

EL PASO



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PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

**TO: El Paso County Board of County Commissioners
Darryl Glenn, President**

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

**RE: Project File #: SF-17-023
Project Name: Carriage Meadows North Filing No. 1
Parcel Nos.: 55154-00-005, 55000-00-341, 55000-00-342, 55143-00-007,
55143-00-009**

OWNER:	REPRESENTATIVE:
Cradlan, LLC Lorson, LLC, Nominee Eagle Development Corporation 212 N. Wasatch Avenue, Suite 301 Colorado Springs, CO 80903	Core Consulting Group Rich Schindler 15004 1 st Avenue South Burnsville, MN 55306

Commissioner District: 4

Planning Commission Hearing Date:	5/1/2018
Board of County Commissioners Hearing Date	5/22/2018

EXECUTIVE SUMMARY

A request by Eagle Development Corporation, Cradlan, LLC, and Lorson, LLC, Nominee for approval of a final plat for the Carriage Meadows North Filing No. 1 subdivision to authorize development of 155 single-family lots, rights-of-way, two (2) future development tracts, and five (5) drainage and open space tracts. The five (5) parcels, totaling 68.67 acres, are located on the north side of Fontaine Boulevard, east of Marksheffel Road and are within Sections 14 and 15, Township 15 South, Range 65



West of the 6th P.M. west of Jimmy Camp Creek. The property is within the boundaries of the Highway 94 Comprehensive Plan (2003).

The Carriage Meadows North Filing No. 1 final plat is consistent with the approved Carriage Meadows at Lorson Ranch PUD development plan (PUD-06-002) and preliminary plan (SP-06-005). The final plat meets the submittal and review criteria for a final plat as well as the general development standards of Chapter 6, the final plat review criteria of Chapter 7, and the subdivision design requirements of Chapter 8 of the El Paso County Land Development Code (2017).

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

A. REQUEST/WAIVERS/AUTHORIZATION

Request: A request by Eagle Development Corporation, Cradlan, LLC., and Lorson, LLC., Nominee for approval of a final plat for the Carriage Meadows North Filing No. 1 subdivision to authorize the development of 155 single-family lots, rights-of-way, two (2) future development tracts, and 5 drainage and open space tracts located on 68.67 acres.

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

Authorization to Sign: Final Plat, Subdivision Improvements Agreement, Detention Pond Maintenance Agreement and any other documents necessary to carry out the intent of the Board of County Commissioners.

B. Planning Commission Summary

Request Heard: May 1, 2018, as a Consent item

Recommendation: Approval, subject to the conditions and notations. A copy of the Planning Commission Resolution is included as an attachment.

Waiver Recommendation: N/A

Vote: 7 to 0

Vote Rationale: N/A

Summary of Hearing: The applicant was represented at the meeting.

Legal Notice: N/A

C. APPROVAL CRITERIA

In approving a final plat, Section 7.2.1.D.3 of the El Paso County Land Development Code (2017) states that the BoCC shall find that:

- The subdivision is in conformance with the goals, objectives, and policies of the Master Plan;
- The subdivision is in substantial conformance with the approved preliminary plan;
- The subdivision is consistent with the subdivision design standards and regulations and meets all planning, engineering, and surveying requirements of the County for maps, data, surveys, analyses, studies, reports, plans, designs, documents, and other supporting materials;
- A sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of subdivision proposed, as determined in accordance with the standards set forth in the water supply standards [C.R.S. §30-28-133(6)(a)] and the requirements of Chapter 8 of this Code;
- A public sewage disposal system has been established and, if other methods of sewage disposal are proposed, the system complies with State and local laws and regulations, [C.R.S. §30-28-133(6)(b)] and the requirements of Chapter 8 of this Code;
- All areas of the proposed subdivision which may involve soil or topographical conditions presenting hazards or requiring special precautions have been identified and that the proposed subdivision is compatible with such conditions [C.R.S. §30-28-133(6)(c)];
- Adequate drainage improvements are proposed that comply with State Statute [C.R.S. §30-28-133(3)(c)(VIII)] and the requirements of this Code and the ECM;
- Legal and physical access is provided to all parcels by public rights-of-way or recorded easement, acceptable to the County in compliance with this Code and the ECM;
- Necessary services, including police and fire protection, recreation, utilities, and transportation systems, are or will be made available to serve the proposed subdivision;
- The final plans provide evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code;
- Off-site impacts were evaluated and related off-site improvements are roughly proportional and will mitigate the impacts of the subdivision in accordance with applicable requirements of Chapter 8;
- Adequate public facilities or infrastructure, or cash-in-lieu, for impacts reasonably related to the proposed subdivision have been constructed or are financially guaranteed through the SIA so the impacts of the subdivision will be adequately mitigated;
- The subdivision meets other applicable sections of Chapter 6 and 8; and
- The extraction of any known commercial mining deposit shall not be impeded by this subdivision [C.R.S. §34-1-302(1), et seq.]

D. LOCATION

North: City of Colorado Springs	Vacant
South: PUD (Planned Unit Development)	Single-family residential
East: PUD (Planned Unit Development)	Single-family residential
West: PUD (Planned Unit Development)	Single-family residential

E. BACKGROUND

The proposed Carriage Meadows North Filing No. 1 development is within the Lorson Ranch at Jimmy Camp Creek Sketch Plan (SKP-03-002), which was approved by the Board of County Commissioners on March 25, 2004. The subject site was identified in the Lorson Ranch Overall Development and Phasing Plan (PUD-05-003), approved by the Board of County Commissioners on December 15, 2005. The Overall Development and Phasing Plan was subsequently amended in November, 2006 (PUD-06-011). The Overall Development and Phasing Plan approval addressed general land uses, overall density, and appropriate transitions and buffers. It also designated major open space, drainage, and transportation corridors.

Approximately 1,761 single-family lots have been platted throughout the Lorson Ranch development. As development has occurred within the Lorson Ranch community, the anticipated open space and school locations have changed. A minor amendment to the Lorson Ranch at Jimmy Camp Creek Sketch Plan (SKP-15-1) was approved on April 21, 2016. The amendment included a revision to the location of the anticipated school site and open space as well as minor density changes within the planning area and downgrading the classification of certain roadways specifically to be determined following review of traffic studies submitted with subsequent final plats.

The Carriage Meadows at Lorson Ranch PUD (PUD-06-002) Development Plan and the associated Preliminary Plan (SP-06-005) were approved by the Board of County Commissioners on October 30, 2006, and the PUD development plan has been recorded. Findings of sufficiency with regard to water quality, quantity, and dependability were not made with the preliminary plan approval.

The Carriage Meadows Filing No. 1 final plat proposes to plat 155 single-family residential lots and is in conformance with the approved amended sketch plan, the PUD development plan, and the preliminary plan. A request for a finding of water sufficiency is requested with this final plat.

F. ANALYSIS

1. Land Development Code Compliance

This final plat application meets the final plat submittal requirements, the General Development Standards of Chapter 6, the Standards for Divisions of Land in Chapter 7, and the Standards for Subdivision in Chapter 8 of the Code.

2. Zoning Compliance

The Carriage Meadows Filing No. 1 final plat is consistent with the approved PUD development plan and the PUD development guidelines. The Carriage Meadows at Lorson Ranch PUD development plan provides: allowed and permitted uses; use, density, and dimensional standards such as setbacks, maximum lot coverages, and maximum building heights; and landscaping requirements.

3. Policy Plan Analysis

A finding of consistency with the El Paso County Policy Plan (1998) was made with the previously approved Lorson Ranch Sketch Plan Amendment and the Carriage Meadows at Lorson Ranch PUD development plan and preliminary plan. The proposed final plat is consistent with the approved sketch plan amendment, preliminary plan, and the PUD development plan.

4. Small Area Plan Analysis

The Carriage Meadows Filing No. 1 final plat is located within the boundaries of the Highway 94 Comprehensive Plan (2003). Approval of the amended Lorson Ranch Sketch Plan and the Carriage Meadows at Lorson Ranch PUD development plan and preliminary plan included a finding of consistency with the Plan. The proposed final plat is consistent with the approved sketch plan amendment, PUD, and preliminary plan.

5. Other Master Plan Elements

The proposed Carriage Meadows Filing No. 1 final plat is consistent with or does not create negative impacts to elements depicted on the El Paso County Wildlife Habitat Descriptors Map (1996), the El Paso County Community Services Parks Master Plan (2014), the Master Plan for Mineral Extraction (1996), and the El Paso County 2016 Major Transportation Corridors Plan Update (2016).

G. PHYSICAL SITE CHARACTERISTICS

1. Hazards

A geology, soils, and hazards report was submitted and reviewed with the previous PUD development plan and preliminary plan request. The report did not identify hazards that would preclude development. There are no lots or portions thereof that are proposed to be located within the present 100 year floodplain as depicted on the approved Letter of Map Revision (LOMR).

2. Wildlife

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

3. Floodplain

A portion of the property contained within the proposed final plat is located within a designated floodplain as shown on Flood Insurance rate Map (FIRM) Panel No. 08041C0957F dated March 17, 1997, revised to reflect the Letter of Map Revision (LOMR) effective August 29, 2007. This map shows that the main stem of Jimmy Camp Creek flows along the eastern property line. This area is depicted as a tract and designated as a no build area. The Lorson Ranch developer processed the LOMR through FEMA after constructing improvements to the Jimmy Camp Creek channel. The Lorson Ranch Metropolitan District will be responsible for maintenance of the improvements.

4. Drainage and Erosion

The proposed development is located within the Jimmy Camp Creek drainage basin. The site generally drains to the southeast and is bordered by the main stem of Jimmy Camp Creek on the east. Metropolitan district-maintained full spectrum detention and water quality facilities will be provided onsite for the majority of this site, including a grass buffer proposed for the rear yards along the west side of Jimmy Camp Creek. Drainage from the undeveloped future commercial tracts along Fontaine Boulevard flows to recently constructed detention and water quality facilities south of Fontaine Boulevard within the Carriage Meadows South development. Public improvements including storm drain pipes are proposed with this development.

The Jimmy Camp Creek drainage basin is a fee basin with a surety component. The drainage and bridge fees and surety amount due upon plat recordation are as follows: drainage fee \$470,948; bridge fee \$22,027; and surety amount \$210,869. The developer is anticipated to utilize drainage credits towards the

surety and drainage fees due at plat recordation. Bridge fees must be paid with a check or cash at plat recordation.

This final plat includes the vacation of a small portion of right-of-way and easements obtained by the Pikes Peak Rural Transportation Authority (PPRTA) for the South Marksheffel Road improvement project specifically associated with a drainage culvert outfall. The developer agrees to reimburse the PPRTA for an easement and right-of-way which has been determined to not be necessary in accordance with the Memorandum of Agreement incorporated into the Board of County Commissioners Resolution No. 18-091 dated March 1, 2018. The easement and right-of-way are no longer necessary because the developer proposes to re-route the drainage outfall into a storm drain system flowing north to Peaceful Ridge Drive then east to Jimmy Camp Creek. A condition of approval has been recommended addressing construction and reimbursement requirements.

5. Transportation

The property included within this final plat is located at the northeast corner of the Marksheffel Road and Fontaine Boulevard intersection. Access to the development is to be gained by way of proposed Peaceful Ridge Drive with a right-in/right-out intersection on Marksheffel Road; and Carriage Meadows Drive, a proposed collector road, via Fontaine Boulevard and Marksheffel Road. The development of Carriage Meadows North Filing No. 1 is anticipated to add 2.35 lane miles of developer-dedicated subdivision roadway infrastructure to the County road system. The County Road Impact Fee applies to this development. The applicant is requesting to enter the property into Public Improvement District No. 2. Per conditions of approval, and as outlined in the traffic impact study provided, the developer shall provide escrow for a fair share of the cost of the signal at Fontaine Boulevard and Carriage Meadows Drive in the amount of \$14,938.

H. SERVICES

1. Water

Sufficiency:

Quality: Sufficient

Quantity: Sufficient

Dependability: Sufficient

Attorney's summary: The Widefield Water and Sanitation District provides wastewater service and has committed to serve the property. The State

Engineer's office has made a finding of adequacy and has stated water can be provided without causing injury to decreed water rights. The County Attorney's Office recommended a finding of sufficiency with regard to water quantity and dependability. El Paso County Public Health previously made a favorable recommendation regarding water quality.

2. Sanitation

The Widefield Water and Sanitation District provides wastewater service and has committed to serve the property. El Paso County Public Health has made a favorable recommendation regarding wastewater disposal.

3. Emergency Services

The subject property is within the boundaries of Security Fire Protection District. Security Fire Protection District has committed to serve the development. The District was provided a referral by the Planning and Community Development Department and did not provide comment.

4. Utilities

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

5. Metropolitan and Other Special Districts

The property is within Lorson Ranch Metropolitan District No. 4. The boundaries of the Districts are being adjusted to allow the proposed final plat tract boundaries to be incorporated into District No. 3 so as to ensure that split taxation of a lot or parcel does not occur. District No. 3 will be responsible for maintaining the channel open space and landscaped areas along the existing platted public right-of-way throughout the development.

The property is anticipated to be within Public Improvement District No. 2. Traffic impact fees associated with the District shall be paid in accordance with Resolution 16-454.

6. Parks/Trails

Regional park fees (Region 4) in lieu of land dedication in the amount of \$66,650.00 and urban park fees (Urban Area 4) in lieu of land dedication in the amount of \$42,106.00 shall be paid at the time of final plat recordation.

7. Schools

The final plat is located within the boundaries of Widefield School District No. 3. The developer is not required to pay fees in lieu of land dedication for a school site pursuant to a School Site Dedication and Waiver of Fees in Lieu of Land Dedication agreement between Lorson, LLC, Widefield School District No. 3, and El Paso County, as originally approved by the Board of County Commissioners on April 12, 2012, and as amended by approval of the Board of County Commissioners on August 23, 2016. The amendment removed the land bank (land set aside in lieu of fees to be paid) located in the southeast corner of the overall Lorson Development and required an alternate 25 acre school site tract be identified, which occurred with recordation of the Pioneer Landing Filing No. 2 at Lorson Ranch final plat. The grading plans for the school site have been approved and earth work is anticipated to begin late spring 2018.

I. APPLICABLE RESOLUTIONS:

See Attached Resolution.

J. STATUS OF MAJOR ISSUES

There are no outstanding issues with this request.

K. CONDITIONS AND NOTATIONS

Should the Board of County Commissioners find that the request meets the criteria for approval outlined in Section 7.2.1 (Subdivisions) of the El Paso County Land Development Code (2016), staff recommends the following conditions and notations:

CONDITIONS

1. All Deed of Trust holders shall ratify the plat. The applicants shall provide a current title commitment at the time of submittal of the Mylar for recording.
2. Colorado statute requires that at the time of the approval of a plat, the subdivider shall provide the certification from the County Treasurer's Office that all ad valorem taxes applicable to such subdivided land, or years prior to that year in which approval is granted, have been paid. Therefore, this plat is approved by the Board of County Commissioners on the condition that the subdivider or developer must provide to the Planning and Community Development Department, at the time of recording the plat, a certification from the County Treasurer's Office that all prior years' taxes have been paid in full.

