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PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

**TO: El Paso County Planning Commission
Tim Trowbridge, Chair**

**FROM: Kari Parsons, PM/Planner II
Gilbert LaForce, PE Engineer II
Craig Dossey, Executive Director**

**RE: Project File #: SF-18-004
Project Name: Meadowbrook Crossing Filing No. 2 Final Plat
Parcel No.: 54080-00-055**

OWNER:	REPRESENTATIVE:
Meadowbrook Crossing, LLC 90 S. Cascade Avenue, Suite 1500 Colorado Springs, CO. 80903	Thomas and Thomas Jason Alwine 702 N. Tejon Street Colorado Springs, CO. 80903

Commissioner District: 2

Planning Commission Hearing Date:	5/8/2018
Board of County Commissioners Hearing Date	5/22/2018

EXECUTIVE SUMMARY

A request by Meadowbrook Crossing, LLC, for approval of a final plat to create 35 single-family residential lots. The 4 acre parcel is zoned RS-5000 (Residential Suburban) is located north of Highway 24, south of the East Fork of the Sand Creek Channel, and east of Peterson Road and is within Section 8, Township 14 South, Range 65 West of the 6th Principal Meridian. The parcel is not within the boundaries of a small area plan. This request includes the final phase of the approved Meadowbrook



Crossing Preliminary Plan. No additional public improvements are proposed with this plat.

Water and wastewater service will be provided by Cherokee Metropolitan District.

A. REQUEST/WAIVERS/AUTHORIZATION

Request: A request by Meadowbrook Parkway, LLC, for approval of a final plat to create 35 single-family residential lots.

Waiver(s): No waivers are requested with this final plat.

Authorization to Sign: Final plat and any other documents necessary to carry out the intent of the Board of County Commissioners.

B. APPROVAL CRITERIA

In approving a final plat, Section 7.2.1.D.3 states that the BoCC shall find that:

- The subdivision is in conformance with the goals, objectives, and policies of the Master Plan;
- The subdivision is in substantial conformance with the approved preliminary plan;
- The subdivision is consistent with the subdivision design standards and regulations and meets all planning, engineering, and surveying requirements of the County for maps, data, surveys, analyses, studies, reports, plans, designs, documents, and other supporting materials;
- A sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of subdivision proposed, as determined in accordance with the standards set forth in the water supply standards [C.R.S. §30-28-133(6)(a)] and the requirements of Chapter 8 of this Code;
- A public sewage disposal system has been established and, if other methods of sewage disposal are proposed, the system complies with State and local laws and regulations, [C.R.S. §30-28-133(6)(b)] and the requirements of Chapter 8 of this Code;
- All areas of the proposed subdivision which may involve soil or topographical conditions presenting hazards or requiring special precautions have been identified and that the proposed subdivision is compatible with such conditions [C.R.S. §30-28-133(6)(c)];
- Adequate drainage improvements are proposed that comply with State Statute [C.R.S. §30-28-133(3)(c)(VIII)] and the requirements of this Code and the ECM;
- 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;

- Necessary services, including police and fire protection, recreation, utilities, and transportation systems, are or will be made available to serve the proposed subdivision;
- The final plans provide evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code;
- Off-site impacts were evaluated and related off-site improvements are roughly proportional and will mitigate the impacts of the subdivision in accordance with applicable requirements of Chapter 8;
- Adequate public facilities or infrastructure, or cash-in-lieu, for impacts reasonably related to the proposed subdivision have been constructed or are financially guaranteed through the SIA so the impacts of the subdivision will be adequately mitigated;
- The subdivision meets other applicable sections of Chapter 6 and 8; and
- The extraction of any known commercial mining deposit shall not be impeded by this subdivision [C.R.S. §34-1-302(1), et seq.]

C. LOCATION

North:	CS (Commercial Service)/ MHP (Mobile Home Park)	Commercial/Residential
South:	CR (Commercial Regional)	Vacant
East:	CR (Commercial Regional)	Approved Commercial
West:	CR (Commercial Regional)/ M (Obsolete)	Vacant

D. BACKGROUND

The property was zoned on May 11, 1942, and was rezoned to PID (Planned Industrial) and PBC (Planned Business Center) on August 8, 1985. Nomenclature changes have renamed the PID zoning district as the I-2 (Limited Industrial) zoning district and the PBC zoning district as the CR (Commercial Regional) zoning district. The property was rezoned to RS-5000 (Residential Suburban) on January 10, 2017. The property identified in the preliminary plan is also located in the CAD-O (Commercial Airport Overlay District). The entire property is located in the ANAV (Aircraft Navigation) sub-zone and the northeast corner of the property is within the APZ-2 (Accident Potential Zone 2) Sub-zone. Single-family residential is an allowed use within the APZ-2 Sub-zone. At the time of rezoning from a non-residential zoning district to the RS-5000 zoning district, the Colorado Springs Airport Advisory Commission (CSAAC) determined that this property is outside of the 65 (DNL) Day-Night Average Sound Level noise contour; therefore, noise mitigation will not be required in order to develop single-family dwellings. The applicant has established an aviation easement on the property at the request of the CSAAC.

The Meadowbrook Crossing Preliminary Plan and Meadowbrook Crossing Filing No. 1 final plat were approved by the Board of County Commissioners on September 26, 2016.

Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) 08041C0752-F identified the 100-year floodplain (Zone AE) of East Fork Sand Creek impacts within portions of the preliminary plan. Those portions depicted on the preliminary plan to contain floodplain were included as future development tracts on the Meadowbrook Crossing Filing No. 1 Final Plat. A Letter of Map Revision (LOMR), case number 18-08-0558P, modified the floodplain. The tracts created by the recording of the Filing No. 1 Final Plat are now eligible to be platted as single-family residential lots. This final plat request is for the approval of 35 single-family lots within those tracts. No additional tracts or right-of-way are proposed.

E. ANALYSIS

1. Land Development Code Compliance

This application meets the final plat submittal requirements, the General Development Standards in Chapter 6, the standards for Divisions of Land in Chapter 7, and the standards for Subdivision in Chapter 8 of the El Paso County Land Development Code (2016). The final plat is in conformance with the approved preliminary plan.

2. Zoning Compliance

The area within the proposed final plat is zoned RS-5000 (Residential Suburban). The density and dimensional standards of the RS-5000 zoning district, as established in Section 5.4.2, Table 5-4 of the Code, are listed below:

- Minimum lot size – 5,000 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 – 45 percent for single-story and 40 percent for two-story

3. Policy Plan Analysis

The El Paso County Policy Plan (1998) establishes broad policies and goals which are intended to serve as a framework for decision-making regarding development within the County. The following are policies from the Policy Plan as they specifically relate to this request.

Policy 6.1.1 - Allow for a balance of mutually supporting interdependent land uses, including employment, housing, and services in the more urban and urbanizing areas of the County.

