



## Planning and Community Development Department

2880 International Circle, Colorado Springs, CO 80910

Phone 719.520.6300 | Fax 719.520.6695 | [www.elpasoco.com](http://www.elpasoco.com)

### Type D Application Form (1-2C)

Please see comment.

Rafael  
5/6/2022

- on type  
on of a
- Appeal
  - Approval of Location
  - Board of Adjustment
  - Certification of Designation
  - Const. Drawings, Minor or Major
  - Development Agreement
  - Final Plat, Minor or Major
  - Final Plat, Amendment
  - Minor Subdivision
  - Planned Unit Dev. Amendment, Major
  - Preliminary Plan, Major or Minor
  - Rezoning
  - Road Disclaimer
  - SIA, Modification
  - Sketch Plan, Major or Minor
  - Sketch Plan, Revision
  - Solid Waste Disposal Site/Facility
  - Special District
  - Special Use
    - Major
    - Minor, Admin or Renewal
  - Subdivision Exception
  - Vacation
    - Plat Vacation with ROW
    - Vacation of ROW
  - Variances
    - Major
    - Minor (2<sup>nd</sup> Dwelling or Renewal)
    - Tower, Renewal
  - Vested Rights
  - Waiver or Deviation
  - Waiver of Subdivision Regulations
  - WSEO
  - Other: \_\_\_\_\_

This application form shall be accompanied by all required support materials.

**PROPERTY INFORMATION:** Provide information to identify properties and the proposed development. Attached additional sheets if necessary.

Property Address(es): 0 MESA RIDGE PKWY (north end of Landover Lane)	
Tax ID/Parcel Numbers(s) 5529100006	Parcel size(s) in Acres: 10.218
Existing Land Use/Development: VACANT	Zoning District: PUD (Proposed) RS-6000 (current)

- Check this box if **Administrative Relief** is being requested in association with this application and attach a completed Administrative Relief request form.
- Check this box if any **Waivers** are being requested in association with this application for development and attach a completed Waiver request form.

**PROPERTY OWNER INFORMATION:** Indicate the person(s) or organization(s) who own the property proposed for development. Attach additional sheets if there are multiple property owners.

Name (Individual or Organization): CSJ NO 1 LLC	
Mailing Address: 111 S TEJON STREET, SUITE 222, COLORADO SPRINGS, CO	
Daytime Telephone: 719-661-5527	Fax:
Email or Alternative Contact Information: bingels@norwood.dev.	

#### For PCD Office Use:

Date:	File :
Rec'd By:	Receipt #:
DSD File #:	

**Description of the request:** (submit additional sheets if necessary):

Goodwin Knight is submitting this project requesting approval of a Final Plat necessary to legalize existing parcel to create a single lot. The plan proposes up to 122 attached (for rent) dwelling units, sales center/amenity center, & open space.



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**APPLICANT(S):** Indicate person(s) submitting the application if different than the property owner(s) (attach additional sheets if necessary)

Name (Individual or Organization): HR Green Development, LLC Attn: Phil Stuepfert and/or Ken Huhn	
Mailing Address: 1975 Research Parkway Suite 230, COLORADO SPRINGS, COLORADO, 80920	
Daytime Telephone: 720-602-4941	Fax:
Email or Alternative Contact Information: pstuepfert@hrgreen.com, khuhn@hrgreen.com	

**AUTHORIZED REPRESENTATIVE(S):** Indicate the person(s) authorized to represent the property owner and/or applicants (attach additional sheets if necessary).

Name (Individual or Organization): Goodwin Knight, Dave Morrison	
Mailing Address: 8605 Explorer Dr. Suite 250, Colorado Springs, CO 80920	
Daytime Telephone: 719.598.5190 Ext: 2027	Fax:
Email or Alternative Contact Information: dmorrison@GoodwinKnight.com	

**AUTHORIZATION FOR OWNER'S APPLICANT(S)/REPRESENTATIVE(S):**

An owner signature is not required to process a Type A or B Development Application. An owner's signature may only be executed by the owner or an authorized representative where the application is accompanied by a completed Authority to Represent/Owner's Affidavit naming the person as the owner's agent

**OWNER/APPLICANT AUTHORIZATION:**

To the best of my knowledge, the information on this application and all additional or supplemental documentation is true, factual and complete. I am fully aware that any misrepresentation of any information on this application may be grounds for denial or revocation. I have familiarized myself with the rules, regulations and procedures with respect to preparing and filing this application. I also understand that an incorrect submittal may delay review, and that any approval of this application is based on the representations made in the application and may be revoked on any breach of representation or condition(s) of approval. I verify that I am submitting all of the required materials as part of this application and as appropriate to this project, and I acknowledge that failure to submit all of the necessary materials to allow a complete review and reasonable determination of conformance with the County's rules, regulations and ordinances may result in my application not being accepted or may extend the length of time needed to review the project. I hereby agree to abide by all conditions of any approvals granted by El Paso County. I understand that such conditions shall apply to the subject property only and are a right or obligation transferable by sale. I acknowledge that I understand the implications of use or development restrictions that are a result of subdivision plat notes, deed restrictions, or restrictive covenants. I agree that if a conflict should result from the request I am submitting to El Paso County due to subdivision plat notes, deed restrictions, or restrictive covenants, it will be my responsibility to resolve any conflict. I hereby give permission to El Paso County, and applicable review agencies, to enter on the above described property with or without notice for the purposes of reviewing this development application and enforcing the provisions of the LDC. I agree to at all times maintain proper facilities and safe access for inspection of the property by El Paso County while this application is pending.

Owner (s) Signature:  Date: \_\_\_\_\_

Owner (s) Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Applicant (s) Signature: Phil Stuepfert Date: 03-28-22

FINAL PLAT

COTTAGES AT MESA RIDGE

A PORTION OF THE NORTHWEST QUARTER OF SECTION 28 AND THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M. COUNTY OF EL PASO, STATE OF COLORADO

KNOW ALL BY THESE PRESENTS:

That CSJ No. 1, LLC, a Colorado limited liability company, being the owner of the following described tract of land to wit:

LEGAL DESCRIPTION:

BEGINNING at the Northwest corner of the Northwest Quarter of Section 28, Township 15 South, Range 65 West of the 6th Principal Meridian; thence N 89°41'59" E along the North line of said Northwest Quarter, a distance of 117.30 feet to a point on the West line of Powers Boulevard as recorded under Book 6788 at Page 531 of the records of the El Paso County Clerk and Recorders Office; thence along the West line of said Powers Boulevard, 933.14 feet along the arc of a 1,096.98 foot radius curve to the right, having a central angle of 48°44'17" and a chord that bears S 12°56'23" W, 905.26 feet to a point on the Northerly line of that parcel of land described under Book 5506 at Page 1290 of said records; thence the following eight (8) courses along said Northerly lines and Easterly lines of said parcel of land described under Book 5506 at Page 1290: 1) N 84°16'00" W, a distance of 198.99 feet; 2) 46.11 feet along the arc of a 540.00 foot radius tangent curve to the left, having a central angle of 04°53'33" and a chord that bears N 86°42'46" W, 46.10 feet; 3) N 89°09'33" W, a distance of 124.09 feet; 4) 100.02 feet along the arc of a 140.00 foot radius tangent curve to the right, having a central angle of 40°56'07" and a chord that bears N 68°41'30" W, 97.91 feet; 5) N 48°13'27" W, a distance of 126.77 feet; 6) 6.49 feet along the arc of an 8.00 foot radius tangent curve to the right, having a central angle of 46°29'23" and a chord that bears N 24°58'45" W, 6.31 feet; 7) N 01°44'04" W, a distance of 137.18 feet; 8) 87.71 feet along the arc of a 135.00 foot radius tangent curve to the left, having a central angle of 37°13'35" and a chord that bears N 20°21'02" W, 86.18 feet to the Southwest corner of Lot 15, Block 3, Sunrise Ridge Subdivision Filing No. 8 as recorded under Reception No. 1722613 of said records; thence the following two (2) courses along the Easterly line of said Sunrise Ridge Subdivision Filing No. 8: 1) 511.39 feet along the arc of a 1,034.60 foot radius curve to the left, having a central angle of 28°19'14" and a chord that bears N 58°13'41" E, 506.20 feet to a point of compound curvature; 2) 283.12 feet along the arc of a 500.00 foot radius curve to the left, having a central angle of 32°26'36" and a chord that bears N 27°50'47" E, 279.35 feet to a point on the North line of the Northeast Quarter of Section 29, Township 15 South, Range 65 West of the 6th Principal Meridian; thence N 89°57'13" E along the North line of said Northeast Quarter, a distance of 115.21 feet to the Point of Beginning.

Containing a calculated area of 445,104 square feet (10.218) acres of land, more or less.

DEDICATION

The above owner has caused said parcel of land to be platted into a lot and easements as shown hereon. The undersigned does hereby grant and convey to the County of El Paso all right-of-way dedications and easements for public use. The tract of land herein platted shall be known as COTTAGES AT MESA RIDGE in the County of El Paso, State of Colorado.

OWNERSHIP AND ACKNOWLEDGMENT STATEMENT:

The aforementioned, CSJ No. 1, LLC, a Colorado Limited Liability Company, has executed this instrument this \_\_\_\_ day of , 20\_\_\_\_, A.D.

David D. Jenkins, Authorized Agent CSJ No. 1, LLC, a Colorado Limited Liability Company

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, a street, and easements as shown hereon under the name and subdivision of COTTAGES AT MESA RIDGE. 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: CSJ No. 1, LLC, a Colorado Limited Liability Company

By: David D. Jenkins Title: Authorized Agent

NOTARIAL:

STATE OF } COUNTY OF }

The above and aforementioned instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, A.D.

By: David D. Jenkins, Authorized Agent

Witness my hand and seal:

My Commission expires \_\_\_\_\_

Notary Public \_\_\_\_\_

EASEMENT STATEMENT:

Easements are as shown hereon with the sole responsibility for maintenance of these easements hereby vested with the property owner.

SURVEYOR'S NOTES

- 1. 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.
2. Any person who knowingly removes, alters or defaces any public land survey monument or land boundary monument or accessory commits a class 2 misdemeanor pursuant to the Colorado Revised Statute 18-4-508.
3. The lineal units used in this drawing are U.S. Survey Feet. A U.S. Survey Foot is defined as 1200/3937 meters.
4. This survey does not constitute a title search by Barron Land, LLC to determine ownership, rights-of-way, or easements of record. For information regarding ownership, rights-of-way, and easements of record, Barron Land, LLC relied upon Title Commitment No. 30685LTC, with an effective date of February 23, 2022 as provided by Legacy Title Group and Old Republic National Title Insurance Company.
5. This survey was performed in the field on June 5, 2020.
6. The overall subject parcel contains a calculated area of 445,104 square feet (10.218 acres) of land, more or less.
7. BASIS OF BEARINGS: Bearings are based upon a line from the North Quarter corner of Section 29 and the North Quarter corner of Section 28, Township 15 South, Range 65 West of the 6th P.M., monumented at the North Quarter corner of Section 29 with a 3.25" aluminum cap in concrete stamped "PLS 4842" and monumented at the North Quarter corner of Section 28 with a #6 rebar and 3.25" aluminum cap stamped "PLS 14611", and is assumed to bear N 89°49'38" E, a field measured distance of distance of 5281.32 feet.
8. There shall be no direct Lot access to South Powers Boulevard or Mesa Ridge Parkway.
9. This site is not within a designated F.E.M.A. floodplain as determined by the flood insurance rate map number 08041C0956G, effective December 7, 2018.
10. Soil and Geologic hazard note: A Geological Hazard Report entitled "Soil, Geology, and Geological Hazard The Cottages at Mesa Ridge Parcel No. 5529100006" was prepared by Entech Engineering, Inc. (Latest revision date 12/22/21) which is available at the El Paso County Planning and Community Development Department (PSD File No. PUDSP-2111). The report did not identify geologic hazards that preclude development of the site for its intended use. The conditions identified at the site that may pose hazards or constraints to development include:
\*Artificial fill
\*Collapsible soils
\*Expansive soils
\*Groundwater and Floodplain areas
\*Potentially seasonal shallow groundwater
\*\* Mitigation method: Slab-on-grade foundations

The conditions listed above can typically be mitigated with engineering design and construction methods commonly deployed in the area.

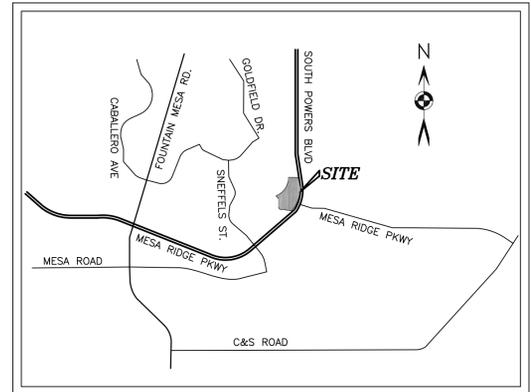
- 11. The parties responsible for this plan have familiarized themselves with the current accessibility criteria and specifications and the proposed plan reflects the site elements required by the applicable ADA design standards and guidelines as published by the United States Department of Justice, approval of this plan by El Paso County does not assure compliance with the ADA or any regulations or guideline enacted or promulgated under or with respect to such laws.
12. 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. 19-471), or any amendments thereto, at or prior to the time of building permit submittal. 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.
13. The property shown hereon is located within the Mesa Ridge Metropolitan District No. 2, per the document recorded at Reception No. 220038072 of the records of the El Paso County Clerk and Recorder.
14. Special District Disclosure: Mesa Ridge Metropolitan District No. 2. A Title 32 Special District Annual Report and Disclosure Form satisfactory to the Planning and Community Development Department shall be recorded with each plat.
15. NOTICE: This property will be included within a special taxing district, Fountain Mutual Metropolitan District, created for the purpose of constructing and maintaining certain drainage, park and recreation improvements. Special taxing districts are subject to a general obligation indebtedness that is paid by revenues produced from annual tax levies on the taxable property within such districts. The buyer should familiarize himself/herself with this potentiality and ramifications thereof.
16. 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.
17. 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.
18. No driveway shall be established unless an access permit has been granted by El Paso County.
19. Mailboxes shall be installed in accordance with all El Paso County and United States Postal Service regulations.
20. The following reports have been submitted in association with the Preliminary Plan or Final Plat 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; noise report.
21. 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 listed species (e.g., Preble's Meadow jumping mouse).
22. The addresses exhibited on this Plat are for informational purposes only. They are not the legal description and are subject to change.
23. The land within the Plat is zoned PUD/CAD-D as identified within PCD file number PUDSP 21-011. The PUD development plan, guidelines and landscape plan are recorded at Reception No. \_\_\_\_\_.
24. The private roads as shown on this plat will not be maintained by El Paso County until and unless the streets are constructed in conformance with El Paso County standards in effect at the date of the request for dedication and maintenance.
25. A portion of the FMIC property will be utilized for the purposes of providing a private secondary fire emergency access (to be built to the required Widefield Fire District standards) to serve the proposed multi-family residential development. The Fountain Mutual Irrigation Company will retain ownership of said land. Maintenance of said access will be vested in the owners of Lot 1.

UTILITIES STATEMENT:

Utilities within this subdivision will be provided by: ELECTRIC: City of Fountain Electrical Department GAS: N/A WATER: Widefield Water and Sanitation District WASTEWATER: Fountain Sanitation District

FLOOD PLAIN CERTIFICATION:

The Federal Emergency Management Agency, Flood Insurance Rate Map No. 08041C0956G, effective date December 7, 2018, indicates this parcel of land to be located in Zone X (Areas determined to be outside the 0.2% annual chance floodplain).



VICINITY MAP (NOT TO SCALE)

SURVEYOR'S CERTIFICATE:

I, Spencer J. Barron, 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 October 6, 2021, by me or under my direct supervision and that the monuments exist as shown hereon; that mathematical closure errors are less than 1:10,000; and that said plat has been prepared in compliance with the applicable laws of the State of Colorado dealing with monuments, subdivision, or surveying of land and the applicable provisions of the El Paso County Land Development Code.

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

Spencer J. Barron Colorado Professional Land Surveyor No. 38141 For and on behalf of Barron Land, LLC

COUNTY APPROVAL

This plat for COTTAGES AT MESA RIDGE was approved for filing by the El Paso County, Colorado Planning and Community Development Department this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

Planning and Community Development Director Date

RECORDING

STATE OF COLORADO } COUNTY OF EL PASO }

I hereby certify that this instrument was filed for record at my office at \_\_\_\_ O'clock \_\_M., this day of \_\_\_\_\_, 2022 A.D., and is duly recorded under Reception Number \_\_\_\_\_ of the records of El Paso County, Colorado.

Fee: \_\_\_\_\_

Surcharge: \_\_\_\_\_

Chuck Broerman, Recorder

By: Deputy

FEES:

- School Fee (Widefield School District No. 3): \$25,254.00 Bridge Fee: \$24,488.00 Regional Park Fee (Region 4): \$56,120.00 Urban Park Fee (Urban Area 4): \$35,380.00 Drainage Fee (West Fork J.C.C. Drainage Basin): \$82,869.00

SHEET LEGEND:

- SHEET 1: Legal description, notes and vicinity map SHEET 2: Boundary detailed information SHEET 3: Easement detailed information

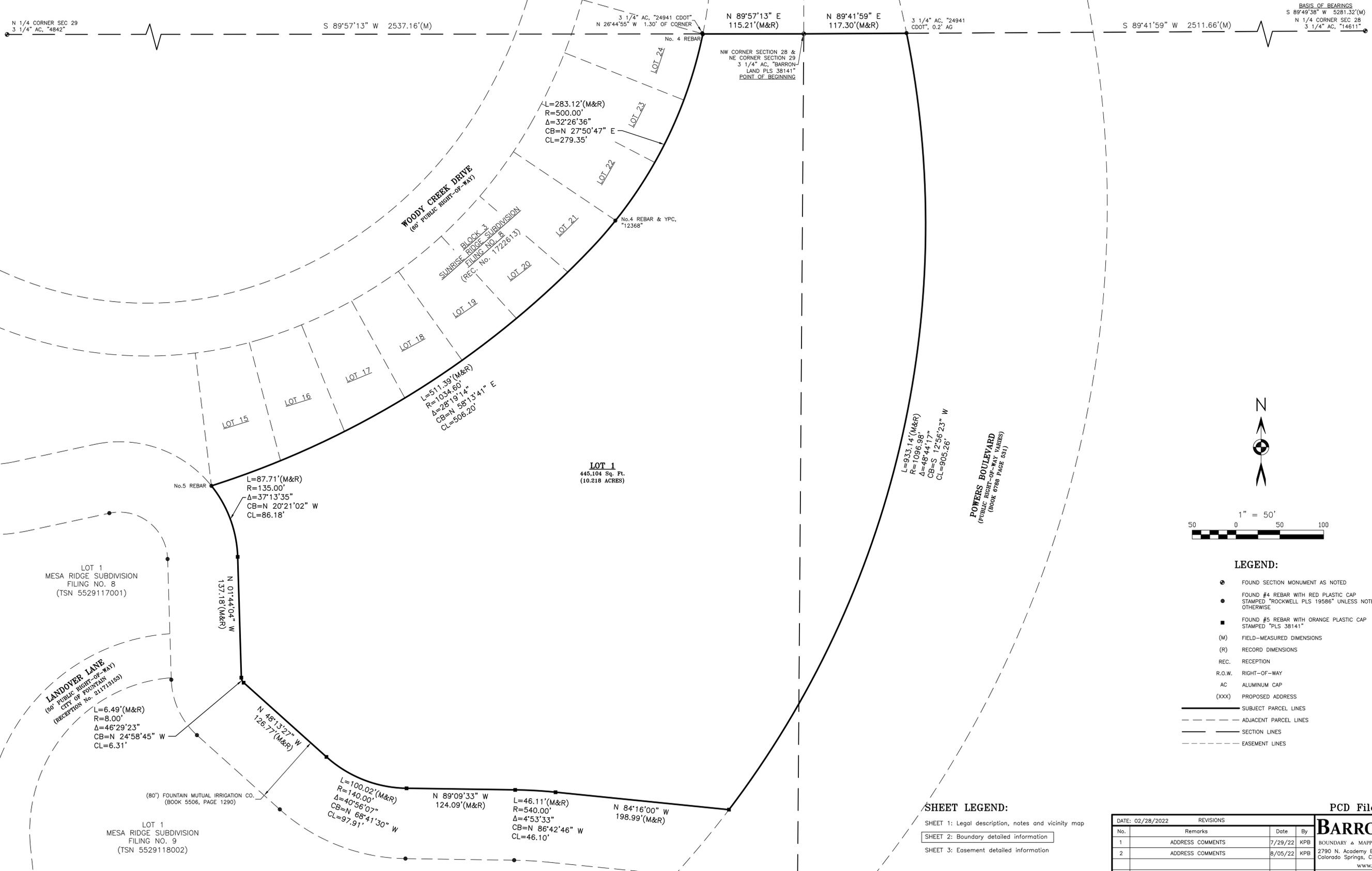
Table with columns: No., Remarks, Date, By. Includes entries for address comments on 7/29/22 and 8/05/22.