3. The subdivider or developer must pay, for each parcel of property, the fee for tax certification in effect at the time of recording the plat.
4. The applicants shall submit the Mylar to Enumerations for addressing.
5. The developer shall comply with federal and state laws, regulations, ordinances, review and permit requirements, and other agency requirements, if any, of applicable agencies including, but not limited to, the Colorado Parks and Wildlife, Colorado Department of Transportation, U.S. Army Corps of Engineers and the U.S. Fish and Wildlife Service regarding the Endangered Species Act, particularly as it relates to the Preble's Meadow Jumping Mouse as a listed species.
6. Driveway permits will be required for each access to an El Paso County owned and maintained roadway. Driveway permits are obtained from the El Paso County Planning and Community Development Department.
7. The Subdivision Improvements Agreement, including the Financial Assurance Estimate, as approved by the ECM Administrator or designee, shall be filed at the time of recording the Final Plat.
8. Collateral sufficient to ensure construction of the public improvements as listed in the approved Financial Assurance Estimate shall be provided when the final plat is recorded.
9. The subdivider(s) agrees on behalf of him/herself and any developer or builder successors and assignees that subdivider and/or said successors and assigns shall be required to pay traffic impact fees in accordance with the El Paso County Road Impact Fee Program Resolution (Resolution No. 16-454), or any amendments thereto, at or prior to the time of building permit submittals. The fee obligation, if not paid at final plat recording, shall be documented on all sales documents and on plat notes to ensure that a title search would find the fee obligation before sale of the property.
10. Park fees in lieu of land dedication for regional parks (Area 4) and urban park (Area 4) fees shall be paid at time of plat recordation.
11. The developer shall participate in a fair and equitable manner in the design and future construction of traffic signalization improvements at Fontaine Boulevard and Carriage Meadows Drive, which shall be constructed by the developer at the

time signal warrants are met. The fair share attributed to Carriage Meadows North shall be deposited as escrow in the amount of \$14,938, corresponding to a roughly five percent (5%) proportionate impact of the remaining Lorson Ranch subdivision filings that are anticipated to add traffic to this intersection to a level warranting signalization. An escrow agreement, including a financial assurance estimate for the intersection signalization improvements, as approved by the Planning and Community Development Department Director and the County Attorney's Office, shall be completed and escrow deposited prior to recording the final plat.

12. Drainage, bridge, and surety fees for the Jimmy Camp Creek basin shall be paid, or existing developer credits deducted, at the time of final plat recording.
13. In accordance with the Memorandum of Agreement approved by Board of County Commissioners Resolution No. 18-091 (Reception No. 218024260), the applicants shall reimburse the Pikes Peak Rural Transportation Authority for the Marksheffel Road right-of-way proposed to be vacated, in an amount satisfactory to the El Paso County Attorney. The final plat shall not be recorded until proof of the reimbursement is provided to PCD and construction of the necessary drainage improvements is complete or adequate collateral for the improvements has been provided.

NOTATIONS

1. Final plats not recorded within 12 months of Board of County Commissioner approval shall be deemed expired, unless an extension is approved.
2. No school fees are due upon plat recordation pursuant to a Site Dedication and Waiver of Fees in Lieu of Land Dedication agreement between Lorson, LLC, Widefield School District No. 3, and El Paso County, as originally approved by the Board of County Commissioners on April 12, 2012 and as amended by approval of the Board of County Commissioners on August 23, 2016.

L. PUBLIC COMMENT AND NOTICE

The Planning and Community Development Department notified 60 adjoining property owners on April 16, 2018, for the Board of County Commissioners hearing. Responses received to date are attached.

M. ATTACHMENTS

Vicinity Map

Letter of Intent

Final Plat Drawing

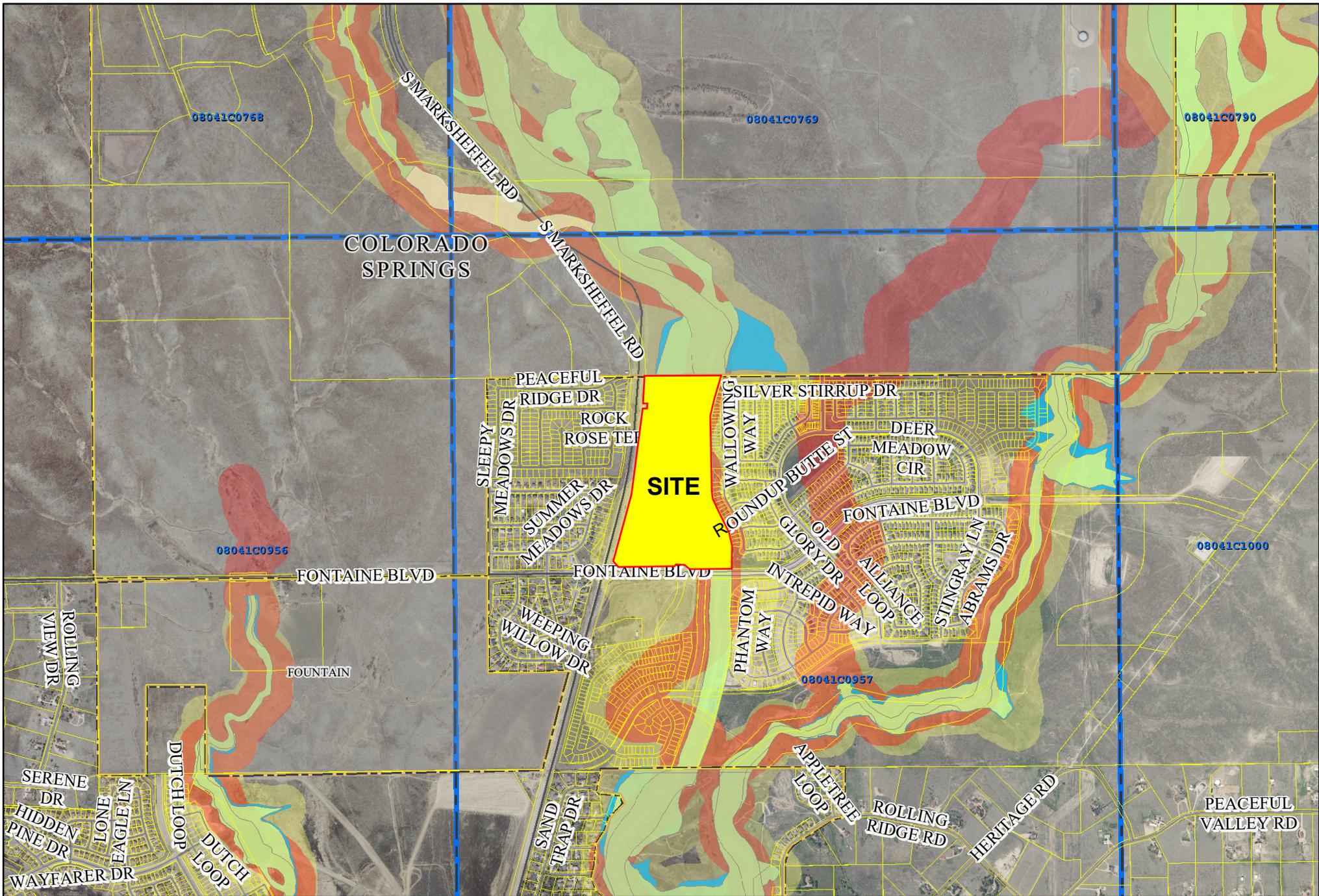
County Attorney's Letter

State Engineer's Letter

Adjacent Property Owner Responses

Planning Commission Resolution

Board of County Commissioners' Resolution



13 Scale 1:20,000

El Paso County, Colorado Development Services Department

Planning Division GIS Data Viewer



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LETTER OF INTENT

- ❑ **SUBDIVISION NAME:** Carriage Meadows North Filing No. 1 Final Plat is situated to the east of Marksheffel Road, north of Fontaine Boulevard, and west of Jimmy Camp Creek, located generally east of Fountain, Colorado and south of the Colorado Springs Airport and is approximately 68.67 acres. This final plat incorporates the entire preliminary plan area and will include 155 lots, two tracts for future commercial development purposes (tracts d,e) , and five landscape/utility/drainage/open space tracts (tracts a, b, c, f, g). The two future commercial development tracts along Fontaine Blvd. will be owned/maintained by Lorson, LLC and the five landscape/utility/drainage/open space tracts will be owned/maintained by the Lorson Ranch Metro District which includes a tract for Jimmy Camp Creek. El Paso County Project Number SF 17-023 has been assigned to this project.

- ❑ **OWNER/APPLICANT AND CONSULTANT, INCLUDING ADDRESSES AND TELEPHONE NUMBERS:**
Owner = Lorson LLC, Eagle Development Corp, Cradlan, LLC; 212 North Wahsatch Ave., Suite 301; Colorado Springs, CO 80903 (attn: Jeff Mark, 719-635-3200)
Engineering Consultant = Core Engineering Group, 15004 1st Avenue S., Colorado Springs, CO 80920 (attn: Richard Schindler, 719-659-7800).

- ❑ **REQUEST AND JUSTIFICATION:** Carriage Meadows North Filing No. 1 Final Plat is based on the previously submitted Carriage Meadows Preliminary Plan (SP-06-005) approved in October 2006 and the Carriage Meadows at Lorson Ranch Planned Unit Development (PUD-06-002) recorded in July 2008. The PUD and Preliminary Plan illustrated 159 total lots, open space, drainage areas, and two future commercial development areas totaling approximately 14 acres. The final plat is illustrating four less lots for a total of 155 lots due to necessary improvements to grading and drainage facilities that weren't factored in during the previous approval process. However, the lot layout and roadway network are remaining as shown and approved. In addition, the FMIC ditch and Jimmy Camp Creek corridor will remain as previously shown as well. The approved PUD and Preliminary Plan on file indicates a 30' landscape buffer along Marksheffel Road; however, due to shifts in the design and installation of the Marksheffel Rd. expansion project completed by El Paso County the roadway and right-of-way shifted slightly to the east. As a result, this impacted the 30' planned buffer along this roadway frontage. Per discussions with planning staff the buffer width along Marksheffel may vary and in some instances, will be less than the 30' width previously indicated. The drawings indicate a varying buffer width from 38' wide down to 12' wide at the northern most point. The final plat drawing package also includes a final landscape plan illustrating the tree plantings along Marksheffel Rd. There is existing landscaping along Fontaine Blvd. to remain with the landscape along Marksheffel Rd. adjacent to the commercial site to be completed when these tracts develop.
 1. ***Policy 6.1.3 Encourage new development which is contiguous and compatible with previously developed areas in terms of factors such as density, land use and access.*** – Carriage Meadows North is in compliance with the approved sketch plan, Preliminary Plan and PUD plans on file. The proposed density and lot sizes are similar and compatible to existing residential development

 2. ***Policy 6.1.6 Direct development toward areas where the necessary urban-level supporting facilities and services are available or will be developed concurrently.*** Carriage Meadows North is in compliance with the approved sketch plan, Preliminary Plan and PUD plans on file. The proposed density and lot sizes are similar and compatible to existing residential development. The existing facilities and public services are capable of supporting the proposed housing units as these services were planned with this type of density.

 3. ***Policy 6.1.8 Encourage incorporating buffers or transitions between areas of varying use or density where possible.*** – Buffers are provided per the PUD/Preliminary Plan as well as addition areas of open space and transitions such as the Jimmy Camp Creek corridor and the FMIC ditch.

 4. ***Policy 6.1.15 Recognize the need for new development and redevelopment to respond to changes in demographic, market and technological conditions.*** – Carriage Meadows North is in response to the market demand for single family residential lots

- ❑ **EXISTING AND PROPOSED FACILITIES, STRUCTURES, ROADS, ETC:** Existing facilities consist of existing sanitary sewer on the north side of Fontaine Boulevard at Carriage Meadows Drive, watermain in Fontaine Boulevard and the west side of Marksheffel Road, two storm sewer extensions from Jimmy Camp Creek, and one storm sewer from Fontaine Boulevard. Proposed facilities consist of local residential roads, watermain, sanitary sewer, storm sewer, electric, gas, telecommunications, and a detention/WQ pond to serve the site. All proposed facilities will be in accordance with El Paso County design standards.
- ❑ **WAIVER REQUESTS (IF APPLICABLE) AND JUSTIFICATION:** A landscape waiver is being requested, see *Areas of Required Landscape* section below.
- ❑ **THE PURPOSE AND NEED FOR THE CHANGE IN ZONE CLASSIFICATION:** The Final Plat conforms to the Preliminary Plan and PUD Development Plan approved for this site.
- ❑ **TOTAL NUMBER OF ACRES IN THE REQUESTED AREA:** Carriage Meadows North Filing No. 1 comprises 68.67 acres.
- ❑ **TOTAL NUMBER OF RESIDENTIAL UNITS AND DENSITIES FOR EACH DWELLING TYPE:** 155 Single Family Residential Dwelling Units on 34.23 acres (4.53 Du/ Acre). We did not include future development tracts (Tracts d,e) and did not include the Jimmy Camp Creek tract (tract f) for calculating density.
- ❑ **NUMBER OF INDUSTRIAL OR COMMERCIAL SITES PROPOSED:** Tract D (9.72 Acres) and Tract E (4.26Acres) will be developed as commercial properties and will need to be platted in the future. Site specific development plans, including landscaping, will be provided when these two parcels are developed.
- ❑ **APPROXIMATE FLOOR AREA RATIO OF INDUSTRIAL AND/OR COMMERCIAL USES:** None.
- ❑ **NUMBER OF MOBILE HOME UNITS AND DENSITIES:** None.
- ❑ **TYPICAL LOT SIZES (Length and width):** Single Family Residential average lot size 5500 sq. ft. (50' x 110' min.)
- ❑ **APPROXIMATE ACRES AND PERCENT OF LAND TO BE SET ASIDE AS OPEN SPACE, DETENTION, and PARK:** Final Plat = 68.67acres. Open Space, detention = 24.85 acres (36.1% of 68.67 acres). This includes one detention pond tract (tract a) and several tracts for buffers (tracts b,c,g), and a tract containing Jimmy Camp Creek (tract f) as open space.
- ❑ **TYPE OF PROPOSED RECREATIONAL FACILITIES:** Public sidewalks will be constructed along all interior roads. A trail on the east side of Jimmy Camp Creek was constructed in 2006 and shall be maintained in an easement by El Paso County Parks. All open space tracts will be maintained by the Lorson Ranch Metropolitan District. The existing soft surface maintenance drive along the western banks of the creek can also be utilized for pedestrian access and use.
- ❑ **IF PHASED CONSTRUCTION IS PROPOSED, HOW WILL IT BE PHASED?** This plat will be for the entire Carriage Meadows North Filing No. 1
- ❑ **HOW WATER AND SEWER WILL BE PROVIDED?** Provided through the Widefield Water & Sanitation District
- ❑ **PROPOSED USES, RELATIONSHIP BETWEEN USES AND DENSITIES:** The proposed use is Residential Single Family.
- ❑ **AREAS OF REQUIRED LANDSCAPING:**
The proposed Final Plat includes a final landscape plan for the streetscape plantings along Marksheffel Road as well as along Fontaine Blvd. where the existing landscaping shall remain. The landscape requirements along both Marksheffel Rd and Fontaine Blvd. are being met. A landscape waiver for Section 6.2.2. Landscape Requirements is being requested to defer the final landscape plans for the two commercial tracts until the future when these sites are platted and a site specific development is required.

The proposed landscaping along Marksheffel Rd. includes 1 tree per 20 linear feet of frontage, including the encumbered areas, for a total of 100 trees as well as a landscape buffer of varying widths due to the Marksheffel Rd widening project. The planting design incorporates a mix of evergreen and deciduous trees in addition to a 6' concrete screen fence proposed along Marksheffel Rd. This concrete fence will match the existing fencing at the main entrance to the development at Fontaine Blvd. This concrete fence provides another

level of buffering for the residents along Marksheffel Rd. in addition to the proposed landscaping and landscape buffer.

