

EL PASO



COUNTY

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PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

TO: El Paso County Planning Commission
Jim Egbert, Chair

FROM: Kari Parsons, PM/Planner II
Jeff Rice, PE Engineer III
Craig Dossey, Executive Director

RE: Project File #: SF-18-039
Project Name: Hannah Ridge at Feathergrass Filing No. 6
Parcel No.: 53324-03-002 and 53324-03-003

OWNER:	REPRESENTATIVE:
Feathergrass Investments, LLC 4715 N. Chestnut Street Colorado Springs CO 80907	Elite Properties of America 6385 Corporate Drive Colorado Springs CO 80919

Commissioner District: 2

Planning Commission Hearing Date:	4/16/2019
Board of County Commissioners Hearing Date	5/14/2019

EXECUTIVE SUMMARY

A request by Feathergrass Investments, LLC, for approval of a final plat for Hannah Ridge at Feathergrass Filing No. 6 subdivision to create and authorize the development of 33 single-family lots, one (1) tract to be utilized for open space, drainage and public utilities and the creation of rights-of-way. The proposed 7.35 acre plat area is included in the approved Hannah Ridge at Feathergrass PUD development plan and preliminary plan. The final plat area is located north of Constitution Avenue, west of Akers Drive and is within Section 32, Township 13 South, Range 65 West of the 6th P.M. The final plat area is not located within the boundaries of a small area plan.

The Hannah Ridge at Feathergrass Filing No. 6 final plat is consistent with the approved Hannah Ridge at Feathergrass PUD development plan and preliminary plan. The final

2880 INTERNATIONAL CIRCLE, SUITE 110
PHONE: (719) 520-6300



COLORADO SPRINGS, CO 80910-3127
FAX: (719) 520-6695

plat application meets the submittal and review criteria for a final plat as well as the general development standards of Chapter 6, the final plat review criteria of Chapter 7, and the subdivision design requirements of Chapter 8 of the El Paso County Land Development Code (2019).

Water and wastewater services will be provided by Cherokee Metropolitan District. A finding of water sufficiency is requested and recommended with this application.

A. REQUEST/WAIVERS/AUTHORIZATION

Request: A request by Feathergrass Investments, LLC, for approval of a final plat to create 33 single-family lots, one (1) tract and rights-of-way. A finding of water sufficiency is requested with this application.

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

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

- In approving a final plat, the BoCC shall find that the request meets the criteria for approval outlined in Section 7.2.1 (Subdivisions) of the El Paso County Land Development Code (2019):
 - 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.]

D. LOCATION

North: RR-5 (Residential Rural)	Rock Island Regional Trail
South: PUD (Planned Unit Development)	Single-family/Hannah Ridge at Feathergrass Filing No. 1
East: PUD (Planned Unit Development)	Single-family/Proposed Hannah Ridge at Feathergrass Filing No. 5

West: PUD (Planned Unit Development) Single-family/Proposed Hannah Ridge
at Feathergrass Filing No. 7

E. BACKGROUND

The Hannah Ridge at Feathergrass preliminary plan (SP-07-012) and Planned Unit Development (PUD-07-007) zoning were approved by the Board of County Commissioners on January 24, 2008. Both plans included the following: 355 single-family lots; three (3) open space tracts to be owned and maintained by the homeowners association; multiple trail connections to the regional trail corridor known as the Rock Island Trail, which is owned and maintained by the City of Colorado Springs; four (4) commercial and multi-family future development tracts; rights-of-way; and two (2) hammerhead-style roads to be privately owned and maintained.

The applicant requested a Planned Unit Development amendment (PUD-13-004), to eliminate the private hammerhead-style roads and provided a public cul-de-sac to be built to El Paso County standards, which was administratively approved by the Development Services Department (now known as the Planning and Community Development Department) Director on July 29, 2013.

A subsequent amendment to the preliminary plan (SP-13-006) implemented the amended PUD development plan. The amendment was approved by the Board of County Commissioners on October 8, 2013, and resulted in a reduction of three (3) single-family lots within the subsequently approved and recorded Hannah Ridge at Feathergrass Filing No. 2 subdivision.

The Hannah Ridge at Feathergrass Filing No. 1 subdivision plat (SF-13-013) was approved by the Board of County Commissioners on April 22, 2014. The Hannah Ridge at Feathergrass Filing No. 2 final plat (SF-15-013) was approved by the Board of County Commissioners on October 27, 2015. The Hannah Ridge at Feathergrass Filing No. 3 final plat (SF-17-012) was approved by the Board of County Commissioners on October 10, 2017. The Hannah Ridge at Feathergrass Filing No. 4 final plat (SF-17-013) was approved by the Board of County Commissioners on November 14, 2017. The Hannah Ridge at Feathergrass Filing No. 5 final plat (SF-18-038) is concurrently requested.

The subject request for approval of the Hannah Ridge at Feathergrass Filing No. 6 final plat is in conformance with the amended PUD and preliminary plan.

F. ANALYSIS

1. Land Development Code Compliance

The final plat application meets the final plat submittal requirements, 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 (2019).

2. Zoning Compliance

The Hannah Ridge at Feathergrass Filing No. 6 final plat is consistent with the approved PUD development plan and PUD development guidelines. The Hannah Ridge at Feathergrass PUD development plan provides permitted uses; use, density, and dimensional standards such as setbacks, maximum lot coverages, and maximum building heights; as well as landscaping requirements.

3. Policy Plan Analysis

A finding of consistency with the El Paso County Policy Plan (1998) was made with the previously approved Hannah Ridge at Feathergrass PUD development plan and preliminary plan amendment. The proposed final plat is consistent with the approved PUD development plan and preliminary plan.

4. Small Area Plan Analysis

The proposed Hannah Ridge at Feathergrass Filing No. 6 final plat is not within the boundaries of a small area plan.

5. Other Master Plan Elements

The El Paso County Wildlife Habitat Descriptors (1996) identifies the parcels as having a low wildlife impact potential.

The Master Plan for Mineral Extraction (1996) identifies No aggregate resource in the area of the subject parcels. 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, soils, and hazards report was submitted and reviewed with the approved PUD development plan and preliminary plan. The report did not identify any hazards that would preclude development.

2. Wildlife

Potential impacts to wildlife are generally low as depicted in the El Paso County Wildlife Descriptors Map (1996).

3. Floodplain

As indicated on FEMA Flood Insurance Rate Map (FIRM) panel number 08041C0752F, the property is located entirely outside of the current 100-year regulatory floodplain.

4. Drainage and Erosion

The proposed development is located within the Sand Creek Drainage Basin. The basin has been studied and drainage and bridge fees have been adopted; fees due are as listed below in the Recommended Conditions of Approval below. If the applicant receives credit for basin improvements within the Hannah Ridge at Feathergrass development prior to recording the plat, that credit may be applied toward reducing the drainage fees due with this final plat.

Drainage from the site generally flows from north to south, towards Constitution Avenue, in a combination of storm drains and open channels. Major drainage ways and storm drains, excepting water quality facilities, are proposed to be dedicated to and maintained by El Paso County within tracts and easements. The homeowners association will maintain the Filing No.5, 6 & 7 water quality and full spectrum detention facility as documented in the maintenance agreement and easement. This facility is to be constructed first, with the development of Filing 7.

Per the Hannah Ridge at Feathergrass (HRAFG) Master Development Drainage Plan (MDDP) and El Paso County Engineering Criteria Manual, detention is required for this filing.