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.

Policy 6.3.4 – Commercial, office, industrial, and residential development should be compatible with surrounding land uses in terms of scale, intensity and potential impacts.

The requested final plat is proposed to accommodate single-family residential development. The site is contiguous to existing urban level single-family residential use to the northwest and mobile-home residential to the north. The final plat is compatible with existing uses in the area. The zoning and preliminary plan were previously found to be in conformance with the Policy Plan, and this final plat is consistent with those approvals. For these reasons, staff recommends that a finding could be made for general conformance with the Policy Plan.

4. Small Area Plan Analysis

The subject parcel is not within the boundaries of a small area plan.

5. Other Master Plan Elements

The Master Plan for Mineral Extraction (1996) identifies potential stream terrace deposits comprised of sand, gravel, silt and clay in the area of the subject property. The mineral rights certification prepared by the applicant and the title policy indicate that there are severed mineral rights associated with the property. Notice has been mailed to the mineral rights holder regarding this final plat request.

F. PHYSICAL SITE CHARACTERISTICS

1. Hazards

A geology and soils report, dated December 9, 2016, was submitted by CTL Thompson in support of the approved preliminary plan and this final plat application. The report provides a geologic hazards evaluation and preliminary geotechnical investigation of the plan area. The report identified shallow groundwater, hydro-compactive soils, and erosion in various areas within the

development. The report concludes that mitigation measures identified in the report can be completed so as to not preclude development.

The Colorado Geological Survey (CGS) reviewed the report provided with the approved preliminary plan and recommended the following:

“Basements should not be considered feasible on, at a minimum, proposed {preliminary plan} lots 25 through 31 and 46 through 52 unless site grades are raised sufficiently to provide a minimum 3 ft. separation distance between lowermost floor levels and shallowest anticipated seasonal groundwater levels.”

The recommendation by CGS has been acknowledged by the applicant and has been incorporated into the final plat application by approval and completion of the Letter of Map Revision (LOMR) which removed the flood hazard from the proposed lots. The fill that was brought in to complete the mitigation required to complete the LOMR has not been confirmed to have mitigated the shallow ground water. The applicant has identified the shallow ground water areas that will need to be mitigated on Sheet No. 1 of the final plat, in the notes section requiring site specific analysis to be completed by the home builder to determine if the shallow ground water has been completely mitigated by the LOMR.

2. Wildlife

Potential impact to wildlife is generally low as depicted in the El Paso County Wildlife Habitat Descriptors Map (1996).

3. Floodplain

This property is located in Zone X (area determined to be out of the 500 year floodplain) as determined by the Flood Insurance Rate Map number 08041C0752F, effective date March 17, 1997, and as amended by the following FEMA approved Letter of Map Revisions, case number 06-08-B137P, effective December 13, 2006 and case number 18-08-0558P effective August 6, 2018. No structures are permitted within the designated floodplain areas.

4. Drainage and Erosion

The property is located in the Sand Creek (FOFO4000) drainage basin which was studied in 1996. A final drainage report for Meadowbrook Crossing Filing Nos.1 and 2 was approved with approval of the final plat for Meadowbrook Crossing Filing No. 1. No drainage improvements are associated with Filing No. 2, all drainage improvements are being constructed with Filing No. 1. Drainage fees are deferred as the reimbursable drainage expenses associated with the

public drainage way improvements being constructed with Filing No. 1 are in excess of the combined drainage fees due for Filing Nos.1 and 2. \$7,256.00 in bridge fees will be due with the plat recordation for Filing No. 2.

5. Transportation

All interior roadways and off-site improvements for Meadowbrook Crossing Filing Nos. 1 and 2 are being constructed with the development of Filing No.1; no public improvements are associated with Filing No. 2.

Meadowbrook Crossing Filing No. 2 is subject to the El Paso County Road Impact Fee Program (Resolution 16-454). The applicant has elected to include this subdivision within El Paso County Public Improvements District No. 2 and as such will be subject to applicable road impact fees and mill levy.

H. SERVICES

1. Water

Sufficiency: Cherokee Metropolitan District has committed to providing water service to the development.

Quality: Sufficient

Quantity: Sufficient

Dependability: Sufficient

Attorney's summary: El Paso County Public Health made a recommendation for a finding of sufficiency in terms of water quality with the approved preliminary plan. The State Engineer's Office provided an opinion at the preliminary plan stage that the water supply can be provided without causing injury. The Board of County Commissioners made a finding of sufficiency for water quantity and dependability with the approved preliminary plan. A finding is not required with this final plat.

2. Sanitation

Cherokee Metropolitan District has committed to provide wastewater service to the development.

3. Emergency Services

The site is within the boundaries of Cimarron Hills Fire Protection District. The District was sent a copy of the final plat request. The District has no objections to this request.

4. Utilities

The subject property is within the service area of Colorado Springs Utilities (CSU) for natural gas and electrical service. CSU had no objections to the request. Standard utility easements are shown on the final plat.

5. Metropolitan Districts

The property is within the boundaries of Cherokee Metropolitan District and within the boundaries of Meadowbrook Metropolitan District. The Board of County Commissioners approved the service plan for Meadowbrook Metropolitan District on October 4, 2016. The District election was held and approved by the electorate on November 8, 2016. The District Court issued the decree creating the District on November 15, 2016.

The current debt service mill levy is 35 mills. The applicant has informed staff that it plans to request an amendment to the service plan to increase the maximum mill levy to 50 mills for debt service due to the expenses related to the channel improvements outlined in the CLOMR. The Meadowbrook Metropolitan District will maintain the private detention facility depicted on the plat.

The applicant is proposing to be included into the Public Improvement District No. 2 to satisfy the El Paso County Road Impact Fee program requirements.

6. Parks/Trails

The El Paso County Parks Master Plan (2013) shows no open space, park facilities, or trails intersected by or within the project area. Payment of Regional Park (Area 2) fees in the amount of \$32,153.00 and Urban Park (Area 3) fees in the amount of \$20,303.00 in lieu of land dedication will be due at the time of the final plat recordation.

7. Schools

The property is located within Colorado Springs School District No. 11. The District was sent a copy of this request and did not have concerns regarding the development. Payment of school fees in lieu of land dedication in the amount of \$14,615.00 will be due at the time of final plat recordation.

I. APPLICABLE RESOLUTIONS:

Approval: Page 19
Denial: Page 20

J. STATUS OF MAJOR ISSUES

There are no major issues with this request.