PCD File No. SF2214

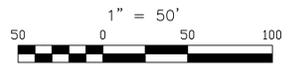
BARRON LAND logo and contact information: 2790 N. Academy Blvd., Suite 311, Colorado Springs, CO 80917. P: 719.360.6827, F: 719.466.6527. www.BARRONLAND.com. PROJECT No.: 20-035 SHEET 1 OF 3

# FINAL PLAT COTTAGES AT MESA RIDGE

A PORTION OF THE NORTHWEST QUARTER OF SECTION 28 AND THE NORTHEAST QUARTER OF SECTION 29,  
TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M.  
COUNTY OF EL PASO, STATE OF COLORADO



**BASIS OF BEARINGS**  
S 89°49'38" W 5281.32'(M)  
N 1/4 CORNER SEC. 28  
3 1/4" AC. "14611"



- LEGEND:**
- FOUND SECTION MONUMENT AS NOTED
  - FOUND #4 REBAR WITH RED PLASTIC CAP STAMPED "ROCKWELL PLS 19586" UNLESS NOTED OTHERWISE
  - FOUND #5 REBAR WITH ORANGE PLASTIC CAP STAMPED "PLS 38141"
  - (M) FIELD-MEASURED DIMENSIONS
  - (R) RECORD DIMENSIONS
  - REC. RECEPTION
  - R.O.W. RIGHT-OF-WAY
  - AC ALUMINUM CAP
  - (XXX) PROPOSED ADDRESS
  - SUBJECT PARCEL LINES
  - - - ADJACENT PARCEL LINES
  - SECTION LINES
  - - - EASEMENT LINES

- SHEET LEGEND:**
- SHEET 1: Legal description, notes and vicinity map
  - SHEET 2: Boundary detailed information
  - SHEET 3: Easement detailed information

DATE: 02/28/2022		REVISIONS	
No.	Remarks	Date	By
1	ADDRESS COMMENTS	7/29/22	KPB
2	ADDRESS COMMENTS	8/05/22	KPB

PCD File No. SF2214

**BARRON LAND**

BOUNDARY & MAPPING & SURVEYING & CONSTRUCTION  
2790 N. Academy Blvd., Suite 311 P: 719.360.6827  
Colorado Springs, CO 80917 F: 719.466.6527  
www.BARRONLAND.com

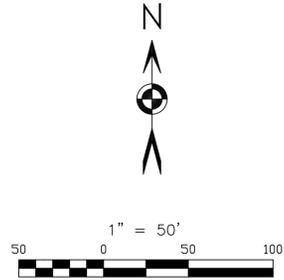
PROJECT No.: 20-035 SHEET 2 OF 3

Please label Basis of Bearings.  
Rafael Bombacini

FINAL PLAT

COTTAGES AT MESA RIDGE

A PORTION OF THE NORTHWEST QUARTER OF SECTION 28 AND THE NORTHEAST QUARTER OF SECTION 29,  
TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M.  
COUNTY OF EL PASO, STATE OF COLORADO



BASIS OF BEARINGS  
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- (XXX) PROPOSED LINES
- SUBJECT PARCEL LINES
- - - ADJACENT PARCEL LINES
- SECTION LINES
- - - EASEMENT LINES

LINE	BEARING	DISTANCE
L1	N 34°11'18" E	84.47'
L2	N 72°24'45" W	111.86'
L3	N 17°35'15" E	10.00'
L4	S 72°24'45" E	115.01'
L5	N 26°55'56" W	34.70'
L6	N 57°33'26" W	61.37'
L7	N 00°02'47" W	40.51'
L8	N 89°57'13" E	10.00'
L9	S 00°02'47" E	41.99'
L10	N 57°33'26" E	52.87'
L11	S 26°55'56" E	33.08'
L12	S 89°34'39" E	86.55'
L13	N 00°25'21" E	1178.12'
L14	S 89°34'39" E	30.00'
L15	S 00°25'21" W	195.12'
L16	S 89°34'39" E	171.00'
L17	S 89°34'39" W	70.49'
L18	S 00°25'21" W	114.09'
L19	S 47°57'47" E	5.13'
L20	S 36°28'03" E	110.51'
L21	S 53°31'40" W	10.00'
L22	S 36°28'03" W	10.51'
L23	S 30°35'58" E	108.33'
L24	S 78°08'12" E	52.21'
L25	S 30°19'15" W	118.50'
L26	S 59°23'42" W	74.34'
L27	N 30°35'58" W	151.33'
L28	S 29°35'21" E	10.50'
L29	S 60°19'19" W	10.00'
L30	N 29°35'21" W	15.51'
L31	N 85°34'16" W	60.98'
L32	N 12°23'58" W	27.64'
L33	N 34°11'18" E	81.70'
L34	S 44°53'00" E	12.48'
L35	N 45°07'00" E	10.00'
L36	N 44°53'00" W	12.15'
L37	S 44°34'59" E	26.26'
L38	S 00°25'21" W	90.53'
L39	N 47°57'47" W	23.14'
L40	S 42°02'13" W	10.00'
L41	S 47°57'47" E	125.94'

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	138.00'	70.52'	N 51°35'56" E	69.73'	29°18'38"
C2	1128.60'	437.68'	N 55°10'40" E	434.94'	22°13'11"
C3	594.02'	68.24'	N 40°46'37" E	68.20'	6°34'55"
C4	138.00'	53.11'	N 48°30'39" E	52.78'	22°02'59"
C5	736.05'	131.04'	N 21°59'01" E	130.89'	10°12'02"
C6	746.05'	125.21'	S 21°34'36" W	125.06'	9°36'56"
C7	8.00'	4.28'	S 42°14'41" E	4.23'	30°37'31"
C8	1058.98'	20.01'	S 01°51'47" W	20.01'	1°04'51"
C9	117.00'	57.60'	S 14°31'36" W	57.02'	28°12'50"
C10	122.00'	29.80'	S 36°11'13" W	29.72'	13°59'58"
C11	1358.10'	240.30'	S 48°15'10" W	239.99'	10°08'16"
C12	1358.10'	75.57'	S 59°20'15" W	75.56'	8°11'17"
C13	1358.10'	25.43'	S 59°39'48" W	25.43'	1°04'23"
C14	1353.10'	212.65'	S 65°07'29" W	212.43'	9°00'16"
C15	80.00'	12.77'	S 38°45'45" E	12.76'	9°08'54"
C16	80.00'	22.03'	N 58°23'50" E	21.96'	15°46'51"
C17	1186.60'	460.17'	N 55°10'40" E	457.29'	22°13'11"
C18	652.02'	74.90'	N 40°46'37" E	74.86'	6°34'55"
C19	80.00'	73.91'	N 63°57'18" E	71.31'	5°29'12"
C20	82.00'	31.91'	S 11°34'15" W	31.71'	22°17'47"
C21	82.00'	18.89'	S 36°34'58" W	18.85'	13°12'08"
C22	1318.10'	366.26'	S 51°08'39" W	365.09'	15°55'15"
C23	1318.10'	210.59'	S 63°40'54" W	210.36'	19°09'14"
C24	82.00'	90.95'	N 79°58'05" W	86.36'	6°32'48"
C25	63.00'	14.31'	N 37°02'05" E	14.28'	13°00'47"
C26	38.00'	47.03'	N 04°57'17" W	44.11'	70°57'56"
C27	68.00'	84.22'	S 04°57'17" E	78.94'	70°57'56"

SHEET LEGEND:

- SHEET 1: Legal description, notes and vicinity map
- SHEET 2: Boundary detailed information
- SHEET 3: Easement detailed information

No.	REVISIONS	Date	By
1	ADDRESS COMMENTS	7/29/22	KPB
2	ADDRESS COMMENTS	8/05/22	KPB

PCD File No. SF2214

**BARRON LAND**  
BOUNDARY & MAPPING & SURVEYING & CONSTRUCTION  
2790 N. Academy Blvd. Suite 311 P: 719.350.6827  
Colorado Springs, CO 80917 F: 719.466.6527  
www.BARRONLAND.com  
PROJECT No.: 20-035 SHEET 3 OF 3



Planning and Community Development Department

2880 International Circle, Colorado Springs, CO 80910

Phone 719.520.6300 | Fax 719.520.6695 | www.elpasoco.com

Type D Application Form (1-2C)

Please check the applicable application type (Note: each request requires completion of a separate application form):

- Appeal
Approval of Location
Board of Adjustment
Certification of Designation
Const. Drawings, Minor or Major
Development Agreement
Final Plat, Minor or Major
Final Plat, Amendment
Minor Subdivision
Planned Unit Dev. Amendment, Major
Preliminary Plan, Major or Minor
Rezoning
Road Disclaimer
SIA, Modification
Sketch Plan, Major or Minor
Sketch Plan, Revision
Solid Waste Disposal Site/Facility
Special District
Special Use
Subdivision Exception
Vacation
Variances
Vested Rights
Waiver or Deviation
Waiver of Subdivision Regulations
WSEO
Other:

This application form shall be accompanied by all required support materials.

PROPERTY INFORMATION: Provide information to identify properties and the proposed development. Attached additional sheets if necessary.

Property Address(es): 0 MESA RIDGE PKWY (north end of Landover Lane)
Tax ID/Parcel Numbers(s): 5529100006
Parcel size(s) in Acres: 10.218
Existing Land Use/Development: VACANT
Zoning District: PUD (Proposed) RS-6000 (current)

- Check this box if Administrative Relief is being requested in association with this application and attach a completed Administrative Relief request form.
Check this box if any Waivers are being requested in association with this application for development and attach a completed Waiver request form.

PROPERTY OWNER INFORMATION: Indicate the person(s) or organization(s) who own the property proposed for development. Attach additional sheets if there are multiple property owners.

Name (Individual or Organization): CSJ NO 1 LLC
Mailing Address: 111 S TEJON STREET, SUITE 222, COLORADO SPRINGS, CO
Daytime Telephone: 719-661-5527
Fax:
Email or Alternative Contact Information: bingels@norwood.dev.

For PCD Office Use:

Date: File:
Rec'd By: Receipt #:
DSD File #:

Description of the request: (submit additional sheets if necessary):

Goodwin Knight is submitting this project requesting approval of a Final Plat necessary to legalize existing parcel to create a single lot. The plan proposes up to 122 attached (for rent) dwelling units, sales center/amenity center, & open space.



## Planning and Community Development Department

2880 International Circle, Colorado Springs, CO 80910

Phone 719.520.6300 | Fax 719.520.6695 | [www.elpasoco.com](http://www.elpasoco.com)

**APPLICANT(S):** Indicate person(s) submitting the application if different than the property owner(s) (attach additional sheets if necessary)

Name (Individual or Organization): HR Green Development, LLC Attn: Phil Stuepfert and/or Ken Huhn	
Mailing Address: 1975 Research Parkway Suite 230, COLORADO SPRINGS, COLORADO, 80920	
Daytime Telephone: 720-602-4941	Fax:
Email or Alternative Contact Information: pstuepfert@hrgreen.com, khuhn@hrgreen.com	

**AUTHORIZED REPRESENTATIVE(S):** Indicate the person(s) authorized to represent the property owner and/or applicants (attach additional sheets if necessary).

Name (Individual or Organization): Goodwin Knight, Dave Morrison	
Mailing Address: 8605 Explorer Dr. Suite 250, Colorado Springs, CO 80920	
Daytime Telephone: 719.598.5190 Ext: 2027	Fax:
Email or Alternative Contact Information: dmorrison@GoodwinKnight.com	

**AUTHORIZATION FOR OWNER'S APPLICANT(S)/REPRESENTATIVE(S):**

An owner signature is not required to process a Type A or B Development Application. An owner's signature may only be executed by the owner or an authorized representative where the application is accompanied by a completed Authority to Represent/Owner's Affidavit naming the person as the owner's agent

**OWNER/APPLICANT AUTHORIZATION:**

To the best of my knowledge, the information on this application and all additional or supplemental documentation is true, factual and complete. I am fully aware that any misrepresentation of any information on this application may be grounds for denial or revocation. I have familiarized myself with the rules, regulations and procedures with respect to preparing and filing this application. I also understand that an incorrect submittal may delay review, and that any approval of this application is based on the representations made in the application and may be revoked on any breach of representation or condition(s) of approval. I verify that I am submitting all of the required materials as part of this application and as appropriate to this project, and I acknowledge that failure to submit all of the necessary materials to allow a complete review and reasonable determination of conformance with the County's rules, regulations and ordinances may result in my application not being accepted or may extend the length of time needed to review the project. I hereby agree to abide by all conditions of any approvals granted by El Paso County. I understand that such conditions shall apply to the subject property only and are a right or obligation transferable by sale. I acknowledge that I understand the implications of use or development restrictions that are a result of subdivision plat notes, deed restrictions, or restrictive covenants. I agree that if a conflict should result from the request I am submitting to El Paso County due to subdivision plat notes, deed restrictions, or restrictive covenants, it will be my responsibility to resolve any conflict. I hereby give permission to El Paso County, and applicable review agencies, to enter on the above described property with or without notice for the purposes of reviewing this development application and enforcing the provisions of the LDC. I agree to at all times maintain proper facilities and safe access for inspection of the property by El Paso County while this application is pending.

Owner (s) Signature:  Date: \_\_\_\_\_

Owner (s) Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Applicant (s) Signature: Phil Stuepfert Date: 03-28-22

**COTTAGES**  
**at**  
**MESA RIDGE**  
**Final Plat**

**Letter of Intent**

**April 1, 2022**

**Property Owner:**

CSJ NO 1 LLC  
Bobby Ingels  
Norwood Development Group  
111 S TEJON STREET, SUITE 222, COLORADO SPRINGS, CO, 80903  
Phone: 719.593.2619

**Authorized Representative:**

Dave Morrison  
Goodwin Knight  
Phone: 719.598.5190 Ext: 2027  
Email: dmorrison@GoodwinKnight.com  
Property address: TBD  
Property tax schedule number: 5529100006

**Applicant:**

Ken Huhn  
Phone: 720-602-4965  
Email: khuhn@hrgreen.com  
HR Green Development, LLC



## Specific request and size of the area included in the request

HR Green Development, LLC, on behalf of Goodwin Knight, is submitting the Final Plat and requests approval of the submitted Plat for the Cottages at Mesa Ridge project, generally located west of the Powers Boulevard and Mesa Ridge Parkway intersection. The property consists of 10.21 acres and the proposed use is a two-family residential development (attached units for rent). The project contains 122 units consisting of modular manufactured homes that are constructed in a factory ensuring quality construction. The unique product is not placed on an individual lot and sold, rather the community is setup as one (1) lot in a horizontal apartment style community. The end user (resident) will rent the unit and the maintenance of the unit, the clubhouse and all other open space amenities will be commonly maintained by the owner/developer. The proposed plan also includes an amenity center, playground, deck/patio with firepit, a dog park and open space/landscape areas connected by walks and a trail.

The purpose of this application is to request approval of a final plat. The Preliminary Plan/PUD identified the detailed design of the project as well the development standards for the proposed use, access, easements, etc. necessary for the development. The approved and recorded final plat will create one 10.21 acre lot. This is necessary to legalize existing single lot parcel. The proposed density is 11.94 DU/ Acre.

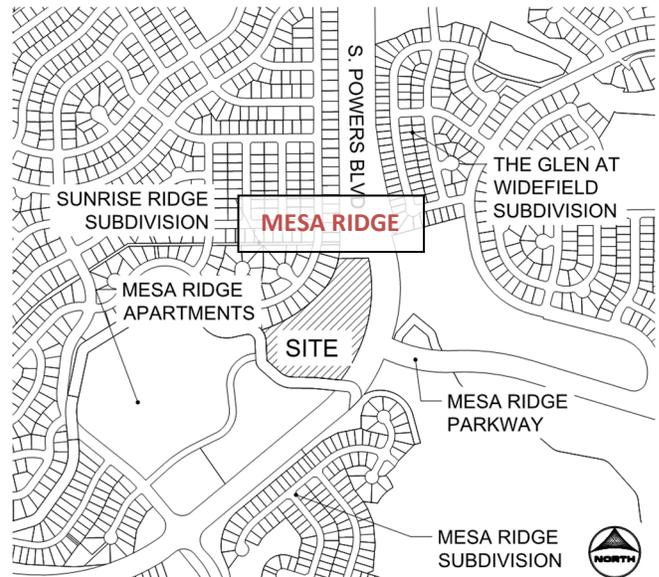
Goodwin Knight is submitting this project requesting approval of a Final Plat necessary to legalize existing parcel to create a single lot. The plan proposes up to 122 attached (for rent) dwelling units, sales center/amenity center, & open space.

The community is designed to provide for functioning automobile and pedestrian connectivity while also taking advantage of surrounding land uses, particularly the open space areas along the east side of the project. The final plat will create 5.08 acres of open space which is 50% of the total site acreage where only 10% of open space is required within the PUD zoning district.

The project will be completed in one phase with roadways, utilities, drainage, and necessary improvements to be constructed in the most optimal and efficient manner.

## Site Location and Access

The specific site location is west of Powers Blvd, north of Lot 1 of the Mesa Ridge Subdivision Filing No. 9 and the existing irrigation ditch, northeast of the Mesa Ridge Apartment complex, and east of the Sunrise Ridge Subdivision (existing single family detached homes in El Paso County). Access to the site will be from an extension of Landover Lane (City of Fountain public road) with an emergency access on top of the irrigation ditch (irrigation channel to be piped underground) on the south and east side of the project. The Fire District agreed this is the best possible solution to a land locked property such as this site.



Per the legal survey the specific property description is a “PORTION OF THE NORTHEAST QUARTER OF SECTION 29, THE SOUTHEAST QUARTER OF SECTION 20, THE SOTHWEST QUARTER OF SECTION 21, & THE NORTHWEST QUARTER OF SECTION 28 TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M. COUNTY OF EL PASO, STATE OF COLORADO.”