An existing detention/ponding area, which is on property owned by El Paso County, is located upstream of the former railroad embankment (currently owned by the City of Colorado Springs and designated as a regional trail). An upcoming wetland bank project to be completed by the El Paso County Department of Public Works will provide a public drainage easement to protect the ponding area from future development/infringement and preserve the detention function of the current drainage system. The detention area shall be owned and maintained by El Paso County. The existing seven-foot by seven-foot (7' x 7') box culvert under the Rock Island Trail, which is owned and maintained by the City of Colorado Springs, has been repaired by the applicant with construction of the Filing No. 3 improvements. Staff is awaiting written approval of the repairs from the City of Colorado Springs. The box culvert and regional trail is owned and maintained by the City of Colorado Springs Parks Department.

The Hannah Ridge at Feathergrass Filing Nos. 5, 6, & 7 Final Drainage Report concludes that stormwater runoff from this project will not “negatively impact the adjacent properties and downstream drainage facilities.”

5. Transportation

The Hannah Ridge at Feathergrass development takes access from the County road system at Constitution Avenue (a principal arterial roadway) to the south and Akers Drive (nonresidential collector) to the east. The internal street classifications for Filing No. 6 are urban local (60 & 50 foot right-of-way) roadways. This filing connects to, and extends Electronic Drive which has been planned and designed as a local street within this filing. Improvements within the subdivision also include construction of an urban local 50 foot right of way street named Pony Club Lane.

Traffic generated from Filing No. 6 will be approximately 314 average daily trips (ADT). This development is subject to the El Paso County Road Impact Fee Program (resolution 18-471), as amended.

This Filing No. 6, if approved, will add 0.21 lane miles of local streets to the County maintenance program.

H. SERVICES

1. Water

Cherokee Metropolitan District has committed to serve the development.

Sufficiency:

Quality: Sufficient

Quantity: Sufficient

Dependability: Sufficient

Attorney’s summary: The County Attorney’s Office has made a favorable recommendation for a finding of sufficiency with regard to water quantity and dependability. El Paso County Public Health has made a favorable recommendation regarding water quality. The Board of County Commissioners is anticipated to make a finding for water sufficiency, including quality, quantity, and dependability, with approval of this final plat.

2. Sanitation

Cherokee Metropolitan District provides wastewater service and has committed to serve the property. El Paso County Public Health has reviewed the wastewater report submitted with this application and has no concerns.

3. Emergency Services

The property is within the Falcon Fire Protection District. The District has committed to serve the proposed subdivision.

4. Utilities

Mountain View Electric Association will provide electrical service and Black Hills Energy will provide natural gas service to the development. Public utility easements have been depicted on the final plat.

5. Metropolitan Districts and Other Special Districts

The site lies within Cherokee Metropolitan District, which provides water and wastewater services to the proposed development. The property is also within the Constitution Heights Metropolitan District, which was established to construct public infrastructure.

The applicant is requesting inclusion into Public Improvement District No. 2.

6. Parks/Trails

Regional park fees (Region 2) of \$14,190.00 and urban park fees (Urban Area 3) of \$8,976.00 in lieu of land dedication shall be paid at the time of final plat recordation.

7. Schools

School fees in the amount of \$7,920.00 in lieu of land dedication shall be paid at the time of final plat recordation for the benefit of Falcon School District No. 49.

I. APPLICABLE RESOLUTIONS

Approval Page 19
Disapproval Page 20

J. STATUS OF MAJOR ISSUES

There are no outstanding issues with this request.

K. CONDITIONS AND NOTATIONS

Should the Planning Commission and 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 (2019) staff recommends the following conditions and notations:

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 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. 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 Parks and 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 ECM Administrator, shall be filed at the time of recording the Final Plat.
8. 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.
9. 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. 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.

10. Developer has opted to be included in the Public Improvement District (PID) #2 at 10 mills. Additionally, it is subject to the 2009 Intergovernmental Agreement between the Constitution Height's Metropolitan District and the County, Resolution Number 09-342. A fee of \$923.00 per unit (lot) shall be due at time of building permit application. The final plat shall not be recorded until the plat has been reviewed and approved by the El Paso County Assessor.
11. Park fees in lieu of land dedication for regional parks (Area 2) in the amount of \$14,190.00 and urban park (Area 3) fees in the amount of \$8,976.00 shall be paid at the time of plat recordation.
12. Fees in lieu of school land dedication in the amount of \$7,920.00 shall be paid to El Paso County for the benefit of Falcon School District No. 49 at the time of plat recording.
13. 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.
14. Colorado statute requires that at the time of the approval of platting, the subdivider provides 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.
15. 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.
16. The Applicant shall submit the Mylar to Enumerations for addressing.
17. 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 Parks and 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.

18. 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.
19. The Subdivision Improvements Agreement, including the Financial Assurance Estimate, as approved by the ECM Administrator, shall be filed at the time of recording the Final Plat.
20. 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.
21. 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. 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.
22. Developer has opted to be included in the Public Improvement District (PID) #2 at 10 mills. Additionally, it is subject to the 2009 Intergovernmental Agreement between the Constitution Height's Metropolitan District and the County, Resolution Number 09-342. A fee of \$923.00 per unit (lot) shall be due at time of building permit application. The final plat shall not be recorded until the plat has been reviewed and approved by the El Paso County Assessor.
23. Park fees in lieu of land dedication for regional parks (Area 2) in the amount of \$23,650.00 and urban park (Area 3) fees in the amount of \$14,960.00 shall be paid at the time of plat recordation.
24. Fees in lieu of school land dedication in the amount of \$13,200.00 shall be paid to El Paso County for the benefit of Falcon School District No. 49 at the time of plat recording.
25. Drainage and bridge fees, for the Sand Creek basin, in the amounts of \$67,098.78 and \$19,693.80, respectively, shall be paid at the time of final plat recording. If

credits are established prior to recordation of the final plat, the credits may be used towards the drainage fees due upon final plat recordation.

26. Prior to recordation of the Filing No. 6 final plat, the developer shall have written acceptance of the improvements to the existing seven-foot by seven-foot (7' x 7') box culvert under the Rock Island Trail, which is owned and maintained by the City of Colorado Springs, or have posted adequate collateral to complete repairs requested by the City of Colorado Springs.

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 seven (7) adjoining property owners on April 1, 2019, for the Planning Commission hearing. Responses will be provided at the hearing.

M. ATTACHMENTS

Vicinity Map
Letter of Intent
Plat Drawing
State Engineer's Letter
County Attorney's Letter