K. CONDITIONS AND NOTATIONS

Should the Board of County Commissioners find that the request meets the criteria for approval outlined in Section 7.2.1 (Subdivisions) of the El Paso County Land Development Code (2016) 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 provide the 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 subdivider 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. 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.
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. Collateral sufficient to ensure that the public improvements as listed in the approved financial assurance estimate shall be provided when the final plat is recorded.
8. The Subdivider(s) agrees on behalf of him/herself and any developer or builder successors and assignees 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.
9. Park fees in lieu of land dedication for regional parks (Area 2) and urban park (Area 3) fees shall be paid at the time of plat recordation.
10. School fees in lieu of school land dedication shall be paid to El Paso County for the benefit of Colorado Springs School District No. 11 at the time of plat recordation.
11. Bridge fees in the amount of \$7,256.00 for the Sand Creek (FOFO4000) drainage basin shall be paid to El Paso County at the time of final plat recordation.

NOTATIONS

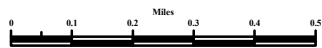
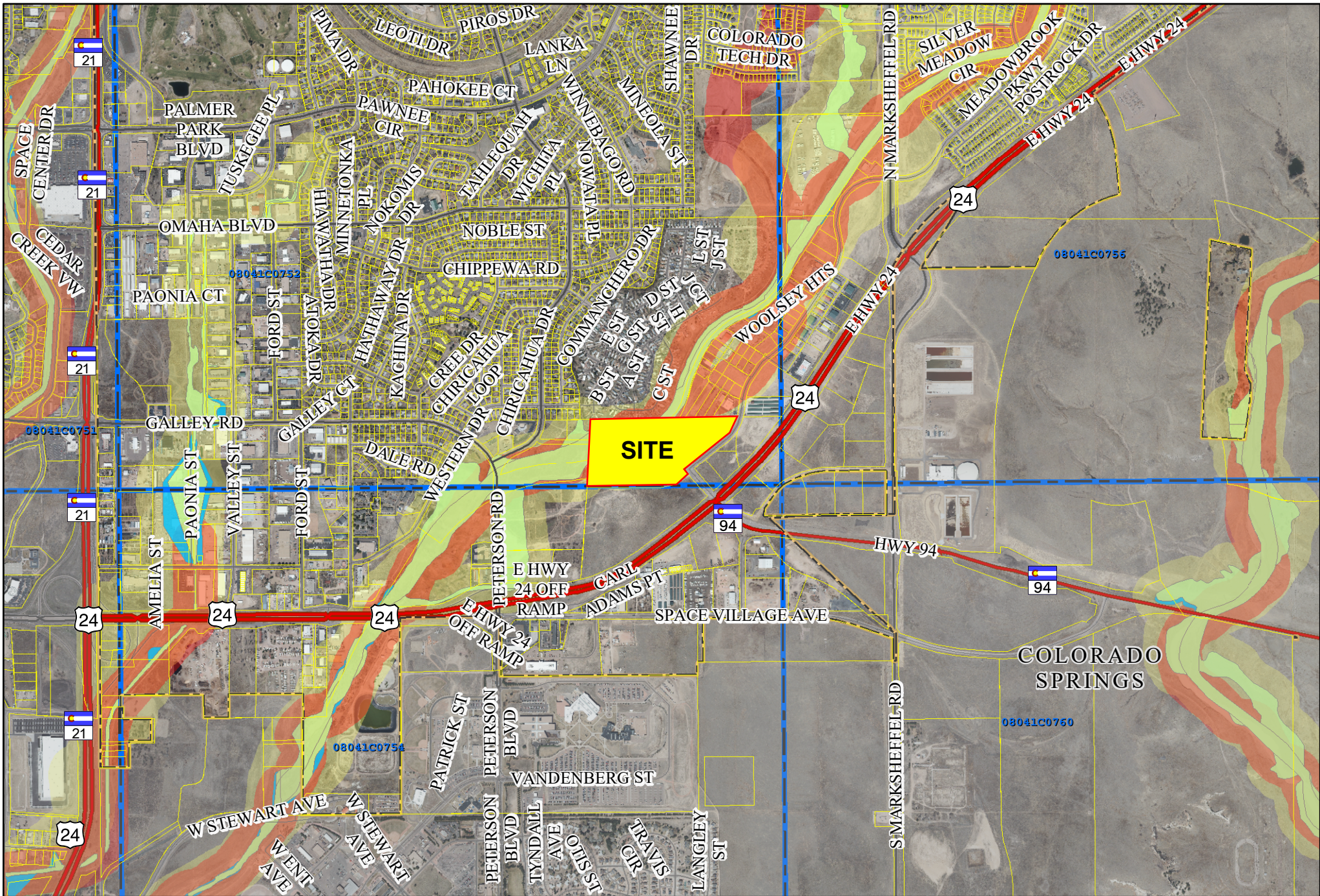
1. Final plats not recorded within 12 months of Board of County Commissioner approval shall be deemed expired, unless an extension is approved.
2. The applicant is proposing to be included into the Public Improvement District No. 2 to satisfy the El Paso County Road Impact Fee program requirements.
3. Per the Floodplain Administrator, no building permits will be issued prior to the August 6, 2018 effective date for LOMR, case no. 18-08-0558P.
4. The applicant has identified the shallow ground water areas that will need to be mitigated on Sheet No. 1 of the final plat, in the notes section. Site specific analysis should be completed by the future home builders to determine if the shallow ground water has been completely mitigated by the LOMR.

L. PUBLIC COMMENT AND NOTICE

The Planning and Community Development Department notified nine (9) adjoining property owners on April 16, 2018, for the Planning Commission meeting and the Board of County Commissioners meeting. Responses will be provided at the hearing.

M. ATTACHMENTS

Vicinity Map
Letter of Intent
Plat Drawing



12 Scale 1:20,000

El Paso County, Colorado Development Services Department

Planning Division GIS Data Viewer



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Meadowbrook Crossing Final Plat Filing No 2 Letter of Intent



VICINITY MAP

Prepared By:
Thomas & Thomas Planning, Urban Design, Landscape Architecture, Inc.
702 North Tejon Street
Colorado Springs, CO 80903
(719) 578-8777

Developer:

Meadowbrook Crossing LLC
90 South Cascade Avenue, Suite 1500
Colorado Springs, Colorado 80903
Ph: (719) 448-4034

Planners:

Thomas & Thomas
Planning, Urban Design, Landscape Architecture, Inc.
702 North Tejon Street
Colorado Springs, CO 80903
Ph: (719) 578-8777

Site Location, Size, Zoning:

Thomas & Thomas, on behalf of Meadowbrook Crossing LLC, recently submitted and received approval on a rezone and preliminary plan to permit 114 single family detached lots on 32.273 acres now zoned RS-5000, Residential Suburban.

The 32.273 acre site is located along Meadowbrook Parkway north of Highway 24 and east of Peterson Road in eastern Colorado Springs. The entire site is currently vacant with the East Fork of Sand Creek running in a southwesterly direction in the northwestern corner of the site. The creek and drainage way will be improved as required through a LOMR/ CLOMR submittal (*Case No. 17-08-0333R*) which is currently in process and will be completed prior to recordation of any final plat containing lots currently impacted by the existing floodplain limits.