- ❑ **PROPOSED ACCESS LOCATIONS:** Proposed access will be from Fontaine Boulevard/Carriage Meadows Drive and Marksheffel Road/Peaceful Ridge Drive (RI/RO)
- ❑ **TRAFFIC IMPACT FEE:** This final plat for Lorson Ranch will be included in the El Paso County PID No. 2 and will pay the associated fee.
- ❑ **MAILBOX LOCATION:** Carriage Meadows North Filing No. 1 will utilize several centralized location (cluster) for mailboxes which is shown on the construction drawings. The mailbox clusters will be located within the street ROW. A license agreement may be required with El Paso County to permit the placement of the mailbox clusters within the public right of way.
- ❑ **SCHOOL SITE DEDICATION:** Dedication of a school site has been completed as part of the Pioneer Landing at Lorson Ranch Filing No. 2 Final Plat which will satisfy the school dedication requirement for final plats within Lorson Ranch and in accordance with the recorded Lorson Ranch School Land Bank Agreement. The school site is a 25.11-acre site (Tract J) located East of the East Tributary of Jimmy Camp Creek. A separate 100' access tract (Tract I) is platted and follows the future alignment of Fontaine Boulevard. Tract I will provide interim access to the school site until Fontaine Boulevard is constructed and platted as ROW. The access tract will be permanently platted as right-of-way when the first plat East of the East Tributary of Jimmy Camp Creek is prepared and recorded.
- ❑ **ROW VACATION:** In 2015 Marksheffel Road was reconstructed by El Paso County which included areas west of Carriage Meadows North Filing No. 1. As part of the county reconstruction project ROW was acquired by the county for road widening and for the installation of a concrete box culvert (4'x7') located 2,200 feet north of Fontaine. A 57'x57' rectangular area of ROW was extended east to encompass the box culvert and wingwall construction. Carriage Meadows North proposes to remove the wingwalls and construct a manhole and storm sewer flowing north to Peaceful Ridge Drive to convey runoff from the box culvert to Jimmy Camp Creek. This storm sewer realignment will eliminate the need for the rectangular ROW area and this plat vacates a portion of the rectangular area. This storm sewer realignment is in conformance with the previously approved preliminary plan for Carriage Meadows. The ROW vacation will be platted into a portion of Lot 40 and Lot 41, a buffer tract, and ROW. Carriage Meadows North will reimburse the county for ROW vacation that is used as lots/tracts.

CARRIAGE MEADOWS NORTH FILING NO. 1

A PORTION OF THE SOUTHEAST QUARTER (SE 1/4) SECTION 15 AND A PORTION OF THE SOUTHWEST QUARTER (SW 1/4) SECTION 14, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

KNOW ALL MEN BY THESE PRESENTS:

THAT LORSON LLC, A COLORADO LIMITED LIABILITY COMPANY, NOMINEE FOR LORSON NORTH DEVELOPMENT CORPORATION, A COLORADO CORPORATION, AND CRADLAN LLC, A COLORADO LIMITED LIABILITY COMPANY, AND EAGLE DEVELOPMENT CORP., A COLORADO CORPORATION, BEING THE OWNERS OF THE FOLLOWING DESCRIBED TRACT OF LAND:

TO WIT:

A PARCEL OF LAND IN THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 15 AND IN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 14, T15S, R65W OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT A POINT ON THE SOUTHERLY LINE OF PARCEL NO. 21 AS DESCRIBED IN WARRANTY DEED UNDER RECEPTION NO. 214104176 IN THE RECORDS OF EL PASO COUNTY, COLORADO SAID POINT BEING THE QUARTER CORNER COMMON TO SECTION 14 AND SECTION 15, T15S, R65W OF THE 6TH P.M., EL PASO COUNTY COLORADO;

THENCE N89°42'02"E ALONG SAID SOUTHERLY LINE, 192.66 FEET;

THENCE CONTINUING N89°42'02"E ALONG SAID SOUTHERLY LINE, 337.26 FEET TO THE NORTHWEST CORNER OF "BUFFALO CROSSING FILING NO. 1" AS RECORDED UNDER RECEPTION NO. 212132273 IN THE EL PASO COUNTY, COLORADO RECORDS;

THENCE ALONG THE WESTERLY LINES THEREOF THE FOLLOWING FOUR (4) COURSES;

(1) THENCE S17°54'37"W, 372.11 FEET TO A POINT OF CURVE;

(2) THENCE ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 915.00 FEET, A CENTRAL ANGLE OF 18°11'05", (THE CHORD OF WHICH BEARS S08°49'05"W A DISTANCE OF 289.19 FEET), AN ARC DISTANCE OF 290.41 FEET TO A POINT OF TANGENT;

(3) THENCE S00°16'28"E A DISTANCE OF 615.98 FEET;

(4) THENCE N89°56'30"E A DISTANCE OF 15.00 FEET TO THE NORTHWEST CORNER OF "THE MEADOWS AT LORSON RANCH FILING NO. 2" AS RECORDED UNDER RECEPTION NO. 211713116 IN THE EL PASO COUNTY, COLORADO RECORDS;

THENCE ALONG THE WESTERLY LINES THEREOF THE FOLLOWING FIVE COURSES;

(1) THENCE S00°16'28"E A DISTANCE OF 228.49 FEET TO A POINT OF CURVE;

(2) THENCE ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 590.01 FEET, A CENTRAL ANGLE OF 30°42'11", (THE CHORD OF WHICH BEARS S15°37'34"E A DISTANCE OF 312.40 FEET), AN ARC DISTANCE OF 316.17 FEET TO A POINT OF TANGENT;

(3) THENCE S30°58'40"E ALONG SAID TANGENT 128.74 FEET TO A POINT OF CURVE;

(4) THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 920.00 FEET, A CENTRAL ANGLE OF 34°19'11", (THE CHORD OF WHICH BEARS S13°48'14"E A DISTANCE OF 542.87 FEET), AN ARC DISTANCE OF 551.07 FEET TO A POINT OF TANGENT;

(5) THENCE S03°20'53"W A DISTANCE OF 175.07 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF FONTAINE BOULEVARD AS RECORDED UNDER RECEPTION NO. 207107321 IN THE EL PASO COUNTY, COLORADO RECORDS;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING NINE (9) COURSES;

(1) THENCE S89°26'47"W A DISTANCE OF 308.38 FEET;

(2) THENCE N74°27'51"W A DISTANCE OF 32.48 FEET;

(3) THENCE S89°26'47"W A DISTANCE OF 183.56 FEET;

(4) THENCE N87°29'04"W A DISTANCE OF 87.83 FEET;

(5) THENCE N47°38'58"W A DISTANCE OF 61.43 FEET;

(6) THENCE N83°58'53"W A DISTANCE OF 90.63 FEET;

(7) THENCE S43°43'07"W A DISTANCE OF 49.76 FEET;

(8) THENCE N84°44'52"W A DISTANCE OF 81.43 FEET;

(9) THENCE S89°26'47"W A DISTANCE OF 678.79 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF MARKSHEFFEL ROAD AS RECORDED UNDER RECEPTION NO. 216022299 IN THE EL PASO COUNTY, COLORADO RECORDS;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING SEVEN (7) COURSES;

(1) THENCE N35°13'35"W A DISTANCE OF 114.30 FEET;

(2) THENCE N14°49'54"E A DISTANCE OF 298.16 FEET;

(3) THENCE ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 12070.00 FEET, A CENTRAL ANGLE OF 01°57'34", (THE CHORD OF WHICH BEARS N13°51'07"E A DISTANCE OF 412.74 FEET), AN ARC DISTANCE OF 412.76 FEET;

(4) THENCE N14°51'00"E A DISTANCE OF 109.41 FEET;

(5) THENCE ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 5809.75 FEET, A CENTRAL ANGLE OF 00°58'38", (THE CHORD OF WHICH BEARS N14°21'44"E A DISTANCE OF 99.09 FEET), AN ARC DISTANCE OF 99.09 FEET;

(6) THENCE N76°07'58"W A DISTANCE OF 8.19 FEET;

(7) THENCE ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 12070.00 FEET, A CENTRAL ANGLE OF 05°31'33", (THE CHORD OF WHICH BEARS N09°08'53"E A DISTANCE OF 1163.65 FEET), AN ARC DISTANCE OF 1164.10 FEET;

THENCE N06°13'25"E A DISTANCE OF 57.38 FEET;

THENCE CONTINUING ALONG THE EASTERLY RIGHT-OF-WAY LINE OF MARKSHEFFEL ROAD THE FOLLOWING TWO (2) COURSES;

(1) THENCE ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 12070.00 FEET, A CENTRAL ANGLE OF 01°47'06", (THE CHORD OF WHICH BEARS N05°11'13"E A DISTANCE OF 376.01 FEET), AN ARC DISTANCE OF 376.02 FEET TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 15;

(2) THENCE N89°28'36"E ALONG SAID NORTH LINE 6.30 FEET TO THE SOUTHWEST CORNER OF AFORESAID PARCEL NO. 21 AS DESCRIBED IN WARRANTY DEED UNDER RECEPTION NO. 214104176;

THENCE N89°28'36"E ALONG THE SOUTHERLY LINE THEREOF 496.10 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS A CALCULATED AREA OF 2,991,075 SQUARE FEET (68.666 ACRES), MORE OR LESS.

ACCEPTANCE CERTIFICATE FOR TRACTS:

THE DEDICATION OF TRACTS A, B, C, F, AND G FOR THE PURPOSES SPECIFIED IN THE TRACT TABLE ARE HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY LORSON RANCH METROPOLITAN DISTRICT NO. 1.

APPROVAL IS GRANTED FOR THIS PLAT OF CARRIAGE MEADOWS NORTH FILING NO. 1.

BY: JEFF MARK, DIRECTOR, LORSON RANCH METROPOLITAN DISTRICT NO. 1

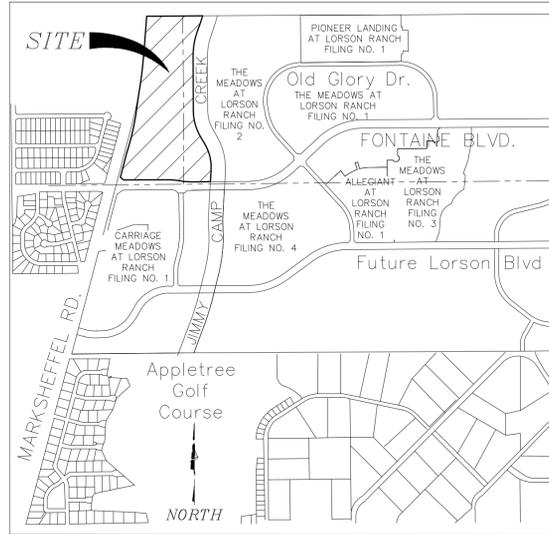
STATE OF COLORADO }
COUNTY OF EL PASO } ss

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2018, A.D. BY JEFF MARK, DIRECTOR, LORSON RANCH METROPOLITAN DISTRICT NO. 1.

WITNESS BY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC: _____



VICINITY MAP
NOT TO SCALE

OWNERS CERTIFICATE:

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED, AND PLATTED SAID LANDS INTO LOTS, TRACTS, PUBLIC STREETS, AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF "CARRIAGE MEADOWS NORTH FILING NO. 1". 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 ADDRESS:

212 N. WAHSATCH AVENUE
SUITE 301
COLORADO SPRINGS, CO 80903
PHONE: (719) 635-3200
FAX: (719) 635-3244

BY: JEFF MARK, AUTHORIZED SIGNING AGENT, FOR:
CRADLAN LLC, A COLORADO LIMITED LIABILITY COMPANY, AND
LORSON LLC, A COLORADO LIMITED LIABILITY COMPANY, AS NOMINEE FOR LORSON
NORTH DEVELOPMENT CORPORATION, A COLORADO CORPORATION AND
EAGLE DEVELOPMENT CORP., A COLORADO CORPORATION

ATTEST: _____

SECRETARY/TREASURER

STATE OF COLORADO }
COUNTY OF EL PASO } ss

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2018, A.D. BY
JEFF MARK, AUTHORIZED SIGNING AGENT, LORSON LLC, A COLORADO LIMITED
LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC: _____

ACCEPTANCE CERTIFICATE FOR TRACTS:

THE DEDICATION OF TRACTS D AND E FOR THE PURPOSES SPECIFIED IN THE TRACT TABLE ARE HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY LORSON, LLC.

APPROVAL IS GRANTED FOR THIS PLAT OF CARRIAGE MEADOWS NORTH FILING NO. 1.

BY: JEFF MARK, DIRECTOR, LORSON, LLC

STATE OF COLORADO }
COUNTY OF EL PASO } ss

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2018, A.D. BY JEFF MARK, DIRECTOR, LORSON, LLC

WITNESS BY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC: _____

BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

THIS PLAT FOR "CARRIAGE MEADOWS NORTH FILING NO. 1" WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THE _____ DAY OF _____, 2018, A.D., SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RESOLUTION OF APPROVAL. THE DEDICATIONS OF LAND TO THE PUBLIC INCLUDING STREETS, TRACTS AND EASEMENTS ARE ACCEPTED, BUT PUBLIC IMPROVEMENTS THEREON WILL NOT BECOME THE MAINTENANCE RESPONSIBILITY OF EL PASO COUNTY UNTIL PRELIMINARY ACCEPTANCE OF THE PUBLIC IMPROVEMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL, AND THE SUBDIVISION IMPROVEMENTS AGREEMENT.

PRESIDENT, BOARD OF COUNTY COMMISSIONERS _____ DATE _____

COUNTY APPROVAL:

APPROVAL IS GRANTED FOR THIS PLAT OF "CARRIAGE MEADOWS NORTH FILING NO. 1" ON THIS _____ DAY OF _____, 2018, A.D.

EL PASO COUNTY DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT

EL PASO COUNTY ASSESSOR

EASEMENTS:

UNLESS OTHERWISE SHOWN, ALL SIDE LOT LINES ARE HEREBY PLATTED WITH A FIVE FOOT (5') PUBLIC UTILITY AND DRAINAGE EASEMENT. ALL REAR LOT LINES ARE HEREBY PLATTED WITH A TEN FOOT (10') PUBLIC UTILITY AND DRAINAGE EASEMENT. ALL FRONT LOT LINES AND ALL FRONT TRACT LINES ARE HEREBY PLATTED WITH A TEN FOOT (10') PUBLIC UTILITY AND DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF ALL HEREIN DESCRIBED EASEMENTS IS VESTED WITH THE INDIVIDUAL PROPERTY OWNERS. A TWENTY FOOT (20') PUBLIC UTILITY EASEMENT IS HEREBY PLATTED ALONG THE SUBDIVISION BOUNDARY LINES.

FLOOD PLAIN CERTIFICATION:

A PORTION OF THIS PROPERTY WAS LOCATED WITHIN A DESIGNATED FEMA FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY MAP NUMBER 08041C0957 F, EFFECTIVE DATE MARCH 17, 1997. THE FLOODPLAIN WAS REVISED PER LOMR PER CASE NO. 06-08-B643P, EFFECTIVE DATE OF REVISION AUGUST 29, 2007. THE LOMR REMOVED THE FLOODPLAIN FROM THE AREA ENCOMPASSED BY THIS PLAT.

SURVEYORS CERTIFICATE

I, VERNON P. TAYLOR, 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 NOVEMBER 02, 2017 BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:10,000; AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISION, OR SURVEYING OF LAND AND ALL APPLICABLE PROVISIONS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE.

I ATTEST THE ABOVE ON THIS _____ DAY OF _____, 2018.

VERNON P. TAYLOR _____ DATE _____
COLORADO PLS NO. 25966, FOR AND
ON BEHALF OF M&S CIVIL CONSULTANTS, INC
20 BOULDER CRESCENT, SUITE 110
COLORADO SPRINGS, COLORADO 80903

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.