## Existing Zoning and Adjacent Zoning

The property is currently zoned RS-6000. In the immediate area of the site there are a variety or mix of uses and zoning, therefore this proposed PUD zoning and community will fit well within this region of the County. Surrounding zoning is as follows:

West	RS-6000-CAD-O - El Paso County
South	PUD (Apartments) - City of Fountain
East	Powers Boulevard right of way and future commercial (east side of Powers)
North	Powers Boulevard right of way

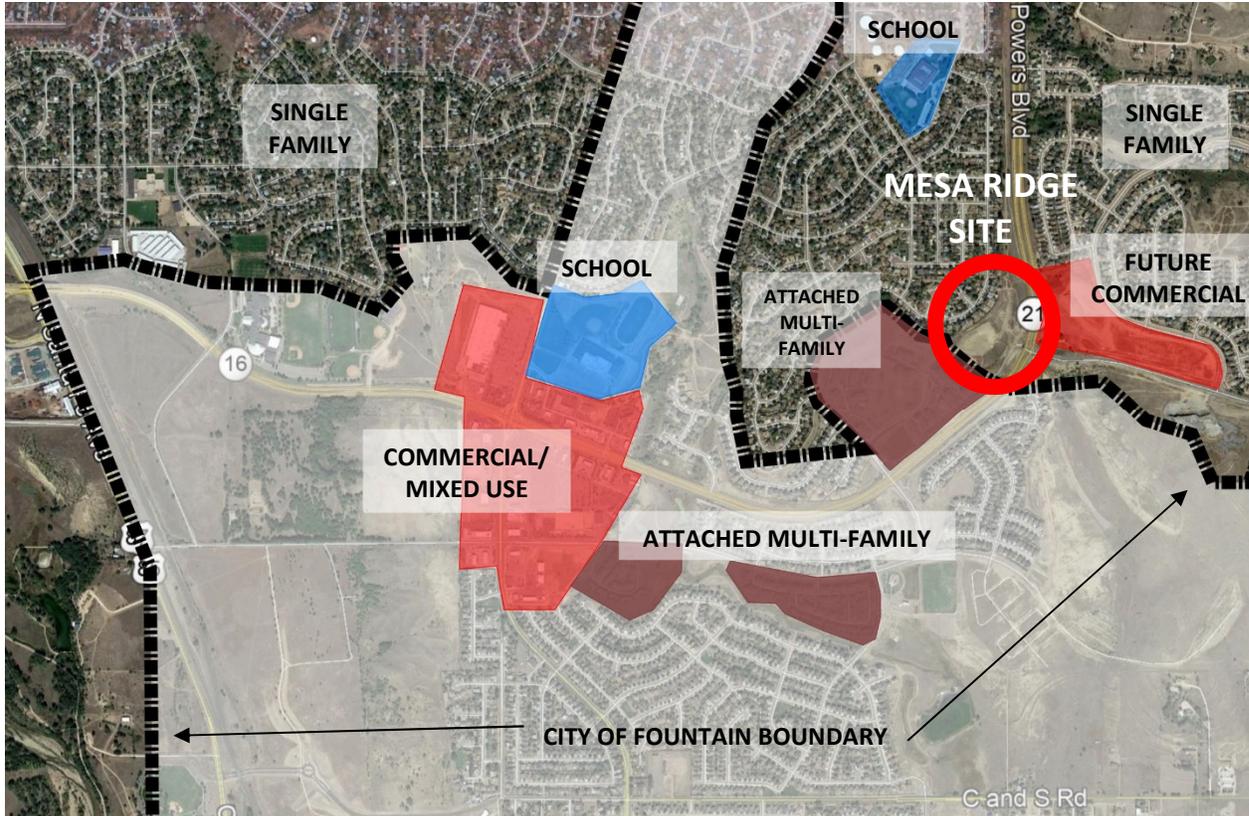
## Existing Features and Easements

The property is currently vacant and the topography drains from northwest to southeast. Existing features include an existing drainage ditch along the western edge of S. Powers Boulevard and an existing irrigation canal that runs along the site’s southern boundary and partly off of the property. Existing water, gas, and CATV lines traverse the site. Existing easements include the following:

- 30’ Utility easement – Reception No. 98002695
- 20’ Water and Sewer easement – Reception No. 211107044
- 30’ Pipeline Easement – Book 2127, Page 170
- Permanent Drainage Easement (width varies) – Rec No. 201044128

## Compliance with the definition of the proposed use and any applicable use specific standards within the Land Development Code.

This property is surrounded by various types of land uses both in the City of Fountain, El Paso County and Colorado Springs. Attached/multi-family (apartments) are immediately southwest of the site and further to the south/southwest are other multi-family projects. There is also a mixed use/commercial complex west of the site and throughout the region various types of single family detached homes exist. The proposed use of single family attached residential (for rent) fits well within the mix of uses in the area and is an appropriate land use transition from the single family detached (west side) to the multi-family, commercial and Powers Boulevard corridor.



## Proposed request and compliance with the applicable requirements of the Land Development Code

Proposed Land Use and PUD Zoning:

The Cottages at Mesa Ridge project is proposed as PUD zoning for 122 units on 10.21 acres with a density of 11.94 units per acre. The proposed land use is for two-family attached residential units (for rent), an amenity center (clubhouse), and open space as described further below in more detail.

### Residential Land Use:

The proposed land use is two-family attached residential consisting of 122 units that are modular

manufactured homes constructed in a factory. This residential land use proposed will be a good transitional use from single family detached on the west to the future commercial on the east and the existing multi-family (apartments) south/southwest of the property.

#### Proposed Residential Housing Product

The proposed housing product (duplex style buildings) reflect the shifting market trend to for rent housing throughout El Paso County. The demand is for more efficiently designed homes with reduced square footage that individuals can rent when purchasing a home is not an option. The higher density of the Cottages at Mesa Ridge proposes smaller units in exchange for significant open space and on-site amenities.

#### **Summary**

The PUD proposes minimum perimeter setbacks and minimum building separations. The requirements are a 15' minimum perimeter buffer which the applicant has met. Regarding open space, with this efficient site plan layout, while 10% open space is required by the County, this project proposes 50% of open space, far exceeding the County requirement. The additional open space is provided as a trade-off for PUD modifications proposed with this submittal. By reducing unit size and obtaining site plan efficiency the applicant can offer more affordable and attainable rentable units.

In exchange for the requested PUD modifications, the applicant proposes to provide amenities including:

- amenity center
- playground
- deck/patio
- firepit
- dog park
- open space/landscape areas connected by walks and a trail

#### **Amenity Center and Open Space:**

The site plan for the Cottages at Mesa Ridge incorporates significant open space and landscape. A clubhouse, landscaped open space, buffers, playground, dog park and trails have been provided for future residents. The clubhouse is located near the main entrance to the community and will serve the residents with a common area, dog wash, office, restrooms, package delivery, outside deck with fire pit and a playground. As demonstrated in the exhibit and table below, over half of the project, 50% of the total site area, will be in open space, landscape areas and amenities (shown in green).

	LAND USE SUMMARY	AREA (SQ.FT.)	AREA (ACRES)	% OF TOTAL
1	BUILDING (DWELLING UNITS, AMENITY & GARAGES)	90,428	2.08	20%
2	PAVED SURFACE (SIDEWALKS, PARKING, ROADWAY, TRASH PAD)	118,661	2.72	27%
3	PAVED IRRIGATION DITCH	1,969	0.05	0%
4	WALKING PATH (CRUSHED GRANITE)	2,437	0.06	1%
5	FIRE ACCESS ROAD	10,096	0.23	2%
	<b>OPEN SPACE:</b>			
6	OPEN SPACE OUTSIDE EASEMENTS	134,000	3.08	30%
7	OPEN SPACE WITHIN EASEMENTS	40,056	0.92	9%
8	OPEN SPACE PERIMETER BUFFER OUTSIDE EASEMENTS	31,151	0.72	7%
9	OPEN SPACE PERIMETER BUFFER WITHIN EASEMENTS	16,196	0.37	4%
	<b>SUBTOTAL ALL OPEN SPACE (6-9)</b>		<b>5.08</b>	<b>50%</b>
	SUBTOTAL ALL IMPERVIOUS SURFACE(1+2+3)		4.85	47%
	TOTAL SITE AREA	445,104	10.22	

**Final Plat Review Criteria**

The Cottages at Mesa Ridge Final Plat, supporting documents, and reports are in conformance with the review and approval criteria per El Paso County Code. Findings of conformity with the Master Plan as well as findings of sufficient water quality, quantity, and dependability are currently pending approval with the PUD/preliminary plan approvals (PUDSP2111)

**Final plat consistency with any applicable preliminary plan and the associated zoning district standards.**

*The proposed plat is consistent with the Preliminary Plan and associated PUD Zoning District that has been submitted and reviewed by El Paso County.*

**Provision of utilities, including any proposed phasing.**

*The project will not be phased.*

**Constraints, hazards, and potentially sensitive natural or physical features (e.g., wetlands, protected species habitat, floodplain, geological, etc.) within the area included within the request and how these areas have been incorporated into the development or will otherwise be mitigated.**

1. *All Geological hazards can typically be mitigated with engineering design and construction methods commonly deployed in the area.*
2. *No floodplain*
3. *The topography in the study area has been altered over time by land use, most notably by construction of the ditch, roadway, and housing developments. In recent years, staging and stockpiling associated with construction activities have resulted in significant changes.*
4. *The only hydrologic feature mapped in the study area is the fountain ditch, which is a concrete-lined irrigation structure unlikely to have jurisdictional status under the clean water act. Drainage features formed by surface flows and a small area supporting some hydrophytic plant species were observed, but none met the criteria to be mapped as wetlands or water bodies.*
5. *Soils within the study area are mapped as nelson-tassel fine sandy loams, 3 to 18 percent slopes and stoneham sandy loam, 3 to 8 percent slopes (nracs 2021b). Land use in the study area has likely altered many of the characteristics of the topsoil.*

6. *The vegetation within the study area represents an altered state from the reference condition for the local area. While some native grasses and forbs occur, much of the study area is dominated by naturalized grasses and weedy forbs.*
7. *The wildfire risk and expected wildfire intensity in the study area are moderate. The surface fuels consist of grasses and few shrubs. The study area has access for emergency vehicles and the adjacent roadways provide significant fuel breaks.*

**Anticipated traffic generation and access**

For detailed information, please see the Traffic Impact Analysis prepared by LSC Transportation Consultants, Inc. Primary access to Cottages at Mesa Ridge will be via Landover Lane with an emergency access south and southeast of the property on top of the irrigation ditch easement. See the Traffic Study provided by LSC for more detailed information.

**Proposed payment of the County's Road Impact Fee (e.g., inclusion into a PID, payment at time of building permit, etc.)**

TBD

**A discussion detailing all proposed public and private improvements, including onsite and offsite improvements, and the plan for ongoing ownership and maintenance of each improvement.**

Off Site Improvements:

- A. *Items to be maintained by the City of Fountain:*
  - *Landover Lane (public roadway)*
  - *Storm Sewer (within R.O.W and proposed easement along west side of Landover Lane)*
- B. *Items to be maintained by the Mesa Ridge Metropolitan District No. 1.:*
  - *Detention/Water Quality Basin – Existing Pond and modified outlet structure*
- C. *Items to be maintained by the Owner of the Cottages of Mesa Ridge*
  - *All proposed surface improvements within the 80' Fountain Mutual Irrigation Ditch Co. tract along the south edge of the Development.*
  - *The private storm sewer within the 80' Fountain Mutual Irrigation Ditch Co. tract along the south edge of the Development. (Excludes existing and proposed Irrigation Pipe and ditch)*

On Site Improvements:

- A. *Items to be maintained by the Owner of the Cottages of Mesa Ridge:*
  - *All open space areas (landscaping, walls, irrigation system, fences)*
  - *All private driveways and sidewalks*
  - *The Private 4" water line distributions system including services meter vaults and backflow equipment.*
- B. *Items to be maintained by the Fountain Sanitation District:*
  - *The 8" Sanitary Sewer mains and manholes*
- C. *Items to be maintained by the Widefield Water District:*
  - *The proposed 8" watermain, valves and hydrants*

**A discussion detailing any proposed waivers and an analysis of how the requested waiver meets the approval criteria in Chapter 7 of the Land Development Code that were not otherwise approved with any applicable preliminary plan.**

*No waivers are requested with this Final Plat*

**Proposed or approved deviations from the County's Engineering Design Standards (e.g., Engineering Criteria Manual) that were not otherwise presented with any applicable preliminary plan.**

*No deviations are requested with this Final Plat submittal.*

**A discussion summarizing any community outreach efforts by the applicant that have occurred or are planned as part of the request.**

- *The applicant notified and held a neighborhood meeting on November 18, 2021*
- *Adjacent Property Owner Notifications have been sent out to let the community know that a Final Plat application has been made.*

**Final Plat-Criteria for Approval. In approving a final plat, the approving authority shall find that:**

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

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

*The Cottages at Mesa Ridge is identified in the County Master Plan Place-Based approach as a Suburban Residential Placetype. Suburban residential place types look to detached single-family land uses as primary land uses. Supportive land uses in this place type acknowledge attached single family, multi-family, commercial retail, commercial service, parks and open space and institutional uses.*

*The Cottages at Mesa Ridge, intends to incorporate two-family residential development (attached units for rent) with supporting parks, trails and open space. The development intent is focused around smart growth principles to create a vibrant and attractive community. Placetypes and Core Principles and Goals of the County Master Plan for Housing and Communities Priority Development Areas to meet the housing needs of existing and new residents with a diversity and variety of housing type, size, and location.*

**The development is consistent with the intent of the Master Plan as described below in this narrative. The underlined portions are elements of the Master Plan that this project meets or exceeds. Narrative in italic is directly from the Master Plan document and bold text is the applicant comments.**

Land Use & Development

*Core Principle: Manage growth to ensure a variety of compatible land uses that preserve all character areas of the County.*

*Goal 1.1 - Ensure compatibility with established character and infrastructure capacity.*

*Goal 1.2 - Coordinate context-sensitive annexation and growth strategies with municipalities.*

*Goal 1.3 - Encourage a range of development types to support a variety of land uses.*

*Goal 1.4 - Continue to encourage policies that ensure "development pays for itself".*

**This project is compatible with the established character of this more urbanized part of the County. As described previously, this duplex type product is a good transition from the single family west of the property and commercial and multi-family apartments in the immediate area. This project supports the concept of "Encouraging a range of development types to support a variety of land**

uses". **This project is a unique type development that is different from most for rent communities in the County.**

2021 Master Plan Element: Housing & Communities

*Core Principle: Preserve and develop neighborhoods with a mix of housing types.*

*Goal 2.1 - Promote development of a mix of housing types in identified areas.*

*Goal 2.2 - Preserve the character of rural and environmentally sensitive areas.*

*Goal 2.3 - Locate attainable housing that provides convenient access to goods, services, and employment.*

*Goal 2.4 - Support aging-in-place housing options to meet residents' needs through all stages of life.*

*Objective HC3-1: Emphasize redevelopment of smaller enclaves to denser urban residential uses such as multifamily and single-family attached dwelling units where compatible and appropriate in the context of the existing neighborhood, which may also require parcel consolidation if existing businesses leave.*

**This project meets several of the goals and statements provided in the Master Plan as it relates to Housing & Communities. First, this project and product meets a need for attainable housing that also provides convenient access to goods, services, and employment in the area. Additionally, this unique housing product offers an option for younger and older residents through all stages of life. And specifically with Objective HC3-1 (Implementation chapter of the Master Plan) this project satisfies and meets the objective by developing a smaller enclave type parcel with more dense urban residential use, in this case single family detached residential. The proposed residential use (duplex style buildings) are compatible and appropriate with the context of the existing neighborhood and surrounding uses as described earlier in this narrative.**

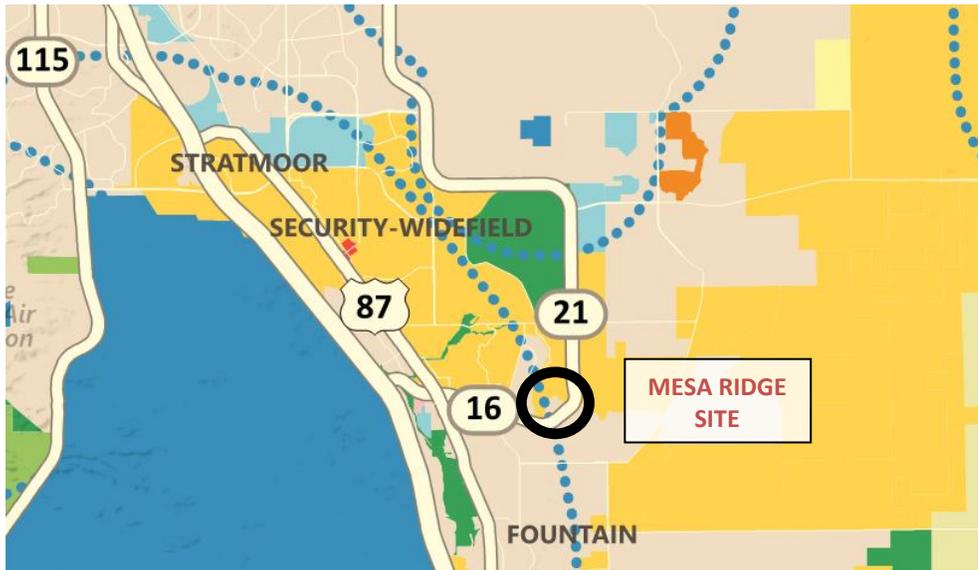
*"Single-family attached and multifamily units should be located directly adjacent to commercial focal points to accommodate density in the County."*

*Priority: Permit projects that include a mix of housing types and increase market-driven affordability, including promoting missing middle housing options (duplexes, triplexes, multiplexes, courtyard apartments, and townhouses) on infill parcels within single-family neighborhoods to increase density and maintain neighborhood character.*

**This project meets the intent of the Master Plan with these elements as these single family attached units (duplex style buildings) are located in a mixed use region of the County, adjacent to planned commercial to the east and existing commercial/mixed use west and southwest of the site. Specifically to one of the priorities with the Housing & Communities section of the Master Plan this product proposes duplex type units on a suburban infill site to increase density in an area that already has infrastructure and utilities.**

2021 El Paso County Master Plan - Suburban Residential Placetype

Per the new County Master Plan, Cottages at Mesa Ridge specifically falls within the Suburban Residential Placetype (orange color on the exhibit below).