El Paso County Parcel Information

File Name: SF-18-039

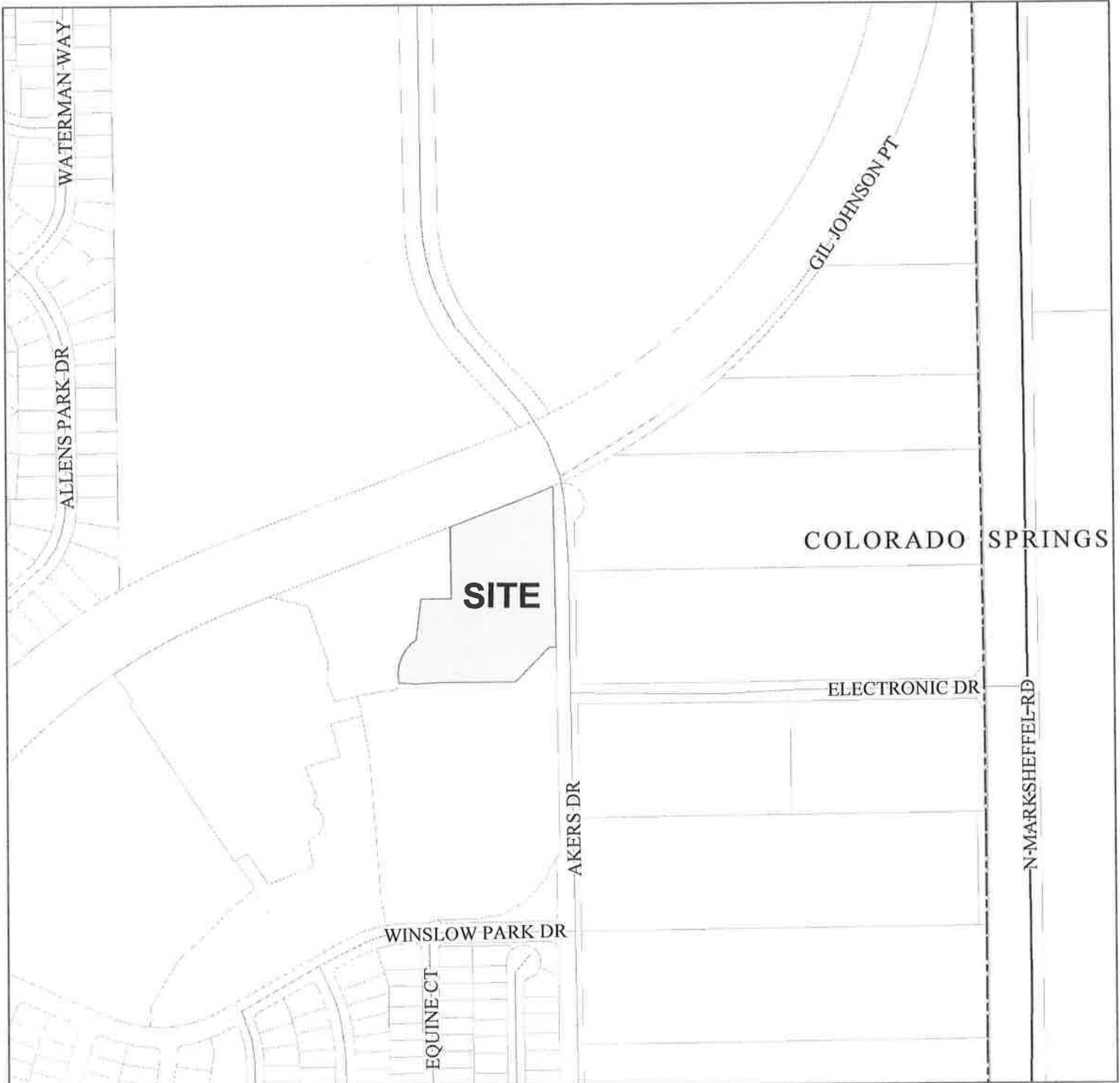
PARCEL	NAME
5332403003	FEATHERGRASS INVESTMENT'S LLC

Zone Map No. --

ADDRESS	CITY	STATE
4715 N CHESTNUT ST	COLORADO SPRINGS	CO

ZIP	ZIPLUS
80907	3531

Date: MARCH 25, 2019



Please report any parcel discrepancies to:
 El Paso County Assessor
 1675 N. Garden of the Gods Rd.
 Colorado Springs, CO 80907
 (719) 520-6600



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Hannah Ridge at Feathergrass Filing No. 5, 6 and 7 Letter of Intent

OWNER:

Feathergrass Investments, LLC
4715 N. Chestnut Street
Colorado Springs, CO 80907
(719) 651-9133

DEVELOPER: (Contract Purchaser)

Elite Properties of America, Inc.
6385 Corporate Drive, Suite 200
Colorado Springs, CO 80919
(719) 592-9333

APPLICANT/CONSULTANT:

Classic Consulting Engineers & Surveyors, LLC
619 N. Cascade Ave., Suite 200
Colorado Springs, CO 80903
(719) 785-0790

SITE LOCATION:

All three filings are generally located north and west of Akers Drive and Winslow Park Drive in four previously platted Tracts.

Size:

Filing No. 5: 12.918 Acres
Filing No. 6: 7.354 Acres
Filing No. 7: 21.655 Acres

Zoning:

PUD (Existing)

REQUEST:

Applicant requests that the 4 previously platted Tracts HH and JJ (Fil. 5), KK (Fil. 6) and LL (Fil. 7) be replatted to reflect a total of 169 lots. The breakdown per filing is:

- Filing No. 5: 55 Lots
- Filing No. 6: 33 Lots
- Filing No. 7: 81 Lots

The following tracts are also proposed:

Filing 5:	Tract A	23,532sf
	Tract B	9,880sf
	Tract C	9,874sf

Filing 7:	Tract A	2,058sf
	Tract B	320,329sf*

Filing 6:	Tract A	63,430sf
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*Interim Tract for future development as filing 6

All tracts will be for parks, open space, public drainage and public utilities and be owned and maintained by the Hannah Ridge Home Owners Association (HOA). The preliminary Plan has provisions for a future park tract to be developed north of Winslow Park Drive with proposed Filing No. 5 with additional natural open space located north of the future park. All the proposed land uses and open spaces are in accordance with the approved Preliminary Plan.

PHASED CONSTRUCTION AND ANTICIPATED DEVELOPMENT SCHEDULE:

Overall development phasing began on the east side of the site between Hunter Jumper Drive and Winslow Park Drive at Akers Drive as Filing No. 1 (2014) and is proceeding from east to west (2013-2017); then to the east side in the area of Akers Drive and Under Saddle Street (2018), then to the west side and finally the north central portion (2019-2021). The park will be constructed as part of Filing No. 5 residential construction. Other open space tracts will be developed with the adjacent residential phases as they occur. Multi-Family phases along Constitution Avenue shall be designed and constructed approximately in 2019. Commercial phases are to be designed and developed as demand dictates. It is anticipated that Filing No. 7 will develop first of the 3 proposed filings.

DEVIATION REQUESTS:

A deviation request for Filing No. 5 for the reduction of “K” value for Electronic Drive is proposed and included in this submittal.

JUSTIFICATION:

The proposed Filings 5, 6 and 7 are the final phases of this previously approved Master Planned Residential Community. The layout of the street network and lotting is unchanged from the previously approved anticipated design with the exception of reducing the overall lot total to accommodate one full spectrum detention facility (with stormwater quality) to address off-site, downstream storm system deficiencies.

The proposed plats within the developing Hannah Ridge at Feathergrass site are proposed in accordance with the approved Hannah Ridge at Feathergrass Preliminary Plan. Development will also be in accordance with the approved Hannah Ridge at Feathergrass PUD Plan. The PUD Guidelines, with which the development will conform, are recorded under Reception Number 208091456.

The proposed development will provide single family residential housing lots. The future park & open space acreage along with a unique “small lot” operation provides for an alternative community type not seen in El Paso County adequate provisions for drainage and utilities and continued build-out of the approved amended Preliminary and PUD plan will enhance the public health, safety and general welfare within this portion of El Paso County. The future northerly park will be constructed with Filing No. 5 construction by the developer.

The owner understands and agrees to certain Conditions of Approval including payment of School Fees, payment of Park Fees, payment of Drainage and Bridge Fees, and payment of road impact fees that now include signal costs, negating the need for an escrow agreement for the Constitution and Hannah Ridge Drive intersection. Required fees will be paid at time of plat recording.

This application meets the final plat submittal requirements, 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). Final Plats are reviewed and approved in consideration of the review criteria found in the El Paso County Land Development Code.