RECORDING:

STATE OF COLORADO }
COUNTY OF EL PASO } ss

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT MY OFFICE AT _____ O'CLOCK _____ M., THIS _____ DAY OF _____, 2018, A.D., AND IS DULY RECORDED UNDER RECEPTION NUMBER _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

CHUCK BROERMAN, RECORDER

FEE: _____ BY: _____
DEPUTY

SURVEY NOTES:

1. BASIS OF BEARING: THE EAST-WEST CENTERLINE OF SECTION 14, T15S, R65W, OF THE 6TH P.M., EL PASO COUNTY, COLORADO AS MONUMENTED. THE QUARTER CORNER COMMON TO SECTION 14 AND SECTION 15 IS A 3.25 INCH ALUMINUM CAP STAMPED "J.R. DEVELOPERS, T15S R65W, E1/4 S15 W1/4 S14, 1986, PLS 10377" FROM WHICH THE CENTER OF SECTION 14 BEARS N89°42'02"E, 2646.02 FEET AND IS MONUMENTED BY A 3.25 IN ALUMINUM CAP STAMPED "KM, T15S R65W, S14, C1/4, 2004, LS 16109". THE UNIT OF MEASUREMENTS IS THE U.S. SURVEY FOOT.

2. ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER, CURRENTLY REGISTERED IN THE STATE OF COLORADO.

3. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED AND ARE ON FILE AT THE EL PASO COUNTY DEVELOPMENT SERVICES DEPARTMENT: PRELIMINARY PLAN FILE NUMBER PUD-SP-16-002; SOILS AND GEOLOGICAL STUDY, DRAINAGE REPORT, WATER RESOURCE REPORT, FIRE PROTECTION REPORT, NATURAL FEATURES REPORT, PERCOLATION TEST RESULTS, EROSION CONTROL REPORT AND TRAFFIC IMPACT ANALYSIS.

5. ALL DEVELOPMENT WITHIN "CARRIAGE MEADOWS NORTH FILING NO. 1" SHALL COMPLY WITH THE PUB DEVELOPMENT GUIDELINES ON FILE FOR CARRIAGE MEADOWS NORTH PLANNED UNIT DEVELOPMENT GUIDELINES, AS RECORDED AT RECEPTION NO. 217038741, OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, OR OTHERWISE AMENDED BY EL PASO COUNTY FOLLOWING APPROPRIATE PUBLIC HEARINGS.

6. THIS PROPERTY IS INCLUDED WITHIN THE LORSON RANCH METROPOLITAN DISTRICT NO. 2 AND LORSON RANCH METROPOLITAN DISTRICT NO. 7 AND IS SUBJECT TO THE TAXES, FEES AND REQUIREMENTS OF SAID DISTRICTS.

7. NO STRUCTURES OR MATERIAL STORAGE ACTIVITIES ARE PERMITTED WITHIN DESIGNATED DRAINAGE EASEMENTS, FLOODPLAIN, OR PARK AND OPEN SPACE AREAS. FENCES SHALL NOT IMPEDE RUNOFF FROM REACHING DRAINAGE SWALES.

8. WATER AND WASTEWATER SERVICE FOR THIS SUBDIVISION IS PROVIDED BY THE WIDEFIELD WATER AND SANITATION DISTRICT SUBJECT TO THE DISTRICT'S RULES, REGULATIONS AND SPECIFICATIONS.

9. THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.

10. SIGHT TRIANGLE/NO-BUILD AREAS SHALL BE MAINTAINED AT THE INTERSECTIONS. NO OBSTRUCTION GREATER THAN 18" IN HEIGHT IS ALLOWED IN THESE AREAS.

11. ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY.

12. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY DEPARTMENT OF TRANSPORTATION AND UNITED STATES POSTAL SERVICE REGULATIONS.

13. NO LOT OR INTEREST THEREIN, SHALL BE SOLD, CONVEYED OR TRANSFERRED WHETHER BY DEED OR BY CONTRACT, NOR SHALL BUILDING PERMITS BE ISSUED, UNTIL AND UNLESS THE REQUIRED PUBLIC IMPROVEMENTS HAVE BEEN CONSTRUCTED AND COMPLETED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE APPLICANT AND EL PASO COUNTY AS RECORDED UNDER RECEPTION NUMBER _____ OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, OR IN THE ALTERNATIVE, OTHER COLLATERAL IS PROVIDED WHICH IS SUFFICIENT IN THE JUDGMENT OF THE BOARD OF COUNTY COMMISSIONERS, TO MAKE PROVISION FOR THE COMPLETION OF SAID IMPROVEMENTS.

14. THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR "CARRIAGE MEADOWS NORTH FILING NO. 1" HOMEOWNERS ASSOCIATION, INC. IS RECORDED UNDER RECEPTION NO. _____ OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER.

15. THE PROPERTY IS SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS, AND EASEMENTS AS CONTAINED IN PRIVATE DETENTION BASIN/STORMWATER QUALITY BEST MANAGEMENT PRACTICE MAINTENANCE AGREEMENT AND EASEMENT RECORDED UNDER RECEPTION NO. _____.

16. BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH CARRIAGE MEADOWS AT LORSON RANCH SUBDIVISION PLANNED UNIT DEVELOPMENT GUIDELINES AND DESIGN GUIDELINES RECORDED JULY 23, 2008 AT RECEPTION NO. 208083052.

17. 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 DEPARTMENT OF WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORP. OF ENGINEERS, THE U.S. FISH AND WILDLIFE SERVICE AND/OR COLORADO DEPARTMENT OF WILDLIFE REGARDING THE ENDANGERED SPECIES ACT, AS IT RELATES TO THE LISTED SPECIES.

18. THERE ARE 155 LOTS AND 7 TRACTS PLATTED IN THIS SUBDIVISION.

19. EL PASO COUNTY DEVELOPMENT SERVICES DEPARTMENT ENGINEERING MUST BE CONTACTED PRIOR TO THE ESTABLISHMENT OF ANY DRIVEWAY.

20. THE PROPERTY IS SUBJECT TO THE FOLLOWING DEVELOPMENT AGREEMENTS:

A. DEVELOPMENT AGREEMENT NO. 1 RECEPTION NO. 205128925 AS APPROVED BY RESOLUTION NO. 05-336, RECEPTION NO. 205131973 AS CORRECTED - RECEPTION NO. 205132869.

B. DEVELOPMENT AGREEMENT NO. 2 RECEPTION NO. 210025931, RE-RECORDED RECEPTION NO. 210036301.

C. DEVELOPMENT AGREEMENT NO. 3 RECEPTION NO. _____.

D. DEVELOPMENT AGREEMENT NO. 4 RECEPTION NO. _____.

E. DEVELOPMENT AGREEMENT NO. 5 RECEPTION NO. 214007624.

F. SCHOOL SITE DEDICATION AGREEMENT RECEPTION NO. 212047863.

21. THE PROPERTY IS THE SUBJECT OF A LANDSCAPE PLAN ENTITLED "LORSON RANCH CARRIAGE MEADOWS NORTH LANDSCAPE PLAN" RECORDED UNDER RECEPTION NO. _____ IN THE EL PASO COUNTY RECORDS.

22. PURSUANT TO RESOLUTION _____, APPROVED BY THE BOARD OF DIRECTORS, EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT 2 AND RECORDED IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER AT RECEPTION NUMBER _____, THE PARCELS WITHIN THE PLATTED BOUNDARIES OF "CARRIAGE MEADOWS NORTH FILING NO. 1" ARE INCLUDED WITHIN THE BOUNDARIES OF THE EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT 2 AND AS SUCH IS SUBJECT TO APPLICABLE ROAD IMPACT FEES AND MILL LEVY.

SURVEY NOTES: (CONT.)

23. THE SUBDIVIDER(S) AGREES ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNEES THAT SUBDIVIDER AND/OR SAID SUCCESSORS AND ASSIGNEES SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTION (RESOLUTION NO. 16-454), OR ANY AMENDMENTS THERETO, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTALS. THE FEE OBLIGATION, IF NOT PAID AT FINAL PLAT RECORDING, SHALL BE DOCUMENTED ON ALL SALES DOCUMENTS AND ON PLAT NOTES TO ENSURE THAT A TITLE SEARCH WOULD FIND THE FEE OBLIGATION BEFORE SALE OF THE PROPERTY.

24. A COMMITMENT FOR TITLE INSURANCE ISSUED BY UNIFIED TITLE COMPANY, LLC, DATED JANUARY 16, 2018 @ 7:30 A.M., FILE NO. 54291UTC, HAS BEEN REVIEWED AS IT RELATES TO THIS PLAT. THE FOLLOWING EXCEPTIONS FROM SCHEDULE B - SECTION II ARE HEREBY NOTED:

A - TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN RIGHT-OF-WAY EASEMENT TO MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC., RECORDED DECEMBER 26, 1962 IN BOOK 1939 AT PAGE 548. (NOT SHOWN, LOCATION UNKNOWN.)

B - TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN RIGHT-OF-WAY EASEMENT TO MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC., RECORDED MARCH 7, 1983 IN BOOK 3684 AT PAGE 492. (AS SHOWN.)

C - TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN GRANT OF RIGHT OF WAY TO MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC., RECORDED NOVEMBER 21, 2005 AT RECEPTION NO. 205186520. (NOT SHOWN, LOCATION UNKNOWN.)

D - TERMS, CONDITION, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE DITCH RELOCATION, IMPROVEMENT AND EASEMENT AGREEMENT RECORDED ON AUGUST 8, 2006 AT RECEPTION NOA. 206127024. QUIT CLAIM DEEDS FROM FOUNTAIN MUTUAL IRRIGATION COMPANY RECORDED SEPTEMBER 28, 2006 AT RECEPTION NO. 206143884, AT RECEPTION NO. 206143885 AND AT RECEPTION NO. 206143886, PURPORT TO RELINQUISH THE EXISTING EASEMENT TO THE PRESENT PROPERTY OWNERS. (AS SHOWN.)

E - TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN GRANT OF RIGHT OF WAY TO MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC., RECORDED JANUARY 19, 2016 AT RECEPTION NO. 216005098. (AS SHOWN.)

F - TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN GRANT OF RIGHT OF WAY TO MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC., RECORDED JANUARY 19, 2016 AT RECEPTION NO. 216005099. (AS SHOWN.)

G - TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN EL PASO COUNTY, COLORADO POSSESSION AND USE AGREEMENT, RECORDED MARCH 4, 2016 AT RECEPTION NO. 216022299. (AS SHOWN.)

25. TRACTS D AND E ARE NO-BUILD TRACTS AND REQUIRE REPLAT AND PAYMENT OF APPLICABLE FEES PRIOR TO DEVELOPMENT.

TRACT TABLE			
TRACT	SIZE (ACRES)	OWNERSHIP / MAINTENANCE	USE
A	1.346	LRMD/LRMD	DRAINAGE/PUBLIC UTILITY/OPEN SPACE
B	2.188	LRMD/LRMD	LANDSCAPE/DRAINAGE/PUBLIC UTILITY/SIGNAGE
C	0.732	LRMD/LRMD	DRAINAGE/TRAILS/OPEN SPACE/PUBLIC UTILITY
D	9.725	LORSON, LLC	FUTURE COMMERCIAL DEVELOPMENT
E	4.264	LORSON, LLC	FUTURE COMMERCIAL DEVELOPMENT
F	20.446	LRMD/LRMD	JIMMY CAMP CREEK/REGIONAL TRAIL/ OPEN SPACE
G	0.142	LRMD/LRMD	SIDEWALK/DRAINAGE/PUBLIC UTILITY/SIGNAGE

LRMD = LORSON RANCH METRO DISTRICT

SUMMARY:

155 LOTS	22.460 ACRES	32.71%
7 TRACTS	38.843 ACRES	56.57%
8 RIGHT-OF-WAYS	7.363 ACRES	10.72%
TOTAL	68.666 ACRES	100.00%

FEES:

DRAINAGE FEE: CREDITS USED THIS FILING \$ 470,948.00

SAND CREEK SURETY FEE: \$ 210,869.00

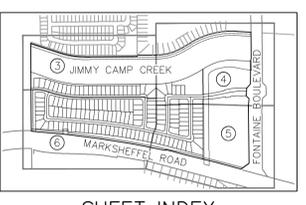
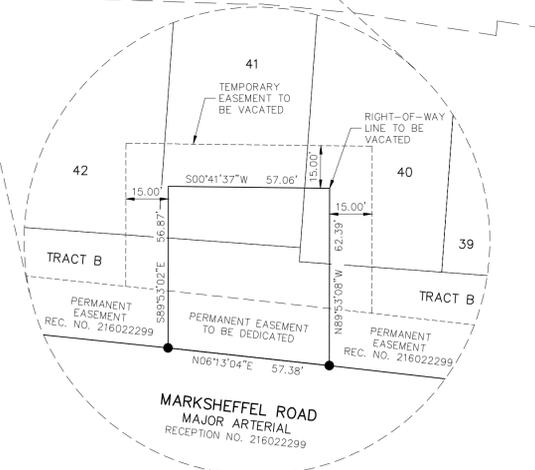
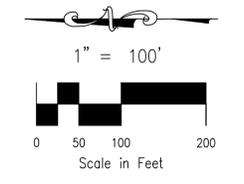
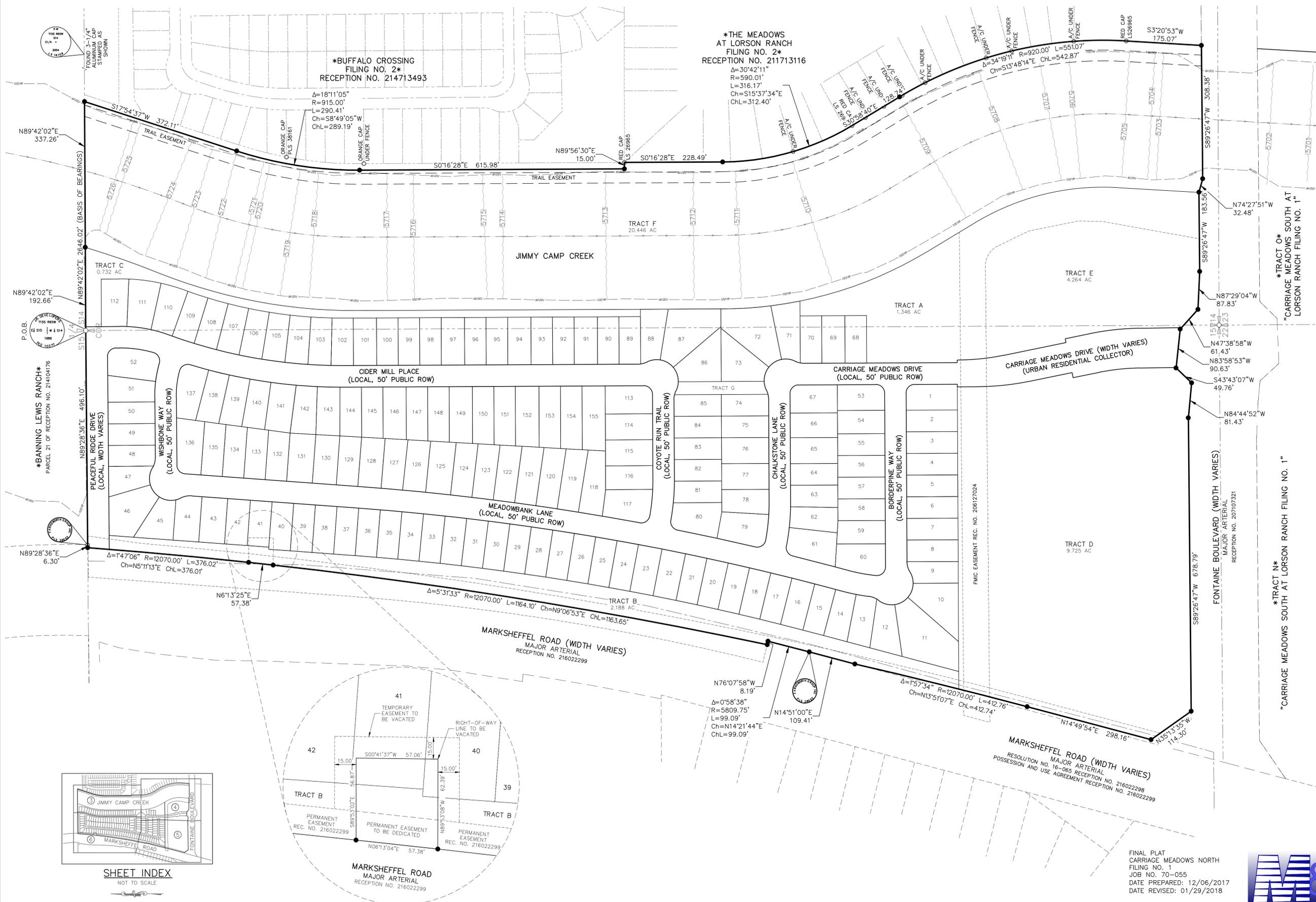
BRIDGE FEE: CREDITS USED THIS FILING \$ 22,027.00

