

File: C:\200724-Goshawk\11110 Goshawk Plat\Survey\Print\20072401.dwg Plotstamp: 7/15/2019 12:22 PM

Please include the following notes:

Note Regarding Stormwater Drainage:
All property owners are responsible for maintaining proper storm water drainage in and through their property. Public drainage easements as specifically noted on the plat shall be maintained by the individual lot owners unless otherwise indicated. Structures, fences, materials or landscaping that could impede the flow of runoff shall not be placed in drainage easements.

Environmental:
Developer shall comply with federal and state laws, regulations, ordinances, review and permit requirements, and other agency requirements, if any, of applicable agencies including, but not limited to, the Colorado Division of Wildlife, Colorado Department of Transportation, U.S. Army Corps of Engineers and the U.S. Fish and Wildlife Service regarding the Endangered Species Act, particularly as it relates to the listed species (e.g., Preble's Meadow Jumping Mouse).

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

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

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

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.

Please revise this to simply say something to the effect of "Said lands contain 14.87 acres, MOL"

KNOW ALL MEN BY THESE PRESENTS:

THAT THE DANIEL B. ANDRES TRUST BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND:

TO WIT:

THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23 AND

THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23.

ALL IN TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO
CONTAINING 15 ACRES MORE OR LESS (14.87 ACRES ACTUAL)

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 and easements as shown hereon under the name and subdivision of . 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.

Owners/Mortgagee (Signature) _____

By:

Title:

ATTEST: (if corporation)

Secretary/Treasurer

STATE OF COLORADO)

) ss.

COUNTY OF _____)

Acknowledged before me this _____ day of _____, 200____ by _____ as _____.

My commission expires _____

Witness my hand and official seal _____

Notary Public

Signatures of officers signing for a corporation shall be acknowledged as follows:

(print name) as President/Vice President and print name as Secretary/Treasurer, name of corporation, a state corporation.

Signatures of managers/members for a LLC shall be acknowledged as follows:

(print name) as Manager/Member of company, a state limited liability company.

(Note: Required when separate ratification statements for deed of trust holders, mortgagees are not utilized)

NOTES:

1. THE BASIS OF BEARINGS USED FOR THIS SURVEY IS THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER (SW 1/4, NE 1/4) OF SECTION 23, T11S, R65W OF THE SIXTH P.M., EL PASO COUNTY, COLORADO. THE EAST 1/16TH CORNER OF SAID SECTION IS MONUMENTED WITH A 3.25" ALUMINUM CAP STAMPED "CE 1/16TH, SEC 23, T11S, R65W, LS 28658", THE CENTER OF SAID SECTION IS MONUMENTED WITH A 0.75" IRON PIPE AND A 2.5" ALUMINUM CAP WITNESS CORNER STAMPED "LWA, C1/4, T11S, R65W, W.C., LS 25955", 1.00' WEST OF SAID PIPE, SAID LINE IS ASSUMED TO BEAR S89°10'29"W, 1315.00 US SURVEY FEET (GROUND) BASED ON STATIC GPS OBSERVATIONS.

2. THE FLOOD INSURANCE RATE MAP FOR EL PASO COUNTY, COLORADO PANEL NO. 08041C0310 G WITH AN EFFECTIVE DATE OF 12/7/2018 SHOWS THE PROPERTY TO BE LOCATED IN ZONE X (AREA OF MINIMAL FLOOD HAZARD).

3. A TITLE REPORT ISSUED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY TITLE REPORT NO. H0562780-710-CTO-SSC, WITH AN EFFECTIVE DATE OF JULY 22, 2019 HAS BEEN REVIEWED AS IT RELATES TO THE SUBJECT PROPERTY. THE FOLLOWING EXCEPTIONS IN SCHEDULE B ARE NOTED AND SHOWN IF APPLICABLE HEREON.