1. *The subdivision is in conformance with the goals, objectives, and policies of the Master Plan.*

The Master Plan is comprised of several elements. One of the elements is the El Paso County Policy Plan (1998), which does not include site-specific land use policies, but establishes broad policies and goals which are intended to serve as a framework for decision-making regarding development of the County. The project satisfies the following relevant policies from the Policy Plan as they specifically relate to this request: **Policy 6.1.3** – Encourage new development which is contagious and compatible with previously developed areas in terms of factors such as density, land use and access. **Policy 6.1.4** – Encourage the logical timing and phasing of development to allow for the efficient and economical provision of facilities and services. **Policy 6.1.2** – Utilize buffer zones to provide mutually compatible transitions between neighborhoods and adjoining development with differing uses or densities. **Policy 6.2.11** – Encourage compatible physical character, density and scale in existing neighborhoods.

The proposed subdivision is consistent with the surrounding residential zoned properties to the north, east and west. The proposed subdivisions are adjacent to and is the logical extension of the recently platted Hannah Ridge at Feathergrass Filing No's 1, 2, 3 and 4. A pre-cast wall along the easterly boundary of the Filing 5 site will mitigate the impacts to the residential development within this plan from Akers Drive to the east and will be maintained by the HOA. The proposed subdivision is the continuation of the ongoing Hannah Ridge at Feathergrass development with similar lot sizes and densities as the completed phases of Hannah Ridge as well as existing residential development in the immediate vicinity. The site is not contained within any Small Area Plans of the County. The proposed subdivision plat is in compliance with the Parks Master Plan, which does not call for trails or parks in the site vicinity. The proposed subdivisions are also in compliance with the Master Plan for Mineral Extraction as no separate mineral estate owners were found for the property and the existing development on surrounding properties is not compatible with any potential mineral extraction operations.

2. *The subdivision is in substantial conformances with the approved preliminary plan.*

The proposed Final Plat is consistent and in conformance with the previously approved 2013 Preliminary Plan Amendment for the Hannah Ridge at Feathergrass development with the only exception being the reduction of lots to accommodate proposed drainage facilities.

3. *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.*

The proposed Final Plat is prepared in accordance with all applicable subdivision design standards.

4. *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 if this Code.*

The site is contained within the service area of Cherokee Metropolitan District and the District has agreed to serve the property. The Owner has secured water rights for the district, which are reserved for use in this development. The Office of the State Engineer has reaffirmed adequate water supply for the last four Final Plat applications contained within the operable Preliminary Plan.

5. *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.*

The site is contained within the service area of Cherokee Metropolitan District and the District has agreed to serve the property. The sanitary sewer mains to serve the proposed site will be extended from mains already constructed in Filing No's 1, 2, 3 and 4, which were approved by the District.

6. *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)].*

A soils report has been prepared for the site and the owner will comply with the recommendations of the report.

7. *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.*

The Hannah Ridge at Feathergrass development has planned a comprehensive drainage system that continues to be developed as each project phase is constructed. Filing No. 5, 6 and 7 will add adequate drainage improvements necessary to serve this subdivision as well as future phases of the project. The drainage improvements will be consistent with the operable Drainage Basin Planning Study (DBPS), The Master Development Drainage Plan (MDDP) for Hannah Ridge at Feathergrass, the Preliminary Drainage Report and the Final Drainage Reports for each subdivision filing.

8. *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.*

Each proposed lot on the site will access a public street and there are multiple exit and entry points available for the safety of the future residents. Hannah Ridge Filing No. 5 will provide the northerly extensions of Electronic Drive from Constitution Avenue. This extension will contribute to improved safety of existing Hannah Ridge residents and help to properly distribute traffic to and from the overall development. Access also includes routes to Hannah Ridge Drive and Constitution Avenue, Winslow Park Drive to Akers Drive, and Hunter Jumper Drive to Akers Drive. At no time will any platted subdivision (regardless of order) have less than two points of access)

9. *Necessary services, including police and fire protection, recreation, utilities, and transportation systems, are or will be made available to serve the proposed subdivision.*

The site is located within the jurisdiction of the El Paso County Sheriff's Office. The Sheriff's office currently provided police protection for the site and surrounding area. Hannah Ridge at Feathergrass Filing No. 7 is located within two fire protection districts (5 and 6 are with Falcon), the Cimarron Hills Fire Department on the west and the Falcon Fire Protection District on the east. Fire Hydrant locations for the site are being reviewed and approved by both fire departments. Water and Sanitary Sewer infrastructure is being provided by the developer in accordance with Cherokee Metropolitan District standards. The completed development will include natural open space and a park area. Transportation is provided by the adjacent existing and proposed roadway system.

10. *The final plans provide evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code.*

Hannah Ridge at Feathergrass Filing No. 7 is located within two fire protection districts (5 and 6 are within Falcon), the Cimarron Hills Fire Department on the west and Falcon Fire Protection District on

the east. The water main system is designed to provide adequate fire flows at the site as reviewed by Cherokee Metropolitan District. Fire Hydrant locations for the site are being reviewed and approved by both fire departments.

11. *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.*

Off-site transportation and drainage impacts are considered and mitigated by the recommendations of the Final Drainage Report and Traffic Impact Study Update Memo. The owners of the subdivision have constructed Akers Drive and made necessary turn lane improvements on Constitution Avenue. The developer will also make improvements to Constitution Avenue by adding sidewalk along the development frontage. With the recent amendment to the El Paso County Road Impact Fee, a separate escrow for the future signal at Hannah Ridge Drive and Constitution Avenue will no longer be required. The owner has requested the property be admitted to PID #2.

12. *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 Improvement Agreement (SIA) includes provision to guarantee construction of the necessary infrastructure. The platting of the site will include the collection of the applicable Drainage Fees, School Fees and Park Fees.

13. *The subdivision meets other applicable sections of Chapter 6 and 8.*

The subdivision meets the requirements of the Land Development Code and previous subdivision plat filings were approved by the BOCC in 2014 and 2016.

14. *The extraction of any known commercial mining deposit shall not be impeded by this subdivision [C.R.S. 34-1-302(1), et seq.].*

No separate mineral estate owners were found for the property and the existing development on surrounding properties is not compatible with any potential mineral extraction operations.

EXISTING AND PROPOSED FACILITIES, STRUCTURES, ROADS, ETC.:

All adjacent roadway and utility infrastructure are in place to support the next logical phases of development for this previously approved residential community.

Existing offsite roads include Constitution Avenue (160' row) to which this developer has made previous improvements, Akers Drive (80' row) constructed by this owner/developer in cooperation with El Paso County. Other existing facilities include the storm drain line along the north side of Constitution Avenue, the box culvert crossing of Constitution Avenue at Akers Drive and various utility line stub-outs in Akers Drive and Constitution Avenue that were previously constructed by this owner/developer. Hannah Ridge at Feathergrass Filing No. 5 will also include additional improvements to Akers Drive at the proposed Electronic Drive intersection, including curb returns, sound wall and public sidewalks.

Existing facilities provided in Hannah Ridge at Feathergrass include Hunter Jumper Drive (60-80' row), Winslow Park Drive (60' row), Hunter Jumper Drive (60' row) and all of Shawnee Drive all as is as well as the associated mainline utilities and utility services for the lots. Storm drainage and stormwater quality facilities were also provided.

Existing facilities provided in adjacent Hannah Ridge at Feathergrass Filing No. 2 include a portion of Hunter Jumper Drive (60-80' row), a portion of Winslow Park Drive (60' row), all of Half Chaps Court (60' row), and a portion of Hannah Ridge Drive (60'-90' row) as well as the associated mainline utilities and utility services for

the lots. Storm drain in Hannah Ridge Drive and Half Chaps Court, the Hannah Ridge Drive concrete box culvert, and stormwater quality facilities were also provided.

Facilities provided in Filing No. 3 include a portion of Hunter Jumper Drive (60' row), a portion of Winslow Park Drive (60' row), a portion of Grand Prix Court (50' row), and all of Horsemanship Court (50' row). Filing No. 3 facilities included the associated mainline utilities and utility services for the lots, the major storm drain line that conveys the Sand Creek Tributary 6 storm flows south to the Constitution Avenue channel, and storm drain lines in Hunter Jumper Drive and the necessary stormwater quality facilities.