The Master Plan describes Suburban Residential as:

*“Predominantly residential areas with mostly single-family detached housing. This placetype can also include limited single-family attached and multifamily housing, provided such development is not the dominant development type and is supportive of and compatible with the overall single-family character of the area....This placetype often deviates from the traditional grid pattern of streets and contains a more curvilinear pattern.”*

**The Master Plan further states there are Primary and Supporting Uses in the Suburban Residential placetype as follows:**

Supporting

- Single-family Attached and Multifamily Residential
- Parks/Open Space
- Commercial Retail and Commercial Service
- Institutional

**This proposed Cottages at Mesa Ridge project can be categorized as Single Family Attached (duplex style buildings) and Multi-family therefore fitting within this placetype and meeting the supporting uses within this category. Since Cottages at Mesa Ridge is a small property it cannot fulfill the primary uses however the proposed product falls within the supporting use. Therefore, the project meets the general intent of the Suburban Residential placetype.**

**2021 El Paso County Master Plan - Housing Mix**

**Regarding housing mixes the County Master Plan states:**

*“Housing variety provides multiple options to support residents regardless of income, house-hold size, and age. Providing an equitable mix of housing can ensure the viability of El Paso County as a home for all.”*

**This statement aligns well with the Cottages at Mesa Ridge as this project provides a residential use (for rent) that is unique for this area with rents that are affordable. This project also provides a mix or variety of residential units that are not prevalent in the County.**

**2021 El Paso County Master Plan - Affordability**

**Regarding Affordability, the Master plan states:**

*“Like many growing communities across the United States, housing affordability is an issue in El Paso County. With significant estimated growth over the next three decades, the County will undoubtedly have to continue addressing this issue. Since this Master Plan addresses unincorporated areas, the recommendations regarding affordability do as well.”*

**The County Master plan further describes the need for attainable and more affordable homes which typically translates to smaller homes instead of large estate lots. The Master Plan also points out the need for rent based housing and other trends that support a type of development like the Cottages at Mesa Ridge as follows:**

*El Paso County has been experiencing a gradual shift towards renter households over the last two decades with this trend expected to continue throughout the life of this Plan. Single-family homes will continue to be in demand among owner-occupied households, however, it is anticipated that condominiums and townhomes will be in greater demand, especially in more urban areas such as Colorado Springs, Fountain, and unincorporated areas near these cities. Multifamily dwellings will likely constitute a greater percentage of the total housing stock moving forward, with the share of housing units growing by five percent between 2019 and 2050 (approximately 23,000 new units) to 41 percent of all housing units. Single-family housing, both attached and detached, would still be significant options for renters, particularly in rural areas where multifamily dwellings are less viable. The County has been experiencing a gradual shift towards renter occupied households over the last two decades with this trend expected to continue.*

*2050: For rent units are projected to make up 41% of the housing units*

*2020: For rent units make up 37% of the housing units*

*2010: For rent units make up 33% of the housing units*

*For renters, the shortages are most apparent for lower-income households with annual incomes less than \$25,000 a year. Currently, there is a need for an additional 16,360 units to serve households in this income group. This indicates a lack of attainable, market-rate housing units for these households to rent in their price range. Thus, many County residents who rent their home may be experiencing a housing cost burden (spending 30 percent or more of annual income on housing). Both owner- and renter-occupied households are experiencing an affordability disparity to some extent in El Paso County.*

*The proposed residential subdivision also satisfies the following Objectives of the County Master Plan:*

Objective LU3.1 Development should be consistent with the allowable land uses set forth in the placetypes first and second to their built form guidelines.

*The Cottages at Mesa Ridge Development is consistent with the Master Plans intent for suburban placetypes which incorporate single family attached uses as a primary use with supporting parks, trails and open space.*

Objective LU3-3: The Suburban Residential placetype should be characterized by predominantly residential areas with mostly single-family detached housing.

*The proposed residential product is supportive of the primary land use noted for suburban residential placetypes.*

Objective HC1-4: In Suburban Residential areas, clustered development should be encouraged to increase density while also preserving open space and such development should consist of a mix of single-family detached, single-family attached, and multifamily units.

*The Cottages at Mesa Ridge will add to the variety of housing types and densities and provides significant open space at 50 % of the total site.*

Objective HC4-1: Denser housing development should occur in Suburban Residential, Urban Residential, Rural Center, and Regional Center placetypes.

*The project provides denser housing in the Suburban Residential Placetype in an area with a mix of residential types and densities fitting well in the context of the region.*

Objective TM1-4: Encourage sidewalks and other multimodal facilities in all new development in placetypes, as appropriate, and upgrade existing infrastructure to these types of facilities when maintenance is needed.

*The Cottages at Mesa Ridge development promotes connected opens spaces, trails and parks.*

Objective CFI3-5: Continue to improve coordination with fire districts, developers, and other groups to ensure that new development provides appropriate fire suppression water supplies and infrastructure.

*The project team has coordinated with the Security Fire Protection District throughout the process and a site plan has been developed to meet their approval which provides adequate emergency access for this property. Fire hydrants have been added throughout the site to meet the design criteria*

Objective CFI3-9: Ensure wastewater treatment systems will be properly operated and maintained and that they will not exceed the maximum treatment capacity if future growth is planned.

*Wastewater Service Commitments have been provided address the capacity to serve the development.*

**Proper County Water Master Plan compliance provided below.**

*The proposed residential subdivision satisfies the following policies of the County Water Master Plan:*

Policy 5.2.4 – Encourage the locating of new development where it can take advantage of existing or proposed water supply projects that would allow shared infrastructure costs.

*The proposed subdivision is located within the Widefield Water & Sanitation District service area and a supportive Will Serve Letter noting the Districts ability to serve the proposed development in an efficient manner with the current infrastructure has been provided.*

Policy 5.5.1 – Discourage individual wells for new subdivisions with 2.5 acre or smaller average lot sizes, especially in the near-surface aquifers, when there is a reasonable opportunity to connect to an existing central system, alternatively, or construct a new central water supply system when the economies of scale to do so can be achieved.

*The proposed development will connect to the existing central water and wastewater. Will Serve Letters have been provided for the proposed development.*

Policy 6.0.1 – Continue to require documentation of the adequacy or sufficiency of water, as appropriate, for proposed development.

*An appropriate Will Serve Letter has been provided by Widefield Water & Sanitation District to serve the noted subdivision adequately and noting their current capacities to serve. The Colorado Division of Water Resources State Engineers Office has issued an opinion that the proposed water supply can be provided without causing injury to decreed water rights, and the supply is expected to be adequate.*

Given these statements by the County Master Plan, Cottages at Mesa Ridge aligns well with these goals by proposing smaller homes, for rent, that are in a more affordable price range as opposed to large estates lots that promote urban sprawl and un-affordable to many El Paso County residents.

- **The subdivision is in substantial conformance with the approved preliminary plan;**

*The proposed subdivision is in substantial conformance with the submitted 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;**

*The proposed subdivision is consistent with the subdivision design standards and regulations and meets all items listed above per this review criteria.*

- **Either 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, or, with respect to applications for administrative final plat approval, such finding was previously made by the BoCC at the time of preliminary plan approval;**

*The request for a finding of sufficiency was previously made by the BoCC at the time of preliminary plan approval (PUDSP2111) The Development is located within the Widefield Water and Sanitation District's (WWSD) boundaries and will rely upon municipal services for water supply. These municipal services will be extended to this proposed development. There are no proposed wells or individual septic systems. WWSD has provided letters of intent to serve commitment letters for this project. The district has also provided the water quality report as required by El Paso County.*

- **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;**

*A public wastewater system will be provided for by the Fountain Sanitation District. District provided commitment letters have been provided as part of the approved PP/PUD indicating capacity to provide wastewater disposal services for this development.*

- **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 Geology and Soils Report was prepared by ENTECH Engineering Inc. (dated 12/22/21) and is included with the submittal package. As part of this report, exploratory test borings were completed. There are no significant geological hazards found to be present. The Geologic constraints found to be present include:*

- *artificial fill*
- *collapsible soils*
- *expansive soils*
- *groundwater and floodplain areas*
- *shallow bedrock*
- *potentially seasonal shallow groundwater Mitigation method: slab-on grade foundations.*

*These geologic and engineering conditions are relatively common to the area, and can be satisfactorily mitigated through proper engineering design, and construction practices.*

- **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;**

*Adequate drainage improvements; complying with State law, this Code and the ECM are proposed and illustrated on the drawings. A Final Drainage Report for this development was included for review and approval by El Paso County.*

- **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;**

*Legal and physical access is provided to parcels by public rights-of-way or recorded easement*

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

*The necessary services, including police and fire protection, recreation, utilities, and transportation systems, will be made available to serve the proposed subdivision as follows:*

*Police: El Paso County police department will serve this property*

*Fire: Security Fire Protection District will serve this property*

*Recreation: El Paso County Parks has not required dedicated acreage for parks however the open space and trail system is open to the public.*

*Utilities - The following utilities are provided.*

*Sanitary Sewer: Fountain Sanitation District*

*Water: Widefield Water and Sanitation District*

*Gas: Black Hills Energy*

*Electric: Fountain Electrical Department*

*School: Widefield School District 3*

*Transportation:*

*Roads: Access to site vial Landover Lane City of Fountain roadway.*

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

*The proposed project and plans comply with Chapter 6 of the Code. One main access point is provided and one emergency access is provided for this development. The applicant worked with the Security Fire District and received approval of the emergency access for this property. A fire protection report illustrating the available fire protection measures was provided with the approved PP/PUD submittal. In addition, a fire protection district commitment to serve this development has also been provided.*

- **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 impacts were evaluated and related off-site improvements are roughly proportional and will mitigate the impacts of the subdivision. A Final Drainage Report, Traffic Report and Geotechnical Report are submitted with this application package. The provision of adequate roads, utilities and public facilities is planned as part of the community. The existing detention pond will be utilized to mitigate the stormwater impacts of the development. The Traffic Impact analysis prepared by LSC addresses the impacts related to traffic. The off site improvements required by this analysis are defined in Table 4. Roadway Improvements (located within the report).*

- **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 necessary public facilities or infrastructure, for impacts reasonably related to the proposed subdivision shall be constructed in accordance with the submitted Construction Drawings so that the impacts of the subdivision will be adequately mitigated. Public improvements will be constructed as necessary including municipal utilities, roadways, and pedestrian sidewalks. Any supplemental or required SIA documents will be provided as necessary.*

#### Water

*Water will be provided to the site from Widefield Water and Sanitation District. A public 8" water main will connect to the existing stub in Landover Lane and traverse the site northerly to a second connection located along S. Powers Blvd and provide fire protection. A second 8" water main will connect to an existing stub located in the southeast corner of the site and provide additional fire protection. A private 4" water main, that will tee off the public 8" water main, will provide domestic water service to each unit.*

#### Wastewater

*Wastewater service is provided by Fountain Sanitation District. A public 8" sanitary sewer will connect to the existing stub in Landover Lane to service the site.*

#### Storm Sewer

*A private storm sewer system comprised of Type R inlets, Type C inlets and RCP storm sewer will capture and convey the site's storm water to an existing detention pond, located within Mesa Ridge Subdivision Filing 9. The existing detention pond will provide full spectrum water quality and detention.*

#### Drainage

*The site's stormwater will be captured by a private storm sewer system including Type R inlets, Type C inlets and RCP storm sewer. Captured stormwater will be conveyed to existing Detention Pond D, located within Mesa Ridge Subdivision Filing 9, for full spectrum water quality and detention. It is anticipated the pond will require modifications to accommodate the site's stormwater. Ultimate release from the pond will be at less than historic levels.*

#### Gas

*The type of homes proposed for this development are built to not require gas service. They will require only and electric service which will be provided by City of Fountain Electrical Department.*

*Summary of utility providers:*

- *Widefield Water and Sanitation District*
- *Fountain Sanitation District*
- *City of Fountain Electrical Department*
- *Security Fire Protection District*

#### Utility Easement Standards

*Sections 8.4.5.G.4.b.i and 8.4.6.C.2.d.i "Easement Location and Dimensions" requires utility easements be placed along lot and tract lines, specifically five-feet (5') side and seven-feet (7') rear lot lines. Residences are units for rent and therefore will not be platted on a lot thus the referenced sections do not directly apply to this development. The plan provides front easements along the private driveways*

*that will be utilized by all utility service providers. This development is setup for one (1) lot with perimeter setbacks and minimum building separations. The actual residential unit will be constructed on reinforced slab (slab on grade) foundations with no basements or sub-floor/sub-grade storage or crawl spaces. Utility services will be connected to each unit from the front.*

*Private Driveway Access and Utility Easement*

*The private driveways (and associated access and utility easement) allow this product to be site designed with appropriate pavement width, easement location, parking and pedestrian facilities. This allows efficiency of the site plan layout which results in more land area in open spaces and other amenities. This project has 50% of open space due to the efficiency of the private driveway and overall layout. Pedestrian paths in connection with sidewalks along the access easement allow the residents to easily connect to the community open spaces and amenities. This site plan encourages non-motorized links to the external pedestrian networks that can connect users to the greater region.*

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

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

**• The extraction of any known commercial mining deposit shall not be impeded by this subdivision**

*No commercial mining deposits exist on the property*

FINAL PLAT

MESA RIDGE SUBDIVISION FILING No. 10

A PORTION OF THE NORTHWEST QUARTER OF SECTION 28 AND THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M. COUNTY OF EL PASO, STATE OF COLORADO

KNOW ALL BY THESE PRESENTS:

That CSJ No. 1, LLC, a Colorado limited liability company, being the owner of the following described tract of land to wit:

LEGAL DESCRIPTION:

BEGINNING at the Northwest corner of the Northwest Quarter of Section 28, Township 15 South, Range 65 West of the 6th Principal Meridian; thence N 89°41'59" E along the North line of said Northwest Quarter, a distance of 117.30 feet to a point on the West line of Powers Boulevard as recorded under Book 6788 at Page 531 of the records of the El Paso County Clerk and Recorders Office; thence along the West line of said Powers Boulevard, 933.14 feet along the arc of a 1,096.98 foot radius curve to the right, having a central angle of 48°44'17" and a chord that bears S 12°56'23" W, 905.26 feet to a point on the Northerly line of that parcel of land described under Book 5506 at Page 1290 of said records; thence the following eight (8) courses along said Northerly lines and Easterly lines of said parcel of land described under Book 5506 at Page 1290: 1) N 84°16'00" W, a distance of 198.99 feet; 2) 46.11 feet along the arc of a 540.00 foot radius tangent curve to the left, having a central angle of 04°53'33" and a chord that bears N 86°42'46" W, 46.10 feet; 3) N 89°09'33" W, a distance of 124.09 feet; 4) 100.02 feet along the arc of a 140.00 foot radius tangent curve to the right, having a central angle of 40°56'07" and a chord that bears N 68°41'30" W, 97.91 feet; 5) N 48°13'27" W, a distance of 126.77 feet; 6) 6.49 feet along the arc of an 8.00 foot radius tangent curve to the right, having a central angle of 46°29'23" and a chord that bears N 24°58'45" W, 6.31 feet; 7) N 01°44'04" W, a distance of 137.18 feet; 8) 87.71 feet along the arc of a 135.00 foot radius tangent curve to the left, having a central angle of 37°13'35" and a chord that bears N 20°21'02" W, 86.18 feet to the Southwest corner of Lot 15, Block 3, Sunrise Ridge Subdivision Filing No. 8 as recorded under Reception No. 1722613 of said records; thence the following two (2) courses along the Easterly line of said Sunrise Ridge Subdivision Filing No. 8: 1) 511.39 feet along the arc of a 1,034.60 foot radius curve to the left, having a central angle of 28°19'14" and a chord that bears N 58°13'41" E, 506.20 feet to a point of compound curvature; 2) 283.12 feet along the arc of a 500.00 foot radius curve to the left, having a central angle of 32°26'36" and a chord that bears N 27°50'47" E, 279.35 feet to a point on the North line of the Northeast Quarter of Section 29, Township 15 South, Range 65 West of the 6th Principal Meridian; thence N 89°57'13" E along the North line of said Northeast Quarter, a distance of 115.21 feet to the Point of Beginning.

Containing a calculated area of 445,104 square feet (10.218) acres of land, more or less.

DEDICATION

The above owner has caused said parcel of land to be platted into a lot and easements as shown hereon. The undersigned does hereby grant and convey to the County of El Paso all right-of-way dedications and easements for public use. The tract of land herein platted shall be known as MESA RIDGE SUBDIVISION FILING No. 10 in the County of El Paso, State of Colorado.

OWNERSHIP AND ACKNOWLEDGMENT STATEMENT:

The aforementioned, CSJ No. 1, LLC, a Colorado Limited Liability Company, has executed this instrument this \_\_\_\_ day of \_\_\_\_, 20\_\_\_\_, A.D.

David D. Jenkins, Authorized Agent CSJ No. 1, LLC, a Colorado Limited Liability Company

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, a street, and easements as shown hereon under the name and subdivision of MESA RIDGE SUBDIVISION FILING No. 10. 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:

CSJ No. 1, LLC, a Colorado Limited Liability Company

By: David D. Jenkins

Title: Authorized Agent

NOTARIAL:

STATE OF } COUNTY OF }

The above and aforementioned instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_, 20\_\_\_\_, A.D.

By: David D. Jenkins, Authorized Agent

Witness my hand and seal:

My Commission expires \_\_\_\_\_

Notary Public \_\_\_\_\_

EASEMENT STATEMENT:

The exterior boundaries of Lot 1 as shown hereon are hereby platted with a 20 foot public utility and drainage easement. The sole responsibility for maintenance of these easements is hereby vested with the property owner.

SURVEYOR'S NOTES

- 1. 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.
2. Any person who knowingly removes, alters or defaces any public land survey monument or land boundary monument or accessory commits a class 2 misdemeanor pursuant to the Colorado Revised Statute 18-4-508.
3. The lineal units used in this drawing are U.S. Survey Feet. A U.S. Survey Foot is defined as 1200/3937 meters.
4. This survey does not constitute a title search by Barron Land, LLC to determine ownership, rights-of-way, or easements of record. For information regarding ownership, rights-of-way, and easements of record, Barron Land, LLC relied upon Title Commitment No. 30685LTG, with an effective date of February 23, 2022 as provided by Legacy Title Group and Old Republic National Title Insurance Company.
5. This survey was performed in the field on June 5, 2020.
6. The overall subject parcel contains a calculated area of 445,104 square feet (10.218 acres) of land, more or less.
7. BASIS OF BEARINGS: Bearings are based upon a line from the North Quarter corner of Section 29 and the North Quarter corner of Section 28, Township 15 South, Range 65 West of the 6th P.M., monumented at the North Quarter corner of Section 29 with a 3.25" aluminum cap in concrete stamped "PLS 4842" and monumented at the North Quarter corner of Section 28 with a #6 rebar and 3.25" aluminum cap stamped "PLS 14611", and is assumed to bear N 89°49'38" E, a field measured distance of distance of 5281.32 feet.
8. The subject property shown herein lies within Zone X, areas determined to be outside the 500-year floodplain, as shown on Federal Emergency Management Agency flood insurance rate map number 08041C0956G, effective December 7, 2018.
9. This site is not within a designated F.E.M.A. floodplain as determined by the flood insurance rate map number 08041C0956G, effective December 7, 2018.
10. There shall be no direct Lot access to South Powers Boulevard or Mesa Ridge Parkway.
11. Geologic hazard note:

The following Lots have been found to be impacted by geologic hazards. Mitigation measures and a map of the hazard area can be found in the report "Subsurface Soil Investigation Parkway Property" prepared by Estech Engineering Inc., Job No. 211100 dated August 18, 2021 and is held in the records of the El Paso County Planning and Community Development Departments.

12. The parties responsible for this plan have familiarized themselves with the current accessibility criteria and specifications and the proposed plan reflects the site elements required by the applicable ADA design standards and guidelines as published by the United States Department of Justice, approval of this plan by El Paso County does not assure compliance with the ADA or any regulations or guideline enacted or promulgated under or with respect to such laws.

13. The property shown hereon is located within the Mesa Ridge Metropolitan District No. 2, per the document recorded at Reception No. 220038072 of the records of the El Paso County Clerk and Recorder.

14. No Lots shall be sold, conveyed, or transferred to a Party other than one that purchases the entire Subdivision, whether by Deed or by Contract, unless and until the required Public and Common development improvements for the Subdivision have been constructed and completed in accordance with the Subdivision Improvements Agreement recorded at Reception No. \_\_\_\_\_ and the approved construction plans and preliminary acceptance of said improvements has been received from El Paso county. Should a Party purchase the entire Subdivision, Lots within the Subdivision may be sold, conveyed, or transferred and have building permits issued upon receipt of collateral acceptable to the County which is sufficient to guarantee construction of the improvements in the approved financial assurance estimate. If subdivider or a purchaser posts collateral more than ninety (90) days following plat recording, an updated financial assurance estimate may be required. 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.