The Final Plat shows the detailed design of the single-family detached residential community and describes the lot sizes, tracts, public rights-of-way, and easements necessary for development. The Filing 2 Final Plat includes 35 single-family detached residential lots located on approximately 4.46 acres. The initial final plat for the Meadowbrook Crossing development included 79 lots, the open space, common tracts, utilities and roadways, which were completed and recorded with Filing No. 1. This Filing No. 2 plat is to record the 35 lots that were originally encumbered by the floodplain limits which have since been revised, reviewed, and approved through the CLOMR/ LOMR process (*Case No. 17-08-0333R*).

Request & Justification:

The purpose of this application is to request approval of the Final Plat Filing 2 for the Meadowbrook Crossing project. The previously approved preliminary plan and Filing No. 1 Final Plat included all other aspects of the Meadowbrook Crossing development such as all public improvement, roadways, common open space and landscape areas, and the initial 79 lots. The site is currently not part of any small area master plan;

however, it is in general conformance with the El Paso County Master Plan by introducing a use consistent with existing land uses. The overall development is bordered to the east by three lots zoned M as part of the Cimarron Southeast development; the Cimarron Hills neighborhood and Claremont Business Park to the North zoned MHP and CS; and Meadowbrook Parkway to the East and South with intermediate parcels largely zoned CR and a few small parcels zoned RR-5 and I-2.

The existing ground to the south of the creek generally slopes between 1-3% to the southwest. The existing ground to the north of the creek generally slopes between 2-6% in a southerly direction to the creek.

The proposed community is designed to function for both automobile and pedestrian circulation as well as provide connectivity to natural resources and open space around the East Fork of Sand Creek that moves through the site. The proposed streets within the site will have grades around 1% and drain to the southwest corner of the site.

The site layout for the development provides lots size minimums measuring 50' x 100' (5,000sq ft), with some lots larger in size. Corner lots were designed with additional lot width to accommodate the increased corner lot setback requirements. Lots located along curved street sections and knuckles typically have adjusted widths to accommodate for the curves.

The proposed 35 single family residential units will not overburden the capacities of existing or planned roads, utilities or other public features, drainage and grading, police protection, emergency services, and water/ wastewater services as these services have been planned for in advance with previous subdivision studies. A sufficient water supply has been acquired and can provide the water necessary for the proposed units through the Cherokee Metro District. In addition, a wastewater system has been established and can adequately serve the proposed units. A storm sewer system will convey the flows from the inlets to a proposed water quality area before draining into Sand Creek.

There are no areas of significant historical, cultural or recreational features found on site; however, the preservation of the East Fork of Sand Creek is being taken into consideration with the lot lines set back some distance away from these drainage features. The East Fork of Sand Creek traverses the site in southwesterly direction in the northwest corner of the site providing a regional drainage corridor. All required grading and drainage will be designed to meet local and state requirements with future detailed submittals.

The geotechnical investigation prepared by CTL Thompson on December 9, 2016, identified no geologic hazards that would preclude development of the site for construction of residential structures. It is noted that the possible presence of some potentially hydro-compactive soils at the site, an area of shallow groundwater, potential for erosion, and the regional issue of seismicity as conditions that may affect the

proposed development. It is noted that these conditions can be mitigated with engineering design and construction methods commonly employed in the area. Groundwater was encountered in 5 of the 8 exploratory borings, at multiple depths, across the site and will vary with seasonal precipitation and landscaping irrigation. Conventional methods can be used to accomplish site grading for rapid conveyance of surface runoff to storm sewer systems, utility installation, and foundation spread footings. The study suggests future investigation of individual lot soils and foundation investigations for foundation design, sub-grade investigation for on-site pavements, and construction observation/ material testing during site development.

Total Number of Residential Units, Density, and Lot Sizes: 35 Single Family Detached Residential Units. The minimum lot size shall be 5,000 SF as required under the RS-5000 zoning.

Types of Proposed Recreational Facilities:

The Meadowbrook Crossing project illustrates a potential future dog park area in the 1.7 acre tract located in the far northwest corner. This dog park could be accessed via a pedestrian-only bridge connecting residents to the dog park across Sand Creek. Due to the anticipated large expense of the pedestrian bridge, the construction of the dog park area could take several years pending funding and is not a guaranteed amenity. However, this parcel will remain as open space prior to the establishment of the dog park.

Total Number of Industrial or Commercial Sites:

There are no proposed commercial or industrial sites proposed as a part of the plan.

Traffic and Proposed Access Locations:

Access to Meadowbrook Parkway occurs at the intersection of US24 and US 94. The two access points into the development, as required by El Paso County, will be constructed along Meadowbrook Parkway due to site configuration and natural constraints. There is no cut-through traffic or additional access beyond the two access points provided.

A request for a deviation to adjust the centerline tangent length between the two broken back curves at the western portion of the property from the required 200' minimum (ECM Section 2.3.3.F.3) to the proposed 146' as illustrated on the drawings was approved on May 17, 2017 (DEV17009).

In addition to the two access points along Meadowbrook Parkway, the project had dedicated 40' to El Paso County along the southern boundary to be used for the ROW and the future extension of Meadowbrook Parkway to the west. Meadowbrook Crossing has been annexed into the El Paso County's 10mil Public Improvement District.

Phasing Plan:

The Meadowbrook Crossing Final Plat Filing No. 2 will be developed in one phase as all construction of access points, utility service, drainage, landscape and other improvements will have been completed by the time this filing is recorded.

Areas of Required Landscaping:

All areas of required landscaping have been completed with the first filing to include common open space areas and landscape buffers. All common open space and streetscape plantings will be owned and maintained by the Meadowbrook Crossing Metropolitan District.

Approximate Acres and Percent of Land Set Aside for Open Space:

There are 11.4 acres (498,305 sq ft) acres of total open space proposed for the entire development. This includes 6.12 acres (266,597 sq ft) of the existing East Fork of Sand Creek and 5.32 acres (231,708 sq ft) of community open space. There is no open space required with this filing as all open space areas have been illustrated with the preliminary plan and Filing No. 1 plat.

Water and Wastewater Services:

Water and Wastewater municipal services will be supplied by the Cherokee Metropolitan District. Any required utility easements to be provided on adjacent properties will be acquired as necessary to allow for the proper utility installments. Approval and granting of any required utility easements will be completed as necessary.

Master Plan for Mineral Extraction:

The *1996 Master Plan for Mineral Extraction* updates and supersedes the *1975 El Paso County Master Plan for Mineral Extraction of Commercial Mineral Deposits* as amended in 1978 and 1982. This updated plan has two primary purposes, the first is to facilitate continued compliance with the mineral resource protection mandates outlined in the "Preservation of Commercial Mineral Deposits Act" of 1973 and the second is to provide guidance to the El Paso County Planning Commission and Board of County Commissioners in evaluating land use proposals involving new or expanded mining and mineral resource processing operations. Per the El Paso County Master Plan for Mineral Extraction Aggregate Resource Maps, this site is identified as 'Valley Fill' containing sand and gravel with silt and clay deposited by water in one or a series of stream valleys. Therefore, the proposed project does not contain any mineral deposits of commercial value and does not permit the use of any area containing a commercial mineral deposit which would unreasonably interfere with the present or future extraction of such deposits.