Facilities provide in Filing No. 4 include the westerly portion of Hunter Jumper Drive (60' row), the westerly portion of Winslow Park Drive (60' row), all of Shawnee Drive (60' row) from Constitution Avenue to Winslow Park Drive, and a portion of Pony Club Lane (50' row). Filing No. 4 facilities include the associated mainline utilities and utility services for the lots, storm drain facilities in Shawnee Drive and the necessary stormwater quality facilities.

Utility Providers:

Water and Wastewater:	Cherokee Metro District
Gas:	Colorado Springs Utilities
Electrical:	Mountain View Electric

UTILITIES- WATER AND SEWER:

Water and sewer will be provided by Cherokee Metropolitan District. The district has provided a detailed Service Commitment letter which explains how capacity is available for the planned development. The developer has purchased water rights and transferred these rights to Cherokee Metropolitan District, which has in turn reserved this water for use in the Hannah Ridge at Feather grass development. The developer will construct all streets, utilities and storm drainage improvements. Utilities will be routed underground in the public streets and utility easement per El Paso County design standard. Cherokee Metropolitan District will provide maintenance of proposed water and sewer system.

FIRE PROTECTION:

Hannah Ridge at Feathergrass Filing No. 5 and 6 are located completely within the Falcon Fire Protection District and the District has provided a letter of agreement to serve. Additionally, the overall Hann Ridge development property is located within two fire protection districts, the Cimarron Hills Fire Department on the west and the Falcon Fire Protection District on the east. This boundary between the two is located just east of the Hannah Ridge at Feathergrass Filing No. 4 property, extending to the north and south which travels thru the proposed Filing No. 7. In practice, both fire districts respond to incidents in the border area.

PROPOSED USES, RELATIONSHIP BETWEEN USES AND DENSITIES:

Single-Family parcels are adjacent to the site on the west and south. Existing single-family residential development exist to the west and northwest on the opposite side of the adjacent Rock Island Trail. Densities of this proposal are comparable to densities to the existing surrounding subdivisions.

LANDSCAPING AND BUFFERING:

Frontage of Akers Drive will be landscaped in accordance with the approved PUD plan. Landscape trees will be planted and pre-cast concrete wall will be constructed along the west side of Akers Drive.

Street right-of-way's and entries will also be landscaped as indicated on the PUD Plan. The landscaping, wall and open space tracts are to be installed by the Developer of the project and will be maintained by the Communities at Feathergrass Homeowners Association, an existing HOA.

PROPOSED ACCESS LOCATIONS:

Access locations have been previously identified by EL Paso County at both Electronic Drive and Akers Drive and along Winslow Park Drive. All proposed access points are full movement. A Traffic Impact Study update memo for the proposed development is provided with this application.

TRAFFIC IMPACT FEES:

This development is subject to fees established by the El Paso County Road Impact Fee Program per El Paso County Resolution Number 12-382. The owner is petitioning for inclusion of the new residential lots into the Public Improvements District No. 2 (the 10 mil PID). Single-family Detached dwelling in the 10-mil PID is \$1,221.00. This fee will be paid at the time of building permit issuance. The Hannah Ridge at Feathergrass property is also contained within the Constitution Heights Metropolitan District and lots subject to traffic impact related building permit fees pursuant to a 2009 IGA. The fee in Hannah Ridge at Feathergrass is \$637.15 per single family residential lot to be paid at the building permit issuance. However, the lots in Hannah Ridge at Feathergrass are also eligible for credit in the El Paso County Road Impact Fee Program as established by El Paso County Resolution Number 12-389. The credit is designed to offset the contribution mandated by the IGA as well as amounts already contributed to the County's transportation system in the form of road construction and dedication of right of way for portions of Constitution Avenue and Akers Drive by the developer.

A summary of the fees for each single-family lot in the subdivision is provided below:

The development enters Public Improvements District No. 2 (the 10 mil PID) and is subject to the requirements thereof. The developer will pay the \$923.00 fee to El Paso County pursuant to the 2009 IGA and Resolution 12-389. The county will reimburse Pikes Peak Rural Transportation Authority from this fee payment. The accrual and use of any credit in the El Paso County Road Impact Fee Program is governed according to Resolution 12-389.

Sm/111605/letter of intent

HANNAH RIDGE AT FEATHERGRASS FILING NO. 6

A REPLAT OF TRACT B OF HANNAH RIDGE AT FEATHERGRASS FILING NO. 7, RECEPTION NO. _____, RECORDS OF EL PASO COUNTY, COLORADO, SECTION 32, TOWNSHIP 13 SOUTH, RANGE 65 WEST, COLORADO WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

KNOW ALL MEN BY THESE PRESENTS:

THAT FEATHERGRASS INVESTMENTS, LLC A COLORADO LIMITED LIABILITY COMPANY BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND TO WIT:

LEGAL DESCRIPTION:

TRACT B AS PLATTED IN HANNAH RIDGE AT FEATHERGRASS FILING NO. 7 RECORDED UNDER RECEPTION NO. _____ RECORDS OF EL PASO COUNTY, COLORADO, BEING A PORTION OF SECTION 32, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO.

CONTAINING A CALCULATED AREA OF 7.354 ACRES.

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, TRACTS, STREETS, AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF HANNAH RIDGE AT FEATHERGRASS FILING NO. 6. 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.

OWNER:

THE AFOREMENTIONED, FEATHERGRASS INVESTMENTS, LLC A COLORADO LIMITED LIABILITY COMPANY HAS EXECUTED THIS INSTRUMENT THIS ___ DAY OF _____, 20__.

WITNESS MY HAND AND OFFICIAL SEAL.

AS _____ OF FEATHERGRASS INVESTMENTS, LLC A COLORADO LIMITED LIABILITY COMPANY

STATE OF COLORADO)
)ss
COUNTY OF EL PASO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20__ A.D. BY _____

AS _____ OF FEATHERGRASS INVESTMENTS, LLC A COLORADO LIMITED LIABILITY COMPANY

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

ACCEPTANCE CERTIFICATE FOR TRACTS

THE DEDICATION OF TRACT A WITH USES STATED IN THE TRACT TABLE, ARE HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY THE HANNAH RIDGE HOMEOWNER'S ASSOCIATION, INC., A COLORADO NONPROFIT CORPORATION.

BY:

AS _____ OF HANNAH RIDGE HOMEOWNER'S ASSOCIATION, INC., A COLORADO NONPROFIT CORPORATION.

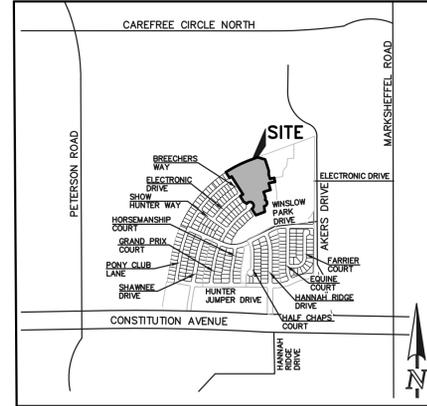
STATE OF COLORADO)
)ss
COUNTY OF EL PASO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20__ A.D. BY _____

AS _____ OF HANNAH RIDGE HOMEOWNERS ASSOCIATION, INC., A COLORADO NONPROFIT CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC



VICINITY MAP
N.T.S.