- NON-EXCLUSIVE EASEMENT FOR ROADWAY PURPOSES OVER THE EASTERLY 20 FEET AS CONTAINED IN INSTRUMENTS RECORDED IN BOOK 2422 AT PAGE 44 AND IN BOOK 2356 AT PAGE 170. (GOSHAWK ROAD)

- RIGHT OF WAY AND EASEMENT 20 FEET IN WIDTH FOR UTILITY PURPOSES GRANTED TO MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC. BY INSTRUMENT RECORDED IN BOOK 3150 AT PAGE 546, IN WHICH THE SPECIFIC LOCATION IS UNDEFINED. (ASSUMED TO BE CENTERED ON THE OVERHEAD LINES ALONG GOSHAWK ROAD, AS SHOWN)

- TERMS, CONDITIONS, PROVISIONS AND OBLIGATIONS AS CONTAINED IN GOSHAWK ROAD MAINTENANCE AGREEMENT RECORDED IN BOOK 5145 AT PAGE 866. (NOTHING TO SHOW)

- TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE EASEMENT AGREEMENT RECORDED IN BOOK 6062 AT PAGE 535.

4. SEWAGE TREATMENT IS THE RESPONSIBILITY OF EACH PROPERTY OWNER. THE EL PASO COUNTY HEALTH DEPARTMENT MUST APPROVE EACH SYSTEM AND, IN SOME CASES, THE DEPARTMENT MAY REQUIRE A SPECIALLY DESIGNED SYSTEM PRIOR TO APPROVAL.

5. INDIVIDUAL WELLS ARE THE RESPONSIBILITY OF EACH PROPERTY OWNER. PERMITS FOR INDIVIDUAL WELLS MUST BE OBTAINED FROM THE STATE WATER ENGINEER WHO BY LAW HAS THE AUTHORITY TO SET CONDITIONS FOR THE ISSUANCE OF THESE PERMITS.

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

7. ACCESS TO HODGEN ROAD, A PUBLIC RIGHT-OF-WAY, IS VIA GOSHAWK ROAD, A 40 FOOT (40') WIDE PRIVATE ROADWAY. THE 40 FOOT (40') EASEMENT SHOWN HEREON FOR ACCESS TO GOSHAWK ROAD SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE OWNERS OF THE THREE LOTS EQUALLY. MAINTENANCE SHALL BE PROVIDED EQUALLY BETWEEN THE THREE LOTS.

8. Note Regarding Reports on File:

The following reports have been submitted in association with this minor subdivision and are on file at the County Planning and Community Development Department:

- Transportation Impact Study; Drainage Report; Water Resources Report; Wastewater Disposal Report; Geology and Soils Report; Fire Protection Report; Wildlife Hazard Report; Natural Features Report; (other; modify based upon specific reports)

CIRCLE A SUBDIVISION FILING NO. 1

A SUBDIVISION OF THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23 AND THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23. ALL IN TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO



VICINITY MAP
NOT TO SCALE

BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

THIS PLAT FOR "CIRCLE A SUBDIVISION FILING NO. 1" WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THE _____ DAY OF _____, 2019, 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 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.

No dedication of land to the public.

Chair

PRESIDENT, BOARD OF COUNTY COMMISSIONERS

DATE

EASEMENTS:

Easements:
Unless otherwise indicated, all side, front, and rear lot lines are hereby platted on either side with a 10 foot public utility and drainage easement unless otherwise indicated. All exterior subdivision boundaries are hereby platted with a 20 foot public utility and drainage easement. The sole responsibility for maintenance of these easements is hereby vested with the individual property owners.

May want to include a brief description of said terms, provisions and agreements

This note may be subject to revision per County Attorney comments

Reference that this is the result of soils & geology conditions on the site.

COUNTY APPROVAL:

This plat for (name of subdivision or plat) was approved for filing by the El Paso County, Colorado Planning and Community Development Department Director on the _____ day of _____, 20____, subject to any notes or conditions specified hereon.

Planning and Community Development Director

EL PASO COUNTY ASSESSOR

RECORDING:

STATE OF COLORADO

COUNTY OF EL PASO

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT MY OFFICE AT _____ O'CLOCK _____ M., THIS _____ DAY OF _____, 2019, A.D., AND IS DULY RECORDED UNDER RECEPTION NUMBER _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

CHUCK BROERMAN, RECORDER

FEE: _____

BY: _____

DEPUTY

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 _____, 2019.

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.