Proposed Services:

- | | |
|----------------|--------------------------------|
| 1. Water: | Cherokee Metropolitan District |
| 2. Wastewater: | Cherokee Metropolitan District |

3. Gas: Colorado Springs Utilities
4. Electric: Colorado Springs Utilities
5. Phone: CenturyLink
6. Fire: Cimarron Hills Fire Department
7. Police Protection: El Paso County Sheriff's Department
8. School: Colorado Springs School District #11

Impacts associated with the Final Plat:

Floodplain:

The floodplain limits of this site are in the process of and will have been revised per the CLOMR/ LOMR *Case No. 17-08-0333R* to provide channel improvements. As a result, there are no proposed lots impacted or encumbered by the floodplain.

Wetlands:

A search of the US Fish and Wildlife Service National Wetlands Inventory mapper website (<https://www.fws.gov/wetlands/>) didn't indicate any jurisdictional wetlands although the site does contain the presence of a riverine system **R4SBA**.

Air Pollution: By adhering to current air quality regulations, any air pollution emanating from the development will be negligible. Currently, the site has some vegetation which results in a medium amount of dust during windy days; however, the proposed development will provide irrigated turf areas and landscaping materials to assist in alleviating the dust. Construction practices will adhere to El Paso County health department, as well as state department codes and regulations.

Water Pollution: By adhering to current wastewater and stormwater regulations, any water pollution emanating from the development will be negligible. An erosion and sedimentation plan will be in place prior to construction.

Noise Pollution: Vehicular movement is expected to be the only major source of noise pollution emanating from the site after construction is complete. The proposed development is surrounded by similar land uses, and the effects of noise generated from the site will have little or no impact on other surrounding areas.

Vegetation, Wildlife Habitats, and Migration Routes:

Visual Assessment:

Vegetation, Wildlife Habitats and Migration Routes:

Proposed landscaping will include almost all low-water use plant material, and where possible, the plant material will be native to the Colorado Springs region.

Due to adjoining developments, it is not anticipated that this application will have significant impacts on wildlife in the area. However, the existing East Fork of Sand Creek may create an environment that will enhance and create a natural wildlife habitat corridor. No rare species were found to be present on the site as determined by

Colorado Parks & Wildlife as well as the U.S. Fish and Wildlife Service. The USFWS reviewed the proposed development for impact on the Preble's Meadow Jumping Mouse and determined the proposed project is not likely to impact the Preble's and thus has been cleared. Refer to the U.S. Fish and Wildlife Service block clearance letter for the City of Colorado Springs included as part of the submittal package.

Visual Assessment: Currently, detached single-family detached houses are approved for use on this site with a density of 4-6 DU/ Acre. The proposed single-family density as illustrated on the plans is quite a bit less at 3.53 DU/ Acre and will therefore visually reduce the density. This plan will continue the residential use pattern and expand it in the Southern direction. This residential use will introduce trees, landscaping, and fencing typically seen with residential development.

KNOW ALL MEN BY THESE PRESENTS:

That Meadowbrook Development LLC, being the owner of the following described tract of land to wit:
 TRACTS J, K & L MEADOWBROOK CROSSING FILING NO. 1, EL PASO COUNTY, COLORADO
 Parcels total 4.095 acres.

OWNERS CERTIFICATE:

The undersigned, being all the owners, mortgages, 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, and easements as shown hereon under the name and subdivision of MEADOWBROOK CROSSING 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 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 and 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.

Meadowbrook Development, LLC
 By: _____
 Title: _____

STATE OF _____ }
 COUNTY OF _____ } SS

The above and aforementioned was acknowledged before me this _____ day of _____ 2018, by _____

Witness my hand and seal _____
 Address _____
 My Commission expires _____

EASEMENTS:

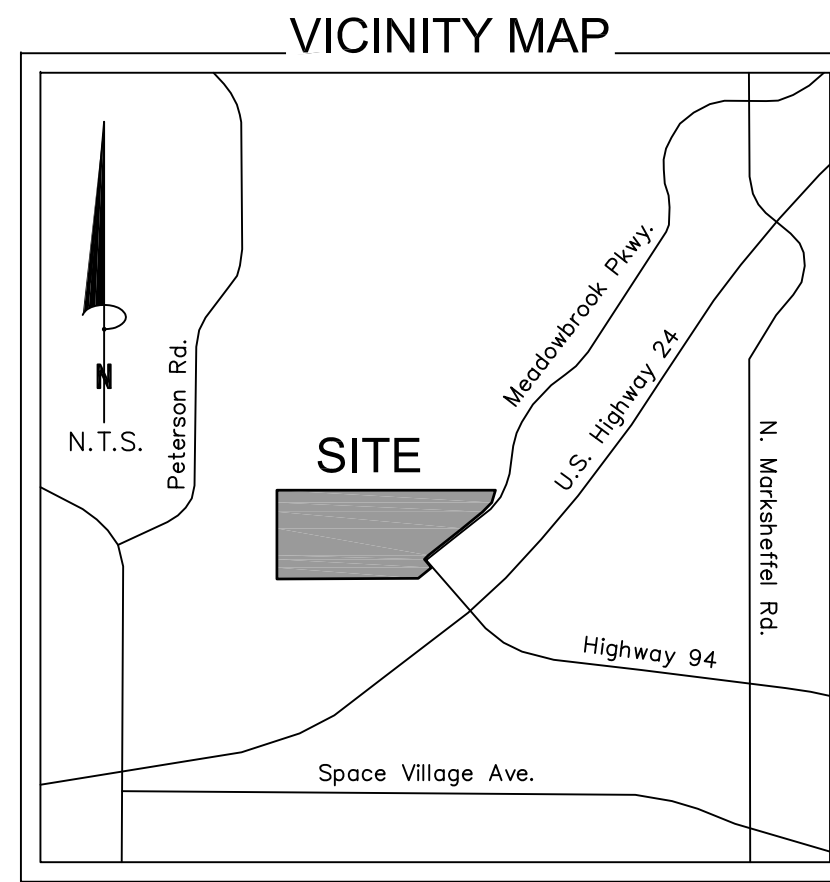
Unless otherwise indicated all side, front, and rear lot lines are hereby platted on either side with a five foot (5') public utility and drainage easement, unless otherwise indicated. All exterior subdivision boundaries are hereby platted with a seven foot (7') public utility and drainage easement. The sole responsibility for maintenance of these easements is hereby vested with the individual property owner.