GENERAL NOTES:

1. THE DATE OF PREPARATION IS OCTOBER 4, 2018.
2. THE TRACT OF LAND HEREIN PLATTED LIES WITHIN SECTION 32, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN.
3. UNLESS SHOWN OTHERWISE, ALL FRONT LOT LINES ARE HEREBY PLATTED WITH A 5.00 FOOT WIDE PUBLIC IMPROVEMENT AND UTILITY EASEMENT, AND A 10.00 FOOT WIDE PUBLIC UTILITY EASEMENT. ALL SIDE LOT LINES ARE HEREBY PLATTED WITH A 5.00 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT AND ALL REAR LOT LINES ARE HEREBY PLATTED WITH A 10.00 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT, WITH THE SOLE RESPONSIBILITY FOR THE SURFACE MAINTENANCE OF EASEMENTS BEING VESTED WITH THE INDIVIDUAL PROPERTY OWNER.
4. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED AND ARE ON FILE AT THE COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: WATER RESOURCE REPORT; WASTEWATER DISPOSAL REPORT; GEOLOGY AND SOILS REPORT; FIRE PROTECTION REPORT; WILDFIRE HAZARD REPORT; NATURAL FEATURES REPORT; TRANSPORTATION IMPACT STUDY.
5. THE TOTAL NUMBER OF LOTS BEING PLATTED IS 33. THE TOTAL NUMBER OF TRACTS BEING PLATTED IS 1.
6. THE ARTICLES OF INCORPORATION FOR HANNAH RIDGE HOMEOWNER'S ASSOCIATION, INC., WERE FILED WITH THE COLORADO SECRETARY OF STATE UNDER IDENTIFICATION NUMBER 20171203918. THIS PLAT IS SUBJECT TO THE TERMS AND CONDITIONS AS SET FORTH IN THE RESTRICTIONS AND COVENANTS AS RECORDED AT RECEPTION NO. 217032014 OF THE RECORDS OF EL PASO COUNTY, COLORADO, AS AMENDED.
7. DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS, IF ANY, OF A APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DEPARTMENT OF WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORP. OF ENGINEERS, THE U.S. FISH & WILDLIFE SERVICE AND/OR COLORADO DEPARTMENT OF WILDLIFE REGARDING THE ENDANGERED SPECIES ACT.
8. THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
9. FLOODPLAIN STATEMENT: THIS SITE, HANNAH RIDGE AT FEATHERGRASS FILING NO. 6, IS NOT WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, MAP NUMBER 08041C07526, DATED DECEMBER 7, 2018.
10. 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, 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 PLANNING AND COMMUNITY DEVELOPMENT 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.

GENERAL NOTES (CONT.):

11. THIS PLAT IS REGULATED BY A P.U.D. DEVELOPMENT PLAN AS RECORDED UNDER RECEPTION NO. 208091457 AND P.U.D. DEVELOPMENT GUIDELINES AS RECORDED UNDER RECEPTION NO. 208091456 OF THE RECORDS OF EL PASO COUNTY AND AS AMENDED.
12. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY DEPARTMENT OF TRANSPORTATION AND UNITED STATES POSTAL SERVICE REGULATIONS.
13. FIRE PROTECTION IS BY FALCON FIRE PROTECTION DISTRICT AND CIMARRON HILLS FIRE PROTECTION DISTRICT.
14. THE HANNAH RIDGE HOMEOWNER'S ASSOCIATION, INC. SHALL MAINTAIN ALL IMPROVEMENTS LYING WITHIN MEDIANS, ISLANDS AND SIMILAR AREAS LYING WITHIN THE PLATTED RIGHT OF WAY.
15. 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 STATE STATUTE 18-4-508, C.R.S.
16. THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAY AND TITLE OF RECORD, CLASSIC CONSULTING ENGINEERS AND SURVEYORS AND THE SURVEYOR OF RECORD RELIED UPON THE TITLE COMMITMENT ORDER NUMBER 181498-AMENDMENT NO. 1 PREPARED BY CAPSTONE TITLE AS AGENT FOR STEWART TITLE GUARANTY, WITH AN EFFECTIVE DATE OF AUGUST 20, 2018 AT 8:00 A.M.
17. PURSUANT TO RESOLUTION _____, APPROVED BY THE BOARD OF DIRECTORS, EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT AND RECORDED IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDED AT RECEPTION NO. _____ THE PARCELS WITHIN THE PLATTED BOUNDARIES OF HANNAH RIDGE AT FEATHERGRASS FILING NO. 6 ARE INCLUDED WITHIN THE BOUNDARIES OF THE EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT NO. 2 AND AS SUCH ARE SUBJECT TO APPLICABLE ROAD IMPACT FEES AND MILL LEVY.
18. A DRIVEWAY PERMIT IS REQUIRED TO BE APPLIED FOR AND APPROVED BY EL PASO COUNTY DEVELOPMENT SERVICES DEPARTMENT PRIOR TO THE ESTABLISHMENT OF ANY DRIVEWAY.
19. 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.
20. INDIVIDUAL LOT PURCHASERS ARE RESPONSIBLE FOR CONSTRUCTING DRIVEWAYS, INCLUDING NECESSARY DRAINAGE CULVERTS PER LAND DEVELOPMENT CODE SECTION 6.3.3.C.2 AND 6.3.3.C.3.
21. BASIS OF BEARINGS: A PORTION OF THE EASTERLY BOUNDARY OF HANNAH RIDGE AT FEATHERGRASS FILING NO. 1 BEING MONUMENTED AT THE BOTH ENDS BY A 1-1/2" ALUMINUM CAP STAMPED "PLS 27605", IS ASSUMED TO BEAR S00°21'33"W, A DISTANCE OF 1997.45 FEET.
22. TRACT A IS FOR PARKS, OPEN SPACE AND PUBLIC UTILITIES. TRACT WILL BE OWNED AND MAINTAINED BY THE HANNAH RIDGE HOMEOWNERS ASSOCIATION, INC. OWNERSHIP OF SAID TRACT TO BE CONVEYED BY SEPARATE DOCUMENT.
23. ALL LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO AN AVIGATION EASEMENT AS RECORDED UNDER RECEPTION NO. 214022684 IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO.
24. UTILITY PROVIDERS:
SANITARY SEWER: CHEROKEE METROPOLITAN DISTRICT
WATER: CHEROKEE METROPOLITAN DISTRICT
ELECTRIC: MOUNTAIN VIEW ELECTRIC ASSOCIATION
25. ALL PROPERTY WITHIN THIS SUBDIVISION IS INCLUDED IN THE CONSTITUTION HEIGHTS METROPOLITAN DISTRICT AS EVIDENCED BY INSTRUMENT RECORDED UNDER RECEPTION NO. 209112366.

SUMMARY TABLE:

LOTS	SQUARE FEET	PERCENTAGE	OWNER	MAINTENANCE
TRACT A (PARKS, OPEN SPACE, PUBLIC UTILITIES, DRAINAGE DETENTION POND)	63,427	19.80%	HOA	HOA
LOTS (33 TOTAL) R.O.W.	193,163 63,737	60.30% 19.90%	INDIVIDUAL LOT OWNERS COUNTY	COUNTY
TOTAL	320,327	100%		

SURVEYOR'S STATEMENT:

I, DOUGLAS P. REINELT, A DULY LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON DATE OF 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 PROVISION OF THE EL PASO COUNTY LAND DEVELOPMENT CODED.

I ATTEST THE ABOVE ON THIS _____ DAY OF _____, 20__.

DOUGLAS P. REINELT, PROFESSIONAL LAND SURVEYOR _____ DATE _____
COLORADO P.L.S. NO. 30118
FOR AND ON BEHALF OF CLASSIC CONSULTING,
ENGINEERS AND SURVEYORS, LLC.

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.

