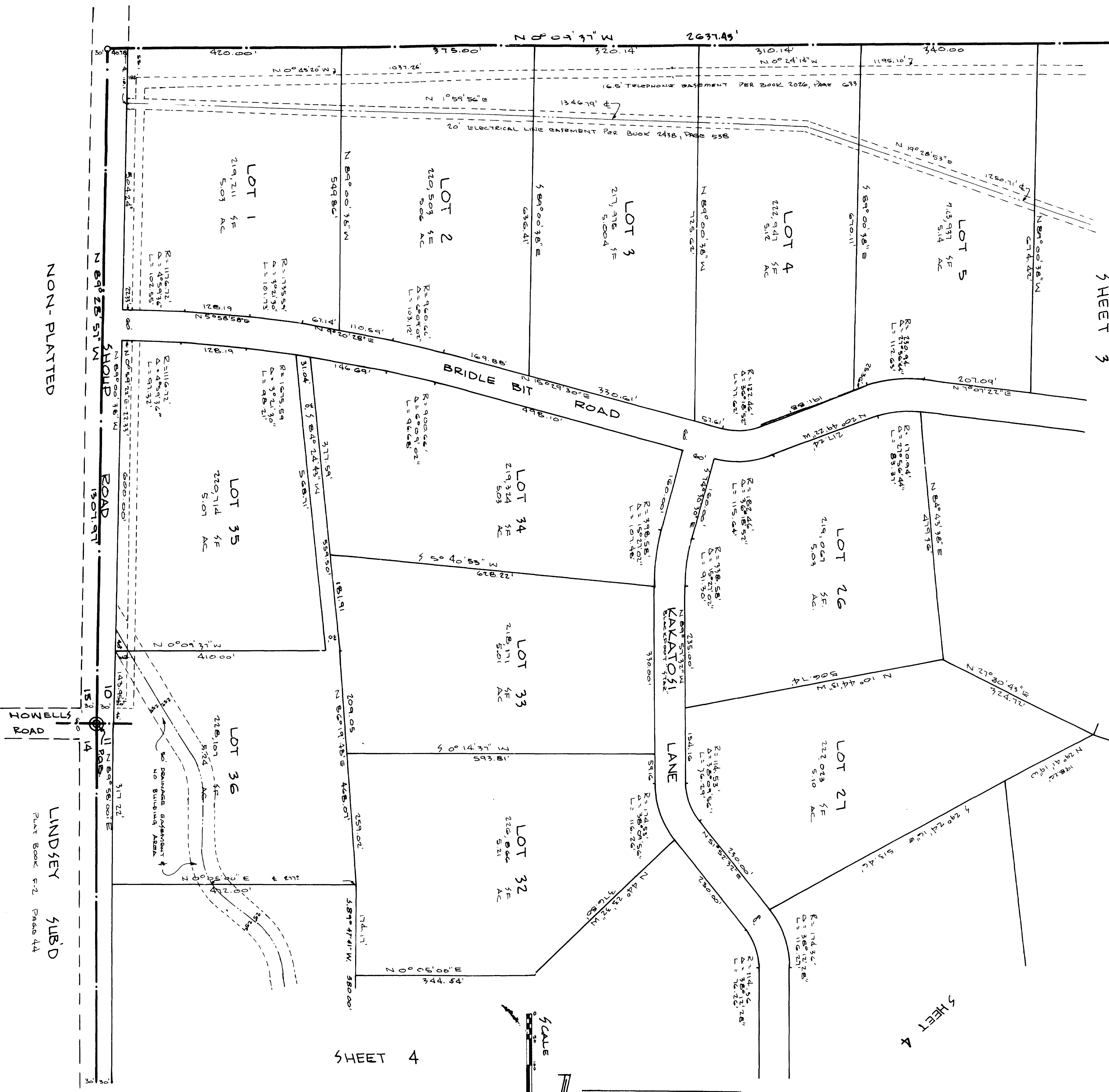
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SHEET 3

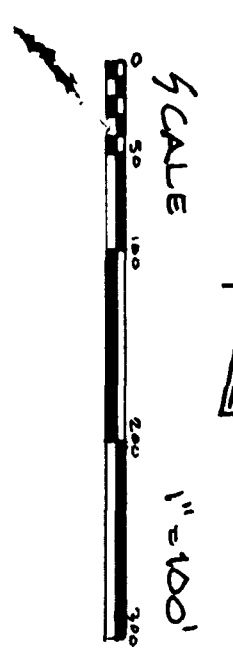
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SHEET 4



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PLAT BOOK 5-2 PAGE 44

SHEET 5 of 5