FEEES:

Drainage Fee: _____ School Fee: _____
 Bridge Fee: _____ Urban Park Fee: _____
 Regional Park Fee: _____

MEADOWBROOK CROSSING FILING NO. 2

A REPLAT OF TRACTS J, K, AND L,
 MEADOWBROOK OF CROSSING FILING NO. 1
 BEING A PORTION OF THE SOUTH 1/2 OF SECTION 8,
 TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH P.M.
 EL PASO COUNTY, STATE OF COLORADO.



Final total gross acreage	Total Number of lots	Net acreage of subdivision	Net acreage land to be dedicated for public streets
4.095	35	4.095	0

ASSESSOR'S CERTIFICATE:

The attached plat of MEADOWBROOK CROSSING FILING NO. 2 is approved by the Assessor's Office of El Paso County, Colorado the _____ day of _____, 2018.

 Steve Schleier

PLANNING AND COMMUNITY DEVELOPMENT:

Approval is granted for this plat of MEADOWBROOK CROSSING FILING NO. 2 on this _____ day of _____, 2018.

 Director of Planning and Community Development

BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

The attached plat of MEADOWBROOK CROSSING FILING NO. 2 is approved by the Board of County Commissioners of El Paso County, Colorado the _____ day of _____, 2018.

 President

OWNER:

Meadowbrook Development LLC
 90 S. Cascade Ave. Suite 1500
 Colorado Springs, CO 80903

RECORDING:

STATE OF COLORADO }
 COUNTY OF EL PASO } SS

I hereby certify that this instrument was filed for record in my office at _____ o'clock _____M., this _____ day of _____, 2018, A.D., and is duly recorded under Reception No. _____ of the records of El Paso County, Colorado.

SURCHARGE: _____ CHUCK BROERMAN, RECORDER
 FEE: _____ BY: _____ Deputy

NOTES:

- This survey does not constitute a title search by Clark Land Surveying, Inc. to determine ownership or easements of record. For all information regarding easements, rights-of-way and title of record, Clark Land Surveying, Inc. relied upon a Title Insurance Policy, prepared by OLD REPUBLIC NATIONAL TITLE INSURANCE COMPNTY, Commitment No. SC55057698-2, effective date 05-31-2016 at 5:00 O.M.
- Basis of bearings is north line of the south half of Sec. 8, T14S, R65W of the 6th P.M., monumented at both ends by a 3/4" Brass Cap in range box and assumed to bear N89°43'13"E.
- FEDERAL EMERGENCY MANAGEMENT, a FEMA LOMR has been reviewed and approved by FEMA issued _____, Case No. 18-08-0558P to provide channel improvements and revise the floodplain limits. No structures or solid fences are permitted within the designated Floodplain area.
- Easements and other record documents shown or noted on this survey were examined as to location and purpose and were not examined as to restrictions, exclusions, conditions, obligations, terms, or as to the right to grant the same.
- The lineal units used in this drawing are U.S. Survey Feet.
- No driveway shall be established unless an access permit has been granted by El Paso County.
- Mailboxes shall be installed in accordance with all El Paso County and United States Postal Service regulations.
- Any person who knowingly removes, alters, or defaces any public land survey monument or land boundary monument or accessory commits a Class Two (2) misdemeanor pursuant to C.R.S. §18-4-508.
- 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 of runoff shall not be placed in drainage easements.
- 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 listed species (e.g., Preble's Meadow Jumping Mouse).
- The addresses exhibited on this plat are for informational purposes only. They are not the legal description and are subject to change.
- 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 Number 218714112 in the Office of the Clerk and Recorder of El Paso County, Colorado or, in the alternative, other collateral is provided to make provision for 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 Development Services 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. This plat restriction may be removed or rescinded by the Board of County Commissioners or, if permitted by the Subdivision Improvements Agreement, by the Development Services Department Director upon either approval of an alternative form of collateral or completion and preliminary acceptance by the El Paso Board of County Commissioners of all improvements required to be constructed and completed in accordance with said Subdivision Improvements Agreement. The partial release of lots for sale, conveyance or transfer may only be granted in accordance with any planned partial release of lots authorized by the Subdivision Improvements Agreement.
- Meadowbrook Development LLC 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 ponds/water quality BMPs. All detention ponds/water quality BMPs shall be constructed prior to the release of said financial assurances.
- Meadowbrook Development LLC shall enter into a Private Detention Basin/Stormwater Quality BMP Maintenance Agreement and Easement ("Agreement"), recorded under Reception Number 218714112, 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.
- NOTICE OF POTENTIAL AIRCRAFT OVERFLIGHT AND NOISE IMPACT ASSOCIATED WITH AIRPORT: This serves as notice of potential aircraft overflight and noise impacts on this property due to its close proximity to an airport, which is being disclosed to all prospective purchasers considering the use of this property for residential and other purposes. This property is subject to the overflight and associated noise of arriving and departing aircraft during the course of normal airport operations. All property within this subdivision is subject to a Aviation Easement as recorded at Reception No. 217030936 of the records of the El Paso County Clerk and Recorder.
- There shall be no direct lot access to Meadowbrook Parkway and U.S. Highway 24.
- The Subdivider(s) agrees on behalf of him/herself and any developer or builder successors and assignees 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.
- Pursuant to Resolution 12-416, approved by the Board of Directors, El Paso County Public Improvements District 2 and recorded in the records of the El Paso County Clerk and Recorder at Reception Number _____, the parcels within the platted boundaries of MEADOWBROOK CROSSING are included with the boundaries of the El Paso County Public Improvements District 2 and as such is subject to applicable fees and mill levy.
- The following reports have been submitted in association with the Preliminary Plan or Final Plat under File Nos. SP172 & SF172 for this subdivision and are on file at the County Planning and Community Development Department: Transportation Impact Study; Drainage Report; Water Resources Report; Wastewater Disposal Report; Geology and Soils Report; Fire Protection Report; Wildfire Hazard Report; Natural Features Report.
- All property within this subdivision is subject to a Declaration of Covenants as recorded at Reception No. _____ of the records of the El Paso County Clerk and Recorder.
- The property is within the Service Area of the Central Marksheffel Metropolitan District and, as such, is subject to an assessment for the construction of Marksheffel Road.
- There are 35 single-family residential lots platted within this subdivision served by Cherokee Metropolitan District, Colorado Springs Utilities, Century Link, Cimarron Hills Fire Department, El Paso County Sheriff's Department.
- The following have been found to be impacted by geologic hazards: Lots 1-32 have been found to potentially be impacted by shallow groundwater. Mitigation measures and a map of the hazard area can be found in the report Geological Hazards Evaluation and Preliminary Geotechnical Investigation by CTL Thompson, Inc., Project No. CS18620-105 dated December 9, 2016 in File No. AP-17-002 available at the El Paso County Planning and Community Development Department.