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

THIS PLAT FOR HANNAH RIDGE AT FEATHERGRASS FILING NO. 6 WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THIS _____ DAY OF _____, 20__ SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RESOLUTION OF APPROVAL. THE DEDICATIONS OF LAND TO THE PUBLIC (STREETS AND EASEMENTS) ARE ACCEPTED, BUT PUBLIC IMPROVEMENTS THEREON WILL NOT BECOME 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.

PRESIDENT, BOARD OF COUNTY COMMISSIONERS _____ DATE _____

DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT _____ DATE _____

COUNTY ASSESSOR _____ DATE _____

CLERK AND RECORDER:

STATE OF COLORADO)
)ss
COUNTY OF EL PASO)
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT O'CLOCK __M. THIS _____ DAY OF _____, 20__, A.D., AND IS DULY RECORDED AT RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

CHUCK BROERMAN, RECORDER

BY: _____
DEPUTY

DRAINAGE: SANDCREEK BASIN

BRIDGE FEES: SANDCREEK BASIN

URBAN PARK: _____

REGIONAL PARK: _____

SCHOOL FEE: DISTRICT 11

OWNER:
FEATHERGRASS INVESTMENTS, LLC
4715 NORTH CHESTNUT STREET,
SUITE 200
COLORADO SPRINGS, CO 80907

APPLICANT:
ELITE PROPERTIES OF AMERICA, INC.
6385 CORPORATE DRIVE, SUITE 200
COLORADO SPRINGS, CO 80919

PRELIMINARY
THIS DOCUMENT HAS NOT BEEN
PLAT CHECKED

HANNAH RIDGE AT FEATHERGRASS
FILING NO. 6
JOB NO. 1116.06
OCTOBER 4, 2018
SHEET 1 OF 3



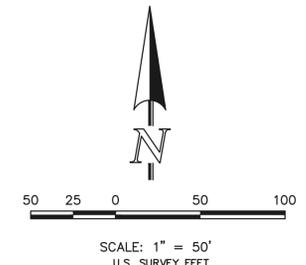
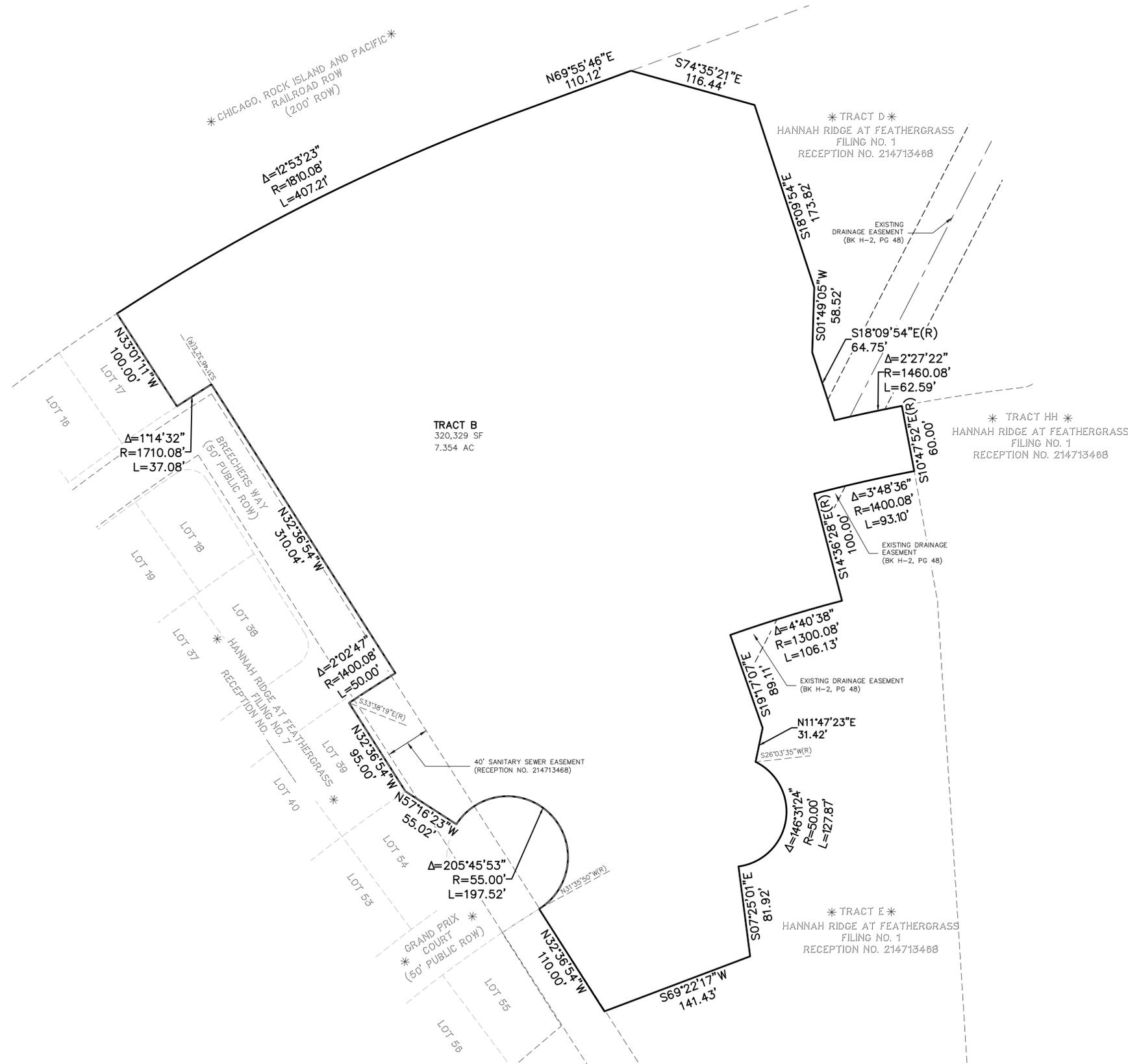
NO.	REVISION	DATE
1	COUNTY COMMENTS	12-17-18
2	BOUNDARY REVISION	12-17-18
3	COUNTY COMMENTS	01-21-19

619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903 (719)785-0790
(719)785-0799 (Fax)

HANNAH RIDGE AT FEATHERGRASS FILING NO. 6

A REPLAT OF TRACT B OF HANNAH RIDGE AT FEATHERGRASS FILING NO. 7, RECEPTION NO. _____, RECORDS OF EL PASO COUNTY, COLORADO
SECTION 32, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

AS PLATTED



PRELIMINARY
THIS DOCUMENT HAS NOT BEEN
PLAT CHECKED

HANNAH RIDGE AT FEATHERGRASS
FILING NO. 6
JOB NO. 1116.06
OCTOBER 4, 2018
SHEET 2 OF 3



HANNAH RIDGE AT FEATHERGRASS FILING NO. 6

A REPLAT OF TRACT B OF HANNAH RIDGE AT FEATHERGRASS FILING NO. 7, RECEPTION NO. _____, RECORDS OF EL PASO COUNTY, COLORADO SECTION 32, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

AS REPLATTED



$\Delta=3^{\circ}04'24''$
 $R=2010.08'$
 $L=107.82'$

1-1/2" ALUMINUM SURVEYORS CAP STAMPED "PLS 27605"

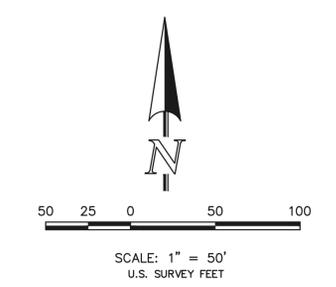
BASIS OF BEARING $00^{\circ}21'33.00''$ 1997.45'