SCHOOL FEE: FEES NOT DUE PER THE SCHOOL LAND AGREEMENT AS RECORDED AT RECEPTION NO. 212042170

PARK FEE: _____

CARRIAGE MEADOWS NORTH FILING NO. 1

A PORTION OF THE SOUTHEAST QUARTER (SE 1/4) SECTION 15 AND A PORTION OF THE SOUTHWEST QUARTER (SW 1/4) SECTION 14,
TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO



FINAL PLAT
 CARRIAGE MEADOWS NORTH
 FILING NO. 1
 JOB NO. 70-055
 DATE PREPARED: 12/06/2017
 DATE REVISED: 01/29/2018

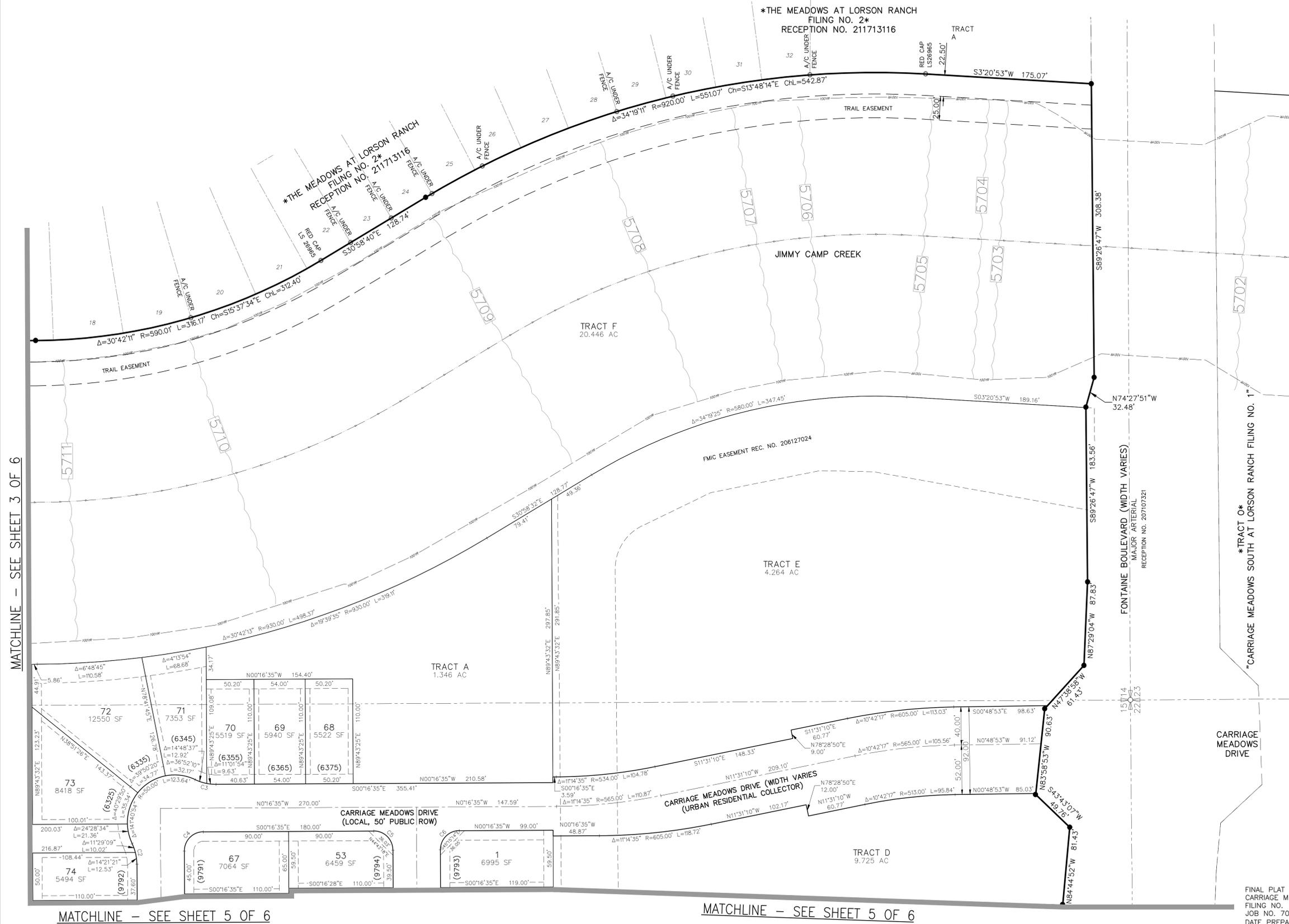


20 BOULDER CRESCENT, SUITE 110
 COLORADO SPRINGS, CO 80903
 PHONE: 719.955.5485

File: C:\70055A\Carrige Meadows North.dwg Plot(05mar18).dwg Plotstamp: 4/4/2018 10:26 AM

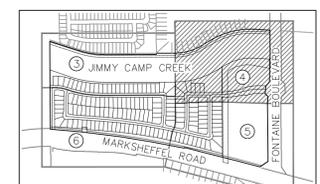
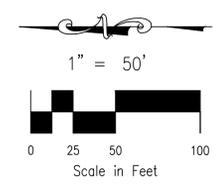
CARRIAGE MEADOWS NORTH FILING NO. 1

A PORTION OF THE SOUTHEAST QUARTER (SE 1/4) SECTION 15 AND A PORTION OF THE SOUTHWEST QUARTER (SW 1/4) SECTION 14, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO



CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA
C2	22.55	50.00	25°50'31"
C3	22.55	50.00	25°50'31"
C4	31.42	20.00	89°59'53"
C5	31.42	20.00	90°00'07"
C6	31.42	20.00	89°59'53"



MATCHLINE - SEE SHEET 3 OF 6

MATCHLINE - SEE SHEET 5 OF 6

MATCHLINE - SEE SHEET 5 OF 6

FINAL PLAT
CARRIAGE MEADOWS NORTH
FILING NO. 1
JOB NO. 70-055
DATE PREPARED: 12/06/2017
DATE REVISED: 01/29/2018



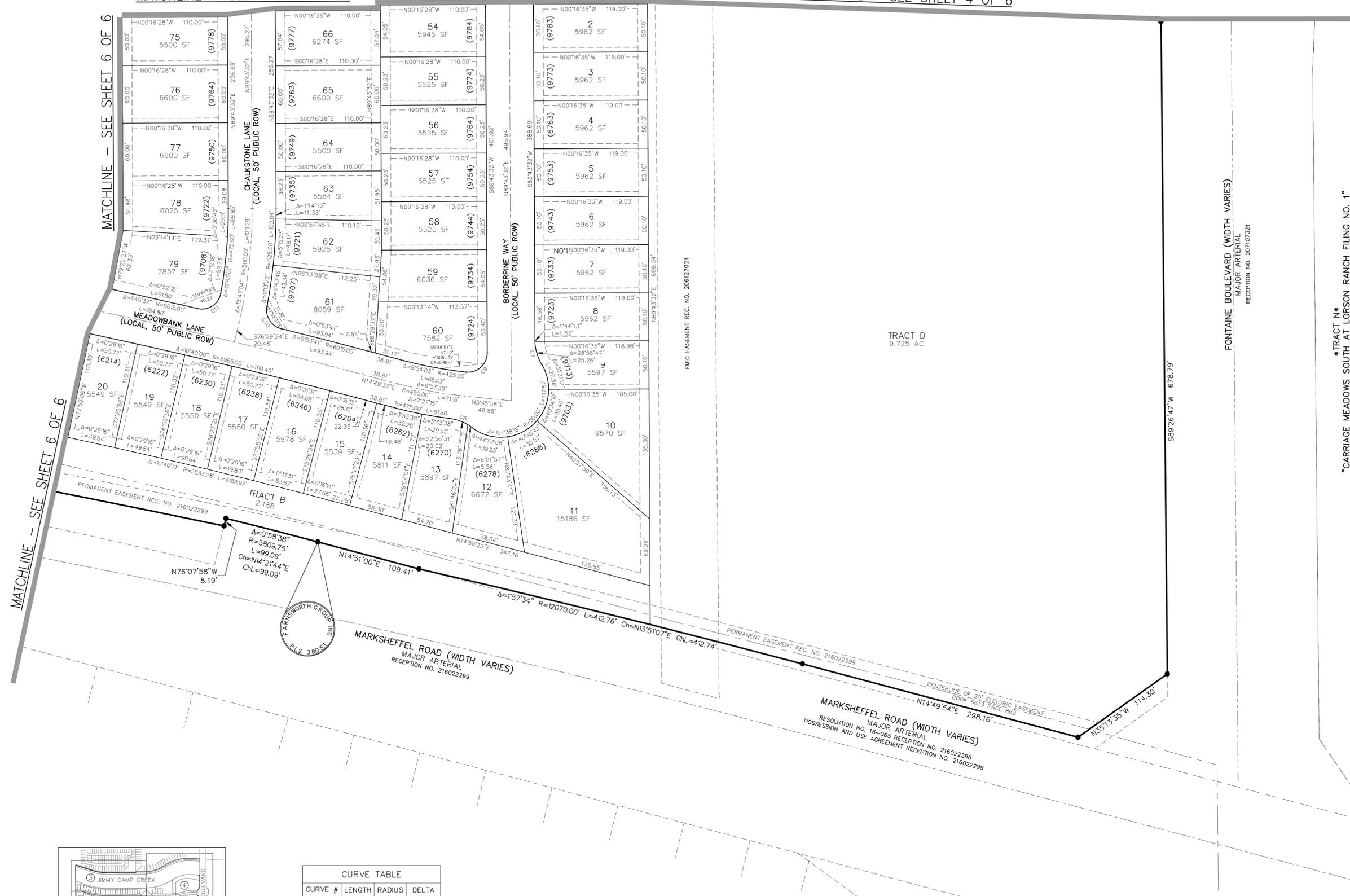
20 BOULDER CRESCENT, SUITE 110
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5465

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A PORTION OF THE SOUTHEAST QUARTER (SE 1/4) SECTION 15 AND A PORTION OF THE SOUTHWEST QUARTER (SW 1/4) SECTION 14,
TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

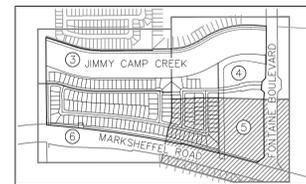
MATCHLINE - SEE SHEET 4 OF 6

MATCHLINE - SEE SHEET 4 OF 6



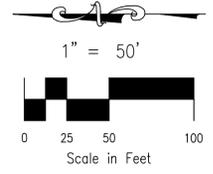
MATCHLINE - SEE SHEET 6 OF 6

MATCHLINE - SEE SHEET 6 OF 6



SHEET INDEX
NOT TO SCALE

CURVE #	LENGTH	RADIUS	DELTA
C7	26.78	50.00	30°41'00"
C8	25.58	50.00	29°18'28"
C9	33.58	20.00	96°12'02"
C10	30.37	20.00	87°00'59"
C11	32.34	20.00	92°38'03"



FINAL PLAT
CARRIAGE MEADOWS NORTH
FILING NO. 1
JOB NO. 70-055
DATE PREPARED: 12/06/2017
DATE REVISED: 01/29/2018



20 BOULDER CRESCENT, SUITE 110
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485

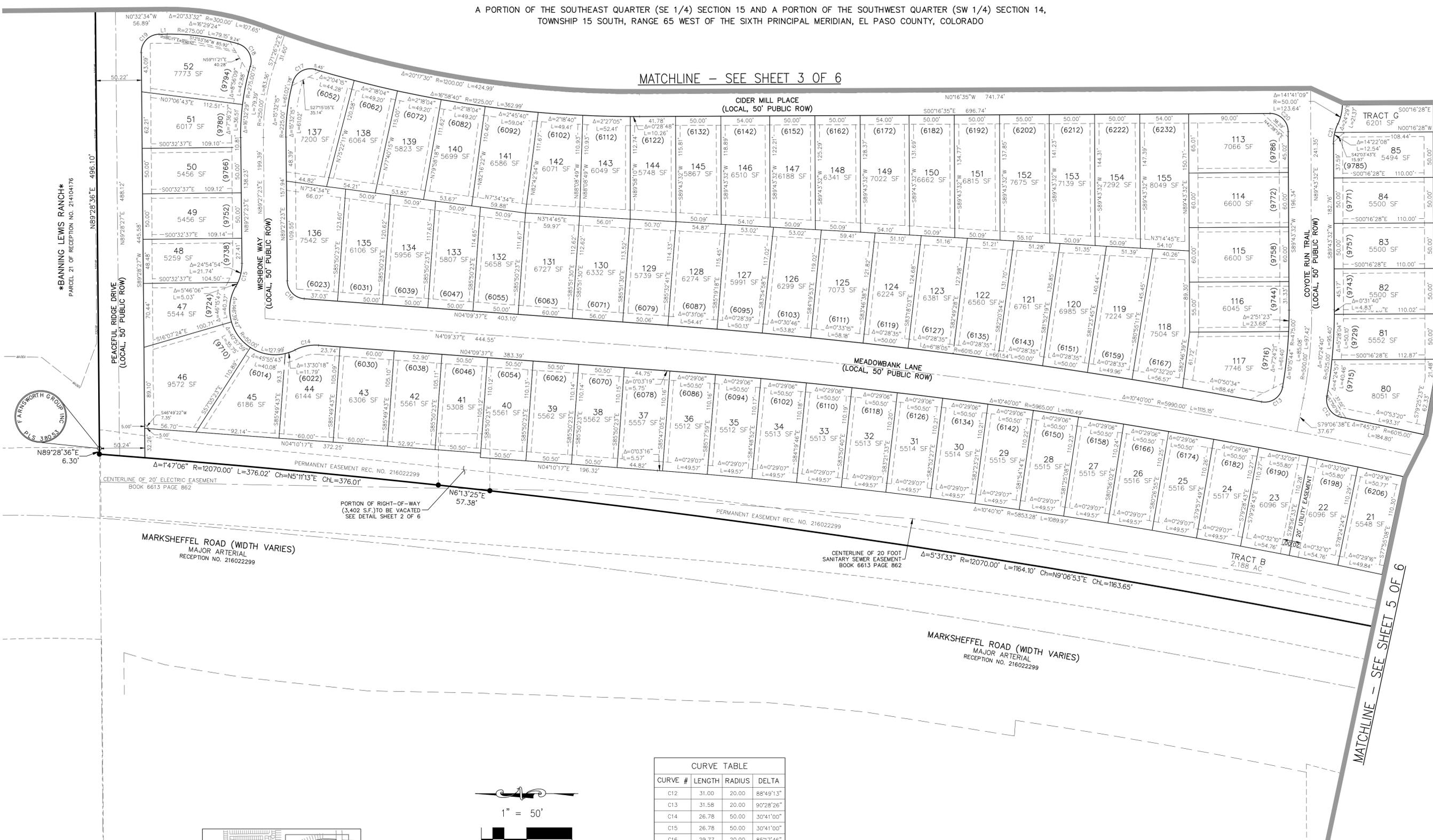
File: C:\0055A\Carrige Meadows North\Map\Survey\Plan\20055_0001_Plat(05mar18).dwg Plotstamp: 4/4/2018 10:24 AM