SURVEYOR'S CERTIFICATION:

I Stewart L. Mapes, Jr., 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 August 12, 2016, 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.

This statement is neither a warranty nor guarantee, either expressed or implied.

I attest the above on this _____ day of _____, 2018.

Stewart L. Mapes, Jr.
 Colorado Professional Land Surveyor No. 38245
 For and on behalf of Clark Land Surveying, Inc.



No.	Description	By	Date
1	Revised per comments	BCR	3/23/2018

Notice: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

MEADOWBROOK CROSSING FILING NO. 2
 A REPLAT OF TRACTS J, K, &, L,
 MEADOWBROOK CROSSING FILING NO. 1,
 EL PASO COUNTY, COLORADO

Project No. 170900
 Drawn By: BCR
 Checked By: SLM

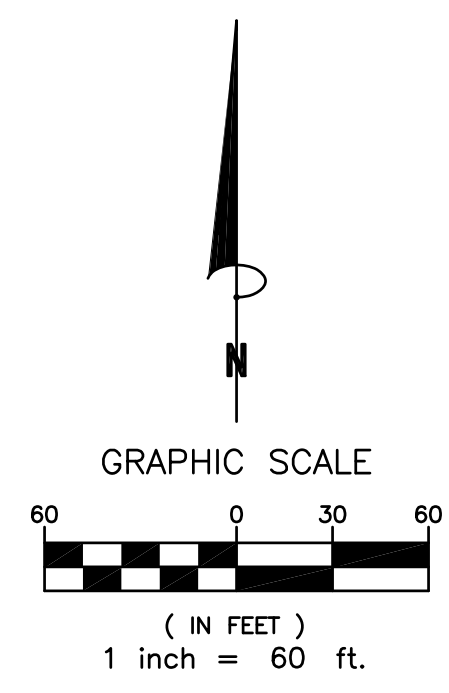
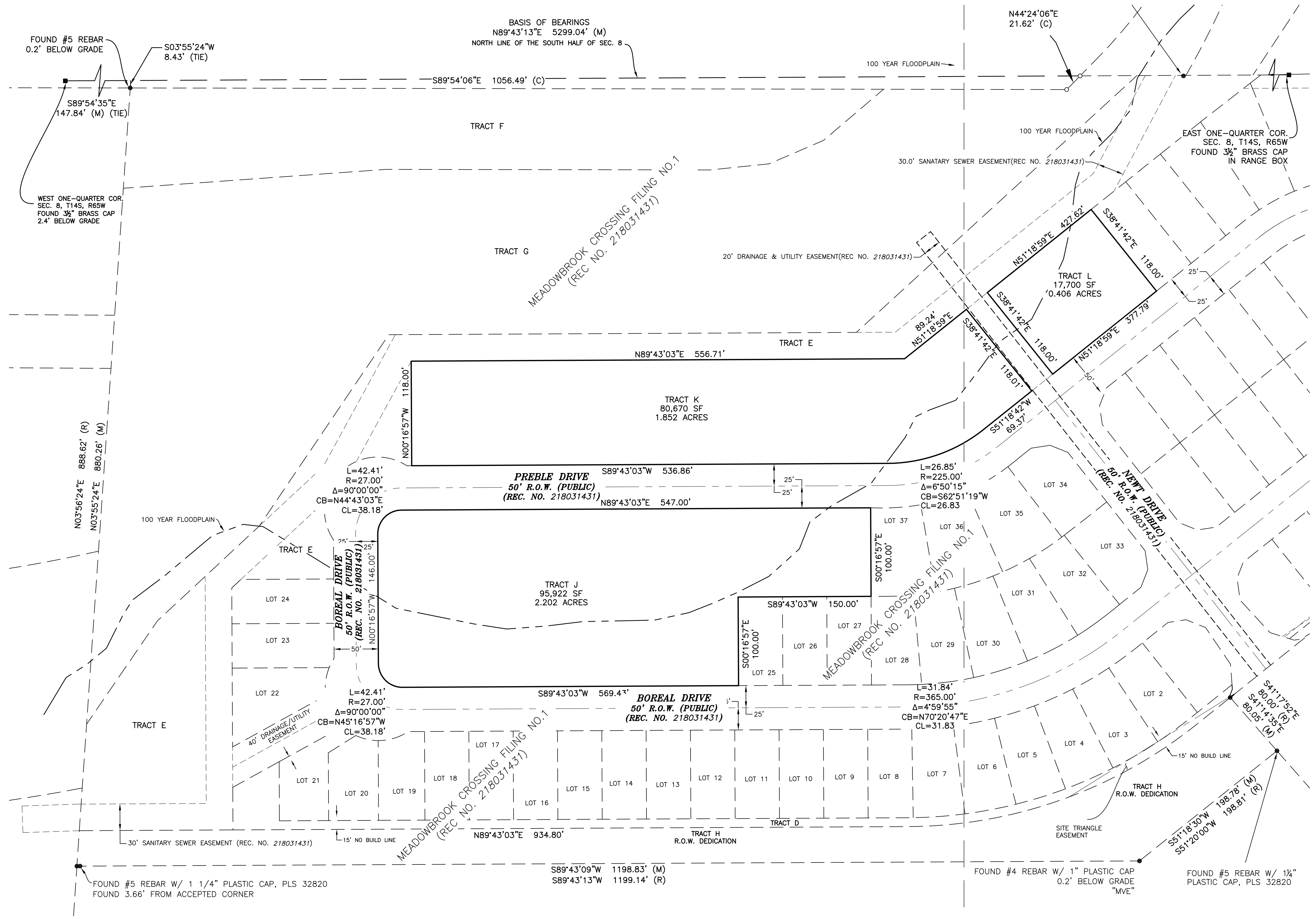
Date: 11/29/2017
 Sheet 1 of 3

MEADOWBROOK CROSSING FILING NO. 2

A REPLAT OF TRACTS J, K, AND L,
MEADOWBROOK OF CROSSING FILING NO. 1
BEING A PORTION OF THE SOUTH 1/2 OF SECTION 8,
TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH P.M.
EL PASO COUNTY, STATE OF COLORADO.