15. 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. 19-471), or any amendments thereto, at or prior to the time of building permit submittal. 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.

16. All property within this subdivision, except Right of Way Dedications as shown hereon, is subject to a declaration of covenants as recorded at Reception No. \_\_\_\_\_ of the records of the El Paso County Clerk and Recorder.

17. 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.

18. 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.

19. No driveway shall be established unless an access permit has been granted by El Paso County.

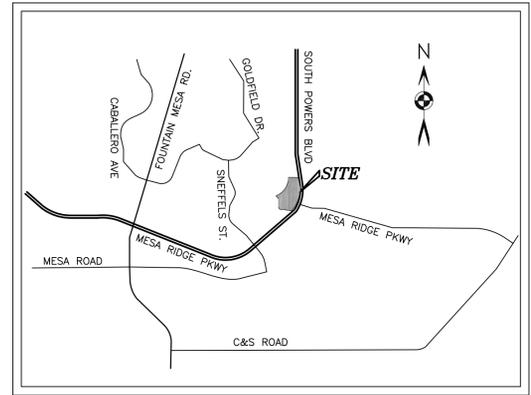
20. Mailboxes shall be installed in accordance with all El Paso County and United States Postal Service regulations.

21. The following reports have been submitted in association with the Preliminary Plan or Final Plat 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; noise report.

22. 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 listed species (e.g., Preble's Meadow jumping mouse).

23. The addresses exhibited on this Plat are for informational purposes only. They are not the legal description and are subject to change.

24. The land within the Plat is zoned RS-6000/CAD-O as identified within PCD file number \_\_\_\_\_. The PUD development plan, guidelines and landscape plan are recorded at Reception No. \_\_\_\_\_.



VICINITY MAP (NOT TO SCALE)

SURVEYOR'S CERTIFICATE:

I Spencer J. Barron, 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 October 6, 2021, by me or under my direct supervision and that the monuments exist as shown hereon; that mathematical closure errors are less than 1:10,000; and that said plat has been prepared in compliance with the applicable laws of the State of Colorado dealing with monuments, subdivision, or surveying of land and the applicable provisions of the El Paso County Land Development Code.

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

Spencer J. Barron Colorado Professional Land Surveyor No. 38141 For and on behalf of Barron Land, LLC

COUNTY APPROVAL

This plat for MESA RIDGE SUBDIVISION FILING No. 10 was approved for filing by the El Paso County, Colorado Planning and Community Development Department this \_\_\_\_ day of \_\_\_\_, 20\_\_\_\_.

Planning and Community Development Director Date

RECORDING

STATE OF COLORADO } COUNTY OF EL PASO }

I hereby certify that this instrument was filed for record at my office at \_\_\_\_ O'clock \_\_M., this day of \_\_\_\_, 2022 A.D., and is duly recorded under Reception Number \_\_\_\_\_ of the records of El Paso County, Colorado.

Fee: \_\_\_\_\_

Surcharge: \_\_\_\_\_

Chuck Broerman, Recorder

BY: Deputy

FEEES:

School Fee: \_\_\_\_\_

Bridge Fee: \_\_\_\_\_

Park Fee: \_\_\_\_\_

Drainage Fee: \_\_\_\_\_

SHEET LEGEND:

SHEET 1: Legal description, notes and vicinity map

SHEET 2: Boundary detailed information

SHEET 3: Easement detailed information

Table with columns: No., Revisions, Remarks, Date, By

PCD File No. \_\_\_\_\_



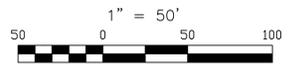
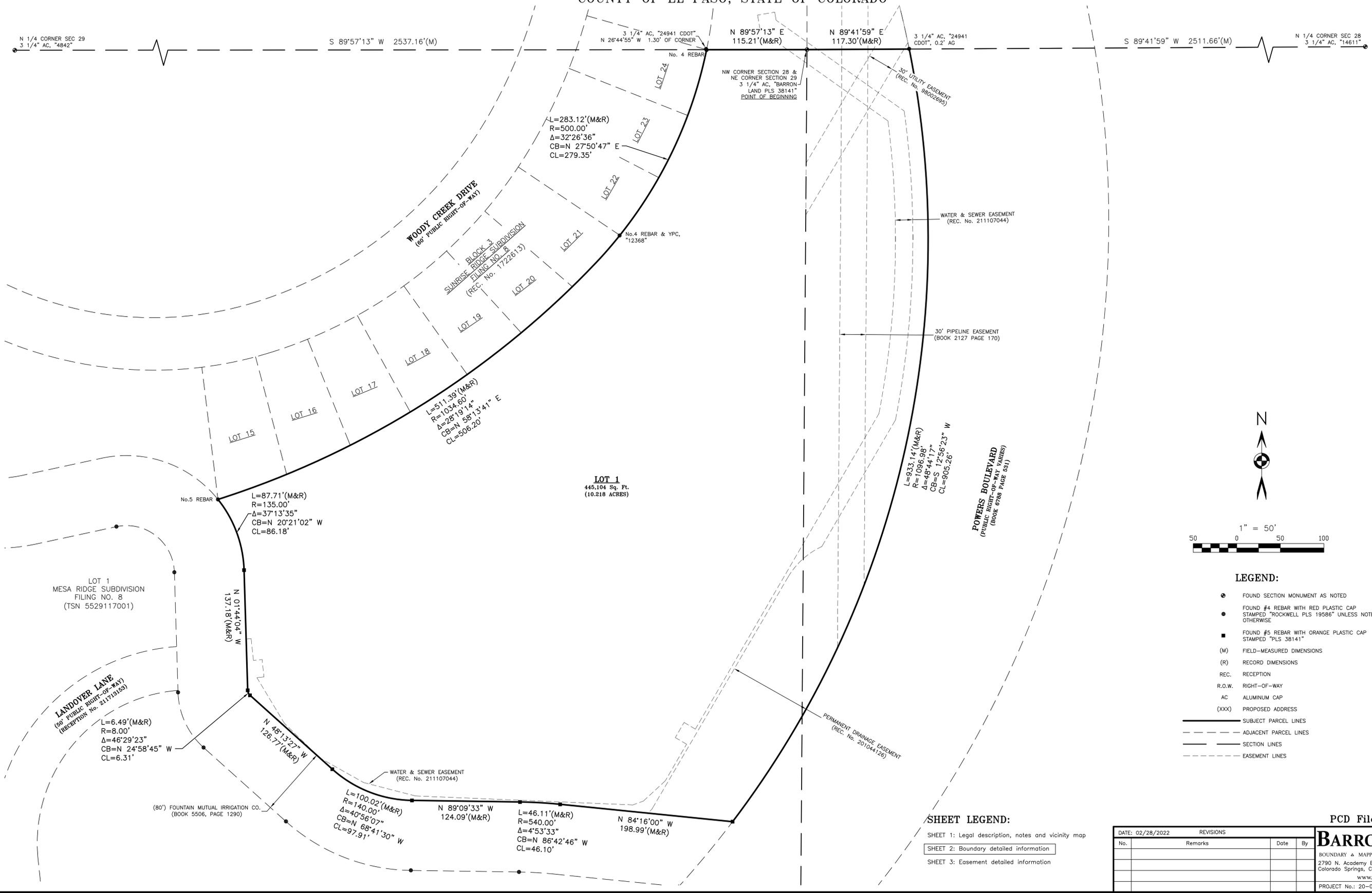
BOUNDARY & MAPPING & SURVEYING & CONSTRUCTION 2790 N. Academy Blvd., Suite 311 Colorado Springs, CO 80917 P: 719.360.6827 F: 719.466.6527 www.BARRONLAND.com

PROJECT No.: 20-035 SHEET 1 OF 3

FINAL PLAT

MESA RIDGE SUBDIVISION FILING No. 10

A PORTION OF THE NORTHWEST QUARTER OF SECTION 28 AND THE NORTHEAST QUARTER OF SECTION 29,  
TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M.  
COUNTY OF EL PASO, STATE OF COLORADO



- LEGEND:**
- FOUND SECTION MONUMENT AS NOTED
  - FOUND #4 REBAR WITH RED PLASTIC CAP STAMPED "ROCKWELL PLS 19586" UNLESS NOTED OTHERWISE
  - FOUND #5 REBAR WITH ORANGE PLASTIC CAP STAMPED "PLS 38141"
  - (M) FIELD-MEASURED DIMENSIONS
  - (R) RECORD DIMENSIONS
  - REC. RECEPTION
  - R.O.W. RIGHT-OF-WAY
  - AC ALUMINUM CAP
  - (XXX) PROPOSED ADDRESS
  - SUBJECT PARCEL LINES
  - - - ADJACENT PARCEL LINES
  - SECTION LINES
  - - - EASEMENT LINES

- SHEET LEGEND:**
- SHEET 1: Legal description, notes and vicinity map
  - SHEET 2: Boundary detailed information
  - SHEET 3: Easement detailed information

DATE: 02/28/2022		REVISIONS	
No.	Remarks	Date	By

PCD File No. \_\_\_\_\_

**BARRON LAND**

BOUNDARY & MAPPING & SURVEYING & CONSTRUCTION  
2790 N. Academy Blvd., Suite 311 P: 719.350.6827  
Colorado Springs, CO 80917 F: 719.466.6527  
www.BARRONLAND.com

PROJECT No.: 20-035 SHEET 2 OF 3

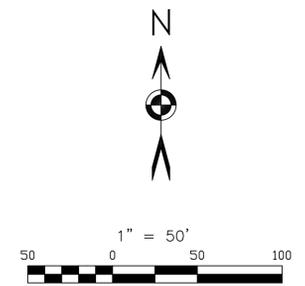
FINAL PLAT

MESA RIDGE SUBDIVISION FILING No. 10

A PORTION OF THE NORTHWEST QUARTER OF SECTION 28 AND THE NORTHEAST QUARTER OF SECTION 29,  
TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M.  
COUNTY OF EL PASO, STATE OF COLORADO

N 1/4 CORNER SEC 29 3 1/4" AC. "4842" S 89°57'13" W 2537.16'(M) N 26°44'55" W 1.30' OF CORNER No. 4 REBAR N 89°57'13" E 115.21'(M&R) N 89°41'59" E 117.30'(M&R) 3 1/4" AC. "24941 CDOT", 0.2' AG S 89°41'59" W 2511.66'(M) N 1/4 CORNER SEC 28 3 1/4" AC. "14611"

Please label the Basis of Bearings



- LEGEND:**
- FOUND SECTION MONUMENT AS NOTED
  - FOUND #4 REBAR WITH RED PLASTIC CAP STAMPED "ROCKWELL PLS 19586" UNLESS NOTED OTHERWISE
  - FOUND #5 REBAR WITH ORANGE PLASTIC CAP STAMPED "PLS 38141"
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  - SUBJECT PARCEL LINES
  - - - ADJACENT PARCEL LINES
  - SECTION LINES
  - - - EASEMENT LINES

LINE	BEARING	DISTANCE
L2	N 34°11'18" E	82.58'
L3	N 55°48'42" W	30.00'
L4	N 34°11'18" E	10.00'
L5	S 55°48'42" E	30.07'
L6	S 89°34'39" E	8.57'
L7	N 49°29'21" E	13.31'
L8	N 89°34'39" W	15.96'
L9	S 67°28'52" W	13.49'
L10	N 26°55'56" W	23.91'
L11	N 57°33'26" W	74.25'
L12	N 00°02'47" W	40.51'
L13	N 89°57'13" E	10.00'
L14	S 00°02'47" E	41.99'
L15	S 57°33'26" E	65.20'
L16	S 26°55'56" E	22.14'
L17	N 67°28'52" E	4.24'
L18	N 89°34'39" E	23.06'
L19	N 00°26'21" E	73.84'
L20	S 59°41'36" W	44.96'
L21	N 00°26'21" E	12.30'
L22	N 89°57'13" E	3.95'
L23	S 59°41'36" E	75.01'
L24	S 00°26'21" W	259.29'
L25	S 59°29'03" E	15.11'
L26	S 53°31'40" W	10.00'
L27	N 36°28'03" W	15.51'
L28	S 30°35'38" E	113.33'
L29	S 78°08'12" E	52.21'
L30	S 30°19'15" W	18.50'
L31	S 59°34'39" W	74.34'
L32	S 00°36'18" W	156.33'
L33	S 28°38'21" E	15.50'
L34	S 60°19'19" W	10.00'
L35	N 29°35'21" W	15.51'
L36	N 85°34'16" W	60.98'
L43	N 12°23'58" W	27.64'
L44	N 34°11'18" E	81.70'
L45	S 44°53'00" E	12.46'
L46	N 45°07'00" E	10.00'
L47	N 44°53'00" W	12.15'
L48	S 89°34'39" E	8.57'
L49	S 44°34'39" E	14.14'
L50	S 00°26'21" W	99.09'
L51	N 47°57'47" W	23.14'
L52	S 42°02'13" W	10.00'
L53	S 47°57'47" E	25.94'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	125.00'	15.09'	15.08'	S 66°10'22" E	06°54'58"
C2	121.00'	63.65'	62.81'	N 51°13'07" E	30°08'15"
C4	1145.60'	444.27'	441.49'	N 55°10'40" E	22°13'11"
C5	611.02'	70.19'	69.19'	N 40°46'37" E	6°34'55"
C6	121.00'	111.79'	107.86'	N 63°57'15" E	52°56'12"
C7	130.75'	49.95'	49.65'	S 78°25'32" W	21°53'25"
C8	3.00'	1.60'	1.58'	N 42°14'45" W	30°37'23"
C9	736.05'	131.04'	130.87'	N 21°59'01" E	10°12'02"
C10	746.05'	125.21'	125.06'	S 21°34'36" W	9°36'56"
C11	13.00'	6.95'	6.87'	S 42°14'45" E	30°37'23"
C12	140.75'	53.87'	53.54'	N 78°26'41" E	21°55'44"
C13	117.00'	87.32'	85.31'	S 21°48'12" W	42°45'40"
C14	1353.10'	239.40'	239.08'	S 48°15'08" W	10°08'13"
C15	1186.60'	460.17'	457.29'	S 55°20'00" W	31°04'11"
C16	1353.10'	212.65'	212.43'	S 85°07'29" W	9°00'16"
C21	80.00'	12.77'	12.76'	N 38°45'45" E	9°08'54"
C22	80.00'	22.03'	21.96'	N 58°23'50" E	15°46'51"
C23	1186.60'	460.17'	457.29'	N 55°10'40" E	22°13'11"
C24	652.02'	74.90'	74.86'	N 40°46'37" E	6°34'55"
C25	80.00'	73.91'	71.31'	N 63°57'15" E	52°56'12"
C26	82.00'	31.91'	31.71'	N 11°34'15" W	22°17'47"
C27	82.00'	18.89'	18.85'	S 36°34'58" W	15°12'08"
C28	1318.10'	366.26'	365.09'	S 51°08'39" W	15°56'15"
C29	1318.10'	210.59'	210.36'	S 63°40'54" W	9°09'14"
C30	82.00'	90.95'	86.36'	N 79°58'05" W	63°32'48"
C31	1353.10'	25.35'	25.35'	S 59°39'45" W	1°04'24"

- SHEET LEGEND:**
- SHEET 1: Legal description, notes and vicinity map
  - SHEET 2: Boundary detailed information
  - SHEET 3: Easement detailed information

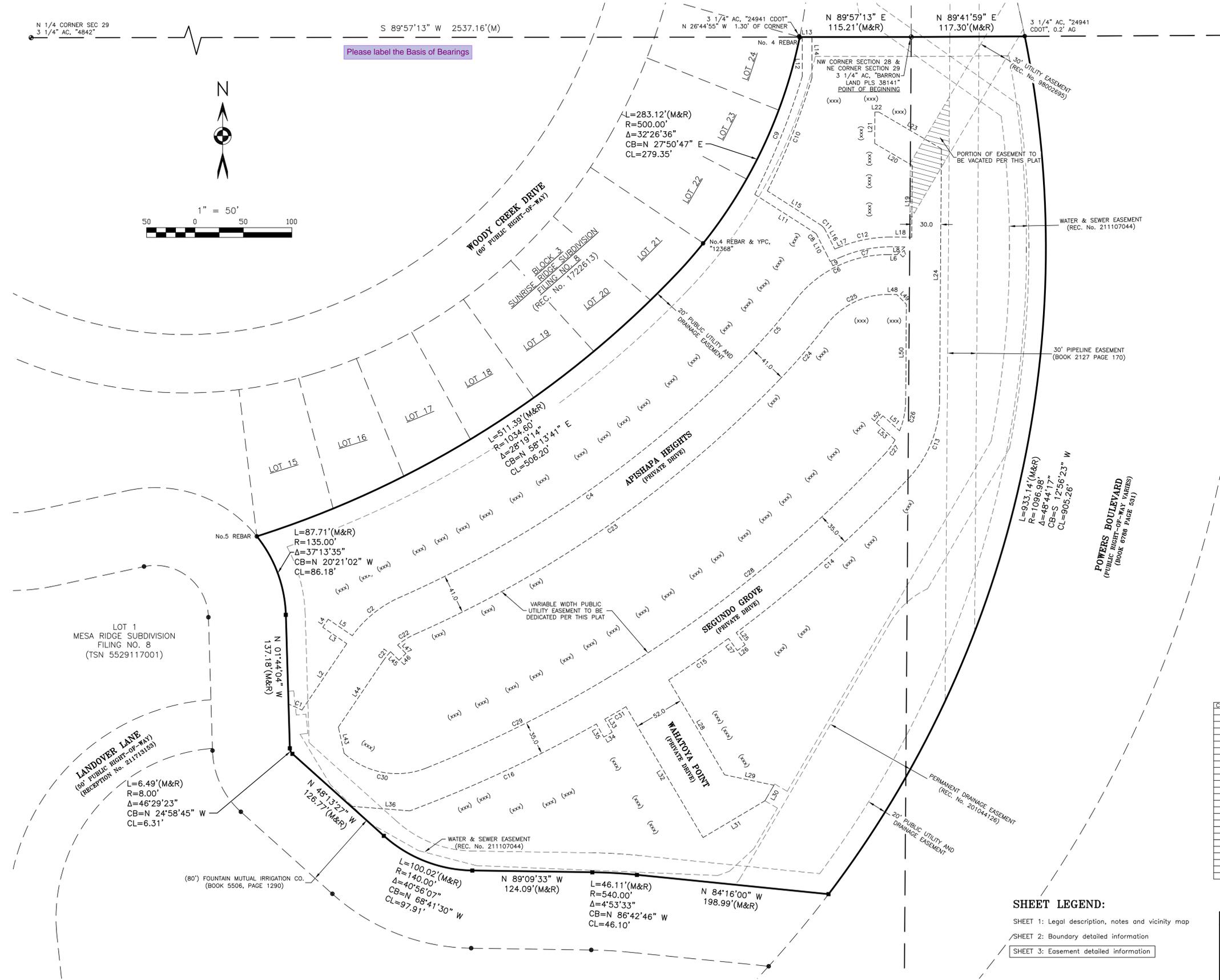
DATE	REVISIONS
02/28/2022	
No.	Remarks

PCD File No. \_\_\_\_\_

**BARRON LAND**

BOUNDARY & MAPPING & SURVEYING & CONSTRUCTION  
2790 N. Academy Blvd. Suite 311 P: 719.350.6827  
Colorado Springs, CO 80917 F: 719.466.6527  
www.BARRONLAND.com

PROJECT No.: 20-035 SHEET 3 OF 3



INCLUDED FOR REFERENCE,  
WILL BE SUBMITTED TO CITY  
OF FOUNTAIN

# EXHIBIT A

A portion of Lot 1, Mesa Ridge Subdivision Filing No. 8 as recorded under Reception No. 211713153 of the records of El Paso County, being a part of the Northeast Quarter of Section 29, Township 15 South, Range 65 West of the 6th P.M., County of El Paso, State of Colorado, described as follows:

Bearings are based upon the most easterly line of said Lot 1, coincident with the westerly line of that parcel of land commonly known as the Fountain Mutual Irrigation Channel recorded under Book 5506 at Page 1290 of said records, monumented at the north end with #4 rebar and yellow plastic cap stamped "PLS 4842" and monumented at the south end with a #4 rebar and red plastic cap stamped "PLS 19586" and is assumed to bear S 01°41'12" E, a distance of 134.94 feet.