1-1/2" ALUMINUM SURVEYORS CAP STAMPED "PLS 27605"

* TRACT D *
HANNAH RIDGE AT FEATHERGRASS FILING NO. 1
RECEPTION NO. 214713468

* TRACT HH *
HANNAH RIDGE AT FEATHERGRASS FILING NO. 1
RECEPTION NO. 214713468

PRELIMINARY
THIS DOCUMENT HAS NOT BEEN PLAT CHECKED



- LEGEND**
- NO. 5 REBAR WITH 1-1/2" ALUMINUM SURVEYORS CAP STAMPED "COES LLC PLS 30118" TO BE SET
 - RECOVERED MONUMENT AS NOTED
 - (XXXX) ADDRESS
 - * NOT PART OF THIS PLAT
 - (R) RADIAL BEARING

* TRACT E *
HANNAH RIDGE AT FEATHERGRASS FILING NO. 1
RECEPTION NO. 214713468

HANNAH RIDGE AT FEATHERGRASS FILING NO. 6
JOB NO. 1116.06
OCTOBER 4, 2018
SHEET 3 OF 3



619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903
(719)785-0790
(719)785-0799 (Fax)



February 13, 2019

El Paso County Development Services Department
2880 International Circle, Suite 110
Colorado Springs, CO 80910-3127

RE: Hannah Ridge at Feathergrass Filing Nos. 1-7 and Shops
Final Plat
Sec. 32, Twp. 13S, Rng. 65W, 6th P.M.
Water Division 2, Water District 10
CDWR Assigned Subdivision No. 21286

To Whom It May Concern:

We received your revised submittal dated January 12, 2019 concerning the Final Plat for Hannah Ridge at Feathergrass Filing Nos. 1-7 and Shops. Our office previously provided comments for the Hannah Ridge at Feathergrass on the following dates:

Hannah Ridge at Feathergrass Preliminary Plan Amendment on May 13, 2013

Filing No. 1 on September 19, 2013

Shops on January 21, 2014

Filing No. 2 on August 10, 2015

Filing No. 3 (replat of Tract FF) on May 31, 2017

Filing No. 4 (replat of Tract GG) on June 14, 2017

Filing No. 5 (replat of Tracts HH and JJ; Phases 5 and 6 in the preliminary plat) on November 19, 2018

Filing No. 6 (replat of Tract KK; Phase 7 in the preliminary plat; Phase 8 in subsequent correspondence) on November 19, 2018

Filing No. 7 (replat of Tract LL; Phase 8 in the preliminary plat; Phase 7 in subsequent correspondence) on November 19, 2018

The proposed supply of water and wastewater disposal is to be served by the Cherokee Metropolitan District (“Cherokee”).

Water Supply Demand

The Water Supply Information Summary, Form No. GWS-76, included with the previous submittals provided an estimated water demand of 0.42 acre-feet/year per lot for 344 lots, 11.03 acre-feet/year for irrigation of 4.59 acres, and 1.68 acre-feet/year for shops for a total estimated water demand of 156.97 acre-feet/year. Per correspondence with Jonathon Smith, Water and Wastewater Collections Manager for Cherokee, more recent engineering reports support a conservative estimate of water use for single family homes to be 0.31 acre-feet per year. This is consistent with standard water use rate, as found in the Guide to Colorado Well Permits, Water Rights, and Water Administration. The estimated water demand for



the subdivision has been amended to 119.35 acre-feet/year, as shown in the following table:

Phase	Single Family Residential			Park/Open Space		Filing Total Demand (AF)		Running Total Demand (AF)	
	No. Lots	Demand, Initial (AF)	Demand, Revised (AF)	No. Acres	Demand (AF)	Initial	Revised	Initial	Revised
1	45	18.90	13.95	0.5	1.05	19.95	15.00	19.95	15.00
2	39	16.38	12.09	0	0	16.38	12.09	36.33	27.09
3	39	21.84	12.09	1.3	2.73	19.11	14.82	55.44	41.94
4	52	22.88	16.12	0	0	21.84	16.12	77.28	58.03
5	55	13.86	17.05	1.32	3.43	26.31	20.48	103.59	78.51
6	33	13.86	10.23	1.47	3.82	17.68	14.05	121.27	92.56
7	81	34.02	25.11	0	0	34.02	25.11	155.29	117.67
Shops	1	1.68	1.68	0	0	1.68	1.68	156.97	119.35

Source of Water Supply

The proposed source of water is to be served by Cherokee, and an August 17, 2018 letter of commitment was included with the most recent submittal. According to the letter, a 76 acre-feet per year source of water was purchased by Sand Creek Investments North, LLC for Hannah Ridge at Feathergrass subdivisions.

The first source of water is 60.5 acre-feet per year of the Kane Water Right, as documented by the October 11, 2006 “Water and Sewer Service Agreement” between Cherokee and Sand Creek Investments North, LLC. The Kane Water Right is not a separate water right, but rather a contractual water right for a portion of water removed under contract from the Sweetwater Well Field operated by Cherokee. The Kane Water Right is not viewed by this office as a commitment from Cherokee, but a pre-existing “first-in-line” delivery that Cherokee accepted upon assuming control of the Sweetwater Well Field. Since Sweetwater Nos. 1-3, 5, 8-9, 11, 13 and 15-16 are currently the only wells that may legally be used to supply water outside of the Designated Basin, the State Engineer’s Office based its opinion on the understanding that the 200 acre-feet would come from Sweetwater Nos. 1-3, 5, 8-9, 11, 13 and 15-16.

The second source of water is 76 acre-feet per year of Tipton Water, as documented by the December 4, 2006 “Water and Sewer Service Agreement” between Cherokee and Sand Creek Investments North, LLC. The 76 acre-feet is part of 225 acre-feet of fully consumable and exportable water adjudicated to the Tipton Well in Colorado Ground Water Commission Case No. 91GW01, for use and export outside of the Upper Black Squirrel Creek Designated Ground Water Basin.

An October 15, 2018 letter of commitment dedicates an additional 0.62 acre-feet/year to Hannah Ridge at Feathergrass subdivision, for a total of 137.12 acre-feet per year.

Additional Comments

Should the development include construction and/or modification of any storm water structures, the Applicant should be aware that, unless the storm water

structure(s) can meet the requirements of a “storm water detention and infiltration facility” as defined in section 37-92-602(8), Colorado Revised Statutes, the structure may be subject to administration by this office. The applicant should review DWR’s Administrative Statement Regarding the Management of Storm Water Detention Facilities and Post-Wildland Fire Facilities in Colorado, available on the Colorado Division of Water Resources website at: <http://water.state.co.us/DWRIPub/Documents/DWR%20Storm%20Water%20Statement.pdf>, to ensure that the notice, construction and operation of the proposed structure meets statutory and administrative requirements.

State Engineer’s Office Opinion

Pursuant to Section 30-28-136(1)(h)(II), C.R.S., it is the opinion of this office that the proposed water supply for Filing Nos. 1-7 and Shops of Hannah Ridge at Feathergrass can be provided without causing injury to decreed water rights and is expected to be adequate.

The Sweetwater Wells (from which the Kane Water Right is withdrawn from) and the Tipton Well (from which the Tipton Water is withdrawn from) are constructed into the Quaternary alluvium, which is considered to be annually renewable with no administrative life span. The long term adequacy of any ground water source may be subject to fluctuations due to hydrological and climatic trends.

Should you have any questions concerning this matter, please feel free to contact me directly.

Sincerely,



Kate Fuller, P.E.
Water Resources Engineer

ec: Bill Tyner, Division 2 Engineer
Doug Hollister, District 10 Water Commissioner
Jonathon Smith, Cherokee Metropolitan District

KFF:kff