CARRIAGE MEADOWS NORTH FILING NO. 1

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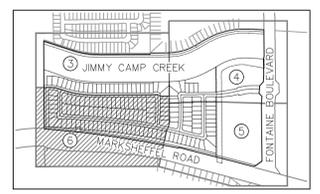
MATCHLINE - SEE SHEET 3 OF 6

MATCHLINE - SEE SHEET 5 OF 6

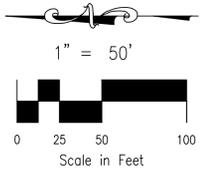


CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
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C13	31.58	20.00	90°28'26"
C14	26.78	50.00	30°41'00"
C15	26.78	50.00	30°41'00"
C16	29.77	20.00	85°17'46"
C17	32.01	20.00	91°42'27"
C18	31.43	20.00	90°03'05"
C19	31.41	20.00	89°58'59"
C20	31.42	20.00	90°00'07"
C21	22.55	50.00	25°50'31"

LINE TABLE		
LINE #	LENGTH	BEARING
L1	8.90	N00°32'34"W



SHEET INDEX
NOT TO SCALE



BANNING LEWIS RANCH
PARCEL 21 OF RECEPTION NO. 214104176



FINAL PLAT
CARRIAGE MEADOWS NORTH
FILING NO. 1
JOB NO. 70-055
DATE PREPARED: 12/06/2017
DATE REVISED: 01/29/2018



20 BOULDER CRESCENT, SUITE 110
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485

EL PASO COUNTY



OFFICE OF THE COUNTY ATTORNEY CIVIL DIVISION

First Assistant County Attorney
Diana K. May

Amy R. Folsom, County Attorney

Assistant County Attorneys
M. Cole Emmons
Lori L. Seago
Kenneth R. Hodges
Lisa A. Kirkman
Steven A. Klaffky
Peter A. Lichtman

March 16, 2018

SF-17-023 Carriage Meadows North Filing No. 1
Final Plat

Reviewed by: Cole Emmons, Senior Assistant County Attorney *M. C. E.*
Edi Anderson, Paralegal

FINDINGS AND CONCLUSIONS:

1. This is a Final Plat proposal by Lorson, LLC ("Applicant"), to subdivide an approximately 48.21 +/- acre parcel into 155 single-family lots. The property is zoned PUD (Planned Unit Development).

2. The Applicant has provided for the source of water to derive from the Widefield Water and Sanitation District ("District"). Pursuant to the Water Supply Information Summary and the *Water Demand and Wastewater Disposal Report for Carriage Meadows North Filing No. 1 dated December 7, 2017*, the Applicant estimates its annual water needs to serve household use for this filing at 56.00 acre-feet, based on the District's 0.35 annual acre-feet per single-family equivalent (0.35 acre-feet per lot for 155 lots, plus 1.75 acre-feet for community landscaping). Based on these figures, the Applicant must be able to provide a supply of 16,800 acre-feet of water (56 acre-feet/year x 300 years) to meet the County's 300 year water supply requirement for the subdivision. Since the District's water is considered annually renewable, it is considered to already have a minimum life of 300 years, and therefore, does not have to reserve this total quantity of water.

3. Under Section 8.4.7.C.1. of the El Paso County Land Development Code (LDC), "[w]ater provided from renewable groundwater sources is considered to be annually renewable and, therefore, is considered to have a minimum life of 300 years." While not highlighted in this submittal, information in County Attorney's Office files, indicates that the general well locations in the District place most of the wells approximately within one to two miles of either Fountain Creek or Jimmy Camp Creek, and given the augmentation supply of transmountain Frying Pan/Arkansas Project water

200 S. CASCADE AVENUE
OFFICE: (719) 520-6485



COLORADO SPRINGS, CO 80903
FAX: (719) 520-6487

which is a tributary renewable source, it appears the proposed water supply is an annually renewable source and falls within the provisions of LDC Section 8.4.7.C.1., and thus the proposed supply is considered to have a minimum life of 300 years.

4. In a letter dated December 19, 2017, the State Engineer reviewed the application to subdivide the 48.21 +/- acres into 155 single-family residential lots. The Engineer reviewed this matter based on information provided in the Water Supply Information Summary, Water Demand and Wastewater Report, and the District's letter dated December 7, 2017, which estimated water requirements at 56.00 acre-feet for the subdivision. The Engineer stated that according to their records, "it appears the District has sufficient water resources to serve the proposed development. Based upon the above and pursuant to Section 30-28-136(1)(h)(II), C.R.S., it is the opinion of this office that the proposed water supply is adequate and can be provided without causing injury to decreed water rights"

5. The District's General Manager provided a letter of commitment for Carriage Meadows North Filing No. 1 dated December 7, 2017. The General Manager stated that the District "commits to and will serve water and sewer to the above named PUD subdivision which includes approximately 155 single family lots and partial active landscaping within Tract B. The water commitment is based on the recently revised Widefield standard of 0.35 AF/SFE and is 56.00 AF-year."

6. PFCs. On May 19, 2016, the Environmental Protection Agency ("EPA") announced that it lowered the health advisory levels ("HAL") for perfluorinated compounds ("PFC"), to 70 parts per trillion. One of the three local water providers whose PFC levels now exceed the EPA's HAL is Widefield Water and Sanitation District. There has been much coverage in the local press and much public concern expressed over PFCs recently. The District Manager provided a letter dated July 29, 2016 (see **Exhibit 1** attached hereto), in which he explains that the PFCs are unregulated and unenforceable, and the new HAL ". . . in no way impacts or reduces Widefield Water and Sanitation District's water supply quantity or our ability to serve water to our current or future customers."

7. Analysis: The Applicant provided a Water Demand and Wastewater Report dated December 7, 2017, detailing the District's current water system. As stated in the Report, the District has a "current developed physical water supply of 5246 ac-ft of water per year and the current demand is 2248 ac-ft per year which is roughly 43% of the existing physical supply." With a proposed annual demand of 56.00 acre-feet and based on the current commitments of the District and the available water supply, it appears the proposed water supply will be sufficient.

8. Section 8.4.7(B)(10)(g), of the El Paso County Land Development Code allows for the presumption of acceptable water quality for projects such as this where

water is supplied by an existing Community Water Supply operating in conformance with Colorado Primary Drinking Water Regulations unless there is evidence to the contrary.

9. Therefore, based upon the finding of sufficiency and no injury by the State Engineer, the District's commitment, and based on the requirements below, the County Attorney's Office recommends a finding that the proposed water supply is **sufficient** in terms of quantity and dependability. The El Paso County Health Department may wish to confirm that the District is in compliance with the water quality regulations.

REQUIREMENTS:

A. Applicant and all future owners of lots within this filing shall be advised of, and comply with, the conditions, rules, regulations, limitations, and specifications set by the District.

cc: Kari Parsons, Project Manager, Planner II



COLORADO

Division of Water Resources

Department of Natural Resources

1313 Sherman Street, Room 821
Denver, CO 80203

December 19, 2017

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

RE: Carriage Meadows North Filing No. 1 - Final Plat
Sec. 14, Twp. 15S, Rng. 65W, 6th P.M.
Water Division 2, Water District 10
CDWR Assigned Subdivision No. 20394

To Whom It May Concern:

We have received the referral materials dated December 7, 2017 regarding the above-referenced proposal to subdivide a 53.49 ± acre tract of land into 155 single family lots and approximately 1.75 acres of open space. According to the submittal, the proposed supply of water and wastewater disposal is to be served by the Widefield Water and Sanitation District ("District").

Water Supply Demand

The Water Demand and Wastewater Disposal Report, dated December 7, 2017, provided with the submittal estimates a demand of 54.25 acre-feet/year for 155 household units. This equates to an anticipated water demand of approximately 0.35 acre-feet/year per household. An additional 1.75 acre-ft/yr is anticipated for community landscaping. The total annual water use is anticipated to be 56.00 acre-feet. The waste water will return to Widefield's central system.

Please note that standard water use rates, as found in the Guide to Colorado Well Permits, Water Rights, and Water Administration, are 0.3 acre-foot/year for each ordinary household, 0.05 acre-foot/year for four large domestic animals, and 0.05 acre-foot/year for each 1,000 square feet of lawn and garden irrigation.

Source of Water Supply

The source of water for the proposed development is to be served by the Widefield Water and Sanitation District ("Widefield"). An updated letter of commitment dated December 7, 2017 from Widefield was provided with the referral materials and indicates 56.00 acre-feet are committed to the subdivision.



State Engineer's Office Opinion

According to this office's records, it appears the District has sufficient water resources to serve the proposed development. Based upon the above and pursuant to Section 30-28-136(1)(h)(II), C.R.S., it is the opinion of this office that the proposed water supply is adequate and can be provided without causing injury to decreed water rights. Should you have any further questions, please feel free to contact me directly.

Sincerely,



Ivan Franco, P.E.
Water Resource Engineer

cc: Steve Witte, Division 2 Engineer (via email)
Doug Hollister, District 10 Water Commissioner (via email)



EL PASO COUNTY



COMMISSIONERS:
DARRYL GLENN (PRESIDENT)
MARK WALLER (PRESIDENT PRO TEMPORE)

STAN VANDERWERF
LONGROS GONZALEZ
PEGGY LITTLETON

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR
April 10, 2018

This letter is to inform you of the following petition which has been submitted to El Paso County:

SF-17-023

PARSONS

FINAL PLAT CARRIAGE MEADOWS NORTH FILING NO. 1

A request by Cradlan, LLC, and Lorson, LLC Nominee for approval of a final plat to create 155 single-family residential lots. The 68.67 acre property is zoned PUD (Planned Unit Development) and is located north of Fontaine Boulevard, east of Marksheffel Road and west of the Jimmy Camp Creek main channel. (Parcel Nos. 55154-00-005, 55000-00-341, 55000-00-342, 55143-00-007, 55143-00-009) (Commissioner District No. 4) (Kari Parsons)

Type of Hearing: Quasi-Judicial

_____ For _____ Against _____ No Opinion

Comments: Please see attached documentation.

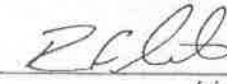
(FOR ADDITIONAL COMMENTS, PLEASE ATTACH ANOTHER SHEET.)

- **This item is scheduled to be heard by the El Paso County Planning Commission on May 1, 2018.** The meeting begins at 9:00 a.m. and will be conducted in the Second Floor Hearing Room of the Pikes Peak Regional Development Center, 2880 International Circle, Colorado Springs.
- **The item will also be heard by the El Paso County Board of County Commissioners on May 22, 2018.** The meeting begins at 9:00 a.m. and will be conducted in the Centennial Hall Auditorium, 200 South Cascade Avenue, Colorado Springs.
- The date and order when this item will be considered can be obtained by calling the Planning and Community Development Department or through El Paso County's Web site (www.elpasoco.com). Actions taken by the El Paso County Board of County Commissioners are posted on the internet following the meeting.
- The web address for the EDARP portal is: www.epcdevplanreview.com
- The Staff Report for this Agenda item can be found at: <http://adm.elpasoco.com/Development%20Services/Pages/PlanningCommission2018.aspx>

Your response will be a matter of public record and available to the applicant prior to the hearing. You are welcome to appear in person at the hearing to further express your opinion on this petition. If we can be of any assistance, please call 719-520-6300.

Sincerely,

Kari Parsons, Project Manager/Planner II

Your Name: Renee Flick 
Address: 6308 Blarcat Loop Colorado Springs, CO 80925 (signature)
Property Location: Lorson Ranch Phone: 760-390-8062



Kari Parsons

From: Renee Marinelli <reneediana18@gmail.com>
Sent: Sunday, April 22, 2018 10:19 AM
To: Kari Parsons
Subject: Lorson Ranch Development SF-17-023
Attachments: img005.pdf; Letter_SF17023.pdf

CAUTION: This email originated from outside the El Paso County technology network. Do not click links or open attachments unless you recognize the sender and know the content is safe. Please call IT Customer Service at 520-6355 if you are unsure of the integrity of this message.

Dear Ms. Parsons,

I have received notification of future development in Lorson Ranch and would like to submit the attached documentation against the further development.

I will also mail a hard copy to your office.

Thank you for you time.

Best Regards,

Renee Flick

*Renee Flick, MD
6308 Bearcat Loop
Colorado Springs, CO 80925*

April 22, 2018

Kari Parsons
El Paso County
Planning and Community Development Dept.
2880 International Circle, Ste 110
Colorado Springs, CO 80910
RE: SF-17-023

Dear Ms. Parsons,

I am writing in regards to the proposed development of Carriage Meadows North in the Lorson Ranch Community. I would like to express my *strict disagreement* with the development of this area.

As you can see from the attached map, posted on www.lorsonranch.com, the builders indicated that only one area bordering Marksheffel Road and Fontaine would be developed. This is a complete contradiction to what is currently happening, as the area south of Fontaine is under development now, and the area north is what is under final approval. Whether or not this is explicit public deception by Cradian and Lorson is not clear. However, as residents of the community, we relied on this public information when deciding whether or not to purchase a home in this community.

In addition, as you can also see on the website, the community offers miles of connecting trails. Already we have seen the elimination of trails in the neighborhood due to construction, and this proposed development will eliminate additional trails that are in frequent use by the residents of the community.

I understand that this land has been zoned for Planned Unit Development, but please consider the needs of the residents already in Lorson Ranch. We have been promised by many builders open space, hiking trails, and even a community center. However, as the building in the area continues, these amenities continue to disappear and the true value of the neighborhood, which interested us purchase here in the first place, is completely lost to more development and profit to be had by the builders.

The majority of the community is against further development in the Carriage Meadows North Area, however, many of them did not receive this notice and are unable to express their concerns.

Please contact me if you have any questions. Thank you for your consideration.

Best Regards,

Renee Flick, MD



EL PASO COUNTY



COMMISSIONERS:
DARRYL GLENN (PRESIDENT)
MARK WALLER (PRESIDENT PRO TEMPORE)

STAN VANDERWERF
LONGINOS GONZALEZ
PEGGY LITTLETON

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR
April 10, 2018

RECEIVED
APR 30 2018
BY: PARSONS

This letter is to inform you of the following petition which has been submitted to El Paso County:

SF-17-023

**FINAL PLAT
CARRIAGE MEADOWS NORTH FILING NO. 1**

A request by Cradlan, LLC, and Lorson, LLC Nominee for approval of a final plat to create 155 single-family residential lots. The 68.67 acre property is zoned PUD (Planned Unit Development) and is located north of Fontaine Boulevard, east of Marksheffel Road and west of the Jimmy Camp Creek main channel. (Parcel Nos. 55154-00-005, 55000-00-341, 55000-00-342, 55143-00-007, 55143-00-009) (Commissioner District No. 4) (Kari Parsons)

Type of Hearing: Quasi-Judicial

For _____ Against Wm No Opinion _____

I will be out of town during this meeting - but I would like to be heard.