Commencing at most easterly southeast corner of said Lot 1, said corner lying on said westerly line;  
thence along the south line of said Lot 1, 4.67 feet along the arc of a 225.00 foot radius curve to the left, having a central angle of 01°11'22", and a chord that bears S 85°37'53" W 4.67 feet to the POINT OF BEGINNING;  
thence continuing along said south line, 103.14 feet along the arc of a 225.00 foot radius curve to the left, having a central angle of 26°15'48", and a chord that bears S 71°54'18" W 102.24 feet;  
thence 7.41 feet along the arc of a 9.00 foot radius non-tangent curve to the left, having a central angle of 47°09'16", and a chord that bears N 07°24'16" E 7.20 feet;  
thence 147.49 feet along the arc of a 48.00 foot radius curve to the right, having a central angle of 176°03'12", and a chord that bears N 71°51'14" E 95.94 feet;  
thence 7.54 feet along the arc of a 9.00 foot radius curve to the left, having a central angle of 48°00'06", and a chord that bears S 44°07'13" E 7.32 feet to the Point of Beginning.

Containing a calculated area of 3,699 square feet (0.08 acres) of land, more or less.



Spencer J. Barron  
State of Colorado Professional Land Surveyor No. 38141  
For and on behalf of Barron Land, LLC

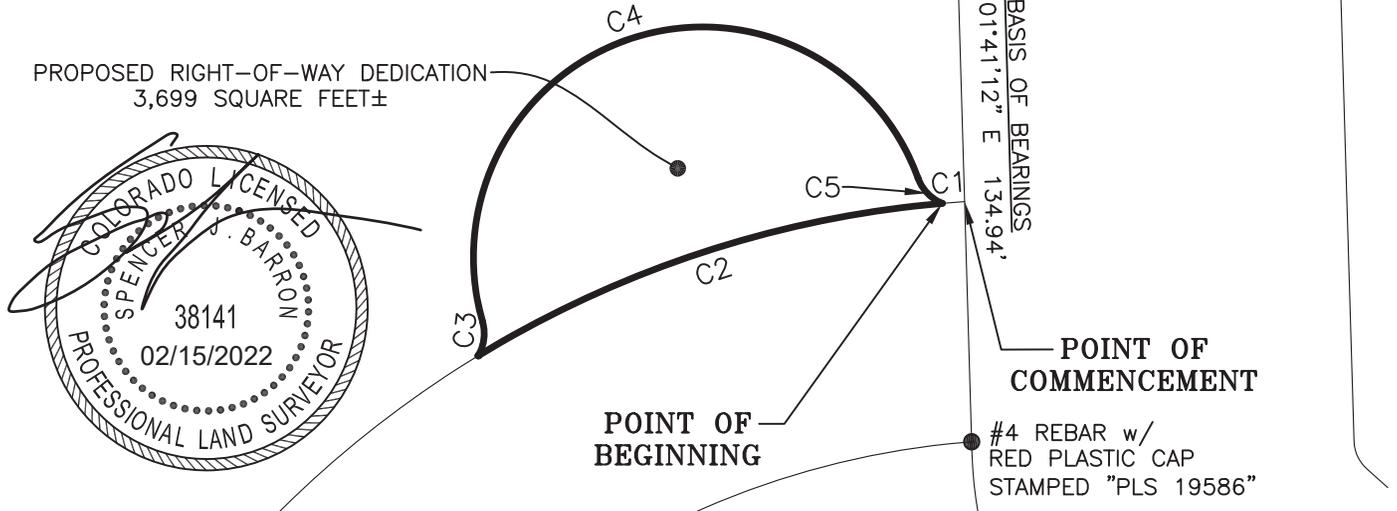
**BARRON**  **LAND**

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 2790 N. Academy Blvd. Suite 311 P: 719.360.6827  
 Colorado Springs, CO 80917 F: 719.466.6527  
[www.BARRONLAND.com](http://www.BARRONLAND.com)

INCLUDED FOR REFERENCE,  
WILL BE SUBMITTED TO CITY  
OF FOUNTAIN

# EXHIBIT B

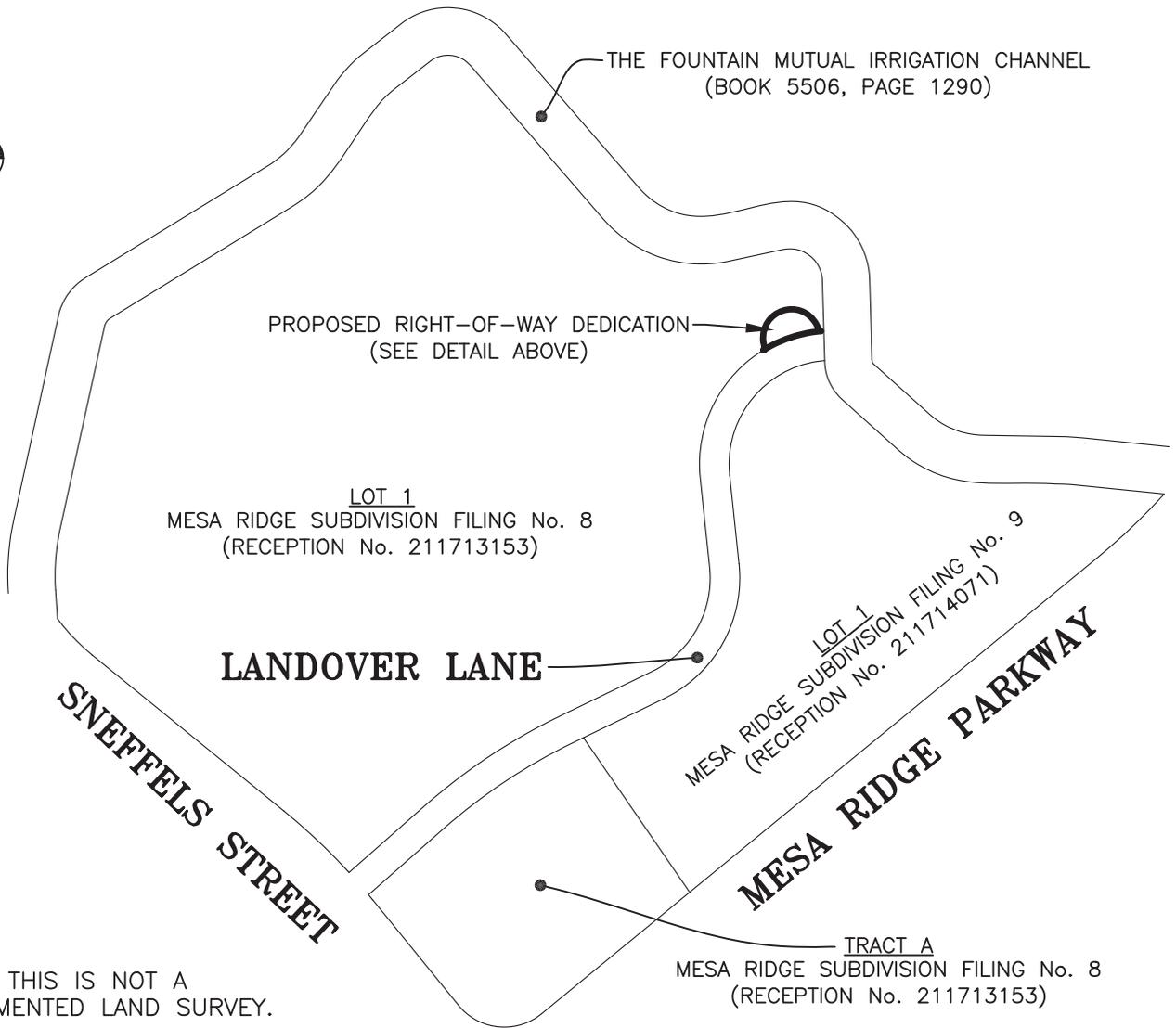
**DETAIL**  
1" = 40'



PROPOSED RIGHT-OF-WAY DEDICATION  
3,699 SQUARE FEET±



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	4.67'	225.00'	01°11'22"	S 85°37'53" W	4.67'
C2	103.14'	225.00'	26°15'48"	S 71°54'18" W	102.24'
C3	7.41'	9.00'	47°09'16"	N 07°24'16" E	7.20'
C4	147.49'	48.00'	176°03'12"	N 71°51'14" E	95.94'
C5	7.54'	9.00'	48°00'06"	S 44°07'13" E	7.32'



NOTE: THIS IS NOT A  
MONUMENTED LAND SURVEY.

1" = 300'



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# Prior Review

THE COTTAGES AT MESA RIDGE

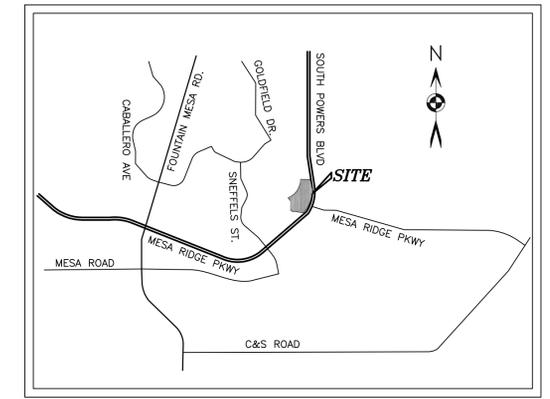
FINAL PLAT

## MESA RIDGE SUBDIVISION FILING No. 10

A PORTION OF THE NORTHWEST QUARTER OF SECTION 28 AND THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M. COUNTY OF EL PASO, STATE OF COLORADO

needs to match preliminary plan which is Cottages at Mesa Ridge

9/2/22 This was in county files. Not sure if this was CSU's review of document. Added to the bottom of file for reference. bml



VICINITY MAP (NOT TO SCALE)

ADDRESSED. SEE COMMENTS REGARDING TRACT ON SHEET 2.

combined with Parcel (to the north remnant)

COTTAGES AT MESA RIDGE ADDRESSED

ADDRESSED

### KNOW ALL BY THESE PRESENTS:

That CSJ No. 1, LLC, a Colorado limited liability company, being the owner of the following described tract of land to wit:

### LEGAL DESCRIPTION:

BEGINNING at the Northwest corner of the Northwest Quarter of Section 28, Township 15 South, Range 65 West of the 6th Principal Meridian; thence N 89°41'59" E along the North line of said Northwest Quarter, a distance of 117.30 feet to a point on the West line of Powers Boulevard as recorded under Book 6788 at Page 531 of the records of the El Paso County Clerk and Recorders Office; thence along the West line of said Powers Boulevard, 933.14 feet along the arc of a 1,096.98 foot radius curve to the right, having a central angle of 48°44'17" and a chord that bears S 12°56'23" W, 905.26 feet to a point on the Northerly line of that parcel of land described under Book 5506 at Page 1290 of said records; thence the following eight (8) courses along said Northerly lines and Easterly lines of said parcel of land described under Book 5506 at Page 1290: 1) N 84°16'00" W, a distance of 198.99 feet; 2) 46.11 feet along the arc of a 540.00 foot radius tangent curve to the left, having a central angle of 04°53'33" and a chord that bears N 86°42'46" W, 46.10 feet; 3) N 89°09'33" W, a distance of 124.09 feet; 4) 100.02 feet along the arc of a 140.00 foot radius tangent curve to the right, having a central angle of 40°56'07" and a chord that bears N 68°41'30" W, 97.91 feet; 5) N 48°13'27" E, a distance of 126.77 feet; 6) 6.49 feet along the arc of an 8.00 foot radius tangent curve to the right, having a central angle of 46°29'23" and a chord that bears N 24°58'45" W, 6.31 feet; 7) N 01°44'04" W, a distance of 137.18 feet; 8) 87.71 feet along the arc of a 135.00 foot radius tangent curve to the left, having a central angle of 37°13'35" and a chord that bears N 20°21'02" W, 86.18 feet to the Southwest corner of Lot 15, Block 3, Sunrise Ridge Subdivision Filing No. 8 as recorded under Reception No. 1722613 of said records; thence the following two (2) courses along the Easterly line of said Sunrise Ridge Subdivision Filing No. 8: 1) 511.39 feet along the arc of a 1,034.60 foot radius curve to the left, having a central angle of 28°19'14" and a chord that bears N 58°13'41" E, 506.20 feet to a point of compound curvature; 2) 283.12 feet along the arc of a 500.00 foot radius curve to the left, having a central angle of 32°26'36" and a chord that bears N 27°50'47" E, 279.35 feet to a point on the North line of the Northeast Quarter of Section 29, Township 15 South, Range 65 West of the 6th Principal Meridian; thence N 89°57'13" E along the North line of said Northeast Quarter, a distance of 115.21 feet to the Point of Beginning.

Containing a calculated area of 445,104 square feet (10.218) acres of land, more or less.

UPDATE to these standard notes ADDRESSED

### DEDICATION

The above owner has caused said parcel of land to be platted into a lot and easements as shown hereon. The undersigned does hereby grant and convey to the County of El Paso all right-of-way dedications and easements for public use. The tract of land herein platted shall be known as MESA RIDGE SUBDIVISION FILING No. 10 in the County of El Paso, State of Colorado.

ADDRESSED

### OWNERSHIP AND ACKNOWLEDGMENT STATEMENT:

The aforementioned, CSJ No. 1, LLC, a Colorado Limited Liability Company, has executed this instrument this \_\_\_ day of \_\_\_, 20\_\_\_, A.D.

David D. Jenkins, Authorized Agent CSJ No. 1, LLC, a Colorado Limited Liability Company

### OWNERS CERTIFICATE

ADDRESSED

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 lots, lots, blocks, streets, and easements as shown hereon under the name and subdivision of MESA RIDGE SUBDIVISION FILING No. 10. 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.

UPDATE- Provide easement number of easement when you record it.

ADDRESSED. NOTE #17 ALREADY STATED NOTICE OF AIRCRAFT NOISE. OTHER NOTES SHOWN IN GREEN BOX DO NOT APPLY AS NO DOCUMENTS ARE RECORDED FOR THIS PARCEL PER TITLE COMMITMENT USED FOR PRIOR ALTA SURVEY.

OWNER: CSJ No. 1, LLC, a Colorado Limited Liability Company By: David D. Jenkins, Authorized Agent Title: Authorized Agent

### NOTARIAL:

STATE OF \_\_\_\_\_ } SS COUNTY OF \_\_\_\_\_ }

The above and aforementioned instrument was acknowledged before me this \_\_\_ day of \_\_\_, 20\_\_\_, A.D.

By: David D. Jenkins, Authorized Agent Witness my hand and seal: My Commission expires Notary Public

### EASEMENT STATEMENT:

The exterior boundaries of Lot 1 as shown hereon are hereby platted with a 20 foot public utility and drainage easement. The sole responsibility for maintenance of these easements is hereby vested with the property owner.

### SURVEYOR'S NOTES

- 1. 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.
2. Any person who knowingly removes, alters or defaces any public land survey monument or land boundary monument or accessory commits a class 2 misdemeanor pursuant to the Colorado Revised Statute 18-4-508.
3. The lineal units used in this drawing are U.S. Survey Feet. A U.S. Survey Foot is defined as 1200/3937 meters.
4. This survey does not constitute a title search by Barron Land, LLC to determine ownership, rights-of-way, or easements of record. For information regarding ownership, rights-of-way, and easements of record, Barron Land, LLC relied upon Title Commitment No. 30685LTC, with an effective date of February 23, 2022 as provided by Legacy Title Group and Old Republic National Title Insurance Company.
5. This survey was performed in the field on June 5, 2020.
6. The overall subject parcel contains a calculated area of 445,104 square feet (10.218 acres) of land, more or less.
7. BASIS OF BEARINGS: Bearings are based upon a line from the North Quarter corner of Section 29 and the North Quarter corner of Section 28, Township 15 South, Range 65 West of the 6th P.M., monumented at the North Quarter corner of Section 29 with a 3.25" aluminum cap in concrete stamped "PLS 4842" and monumented at the North Quarter corner of Section 28 with a #6 rebar and 3.25" aluminum cap stamped "PLS 14611", and is assumed to bear N 89°49'38" E, a field measured distance of 5281.32 feet.
8. The subject property shown herein lies within Zone X, areas determined to be outside the 500-year floodplain, as shown on Federal Emergency Management Agency flood insurance rate map number 08041C0956G, effective December 7, 2018.
9. This site is not within a designated F.E.M.A. floodplain as determined by the flood insurance rate map number 08041C0956G, effective December 7, 2018.
10. There shall be no direct Lot access to South Powers Boulevard or Mesa Ridge Parkway.
11. Geologic hazard note: this is only one lot; Match the wording as written on the PUDSP plan exactly here.
12. The parties responsible for this plan have familiarized themselves with the current accessibility criteria and specifications and the proposed plan reflects the site elements required by the applicable ADA design standards and guidelines as published by the United States Department of Justice, approval of this plan by El Paso County does not assure compliance with the ADA or any regulations or guideline enacted or promulgated under or with respect to such laws.
13. The property shown hereon is located within the Mesa Ridge Metropolitan District No. 2, per the document recorded at Reception No. 220038872 of the records of the El Paso County Clerk and Recorder.
14. No Lots shall be sold, conveyed, or transferred to a Party other than one that purchases the entire Subdivision, whether by Deed or by Contract, unless and until the required Public and Common development improvements for the Subdivision have been constructed and completed in accordance with the Subdivision Improvements Agreement recorded at Reception No. and the approved construction plans and preliminary acceptance of said improvements has been received from El Paso County. Should a Party purchase the entire Subdivision, Lots within the Subdivision may be sold, conveyed, or transferred and have building permits issued upon receipt of collateral acceptable to the County which is sufficient to guarantee construction of the improvements in the approved financial assurance estimate. If subdivider or a purchaser posts collateral more than ninety (90) days following plat recording, an updated financial assurance estimate may be required. 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.
15. The Subdivider(s) agrees on behalf of him/herself and any developer or builder successors and assigns that subdivider and/or said successors and assigns shall be required to pay traffic impact fees in accordance with the El Paso County road impact fee program resolution (Resolution No. 19-471), or any amendments thereto, at or prior to the time of building permit submittal. 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.
16. All property within this subdivision, except Right-of-Way Dedications as shown hereon, is subject to a declaration of covenants as recorded at Reception No. of the records of the El Paso County Clerk and Recorder.
17. 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.
18. 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.
19. No driveway shall be established unless an access permit has been granted by El Paso County.
20. Mailboxes shall be installed in accordance with all El Paso County and United States Postal Service regulations.
21. The following reports have been submitted in association with the Preliminary Plan or Final Plat 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; noise report.
22. 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 listed species (e.g., Preble's Meadow jumping mouse).
23. The addresses exhibited on this Plat are for informational purposes only. They are not the legal description and are subject to change.
24. The land within the Plat is zoned RS-6000/CAD-O as identified within PCD file number. The PUD development plan, guidelines and landscape plan are recorded at Reception No.
- This shall also be zoned PUD /CAD-O. PUDSP 21-011. The tract is RS6000, but the lot area is PUD

ALREADY EXISTS. SEE NOTE #10 SHOWN BELOW.