SUMMARY:

3 LOTS	15 ACRES	100%
TOTAL	15 ACRES (14.87 ACTUAL)	100.00%

Please revise per comment on legal description

FEES:

DRAINAGE FEE: _____

BRIDGE FEE: _____

SCHOOL FEE: _____

PARK FEE: _____

FINAL PLAT
CIRCLE A SUBDIVISION FILING NO. 1
JOB NO.: 70-072
DATE PREPARED: 07/15/2019
DATE REVISED:



102 E. PIKES PEAK AVE., 5TH FLOOR
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485

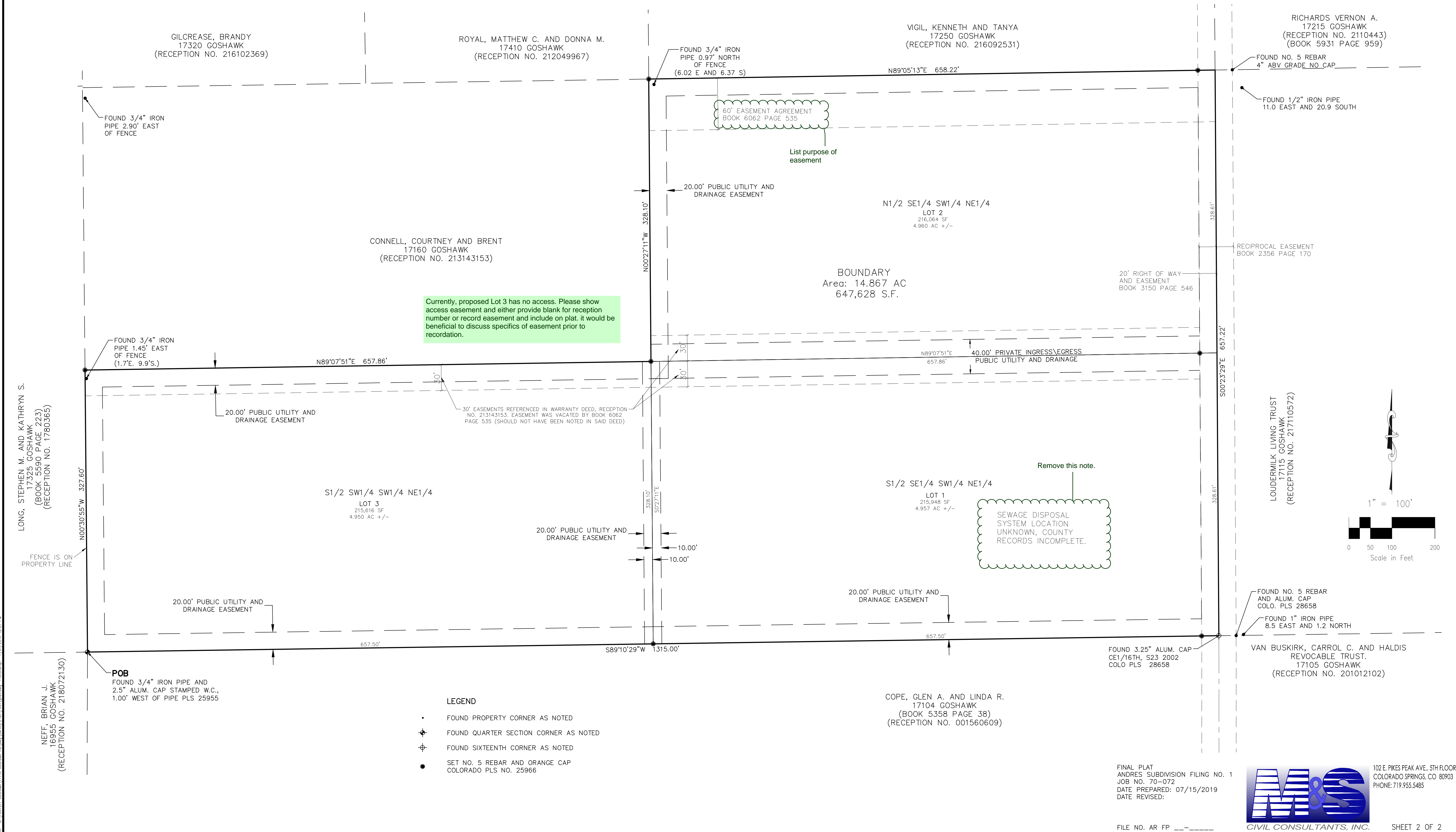
MS-20-007

FILE NO. AR FP _____

SHEET 1 OF 2

CIRCLE A SUBDIVISION FILING NO. 1

A SUBDIVISION OF THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23 AND THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23. ALL IN TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO



File: C:\2022\A-Goshawk\1710 Goshawk Rev\Draw\Print\2022\Plot.dwg Plotstamp: 7/15/2019 12:21 PM



102 E. PIKES PEAK AVE., 5TH FLOOR
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485



102 Pikes Peak Ave, STE 500
Colorado Springs, CO 80903
Mail to: PO Box 1360
Colorado Springs, CO 80901
719.955.5485

Please include response times
in this report.

Response time map has
been provided

FIRE PROTECTION REPORT

Note: The information provided in this report was provided by the Falcon Fire Protection District.

ABOUT THE DEPARTMENT

The Falcon Fire Protection District (FFPD) is composed entirely of unincorporated areas of El Paso County, Colorado's most populous county. The District has no organized towns or cities.

The District is governed by a five-member, publicly-elected Board of Directors who may serve up to two consecutive four-year terms. The Falcon Fire Department is managed by a career Fire Chief and a Deputy Chief of Operations. It is staffed primarily with career (paid) firefighter/emergency medical technicians (EMTs) and uses reserve (volunteer) firefighter/EMTs to augment staffing.

The District covers 113 square miles of unincorporated El Paso County. It serves more than 66,300 people (per El Paso County Assessor, Oct. 2018) and protects more than 16,100 structures with a 2018 estimated market value of \$4.2 billion.

Falcon F.D. operates from five stations:

- Station 1, the newest station, is at Meridian Ranch Boulevard and Stapleton Road. It is staffed 24/7.
- Station 2, on North Meridian Road in the north end of the District, is not staffed.
- Station 3 (also Headquarters), at Old Meridian Road and Highway 24, is staffed 24/7.
- Station 4, located on Capital Drive north of Constitution Avenue in the southwest section of the District, is staffed 24/7.
- Station 6, on Jones Road in the east end of the District, is not staffed.

As of February 1, 2017, FFPD has an Insurance Services Office (ISO) rating of Class 3 for all residential properties located within five road miles of any FFPD or Automatic Aid partner fire stations, regardless of proximity to a fire hydrant. ISO Class 10 applies to residential properties located more than five road miles from an FFPD or Automatic Aid fire station.

The FFPD is supported primarily by a property tax rate of 8.612 mills. The District does not receive funding from El Paso County or the State of Colorado. The District board of directors and administrators work hard to utilize taxpayer funds as efficiently as possible while still providing effective emergency services to the Falcon community.

Historical Background

The Falcon Volunteer Fire Department was organized in 1975 and incorporated on March 3, 1977 by a group of volunteers who saw a need in the community. The Department owned and operated the assets of the department until the formation of the Falcon Fire Protection District, a special district under the statutes of the state of Colorado, in 1981.

Builders/Developers Information

The Falcon Fire Department works closely with local builders and developers to help ensure they have all the information they need to plan, design, construct and complete residential and commercial projects within the Department's jurisdiction.

The links on this site include information, regulations and forms builders and developers are most likely to need during the planning, design and construction process.

For more information regarding development and construction contact Chief Harwig at (719) 495-4050.

FIRE Stations & Apparatus

Visit the contact page for a complete listing of hours, addresses, and locations, as well as information about our Community Rooms.

STATION 1

Located in the Woodmen Hills neighborhood, this is the primary response station for areas north of Woodmen Road.

Groundbreaking for the 15,500-square foot station took place July 31, 2009, and the station became operational in May 2010.

The station has a Community Room and a First Aid room. It also serves as the District's primary fitness center for its personnel.

Falcon F.D. apparatus at Station 1 include:

- An engine
- A water tender (water truck)
- A brush truck
- A utility truck
- A command vehicle

STATION 2

Falcon F.D. apparatus at Station 2 include:

- A 4-wheel drive engine
- A water tender
- A brush truck

STATION 3 / HEADQUARTERS / TRAINING

With the opening of Station 1, the Falcon Fire Department's building on Old Meridian Road became a true headquarters facility that houses administration offices as well as a fire crew 24/7. It hosts the monthly Falcon Fire Protection District Board meetings, and serves as the Department's primary classroom and training facility for emergency medical services, fire, hazardous materials, and technical rescue disciplines.