Comments: I AM AGAINST THIS DEVELOPMENT BECAUSE I NEVER HAD A VOICE IN THIS MATTER! I PAY MY TAXES (WAY TO HIGH) AND THIS DEVELOPMENT IS IN THE JIMMY CREEK RUNOFF AND FLOODING PLAN. THIS WILL DECREASE MY PROPERTY VALUE BUT NOT MY TAX RATIO. TO PUT 155 HOUSE ON 68 ACRES WHEN THIS SHOULD BE THE PLACE FOR THE NEIGHBORHOOD PARK IS PLAN REDICULAS. THERE ARE THOUSANDS OF ACRES TO DEVELOPE
(FOR ADDITIONAL COMMENTS, PLEASE ATTACH ANOTHER SHEET.)

I don't think we need 155 houses being built with a huge chance of flooding basements. We will see this beautiful little spot of heaven turn into ruins!

- This item is scheduled to be heard by the El Paso County Planning Commission on May 1, 2018. The meeting begins at 9:00 a.m. and will be conducted in the Second Floor Hearing Room of the Pikes Peak Regional Development Center, 2880 International Circle, Colorado Springs.
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Sincerely,
Kari Parsons
Kari Parsons, Project Manager/Planner II

Your Name: R. D. Melvin R. D. Melvin
(printed) (signature)
Address: 6368 Bearcat Loop Colorado Springs, Co 80925
Property Location: Lorson Ranch Phone: 720-474-7122





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El Paso County, Colorado Development Services Department

Planning Division GIS Data Viewer



Scale 1:20,000

EL PASO



COUNTY

RECEIVED
MAY 03 2018
STEVE VANDERWERF
LONGINOS GONZALEZ
PEGGY LITTLETON

COMMISSIONERS:
DARRYL GLENN (PRESIDENT)
MARK WALLER (PRESIDENT PRO TEMPORE)

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR
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Sincerely

Kari Parsons, Project Manager/Planner II

Your Name: Jeffery W. Plernis
Address: 9443 Summit Meadows Dr, Col. Sp. CO, 80925
Property Location: N. of Fontain / W. of Marksheffel Phone 719-649-8003





El Paso County, Colorado
Development Services Department
 Planning Division GIS Data Viewer



Scale 1:20,000

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FINAL PLAT (RECOMMEND APPROVAL)

Commissioner Gioia moved that the following Resolution be adopted:

**BEFORE THE PLANNING COMMISSION
OF THE COUNTY OF EL PASO
STATE OF COLORADO
RESOLUTION NO. SF-17-023**

WHEREAS, Eagle Development Corporation, Cradlan, LLC, and Lorson, LLC, Nominee did file an application with the El Paso County Planning and Community Development Department for the approval of a final plat for the Carriage Meadows North Filing No. 1 Subdivision for property in the unincorporated area of El Paso County as described in Exhibit A, which is attached hereto and incorporated herein by reference; and

WHEREAS, a public hearing was held by this Commission on May 1, 2018; and

WHEREAS, based on the evidence, testimony, exhibits, consideration of the master plan for the unincorporated area of the County, presentation and comments of the El Paso County Planning and Community Development Department and other County representatives, comments of public officials and agencies, comments from all interested persons, comments by the general public, and comments by the El Paso County Planning Commission Members during the hearing, this Commission finds as follows:

1. The application was properly submitted for consideration by the Planning Commission.
2. Proper posting, publication and public notice were provided as required by law for the hearing before the Planning Commission.
3. The hearing before the Planning Commission was extensive and complete, that all pertinent facts, matters and issues were submitted and that all interested persons and the general public were heard at that hearing.
4. All exhibits were received into evidence.
5. The subdivision is in general conformance with the goals, objectives, and policies of the Master Plan.
6. The subdivision is in substantial conformance with any applicable approved preliminary plan.

7. The subdivision is consistent with the subdivision design standards and regulations and meets all planning, engineering, and surveying requirements of El Paso County for maps, data, surveys, analyses, studies, reports, plans, designs, documents, and other supporting materials.
8. 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)(1)] and the requirements of Chapter 8 of the Land Development Code.
9. A public sewage disposal system has been established or, 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 the Land Development Code.
10. 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)].
11. Adequate drainage improvements are proposed that comply with State Statute [C.R.S. §30-28-133(3)(c)(VIII)] and the requirements of the Land Development Code and Engineering Criteria Manual.
12. Necessary services, including police and fire protection, recreation, utilities, and transportation systems, are or will be made available to serve the proposed subdivision.
13. Final plans provide evidence to show that the proposed methods for fire protection comply with Chapter 6 of the Land Development Code.
14. 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 of the Land Development Code.
15. 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 Subdivision Improvements Agreement so the impacts of the subdivision will be adequately mitigated.
16. The subdivision meets other applicable sections of Chapters 6 and 8 of the Land Development Code.
17. The extraction of any known commercial mining deposit shall not be impeded by this subdivision [C.R.S. §§34-1-302(1), et. seq.]
18. The proposed subdivision of land conforms to the El Paso County Zoning Resolutions.

19. For the above-stated and other reasons, the proposed subdivision is in the best interest of the health, safety, morals, convenience, order, prosperity and welfare of the citizens of El Paso County.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission recommends approval of the application for the final plat of the Carriage Meadows North Filing No. 1 Subdivision with the following conditions and notations:

CONDITIONS

1. All Deed of Trust holders shall ratify the plat. The applicants shall provide a current title commitment at the time of submittal of the Mylar for recording.
2. Colorado statute requires that at the time of the approval of a plat, the subdivider shall provide the certification from the County Treasurer's Office that all ad valorem taxes applicable to such subdivided land, or years prior to that year in which approval is granted, have been paid. Therefore, this plat is approved by the Board of County Commissioners on the condition that the subdivider or developer must provide to the Planning and Community Development Department, at the time of recording the plat, a certification from the County Treasurer's Office that all prior years' taxes have been paid in full.
3. The subdivider or developer must pay, for each parcel of property, the fee for tax certification in effect at the time of recording the plat.
4. The applicants shall submit the Mylar to Enumerations for addressing.
5. The developer shall comply with federal and state laws, regulations, ordinances, review and permit requirements, and other agency requirements, if any, of applicable agencies including, but not limited to, the Colorado Parks and Wildlife, Colorado Department of Transportation, U.S. Army Corps of Engineers and the U.S. Fish and Wildlife Service regarding the Endangered Species Act, particularly as it relates to the Preble's Meadow Jumping Mouse as a listed species.
6. Driveway permits will be required for each access to an El Paso County owned and maintained roadway. Driveway permits are obtained from the El Paso County Planning and Community Development Department.
7. The Subdivision Improvements Agreement, including the Financial Assurance Estimate, as approved by the ECM Administrator or designee, shall be filed at the time of recording the Final Plat.

8. Collateral sufficient to ensure construction of the public improvements as listed in the approved Financial Assurance Estimate shall be provided when the final plat is recorded.
9. The subdivider(s) agrees on behalf of him/herself and any developer or builder successors and assignees that subdivider and/or said successors and assigns shall be required to pay traffic impact fees in accordance with the El Paso County Road Impact Fee Program Resolution (Resolution No. 16-454), or any amendments thereto, at or prior to the time of building permit submittals. The fee obligation, if not paid at final plat recording, shall be documented on all sales documents and on plat notes to ensure that a title search would find the fee obligation before sale of the property.
10. Park fees in lieu of land dedication for regional parks (Area 4) and urban park (Area 4) fees shall be paid at time of plat recordation.
11. The developer shall participate in a fair and equitable manner in the design and future construction of traffic signalization improvements at Fontaine Boulevard and Carriage Meadows Drive, which shall be constructed by the developer at the time signal warrants are met. The fair share attributed to Carriage Meadows North shall be deposited as escrow in the amount of \$14,938, corresponding to a roughly five percent (5%) proportionate impact of the remaining Lorson Ranch subdivision filings that are anticipated to add traffic to this intersection to a level warranting signalization. An escrow agreement, including a financial assurance estimate for the intersection signalization improvements, as approved by the Planning and Community Development Department Director and the County Attorney's Office, shall be completed and escrow deposited prior to recording the final plat.
12. Drainage, bridge, and surety fees for the Jimmy Camp Creek basin shall be paid, or existing developer credits deducted, at the time of final plat recording.
13. In accordance with the Memorandum of Agreement approved by Board of County Commissioners Resolution No. 18-091 (Reception No. 218024260), the applicants shall reimburse the Pikes Peak Rural Transportation Authority for the Marksheffel Road right-of-way proposed to be vacated, in an amount satisfactory to the El Paso County Attorney. The final plat shall not be recorded until proof of the reimbursement is provided to PCD and construction of the necessary drainage improvements is complete or adequate collateral for the improvements has been provided.

NOTATIONS

1. Final plats not recorded within 12 months of Board of County Commissioner approval shall be deemed expired, unless an extension is approved.

2. No school fees are due upon plat recordation pursuant to a Site Dedication and Waiver of Fees in Lieu of Land Dedication agreement between Lorson, LLC, Widefield School District No. 3, and El Paso County, as originally approved by the Board of County Commissioners on April 12, 2012 and as amended by approval of the Board of County Commissioners on August 23, 2016.

AND BE IT FURTHER RESOLVED that this Resolution and the recommendations contained herein be forwarded to the El Paso County Board of County Commissioners for its consideration.

Commissioner Lucia-Treese seconded the adoption of the foregoing Resolution.

The roll having been called, the vote was as follows:

Commissioner Curry	aye
Commissioner Creely	aye
Commissioner Gioia	aye
Commissioner Wood	aye
Commissioner Dillon	aye
Commissioner Friedman	aye
Commissioner Lucia-Treese	aye

The Resolution was adopted by a vote of 7 to 0 by the El Paso County Planning Commission, State of Colorado.

DATED: May 1, 2018

EXHIBIT A

LEGAL DESCRIPTION

BASIS OF BEARING: THE EAST-WEST CENTERLINE OF SECTION 14, T15S, R65W, OF THE 6TH P.M. EL PASO COUNTY, COLORADO AS MONUMENTED. THE QUARTER CORNER COMMON TO SECTION 14 AND SECTION 15 IS A 3.25 INCH ALUMINUM CAP STAMPED "J.R. DEVELOPERS, T15S R65W, E1/4 S15 W1/4 S14, 1986, PLS 10377" FROM WHICH THE CENTER OF SECTION 14 BEARS N89°42'02"E, 2646.02 FEET AND IS MONUMENTED BY A 3.25 IN ALUMINUM CAP STAMPED "KM, T15S R65W, S14, C1/4, 2004, LS 16109".

A PARCEL OF LAND IN THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 15 AND IN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 14, T15S, R65W OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT A POINT ON THE SOUTHERLY LINE OF PARCEL NO. 21 AS DESCRIBED IN WARRANTY DEED UNDER RECEPTION NO. 214104176 IN THE RECORDS OF EL PASO COUNTY, COLORADO SAID POINT BEING THE QUARTER CORNER COMMON TO SECTION 14 AND SECTION 15, T15S, R65W OF THE 6TH P.M., EL PASO COUNTY COLORADO;

THENCE N89°42'02"E ALONG SAID SOUTHERLY LINE, 192.66 FEET;

THENCE CONTINUING N89°42'02"E ALONG SAID SOUTHERLY LINE, 337.26 FEET TO THE NORTHWEST CORNER OF "BUFFALO CROSSING FILING NO. 1" AS RECORDED UNDER RECEPTION NO. 212132273 IN THE EL PASO COUNTY, COLORADO RECORDS;

THENCE ALONG THE WESTERLY LINES THEREOF THE FOLLOWING FOUR (4) COURSES;

(1) THENCE S17°54'37"W, 372.11 FEET TO A POINT OF CURVE;

(2) THENCE ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 915.00 FEET, A CENTRAL ANGLE OF 18°11'05", (THE CHORD OF WHICH BEARS S08°49'05"W A DISTANCE OF 289.19 FEET), AN ARC DISTANCE OF 290.41 FEET TO A POINT OF TANGENT;

(3) THENCE S00°16'28"E A DISTANCE OF 615.98 FEET;

(4) THENCE N89°56'30"E A DISTANCE OF 15.00 FEET TO THE NORTHWEST CORNER OF "THE MEADOWS AT LORSON RANCH FILING NO. 2" AS RECORDED UNDER RECEPTION NO. 211713116 IN THE EL PASO COUNTY, COLORADO RECORDS;

THENCE ALONG THE WESTERLY LINES THEREOF THE FOLLOWING FIVE COURSES;

(1) THENCE S00°16'28"E A DISTANCE OF 228.49 FEET TO A POINT OF CURVE;

(2) THENCE ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 590.01 FEET, A CENTRAL ANGLE OF 30°42'13", (THE CHORD OF

WHICH BEARS S15°37'34"E A DISTANCE OF 312.40 FEET), AN ARC DISTANCE OF 316.74 FEET TO A POINT OF TANGENT;

(3) THENCE S30°58'40"E ALONG SAID TANGENT 128.74 FEET TO A POINT OF CURVE;

(4) THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 920.00 FEET, A CENTRAL ANGLE OF 34°19'12", (THE CHORD OF WHICH BEARS S13°48'14"E A DISTANCE OF 542.87 FEET), AN ARC DISTANCE OF 551.08 FEET TO A POINT OF TANGENT;

(5) THENCE S03°20'53"W A DISTANCE OF 175.07 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF FONTAINE BOULEVARD AS RECORDED UNDER RECEPTION NO.207107321 IN THE EL PASO COUNTY, COLORADO RECORDS; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING NINE

(9) COURSES:

(1) THENCE S89°26'47"W A DISTANCE OF 308.38 FEET;

(2) THENCE N74°27'51"W A DISTANCE OF 32.48 FEET;

(3) THENCE S89°26'47"W A DISTANCE OF 183.56 FEET;

(4) THENCE N87°29'04"W A DISTANCE OF 87.83 FEET;

(5) THENCE N47°38'58"W A DISTANCE OF 61.43 FEET;

(6) THENCE N83°58'53"W A DISTANCE OF 90.63 FEET;

(7) THENCE S43°43'07"W A DISTANCE OF 49.76 FEET;

(8) THENCE N84°44'52"W A DISTANCE OF 81.43 FEET;

(9) THENCE S89°26'47"W A DISTANCE OF 678.79 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF MARKSHEFFEL ROAD AS RECORDED UNDER RECEPTION NO. 216022299 IN THE EL PASO COUNTY, COLORADO RECORDS; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING SEVEN

(7) COURSES;

(1) THENCE N35°13'35"W A DISTANCE OF 114.30 FEET;

(2) THENCE N14°49'54"E A DISTANCE OF 298.16 FEET;

(3) THENCE ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 12070.00 FEET, A CENTRAL ANGLE OF 01°57'34", (THE CHORD OF WHICH BEARS N13°51'07"E A DISTANCE OF 412.74 FEET), AN ARC DISTANCE OF 412.76 FEET;

(4) THENCE N14°51'00"E A DISTANCE OF 109.41 FEET;

(5) THENCE ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 5809.75 FEET, A CENTRAL ANGLE OF 00°58'38", (THE CHORD OF WHICH BEARS N14°21'44"E A DISTANCE OF 99.09 FEET), AN ARC DISTANCE OF 99.09 FEET;

(6) THENCE N76°07'58"W A DISTANCE OF 8.19 FEET;

(7) THENCE ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 12070.00 FEET, A CENTRAL ANGLE OF 05°31'33", (THE CHORD OF WHICH BEARS N09°06'53"E A DISTANCE OF 1163.65 FEET), AN ARC DISTANCE

OF 1164.10 FEET;
THENCE N06°13'25"E A DISTANCE OF 57.38 FEET;
THENCE CONTINUING ALONG THE EASTERLY RIGHT-OF-WAY LINE OF
MARKSHEFFEL ROAD THE FOLLOWING TWO (2) COURSES;
(1) THENCE ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A
RADIUS OF 12070.00 FEET, A CENTRAL ANGLE OF 01°47'06", (THE CHORD OF
WHICH BEARS N05°11'13"E A DISTANCE OF 376.01 FEET), AN ARC DISTANCE OF
376.02 FEET TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION
15;
(2) THENCE N89°28'36"E ALONG SAID NORTH LINE 6.30 FEET TO THE
SOUTHWEST CORNER OF AFORESAID PARCEL NO. 21 AS DESCRIBED IN
WARRANTY DEED UNDER RECEPTION NO. 214104176;
THENCE N89°28'36"E ALONG THE SOUTHERLY LINE THEREOF 496.10 FEET TO
THE POINT OF BEGINNING.