Please provide the following note: - There shall be no direct lot access to Powers Boulevard

Special District Notes: Special District Disclosure (when the plat is located in a special district): A Title 32 Special District Annual Report and Disclosure Form satisfactory to the Planning and Community Development Department shall be recorded with each plat

Fountain Mutual Irrigation Company Note: NOTICE: This property will be included within a special taxing district Fountain Mutual Metropolitan District, created for the purpose of constructing and maintaining certain drainage and park and recreation improvements. Special taxing districts are subject to a general obligation indebtedness that is paid by revenues produced from annual tax levies on the taxable property within such districts. The buyer should familiarize himself/herself with this potentiality and ramifications thereof.

REMOVED NOTE #14 i dont think we will have an SIA because there are no public owned improvements to be installed and dedicated to County only City

REMOVED NOTE #16 I dont think that you will have CCRS this is a rental property

ADD

utilities provided by: Electric Gas Water Wastewater

This plat includes 1 lot and 1 tract. Tract totaling x SF or Acres is to be owned and maintained by the

ADDRESSED. SEE COMMENTS ON SHEET 2.

Private Roads: The private roads as shown on this plat will not be maintained by El Paso County until and unless the streets are constructed in conformance with El Paso County standards in effect at the date of the request for dedication and maintenance.

Where the Property is Located in the Airport Overlay Zone 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. (Use when this plat is to provide the notice) All property within this subdivision is subject to a Notice of Potential Aircraft Overflight and Noise Impact recorded at Reception No. of the records of the El Paso County Clerk and Recorder. (Use when the Notice has previously been recorded) All property within this subdivision is subject to an Avigation Easement as recorded at Reception No. of the records of the El Paso County Clerk and Recorder. (Use only when the property is subject to an existing avigation easement as reflected in the title policy)

Add PPRBD enumerations note or agree to obtain their stamp on Mylar prior to recording.

ADDRESSED. ENUMERATIONS PROVIDED ADDRESSES FOR PLAT AND ARE SHOWN ON PAGE 3.

add note identifying off-site ER access and who owns and maintains said access..

### SURVEYOR'S CERTIFICATE:

I Spencer J. Barron, 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 October 6, 2021, by me or under my direct supervision and that the monuments exist as shown hereon; that mathematical closure errors are less than 1:10,000; and that said plat has been prepared in compliance with the applicable laws of the State of Colorado dealing with monuments, subdivision, or surveying of land and the applicable provisions of the El Paso County Land Development Code.

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

2. FLOODPLAIN STATEMENT: THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP NO. 08041C0956G, EFFECTIVE DATE DECEMBER 7, 2018, INDICATES THIS PARCEL OF LAND TO BE LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).

3. SOIL AND GEOLOGIC HAZARD NOTE: A GEOLOGICAL HAZARD REPORT ENTITLED "SOIL, GEOLOGY, AND GEOLOGICAL HAZARD THE COTTAGES AT MESA RIDGE PARCEL NO 5529100006" WAS PREPARED BY ENTECH ENGINEERING, INC. (LATEST REVISION DATE 12/22/21) WHICH IS AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT (PSD FILE NO: PUDSP-2111). THE REPORT DID NOT IDENTIFY GEOLOGIC HAZARDS THAT PRECLUDE DEVELOPMENT OF THE SITE FOR ITS INTENDED USE. THE CONDITIONS IDENTIFIED AT THE SITE THAT MAY POSE HAZARDS OR CONSTRAINTS TO DEVELOPMENT INCLUDE: ARTIFICIAL FILL COLLAPSIBLE SOILS EXPANSIVE SOILS GROUNDWATER AND FLOODPLAIN AREAS SHALLOW BEDROCK POTENTIALLY SEASONAL SHALLOW GROUNDWATER

MITIGATION METHOD: SLAB-ON GRADE FOUNDATIONS THE CONDITIONS LISTED ABOVE CAN TYPICALLY BE MITIGATED WITH ENGINEERING DESIGN AND CONSTRUCTION METHODS COMMONLY EMPLOYED IN THE AREA. FOR AND ON BEHALF OF BARRON LAND, LLC

### COUNTY APPROVAL

This plat for MESA RIDGE SUBDIVISION FILING No. 10 was approved for filing by the El Paso County, Colorado Planning and Community Development Department this \_\_\_ day of \_\_\_, 20\_\_\_.

Planning and Community Development Director Date

### RECORDING

STATE OF COLORADO } SS COUNTY OF EL PASO }

I hereby certify that this instrument was filed for record at my office at \_\_\_ O'clock \_\_\_ M., this \_\_\_ day of \_\_\_, 2022 A.D., and is duly recorded under Reception Number \_\_\_ of the records of El Paso County, Colorado.

Fee: Surcharge: Chuck Broerman, Recorder BY: Deputy

FEEs: School Fee: Bridge Fee: Park Fee: Drainage Fee:

ADDRESSED See park comments ( Urban Area and Regional Area Fees due

### SHEET LEGEND:

- SHEET 1: Legal description, notes and vicinity map
SHEET 2: Boundary detailed information
SHEET 3: Easement detailed information

Table with columns: No., Revisions, Remarks, Date, By

BARRON LAND logo and contact information: BOUNDARY & MAPPING & SURVEYING & CONSTRUCTION 2790 N. Academy Blvd., Suite 311 Colorado Springs, CO 80917 P: 719.360.6827 F: 719.466.6527 www.BARRONLAND.com PROJECT No.: 20-035 SHEET 1 OF 3

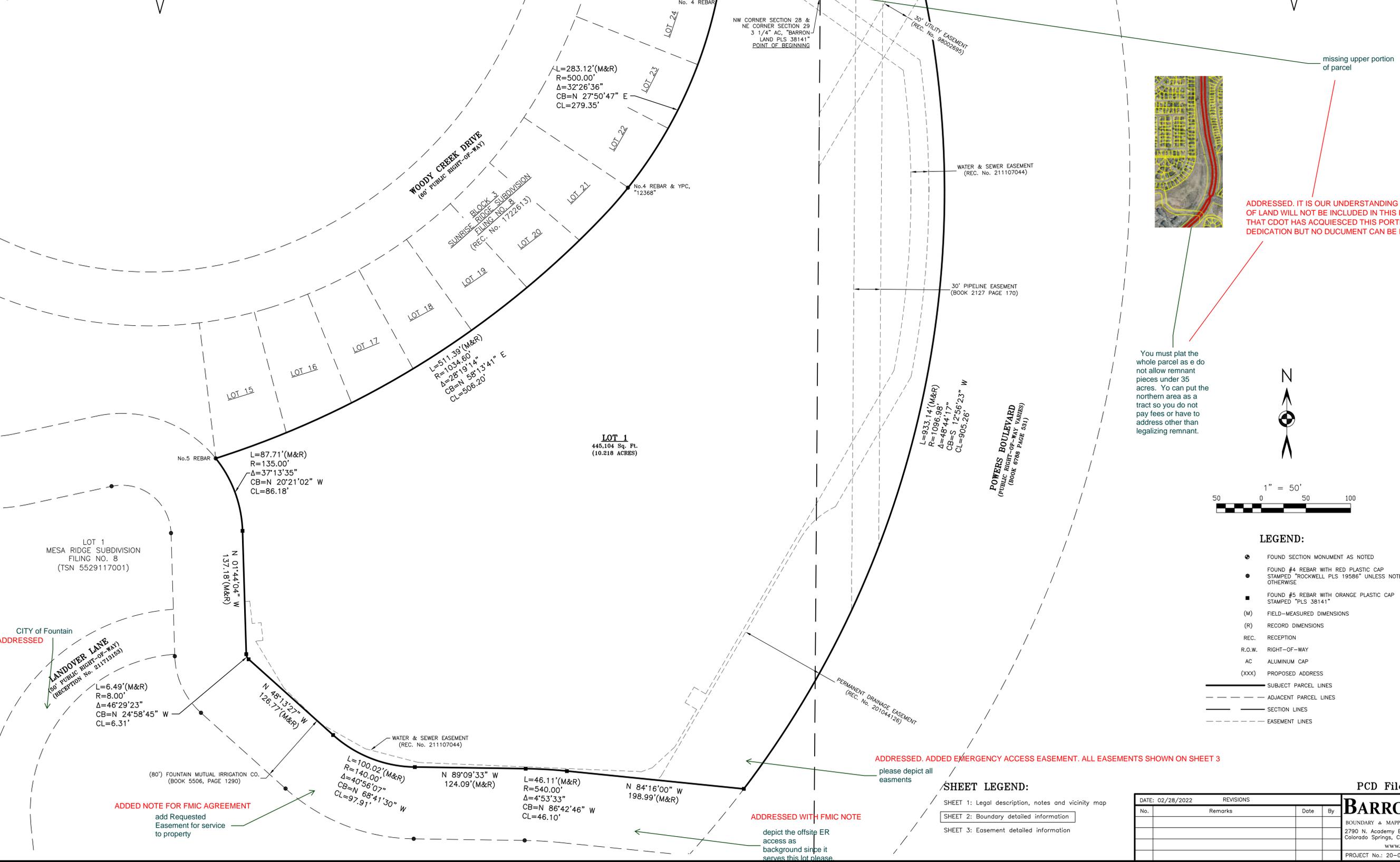
ADDRESSED

FINAL PLAT

# MESA RIDGE SUBDIVISION FILING No. 10

A PORTION OF THE NORTHWEST QUARTER OF SECTION 28 AND THE NORTHEAST QUARTER OF SECTION 29,  
TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M.  
COUNTY OF EL PASO, STATE OF COLORADO

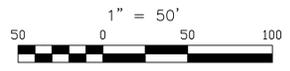
N 1/4 CORNER SEC 29 3 1/4" AC, "4842" S 89°57'13" W 2537.16'(M) N 89°57'13" E 115.21'(M&R) N 89°41'59" E 117.30'(M&R) 3 1/4" AC, "24941 CDOT", 0.2' AG S 89°41'59" W 2511.66'(M) N 1/4 CORNER SEC 28 3 1/4" AC, "14611"



missing upper portion of parcel

ADDRESSED. IT IS OUR UNDERSTANDING THAT THIS PORTION OF LAND WILL NOT BE INCLUDED IN THIS PLAT. IT IS OUR OPINION THAT CDOT HAS ACQUIRED THIS PORTION OF LAND WITH A R.O.W. DEDICATION BUT NO DOCUMENT CAN BE FOUND TO PROVE THIS.

You must plat the whole parcel as e do not allow remnant pieces under 35 acres. Yo can put the northern area as a tract so you do not pay fees or have to address other than legalizing remnant.



LEGEND:

- FOUND SECTION MONUMENT AS NOTED
- FOUND #4 REBAR WITH RED PLASTIC CAP STAMPED "ROCKWELL PLS 19586" UNLESS NOTED OTHERWISE
- FOUND #5 REBAR WITH ORANGE PLASTIC CAP STAMPED "PLS 38141"
- (M) FIELD-MEASURED DIMENSIONS
- (R) RECORD DIMENSIONS
- REC. RECEPTION
- R.O.W. RIGHT-OF-WAY
- AC ALUMINUM CAP
- (XXX) PROPOSED ADDRESS
- SUBJECT PARCEL LINES
- - - ADJACENT PARCEL LINES
- SECTION LINES
- - - EASEMENT LINES

SHEET LEGEND:

- SHEET 1: Legal description, notes and vicinity map
- SHEET 2: Boundary detailed information
- SHEET 3: Easement detailed information

ADDRESSED. ADDED EMERGENCY ACCESS EASEMENT. ALL EASEMENTS SHOWN ON SHEET 3

please depict all easments

ADDRESSED WITH FMIC NOTE

depict the offsite ER access as background since it serves this lot please

ADDED NOTE FOR FMIC AGREEMENT  
add Requested Easement for service to property

ADDRESSED

CITY of Fountain  
LANDOVER LANE  
(60' Public Right-of-Way)  
(Reception No. 211131353)

(80') FOUNTAIN MUTUAL IRRIGATION CO.  
(BOOK 5506, PAGE 1290)

DATE: 02/28/2022		REVISIONS	
No.	Remarks	Date	By

PCD File No. \_\_\_\_\_

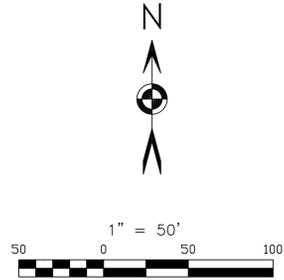
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 PROJECT No.: 20-035 SHEET 2 OF 3

FINAL PLAT

MESA RIDGE SUBDIVISION FILING No. 10

A PORTION OF THE NORTHWEST QUARTER OF SECTION 28 AND THE NORTHEAST QUARTER OF SECTION 29,  
TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M.  
COUNTY OF EL PASO, STATE OF COLORADO

N 1/4 CORNER SEC 29 3 1/4" AC. "4842" S 89°57'13" W 2537.16'(M) N 26°44'55" W 1.30" OF CORNER N 89°57'13" E 115.21'(M&R) N 89°41'59" E 117.30'(M&R) 3 1/4" AC. "24941 CDOIT", 0.2' AG S 89°41'59" W 2511.66'(M) N 1/4 CORNER SEC 28 3 1/4" AC. "14611"



- LEGEND:**
- FOUND SECTION MONUMENT AS NOTED
  - FOUND #4 REBAR WITH RED PLASTIC CAP STAMPED "ROCKWELL PLS 19586" UNLESS NOTED OTHERWISE
  - FOUND #5 REBAR WITH ORANGE PLASTIC CAP STAMPED "PLS 38141"
  - (M) FIELD-MEASURED DIMENSIONS
  - (R) RECORD DIMENSIONS
  - REC. RECEPTION
  - R.O.W. RIGHT-OF-WAY
  - AC ALUMINUM CAP
  - (XXX) PROPOSED ADDRESS
  - SUBJECT PARCEL LINES
  - - - ADJACENT PARCEL LINES
  - SECTION LINES
  - - - EASEMENT LINES

LINE	BEARING	DISTANCE
L2	N 34°11'18" E	82.58'
L3	N 55°48'42" W	30.00'
L4	N 34°11'18" E	10.00'
L5	S 55°48'42" E	30.07'
L6	S 89°34'39" E	8.57'
L7	N 49°29'21" E	13.31'
L8	N 89°34'39" W	15.96'
L9	S 67°28'52" W	13.49'
L10	N 67°28'52" E	23.91'
L11	N 57°33'26" W	74.25'
L12	N 00°02'47" W	40.51'
L13	N 89°57'13" E	10.00'
L14	S 00°02'47" E	41.99'
L15	S 57°33'26" E	65.20'
L16	S 26°55'56" E	22.14'
L17	N 67°28'52" E	4.24'
L18	N 89°34'39" E	23.06'
L19	N 00°26'21" E	73.84'
L20	S 59°41'36" W	44.96'
L21	N 00°26'21" W	259.29'
L22	N 89°57'13" E	3.95'
L23	S 59°41'36" E	75.01'
L24	S 00°26'21" W	259.29'
L25	S 59°41'36" E	15.11'
L26	S 53°31'40" W	10.00'
L27	N 36°28'03" W	15.51'
L28	S 30°35'38" E	113.33'
L29	S 78°08'12" E	52.21'
L30	S 30°19'15" W	18.50'
L31	S 59°34'39" W	74.34'
L32	S 00°36'18" W	156.33'
L33	S 28°38'21" E	15.50'
L34	S 60°19'19" W	10.00'
L35	N 28°38'21" W	15.51'
L36	N 85°34'16" W	60.98'
L37	N 12°23'58" W	27.64'
L38	N 34°11'18" E	81.70'
L39	S 44°53'00" E	12.46'
L40	N 44°53'00" W	12.15'
L41	S 89°34'39" E	8.57'
L42	S 44°53'00" E	14.14'
L43	S 00°26'21" W	99.09'
L44	S 47°57'47" W	23.14'
L45	S 47°57'47" E	25.94'

where is the rest of the parcel? It is missing the top portion...  
ADDRESSED. SEE NOTE ON SHEET 2.

When building envelopes are utilized on the plat, Building envelopes indicate areas allowing residential construction and are more restrictive than the setbacks required by zoning and will govern all building placement. The building envelopes are used to describe purpose: avoid soils hazards, avoid rock outcroppings, protect wetlands, etc.. Building envelopes shall contain the primary residential structure, any accessory structures, the well, and the On-Site Wastewater system, unless otherwise noted.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	125.00'	15.09'	15.08'	S 66°10'22" E	06°54'58"
C2	121.00'	63.65'	62.81'	N 51°13'07" E	30°08'15"
C4	1145.60'	444.27'	441.49'	N 55°10'40" E	22°13'11"
C5	611.02'	70.19'	70.19'	N 40°46'37" E	6°34'55"
C6	121.00'	111.79'	107.86'	N 63°57'15" E	52°56'12"
C7	130.75'	49.95'	49.65'	S 78°25'32" W	21°53'25"
C8	3.00'	1.60'	1.58'	N 42°14'45" W	30°37'23"
C9	736.05'	131.04'	130.87'	N 21°59'01" E	10°12'02"
C10	746.05'	125.21'	125.06'	S 21°34'36" W	9°36'56"
C11	13.00'	6.95'	6.87'	S 42°14'45" E	30°37'23"
C12	140.75'	53.87'	53.54'	N 78°25'41" E	21°53'25"
C13	117.00'	87.32'	85.31'	S 21°48'12" W	42°45'40"
C14	1353.10'	239.40'	239.08'	S 48°15'08" W	10°08'13"
C15	1186.60'	460.17'	457.29'	S 55°10'40" W	31°04'41"
C16	1353.10'	212.65'	212.43'	S 85°07'29" W	9°00'16"
C21	80.00'	12.77'	12.76'	N 38°45'45" E	9°08'54"
C22	80.00'	22.03'	21.96'	N 58°23'50" E	15°46'51"
C23	1186.60'	460.17'	457.29'	N 55°10'40" E	22°13'11"
C24	652.02'	74.90'	74.86'	N 40°46'37" E	6°34'55"
C25	80.00'	73.91'	71.31'	N 63°57'15" E	52°56'12"
C26	82.00'	31.91'	31.71'	S 11°34'15" W	22°17'47"
C27	82.00'	18.89'	18.85'	S 36°34'58" W	15°12'08"
C28	1318.10'	366.26'	365.09'	S 51°08'39" W	15°56'15"
C29	1318.10'	210.59'	210.36'	S 63°40'54" W	9°09'14"
C30	82.00'	90.95'	86.36'	N 79°58'05" W	63°32'48"
C31	1353.10'	25.35'	25.35'	S 59°39'45" W	1°04'24"

- SHEET LEGEND:**
- SHEET 1: Legal description, notes and vicinity map
  - SHEET 2: Boundary detailed information
  - SHEET 3: Easement detailed information