Falcon F.D. apparatus at Station 3 include:

- An engine
- A tender
- A utility truck
- A brush truck

STATION 4

Falcon Fire Department's newest station is located on Capital Drive north of Constitution Avenue. It is the primary response station for areas along the Marksheffel corridor that are in the jurisdiction of the Falcon Fire Protection District. Groundbreaking for the station took place June 15, 2016 and the station became operational on May 13, 2017. The station has a Community Room and a First Aid room.

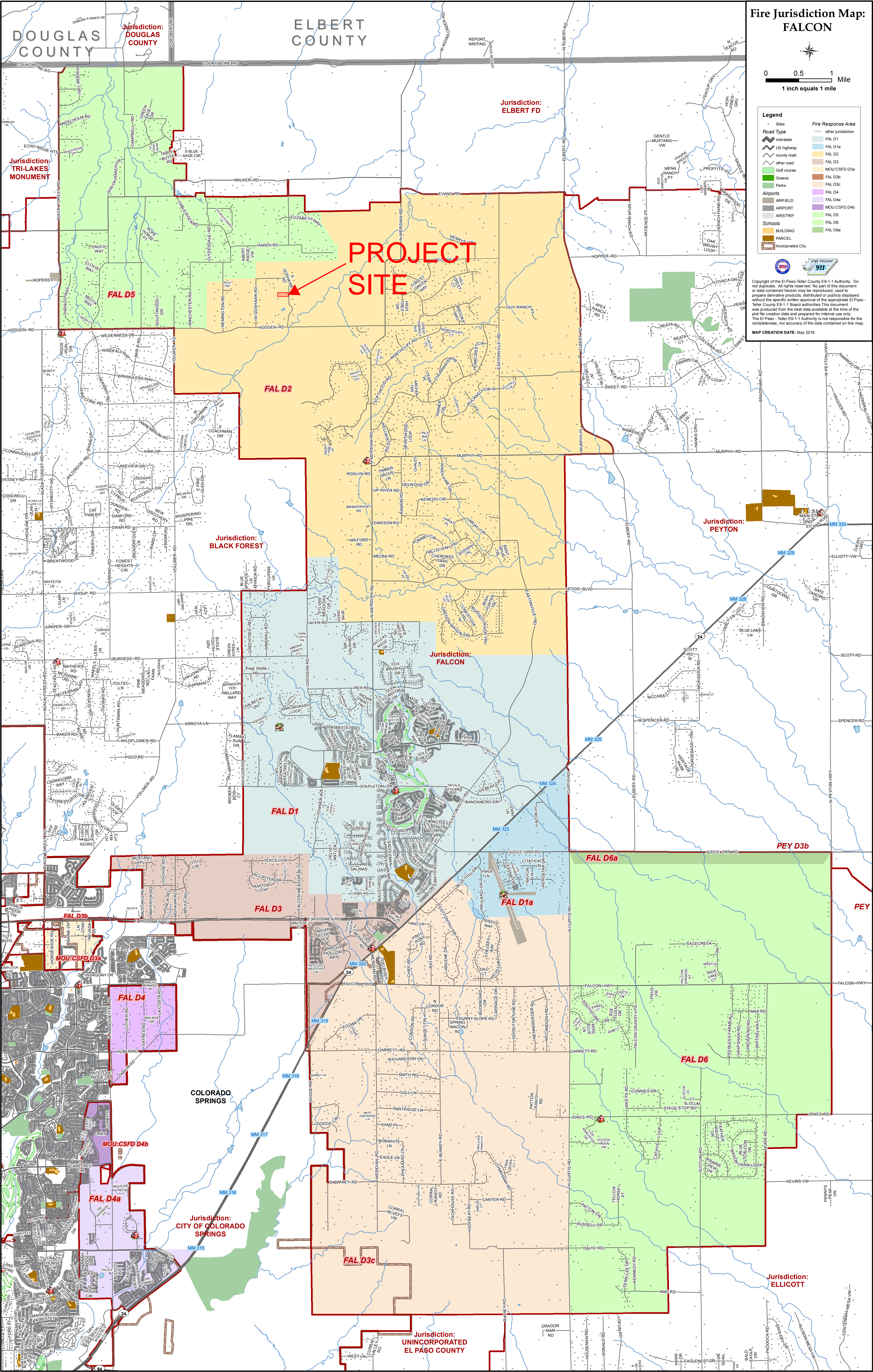
Falcon F.D. apparatus at Station 4 include:

- An engine
- A water tender
- A brush truck

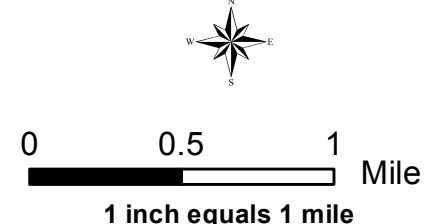
STATION 6

Falcon F.D. apparatus at Station 6 include:

- A water tender
- A brush truck



Fire Jurisdiction Map:
FALCON



- Legend**
- Sites**
 - Interstate
 - US highway
 - county road
 - other road
 - Golf course
 - Greens
 - Parks
 - Airfield
 - Airport
 - Airstrip
 - Building
 - Parcel
 - Incorporated City
 - Fire Response Area**
 - other jurisdiction
 - FAL D1
 - FAL D1a
 - FAL D2
 - FAL D3
 - FAL D3a
 - FAL D3b
 - FAL D3c
 - FAL D4
 - FAL D4a
 - FAL D4b
 - FAL D5
 - FAL D6
 - FAL D6a

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MAP CREATION DATE: May 2016



July 30, 2019

Gabe Sevigny
Project Manager, Planner I
El Paso County, Planning and Community Development
2880 International Circle, Suite 110
Colorado Springs, CO 80910

Gabe is no longer working with El Paso County. Please revise to Ryan Howser.

Please include an analysis of the criteria of LDC Sec. 7.2.1 in this letter of intent. Because a minor subdivision is a combined preliminary plan / final plat process, you will need to ensure that all criteria from both sections 7.2.1(D)(2) and (3) are addressed in the letter.

This property is subject to a Board of Adjustment decision that allows the lots to be less than 5 acres. Please include information relating to that decision and ensure that all information in this letter is accurate. For example, in several places, the letter states that the lots will be 5 acres, which is not accurate.

RE: Circle A Minor Subdivision -17110 Goshawk Rd. Owner: Daniel B Andres Trust

The Circle A Subdivision is located in the NE quarter of Section 23, Township 11 South, Range 65 West of the 6th P.M. in El Paso County, Colorado. The site is bound to the north, south, east and east by similar type single family residential lots land uses.

The parcel in its entirety consists of 14.867 acres and is currently zoned "RR-5" for Residential Rural under TSN: 51230-00-015. The proposal consists of subdivided the existing 14.867 AC into (3) separate approx. 5 AC parcel and planned in the future for (1) single family unit on each of the 3 lots. Lot 1(existing residential home) shall consist of 4.957 AC, Lot 2 (vacant) shall consist of 4.960 AC and Lot 3 (vacant) shall consist of 4.950 AC. The existing residential home will be encompassing on (1) of the newly subdivided lots, whereas the (2) vacate lots are planned in the future for a single family unit on each.

The proposed (3) 5 AC parcels proposes the use of wells, septic system development and service from MVEA for electric via overhead power poles with communication service lines. Natural gas and propane are available to service these lots. Goshawk Road is the legal access the existing 14.867 AC and with the approval of this proposal (2) of the lots will have direct access to Goshawk Rd and (1) lot shall be provided with a 30' wide access through the lot to the east. Natural gas (See proposed plat map)

The purpose and request of this application is to subdivide the existing 14. 867 into (3) separate 5 AC parcels and planned in the future for (1) single family unit on each of the 3 lots. Approval of this proposal complies with the current zoning RR-5, and therefore doesn't posed a negative impact to any of the surround properties

A Drainage Report has not been provided with this Minor Subdivision Application/Request. In the future, with the proposal of new residential building(s) construction application(s), each proposed development shall provide a drainage report/letter to identify the post development flows and the safe conveyance of those flows through the property.

Should you require any additional information, please contact me at 719-210-8125.