AS PLATTED

- LEGEND
- FOUND PLSS MONUMENT, AS NOTED
 - FOUND BOUNDARY MONUMENT, AS NOTED
 - SET BOUNDARY MONUMENT, #5 REBAR W/ 1/4" PLASTIC CAP, "PLS 38245"
 - BOUNDARY LINE
 - - - ADJACENT LOT LINE
 - - - EASEMENT LINE



No.	Revisions Description	By	Date
1	Revised per comments	BCR	3/23/2018

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MEADOWBROOK CROSSING FILING NO. 2
A REPLAT OF TRACTS J, K, &, L,
MEADOWBROOK CROSSING FILING NO. 1,
EL PASO COUNTY, COLORADO

Project 170900
Date: 11/29/2017
Sheet 2 of 3

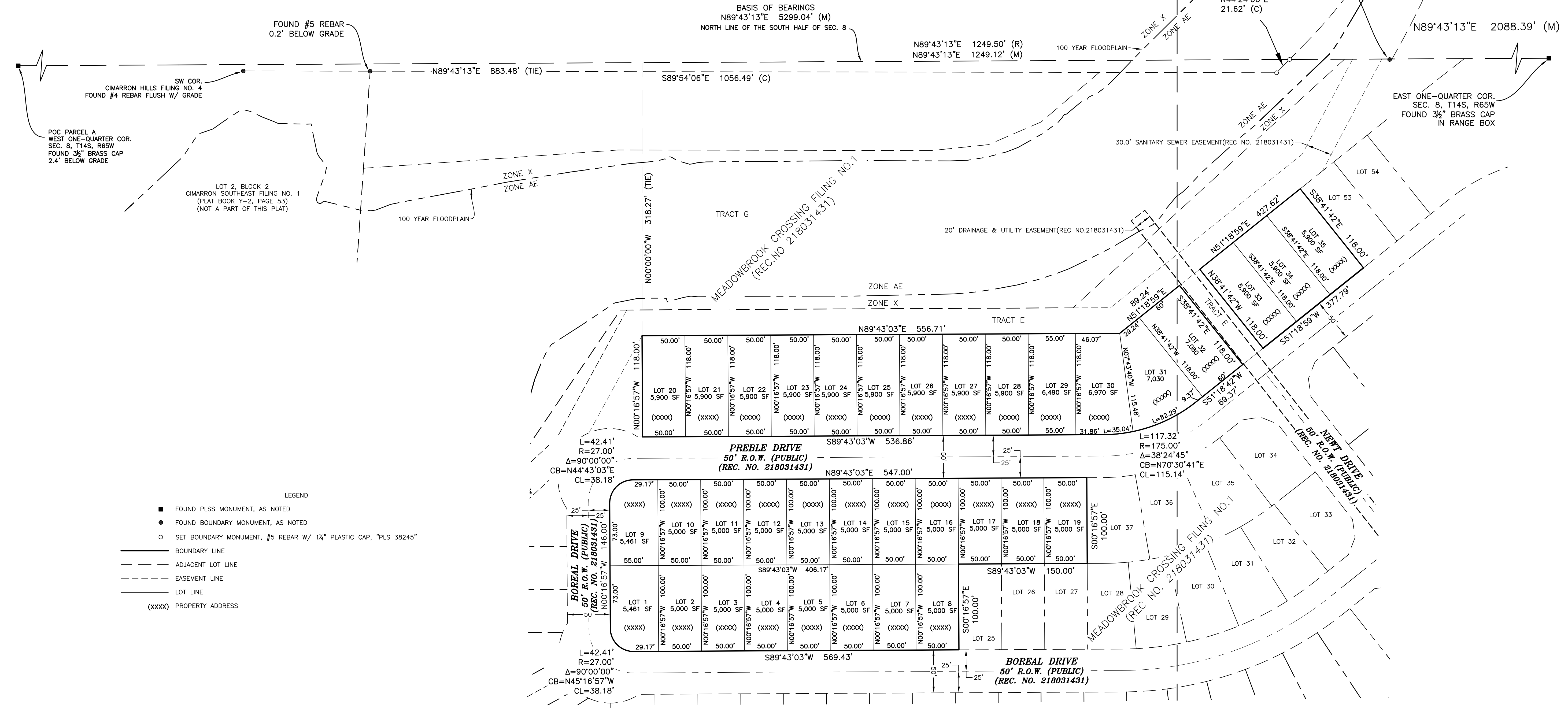
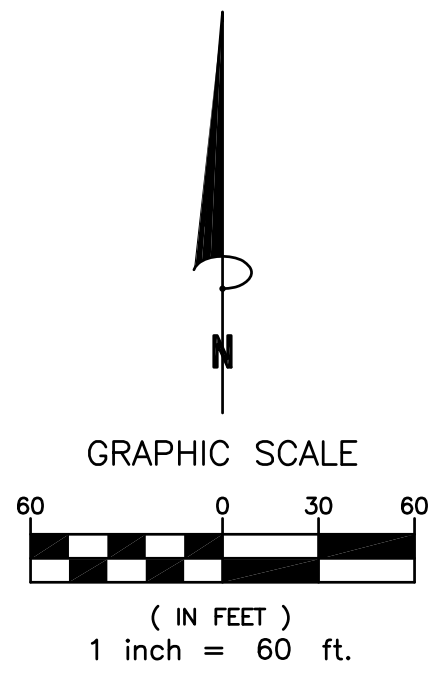
Drawn By: BCR
Checked By: SLM

Clark
Land Surveying, Inc.
www.clarksls.com
177 S. Tiffany Dr., Unit 1 • Pueblo West, CO 81007 • 719.582.1270

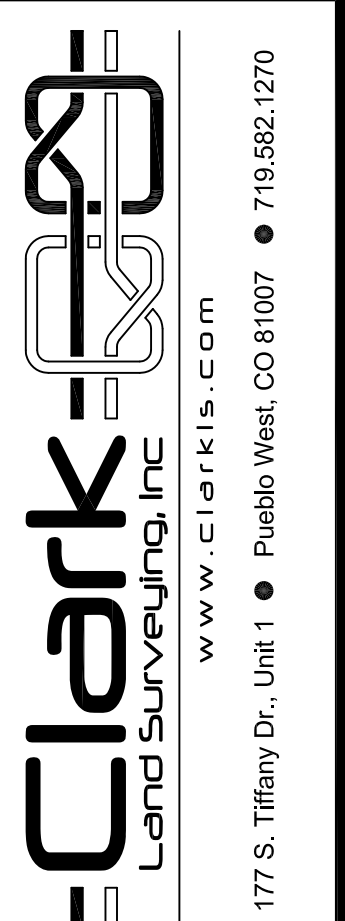
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AS REPLATTED



- LEGEND
- FOUND PLS MONUMENT, AS NOTED
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 - SET BOUNDARY MONUMENT, #5 REBAR W/ 1/4" PLASTIC CAP, "PLS 38245"
 - BOUNDARY LINE
 - - - ADJACENT LOT LINE
 - - - EASEMENT LINE
 - LOT LINE
 - (XXXX) PROPERTY ADDRESS



No.	Revisions	Description	By	Date
1	Revised per comments			3/23/2018

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MEADOWBROOK CROSSING FILING NO. 2
A REPLAT OF TRACTS J, K, & L,
MEADOWBROOK CROSSING FILING NO. 1,
EL PASO COUNTY, COLORADO

Project **170900**
Date: 11/29/2017
Sheet 3 of 3

Drawn By: BCR
Checked By: SLM