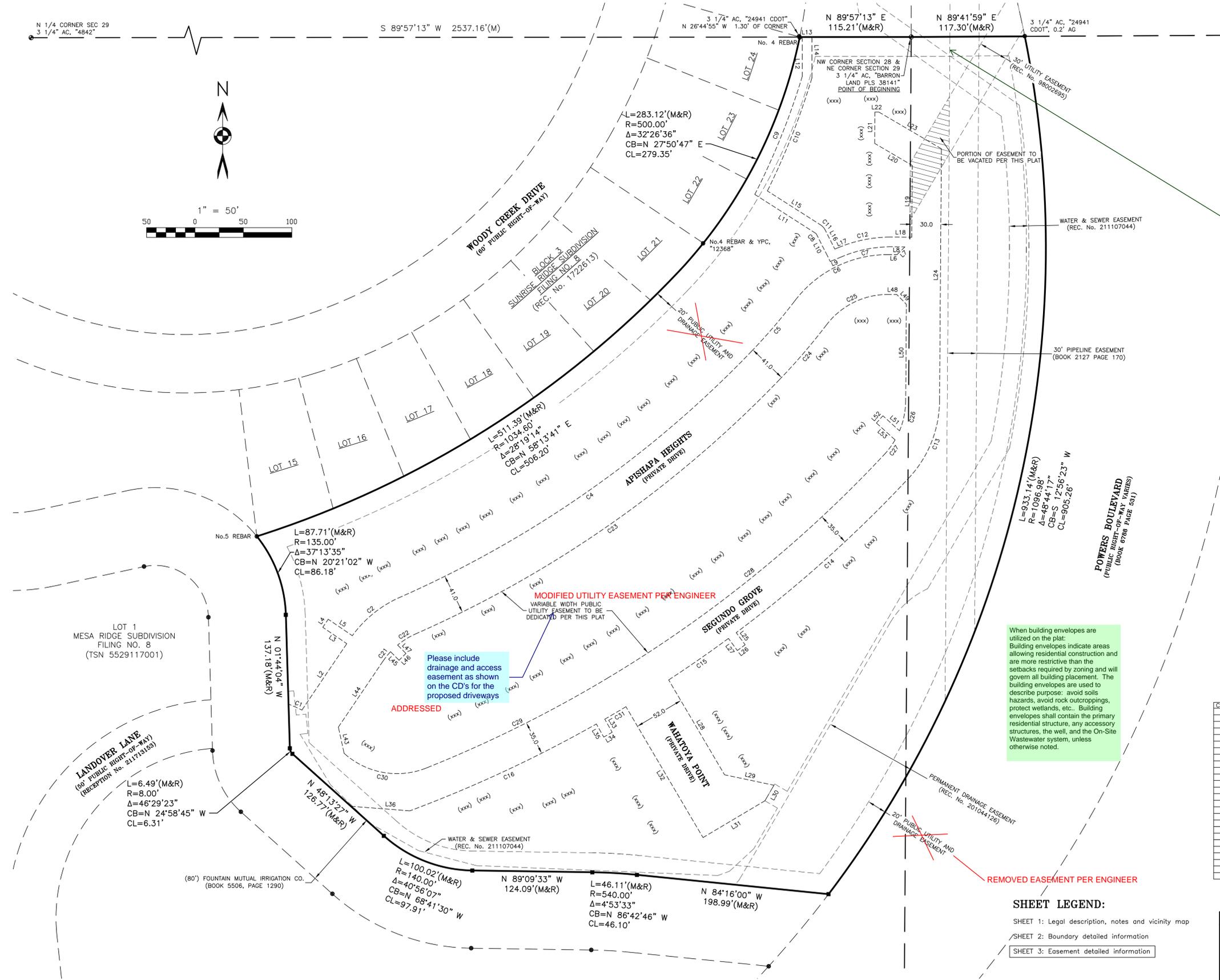
DATE	REVISIONS
02/28/2022	
No.	Remarks
	Date
	By

PCD File No. \_\_\_\_\_

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PROJECT No.: 20-035 SHEET 3 OF 3



Please include drainage and access easements as shown on the CD's for the proposed driveways

MODIFIED UTILITY EASEMENT PER ENGINEER  
VARIABLE WIDTH PUBLIC UTILITY EASEMENT TO BE DEDICATED PER THIS PLAT

REMOVED EASEMENT PER ENGINEER

LOT 1  
MESA RIDGE SUBDIVISION  
FILING NO. 8  
(TSN 5529117001)

LANDOVER LANE  
(80' PUBLIC RIGHT-OF-WAY)  
(RECEPTION No. 217151515)

(80') FOUNTAIN MUTUAL IRRIGATION CO.  
(BOOK 5506, PAGE 1290)

INCLUDED FOR REFERENCE,  
WILL BE SUBMITTED TO CITY  
OF FOUNTAIN

# EXHIBIT A

A portion of Lot 1, Mesa Ridge Subdivision Filing No. 8 as recorded under Reception No. 211713153 of the records of El Paso County, being a part of the Northeast Quarter of Section 29, Township 15 South, Range 65 West of the 6th P.M., County of El Paso, State of Colorado, described as follows:

Bearings are based upon the most easterly line of said Lot 1, coincident with the westerly line of that parcel of land commonly known as the Fountain Mutual Irrigation Channel recorded under Book 5506 at Page 1290 of said records, monumented at the north end with #4 rebar and yellow plastic cap stamped "PLS 4842" and monumented at the south end with a #4 rebar and red plastic cap stamped "PLS 19586" and is assumed to bear S 01°41'12" E, a distance of 134.94 feet.

Commencing at most easterly southeast corner of said Lot 1, said corner lying on said westerly line;  
thence along the south line of said Lot 1, 4.67 feet along the arc of a 225.00 foot radius curve to the left, having a central angle of 01°11'22", and a chord that bears S 85°37'53" W 4.67 feet to the POINT OF BEGINNING;  
thence continuing along said south line, 103.14 feet along the arc of a 225.00 foot radius curve to the left, having a central angle of 26°15'48", and a chord that bears S 71°54'18" W 102.24 feet;  
thence 7.41 feet along the arc of a 9.00 foot radius non-tangent curve to the left, having a central angle of 47°09'16", and a chord that bears N 07°24'16" E 7.20 feet;  
thence 147.49 feet along the arc of a 48.00 foot radius curve to the right, having a central angle of 176°03'12", and a chord that bears N 71°51'14" E 95.94 feet;  
thence 7.54 feet along the arc of a 9.00 foot radius curve to the left, having a central angle of 48°00'06", and a chord that bears S 44°07'13" E 7.32 feet to the Point of Beginning.

Containing a calculated area of 3,699 square feet (0.08 acres) of land, more or less.



Spencer J. Barron  
State of Colorado Professional Land Surveyor No. 38141  
For and on behalf of Barron Land, LLC

← upload this as a stand alone document please

THIS IS BEING ADDRESSED WITH FURTHER DISCUSSIONS BETWEEN THE COUNTY AND OWNER OF LOT 1 OF MESA RIDGE SUBDIVISION No.8.

## BARRON LAND

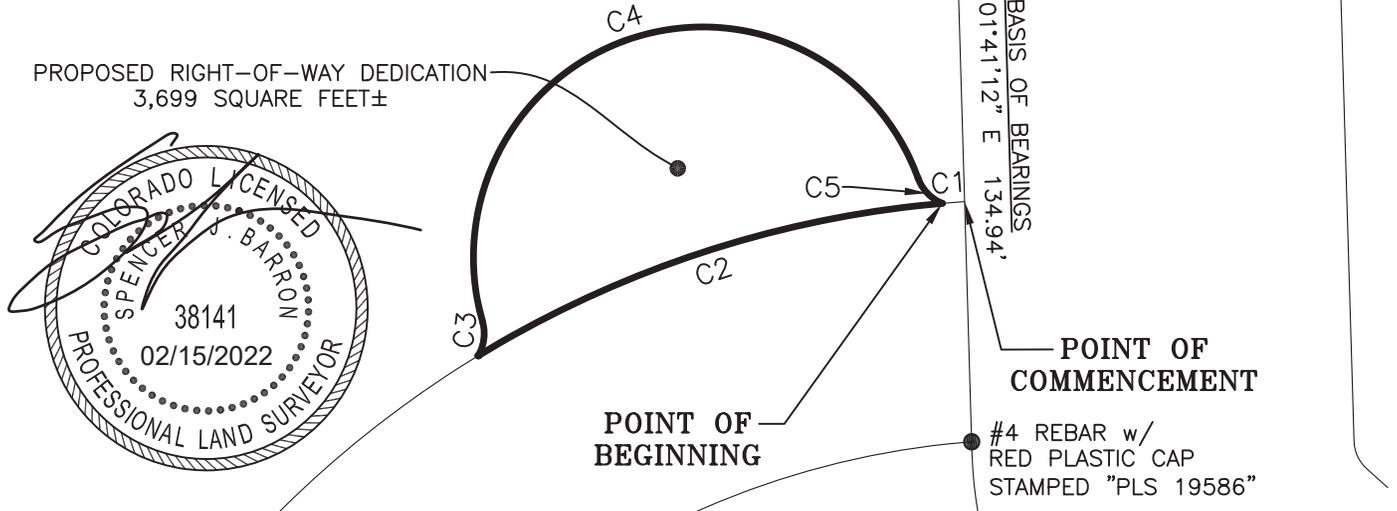
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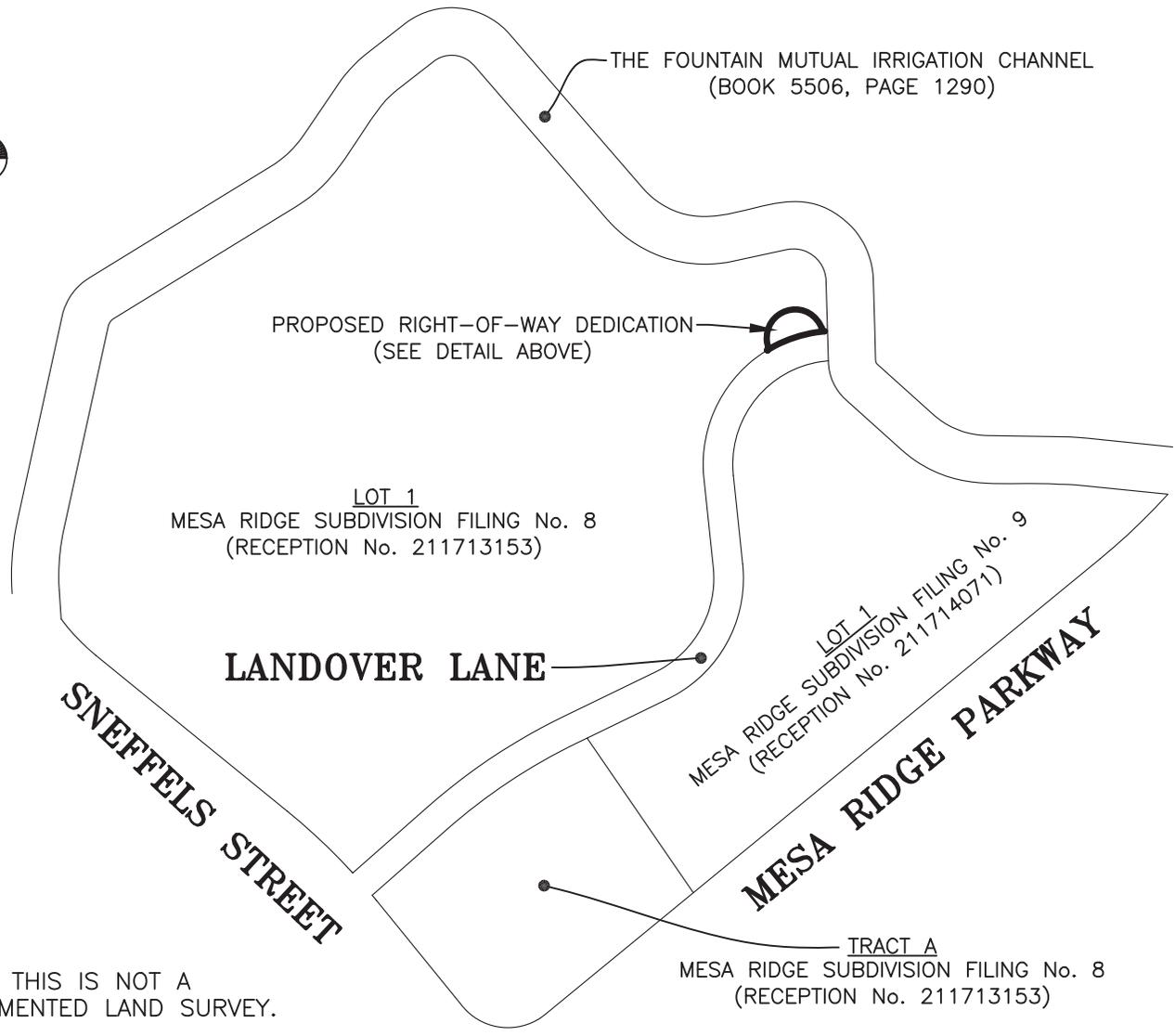
INCLUDED FOR REFERENCE,  
WILL BE SUBMITTED TO CITY  
OF FOUNTAIN

# EXHIBIT B

**DETAIL**  
1" = 40'



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	4.67'	225.00'	01°11'22"	S 85°37'53" W	4.67'
C2	103.14'	225.00'	26°15'48"	S 71°54'18" W	102.24'
C3	7.41'	9.00'	47°09'16"	N 07°24'16" E	7.20'
C4	147.49'	48.00'	176°03'12"	N 71°51'14" E	95.94'
C5	7.54'	9.00'	48°00'06"	S 44°07'13" E	7.32'



NOTE: THIS IS NOT A MONUMENTED LAND SURVEY.

1" = 300'



**BARRON**  **LAND**

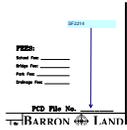
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# Final Plat Drawings\_v1 redline.pdf Markup Summary 5-12-2022

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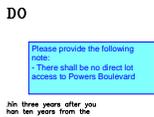
## Daniel Torres (3)

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SF2214



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Please provide the following note:  
- There shall be no direct lot access to Powers Boulevard



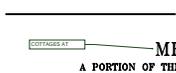
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Please include drainage and access easement as shown on the CD's for the proposed driveways

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## dspdparsons (37)

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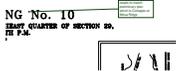
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COTTAGES AT



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needs to match preliminary plan which is Cottages at Mesa Ridge



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- This shall also be zoned PUD /CAD-O. PUDSP 21-011. The tract is RS6000, but the lot area is PUD



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I dont think that you will have CCRS this is a rental property



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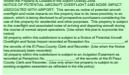
this is only one lot; Match the wording as written on the PUDSP plan exactly here.



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**Page Label:** 1  
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**Status:**  
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**Space:**

Special District Notes:  
 Special District Disclosure (when the plat is located in a special district):  
 A Title 32 Special District Annual Report and Disclosure Form satisfactory to the Planning and Community Development Department shall be recorded with each plat

Fountain Mutual Irrigation Company Note:  
 NOTICE: This property will be included within a special taxing district, Fountain Mutual Metropolitan District, created for the purpose of constructing and maintaining certain drainage and park and recreation improvements. Special taxing districts are subject to a general obligation indebtedness that is paid by revenues produced from annual tax levies on the taxable property within such districts. The buyer should familiarize himself/ herself with this potentiality and ramifications thereof.



**Subject:** Airport Overlay  
**Page Label:** 1  
**Author:** dsdparsons  
**Date:** 5/9/2022 11:37:01 AM  
**Status:**  
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**Space:**

Where the Property is Located in the Airport Overlay Zone  
 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. (Use when this plat is to provide the notice)  
 All property within this subdivision is subject to a Notice of Potential Aircraft Overflight and Noise Impact recorded at Reception No. \_\_\_\_\_, of the records of the El Paso County Clerk and Recorder. (Use when the Notice has previously been recorded)  
 All property within this subdivision is subject to an Avigation Easement as recorded at Reception No. \_\_\_\_\_, of the records of the El Paso County Clerk and Recorder. (Use only when the property is subject to an existing avigation easement as reflected in the title policy)



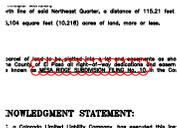
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UPDATE- Provide reception number of easement when you record it.

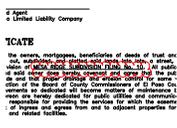


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UPDATE to these standard notes



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combined with Parcel (to the north remnant)



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utilities provided by: Electric\_\_\_\_  
 Gas\_\_\_\_  
 Water\_\_\_\_  
 Wastewater\_\_\_\_

This plat includes 1 lot and 1 tract.

Tract totaling x SF or Acres is to be owned and maintained by the \_\_\_\_\_

ADD

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i dont think we will have an SIA because there are no public owned improvements to be installed and dedicated to County only City



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i dont think we will have an SIA because there are no public owned improvements to be installed and dedicated to County only City

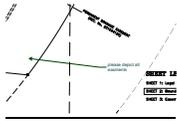


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**Page Label:** 1  
**Author:** dsdparsons  
**Date:** 5/9/2022 1:30:27 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Add PPRBD enumerations note or agree to obtain their stamp on Mylar prior to recording.



**Subject:** Callout  
**Page Label:** 2  
**Author:** dsdparsons  
**Date:** 5/9/2022 11:47:23 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

please depict all easements



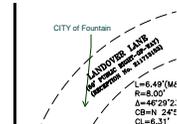
**Subject:** Callout  
**Page Label:** 2  
**Author:** dsdparsons  
**Date:** 5/9/2022 11:47:55 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

add Requested Easement for service to property



**Subject:** Callout  
**Page Label:** 2  
**Author:** dsdparsons  
**Date:** 5/9/2022 11:49:21 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

depict the offsite ER access as background since it serves this lot please.



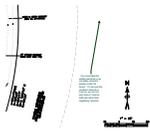
**Subject:** Callout  
**Page Label:** 2  
**Author:** dsdparsons  
**Date:** 5/9/2022 11:49:54 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

CITY of Fountain



**Subject:** Cloud  
**Page Label:** 2  
**Author:** dsdparsons  
**Date:** 5/9/2022 11:50:07 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

CITY of Fountain

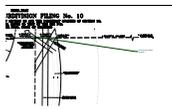


**Subject:** Callout  
**Page Label:** 2  
**Author:** dsdparsons  
**Date:** 5/9/2022 12:03:10 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

You must plat the whole parcel as e do not allow remnant pieces under 35 acres. Yo can put the northern area as a tract so you do not pay fees or have to address other than legalizing remnant.



**Subject:** Image  
**Page Label:** 2  
**Author:** dsdparsons  
**Date:** 5/9/2022 11:52:55 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**



**Subject:** Callout  
**Page Label:** 2  
**Author:** dsdparsons  
**Date:** 5/9/2022 11:53:17 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

missing upper portion of parcel



**Subject:** Cloud  
**Page Label:** 3  
**Author:** dsdparsons  
**Date:** 5/9/2022 11:50:18 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**



**Subject:** Callout  
**Page Label:** 3  
**Author:** dsdparsons  
**Date:** 5/9/2022 11:51:27 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

where is the rest of the parcel? It is missing the top portion...



**Subject:** Building Envelope  
**Page Label:** 3  
**Author:** dsdparsons  
**Date:** 5/9/2022 11:54:54 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

When building envelopes are utilized on the plat: Building envelopes indicate areas allowing residential construction and are more restrictive than the setbacks required by zoning and will govern all building placement. The building envelopes are used to describe purpose: avoid soils hazards, avoid rock outcroppings, protect wetlands, etc.. Building envelopes shall contain the primary residential structure, any accessory structures, the well, and the On-Site Wastewater system, unless otherwise noted.

---

**Subject:** Callout  
**Page Label:** 4  
**Author:** dsdparsons  
**Date:** 5/9/2022 11:54:03 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

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