Sincerely,

Georgianne Willard
M&S Civil Consultants, Inc.

Master plan information has been provided in revised LOI

For the portion of the criteria in Sec. 7.2.1 that references the Master Plan, this includes the El Paso County Policy Plan, any applicable Small Area Plan, and the Water Master Plan.

Lot sizes do not comply with RR-5 zoning. Explain why this is fine.

Requested BOA information has been provided to explains how the subdivision has in compliance

12/17/2020 1:42:00 PM

PCD Engineering Division

Steve Kuehster, PCD Engineering, 719-520-6813

Comments are provided below.

Indicate in the LOI the status of Goshawk Road as indicated on the Plat. (Easement width, maintenance responsibilities, etc.) **M&S RESPONSE:**

Info added as requested

Address Traffic impact fees in the letter of intent and include the standard note and amount due on the Plat. **M&S RESPONSE: Info added as requested**

A drainage report will be required to be submitted with this application. This report can be scaled down version due to the nature and size of development, however it will need to address Drainage fees, Stormwater Quality, etc. **M&S RESPONSE: Drainage Letter provided as requested**

A PBMP Applicability Form will need to be completed and submitted with this application. **M&S RESPONSE: Info added as requested**

Pikes Peak Regional Building Department

12/28/2020 3:29:20 PM

Regarding a request for approval of a final plat for Circle A Subdivision Filing No. 1, Enumerations has the following comments:

1. Per Regional Building Code, section RBC312.8 addresses must appear on plats. Submit a 100 scale copy of the plat to our office for addressing. Place an (xxxx) on all lots and tracts which will require an address, in the location the address will be needed. Once addressing is completed, the addresses will be returned so that they may be placed on the mylar prior to recording.
2. Prior to recording, Enumerations will review the mylar for addressing, title block, street names and floodplain statement. A fee of \$10 per lot/tract addressed, payable to Pikes Peak Regional Building Department will be due at the time of mylar review.
3. Provide a copy of the final recorded plat to Enumerations. Approval of any plans submitted for this development will be pending receipt in our office of a copy of the final recorded plat.

M&S Response: Addresses have been received.

Brent Johnson

Enumerations Plans Examiner

Pikes Peak Regional Building Department

O: 719-327-2888 E: brent@pprbd.org W: pprbd.org

Colorado Geological Survey
12/29/2020 3:52:41 PM

The Circle A Subdivision site (39.0792, -104.6322) does not contain any geologic hazards or unusual geotechnical constraints that would preclude the proposed 3-lot residential subdivision. The available referral documents include a Soils and Geology Evaluation (GWI, 9.10.19), profile pit evaluations for proposed On-site Wastewater Treatment System for Sites 1 and 2 (Parr Engineering and Consulting, Inc., 8.2.19 and 6.12.19), and Subsurface Soil Investigations for Sites 1 and 2 (Parr Engineering and Consulting, Inc., 6.12.19). The reports contain good descriptions of the surface and subsurface conditions and make appropriate recommendations regarding site development. Provided the recommendations by GWI and Parr are strictly adhered to, CGS has no objection to approval of the minor subdivision. Given the importance of these recommendations for development of this site, CGS recommends that the report by GWI be listed on the Plat in addition to the reports by Parr.

Submitted 12/29/2020 by Jonathan R. Lovekin, Senior Engineering Geologist, Colorado Geological Survey: jlovekin@mines.edu

M&S RESPONSE: The plat references the GWI report that includes the PARR reports in Note 8



COLORADO
Division of Water Resources
Department of Natural Resources

M&S RESPONSE: Concerns outlines within has been addressed with the re-permit of the existing well and new permits for the (2) new wells for Lot 2 and 3. Please see attached

December 29, 2020

Ryan Howser
El Paso County Development Services Department
DSDcomments@elpasoco.com

RE: Circle A Subdivision
Part of the SW ¼ of the NE ¼, Section 23, T11S, R65W, 6th P.M.
Kiowa Bijou Designated Ground Water Basin
Water Division 1, Water District 1

Dear Ryan Howser:

We have received your December 7, 2020 submittals concerning the above-referenced proposal to subdivide a 14.9-acre parcel of land into three lots.