SAID PARCEL CONTAINS A CALCULATED AREA OF 2,991,075 SQUARE FEET (68.666
ACRES), MORE OR LESS.

RESOLUTION NO. 18-

BOARD OF COUNTY COMMISSIONERS
COUNTY OF EL PASO, STATE OF COLORADO

APPROVE FINAL PLAT FOR CARRIAGE MEADOWS NORTH FILING NO. 1
(SF-17-023)

WHEREAS, Eagle Development Company did file an application with the El Paso County Planning and Community Development Department for the approval of a final plat for the Carriage Meadows North Filing No. 1 Subdivision for property in the unincorporated area of El Paso County as described in Exhibit A, which is attached hereto and incorporated herein by reference; and

WHEREAS, a public hearing was held by the El Paso County Planning Commission on May 1, 2018, upon which date the Planning Commission did by formal resolution recommend approval of the final plat application; and

WHEREAS, a public hearing was held by the El Paso County Board of County Commissioners on May 22, 2018; and

WHEREAS, based on the evidence, testimony, exhibits, consideration of the master plan for the unincorporated area of the County, presentation and comments of the El Paso County Planning and Community Development Department and other County representatives, comments of public officials and agencies, comments from all interested persons, comments by the general public, comments by the El Paso County Planning Commission Members, and comments by the Board of County Commissioners during the hearing, this Board finds as follows:

1. The application was properly submitted for consideration by the Planning Commission.
2. Proper posting, publication, and public notice were provided as required by law for the hearings before the Planning Commission and the Board of County Commissioners.
3. The hearings before the Planning Commission and the Board of County Commissioners were extensive and complete, all pertinent facts, matters and issues were submitted and reviewed, and all interested persons were heard at those hearings.
4. All exhibits were received into evidence.

5. The subdivision is in general conformance with the goals, objectives, and policies of the Master Plan.
6. The subdivision is in substantial conformance with the approved preliminary plan.
7. The subdivision is consistent with the subdivision design standards and regulations and meets all planning, engineering, and surveying requirements of El Paso County for maps, data, surveys, analyses, studies, reports, plans, designs, documents, and other supporting materials.
8. 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)(1)] and the requirements of Chapter 8 of the Land Development Code.
9. A public sewage disposal system has been established or, 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 the Land Development Code.
10. 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)].
11. Adequate drainage improvements are proposed that comply with State Statute [C.R.S. §30-28-133(3)(c)(VIII)] and the requirements of the Land Development Code and Engineering Criteria Manual.
12. Necessary services, including police and fire protection, recreation, utilities, and transportation systems, are or will be made available to serve the proposed subdivision.
13. Final plans provide evidence to show that the proposed methods for fire protection comply with Chapter 6 of the Land Development Code.
14. 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 of the Land Development Code.
15. 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 Subdivision Improvements Agreement so the impacts of the subdivision will be adequately mitigated.

16. The subdivision meets other applicable sections of Chapters 6 and 8 of the Land Development Code.
17. The extraction of any known commercial mining deposit shall not be impeded by this subdivision [C.R.S. §§34-1-302(1), et. seq.].
18. The proposed subdivision of land conforms to the El Paso County Zoning Resolutions.
19. For the above-stated and other reasons, the proposed subdivision is in the best interest of the health, safety, morals, convenience, order, prosperity, and welfare of the citizens of El Paso County.

NOW, THEREFORE, BE IT RESOLVED the Board of County Commissioners of El Paso County, Colorado, hereby approves the final plat application for the Carriage Meadows North Filing No. 1 Subdivision;

BE IT FURTHER RESOLVED that the following conditions and notations shall be placed upon this approval:

CONDITIONS

1. All Deed of Trust holders shall ratify the plat. The applicants shall provide a current title commitment at the time of submittal of the Mylar for recording.
2. Colorado statute requires that at the time of the approval of a plat, the subdivider shall provide the certification from the County Treasurer's Office that all ad valorem taxes applicable to such subdivided land, or years prior to that year in which approval is granted, have been paid. Therefore, this plat is approved by the Board of County Commissioners on the condition that the subdivider or developer must provide to the Planning and Community Development Department, at the time of recording the plat, a certification from the County Treasurer's Office that all prior years' taxes have been paid in full.
3. The subdivider or developer must pay, for each parcel of property, the fee for tax certification in effect at the time of recording the plat.
4. The applicants shall submit the Mylar to Enumerations for addressing.

5. The developer shall comply with federal and state laws, regulations, ordinances, review and permit requirements, and other agency requirements, if any, of applicable agencies including, but not limited to, the Colorado Parks and Wildlife, Colorado Department of Transportation, U.S. Army Corps of Engineers and the U.S. Fish and Wildlife Service regarding the Endangered Species Act, particularly as it relates to the Preble's Meadow Jumping Mouse as a listed species.
6. Driveway permits will be required for each access to an El Paso County owned and maintained roadway. Driveway permits are obtained from the El Paso County Planning and Community Development Department.
7. The Subdivision Improvements Agreement, including the Financial Assurance Estimate, as approved by the ECM Administrator or designee, shall be filed at the time of recording the Final Plat.
8. Collateral sufficient to ensure construction of the public improvements as listed in the approved Financial Assurance Estimate shall be provided when the final plat is recorded.
9. The subdivider(s) agrees on behalf of him/herself and any developer or builder successors and assignees that subdivider and/or said successors and assigns shall be required to pay traffic impact fees in accordance with the El Paso County Road Impact Fee Program Resolution (Resolution No. 16-454), or any amendments thereto, at or prior to the time of building permit submittals. The fee obligation, if not paid at final plat recording, shall be documented on all sales documents and on plat notes to ensure that a title search would find the fee obligation before sale of the property.
10. Park fees in lieu of land dedication for regional parks (Area 4) and urban park (Area 4) fees shall be paid at time of plat recordation.
11. The developer shall participate in a fair and equitable manner in the design and future construction of traffic signalization improvements at Fontaine Boulevard and Carriage Meadows Drive, which shall be constructed by the developer at the time signal warrants are met. The fair share attributed to Carriage Meadows North shall be deposited as escrow in the amount of \$14,938, corresponding to a roughly five percent (5%) proportionate impact of the remaining Lorson Ranch subdivision filings

that are anticipated to add traffic to this intersection to a level warranting signalization. An escrow agreement, including a financial assurance estimate for the intersection signalization improvements, as approved by the Planning and Community Development Department Director and the County Attorney's Office, shall be completed and escrow deposited prior to recording the final plat.

12. Drainage, bridge, and surety fees for the Jimmy Camp Creek basin shall be paid, or existing developer credits deducted, at the time of final plat recording.

13. In accordance with the Memorandum of Agreement approved by Board of County Commissioners Resolution No. 18-091 (Reception No. 218024260), the applicants shall reimburse the Pikes Peak Rural Transportation Authority for the Marksheffel Road right-of-way proposed to be vacated, in an amount satisfactory to the El Paso County Attorney. The final plat shall not be recorded until proof of the reimbursement is provided to PCD and construction of the necessary drainage improvements is complete or adequate collateral for the improvements has been provided.

NOTATIONS

1. Final plats not recorded within 12 months of Board of County Commissioner approval shall be deemed expired, unless an extension is approved.
2. No school fees are due upon plat recordation pursuant to a Site Dedication and Waiver of Fees in Lieu of Land Dedication agreement between Lorson, LLC, Widefield School District No. 3, and El Paso County, as originally approved by the Board of County Commissioners on April 12, 2012 and as amended by approval of the Board of County Commissioners on August 23, 2016.

AND BE IT FURTHER RESOLVED that the record and recommendations of the El Paso County Planning Commission be adopted.

DONE THIS 22nd day of May, 2018, at Colorado Springs, Colorado.

BOARD OF COUNTY COMMISSIONERS
OF EL PASO COUNTY, COLORADO

ATTEST:

By: _____
President

By: _____
County Clerk & Recorder

EXHIBIT A

LEGAL DESCRIPTION

BASIS OF BEARING: THE EAST-WEST CENTERLINE OF SECTION 14, T15S, R65W, OF THE 6TH P.M. EL PASO COUNTY, COLORADO AS MONUMENTED. THE QUARTER CORNER COMMON TO SECTION 14 AND SECTION 15 IS A 3.25 INCH ALUMINUM CAP STAMPED "J.R. DEVELOPERS, T15S R65W, E1/4 S15 W1/4 S14, 1986, PLS 10377" FROM WHICH THE CENTER OF SECTION 14 BEARS N89°42'02"E, 2646.02 FEET AND IS MONUMENTED BY A 3.25 IN ALUMINUM CAP STAMPED "KM, T15S R65W, S14, C1/4, 2004, LS 16109".

A PARCEL OF LAND IN THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 15 AND IN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 14, T15S, R65W OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT A POINT ON THE SOUTHERLY LINE OF PARCEL NO. 21 AS DESCRIBED IN WARRANTY DEED UNDER RECEPTION NO. 214104176 IN THE RECORDS OF EL PASO COUNTY, COLORADO SAID POINT BEING THE QUARTER CORNER COMMON TO SECTION 14 AND SECTION 15, T15S, R65W OF THE 6TH P.M., EL PASO COUNTY COLORADO;

THENCE N89°42'02"E ALONG SAID SOUTHERLY LINE, 192.66 FEET;

THENCE CONTINUING N89°42'02"E ALONG SAID SOUTHERLY LINE, 337.26 FEET TO THE NORTHWEST CORNER OF "BUFFALO CROSSING FILING NO. 1" AS RECORDED UNDER RECEPTION NO. 212132273 IN THE EL PASO COUNTY, COLORADO RECORDS;

THENCE ALONG THE WESTERLY LINES THEREOF THE FOLLOWING FOUR (4) COURSES;

(1) THENCE S17°54'37"W, 372.11 FEET TO A POINT OF CURVE;

(2) THENCE ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 915.00 FEET, A CENTRAL ANGLE OF 18°11'05", (THE CHORD OF WHICH BEARS S08°49'05"W A DISTANCE OF 289.19 FEET), AN ARC DISTANCE OF 290.41 FEET TO A POINT OF TANGENT;

(3) THENCE S00°16'28"E A DISTANCE OF 615.98 FEET;

(4) THENCE N89°56'30"E A DISTANCE OF 15.00 FEET TO THE NORTHWEST CORNER OF "THE MEADOWS AT LORSON RANCH FILING NO. 2" AS RECORDED UNDER RECEPTION NO. 211713116 IN THE EL PASO COUNTY, COLORADO RECORDS;

THENCE ALONG THE WESTERLY LINES THEREOF THE FOLLOWING FIVE COURSES;

(1) THENCE S00°16'28"E A DISTANCE OF 228.49 FEET TO A POINT OF CURVE;

(2) THENCE ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 590.01 FEET, A CENTRAL ANGLE OF $30^{\circ}42'13''$, (THE CHORD OF WHICH BEARS $S15^{\circ}37'34''E$ A DISTANCE OF 312.40 FEET), AN ARC DISTANCE OF 316.74 FEET TO A POINT OF TANGENT;

(3) THENCE $S30^{\circ}58'40''E$ ALONG SAID TANGENT 128.74 FEET TO A POINT OF CURVE;

(4) THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 920.00 FEET, A CENTRAL ANGLE OF $34^{\circ}19'12''$, (THE CHORD OF WHICH BEARS $S13^{\circ}48'14''E$ A DISTANCE OF 542.87 FEET), AN ARC DISTANCE OF 551.08 FEET TO A POINT OF TANGENT;

(5) THENCE $S03^{\circ}20'53''W$ A DISTANCE OF 175.07 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF FONTAINE BOULEVARD AS RECORDED UNDER RECEPTION NO. 207107321 IN THE EL PASO COUNTY, COLORADO RECORDS; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING NINE

(9) COURSES:

(1) THENCE $S89^{\circ}26'47''W$ A DISTANCE OF 308.38 FEET;

(2) THENCE $N74^{\circ}27'51''W$ A DISTANCE OF 32.48 FEET;

(3) THENCE $S89^{\circ}26'47''W$ A DISTANCE OF 183.56 FEET;

(4) THENCE $N87^{\circ}29'04''W$ A DISTANCE OF 87.83 FEET;

(5) THENCE $N47^{\circ}38'58''W$ A DISTANCE OF 61.43 FEET;

(6) THENCE $N83^{\circ}58'53''W$ A DISTANCE OF 90.63 FEET;

(7) THENCE $S43^{\circ}43'07''W$ A DISTANCE OF 49.76 FEET;

(8) THENCE $N84^{\circ}44'52''W$ A DISTANCE OF 81.43 FEET;

(9) THENCE $S89^{\circ}26'47''W$ A DISTANCE OF 678.79 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF MARKSHEFFEL ROAD AS RECORDED UNDER RECEPTION NO. 216022299 IN THE EL PASO COUNTY, COLORADO RECORDS; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING SEVEN

(7) COURSES;

(1) THENCE $N35^{\circ}13'35''W$ A DISTANCE OF 114.30 FEET;

(2) THENCE $N14^{\circ}49'54''E$ A DISTANCE OF 298.16 FEET;

(3) THENCE ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 12070.00 FEET, A CENTRAL ANGLE OF $01^{\circ}57'34''$, (THE CHORD OF WHICH BEARS $N13^{\circ}51'07''E$ A DISTANCE OF 412.74 FEET), AN ARC DISTANCE OF 412.76 FEET;

(4) THENCE $N14^{\circ}51'00''E$ A DISTANCE OF 109.41 FEET;

(5) THENCE ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 5809.75 FEET, A CENTRAL ANGLE OF $00^{\circ}58'38''$, (THE CHORD OF WHICH BEARS $N14^{\circ}21'44''E$ A DISTANCE OF 99.09 FEET), AN ARC DISTANCE OF 99.09 FEET;

(6) THENCE $N76^{\circ}07'58''W$ A DISTANCE OF 8.19 FEET;

(7) THENCE ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 12070.00 FEET, A CENTRAL ANGLE OF 05°31'33", (THE CHORD OF WHICH BEARS N09°06'53"E A DISTANCE OF 1163.65 FEET), AN ARC DISTANCE OF 1164.10 FEET;
THENCE N06°13'25"E A DISTANCE OF 57.38 FEET;
THENCE CONTINUING ALONG THE EASTERLY RIGHT-OF-WAY LINE OF MARKSHEFFEL ROAD THE FOLLOWING TWO (2) COURSES;
(1) THENCE ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 12070.00 FEET, A CENTRAL ANGLE OF 01°47'06", (THE CHORD OF WHICH BEARS N05°11'13"E A DISTANCE OF 376.01 FEET), AN ARC DISTANCE OF 376.02 FEET TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 15;
(2) THENCE N89°28'36"E ALONG SAID NORTH LINE 6.30 FEET TO THE SOUTHWEST CORNER OF AFORESAID PARCEL NO. 21 AS DESCRIBED IN WARRANTY DEED UNDER RECEPTION NO. 214104176;
THENCE N89°28'36"E ALONG THE SOUTHERLY LINE THEREOF 496.10 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS A CALCULATED AREA OF 2,991,075 SQUARE FEET (68.666 ACRES), MORE OR LESS.