Water Supply Demand

According to the submitted Water Supply Information Summary Sheet and report for Denver Basin Groundwater Assessment dated August 19, 2019 by Julia Murphy ("Water Resources Report") provided with the submittal, the estimated water requirements total 4.05 acre-feet annually (1.35 acre-feet/year per lot), for in-home purposes, outdoor irrigation of landscape, lawn and gardens, domestic animals and greenhouse use.

Source of Water Supply

The proposed source of water supply is individual on-lot wells producing from the non-tributary (actual replacement) Dawson aquifer, including well permit no. 101207, pursuant to the Replacement Plan for Determination of Water Right No. 4043-BD.

Determination of Water Right no. 4043-BD was issued by the Ground Water Commission ("Commission") on November 9, 2020 for an allowed average annual amount of withdrawal of ground water of 13.18 acre-feet from the Dawson Aquifer (based on an aquifer life of 100 years) to be used on the 14.9 acre parcel that is the subject of this referral.

On November 9, 2020 the Commission approved the Replacement Plan for Determination of Water Right no. 4043-BD. The Replacement Plan for Determination of Water Right no. 4043-BD allows for the withdrawal of 4.05 acre-feet per year of ground water from the Dawson aquifer for 300 years, through three wells, including the existing well constructed under permit no. 101207, to be located on three residential lots on the 14.9 acres which is the subject property of this referral. Each well may withdraw 1.35 acre-feet per year of groundwater to be used for in-home use, irrigation of landscape and gardens, domestic animals, commercial, fire protection, recreational, greenhouse, replacement and the watering of stock animals, either directly or after storage. These allowed uses are consistent with the proposed uses specified in the Water Supply Report.

The proposed source of water for this development is a bedrock aquifer allocation from the Denver Basin. The State Engineer's Office does not have evidence regarding the length of



time for which the bedrock aquifer sources will be a physically and economically viable source of water. According to 37-90-107(7)(a), C.R.S., "Permits issued pursuant to this subsection (7) shall allow withdrawals on the basis of an aquifer life of 100 years." Based on this allocation approach, the annual amounts of water determined in Determination of Water Right No. 4043-BD is equal to one percent of the total amount, as determined by rule 5.3.2.1 of the Designated Basin Rules, 2 CCR 410-1. Therefore, the water may be withdrawn in those annual amounts for a maximum of 100 years.

In the *El Paso County Land Development Code*, effective November 1986, Chapter 5, Section 49.5, (D), (2) states:

"- Finding of Sufficient Quantity - The water supply shall be of sufficient quantity to meet the average annual demand of the proposed subdivision for a period of three hundred (300) years."

The State Engineer's Office does not have evidence regarding the length of time for which the bedrock aquifer sources will "meet the average annual demand of the proposed subdivision." However, treating El Paso County's requirement as an allocation approach based on three hundred years, the allowed average annual amount of withdrawal of 4.05 acre-feet per year from the Dawson aquifer pursuant to the Replacement Plan for Determination of Water Right no. 4043-BD for a maximum of 300 years, is sufficient to supply the requirement of 4.05 acre-feet/year.

The Water Supply Information Summary Sheet submitted indicates the existing well under permit no. 101207 will be used for the subdivision. Upon approval of this subdivision the conditions under which this permit was issued would no longer exist, making the well out of compliance with its permit. As the well would be located within a post-June 1, 1972 subdivision, material injury to other water rights are a consideration in both the proposed water supply to the subdivision and any re-permitting of the well. It appears that the existing well permit no. 101207 would have to be re-permitted pursuant to the Replacement Plan for Determination of Water Right no. 4043-BD, which has not been proposed.

State Engineer's Office Opinion

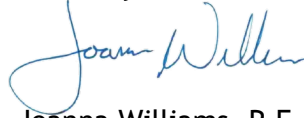
Based upon the above and pursuant to Section 30-28-136(1)(h)(I), C.R.S., it is our opinion that the proposed water supply is not adequate and cannot be provided without causing injury to decreed water rights.

It appears that in order to obtain a favorable opinion from this office on the proposed water supply to the subdivision, the applicant must do the following:

1. The existing well under permit no. 101207 must either be re-permitted pursuant to the Replacement Plan for Determination of Water Right no. 4043-BD or the well must be plugged and abandoned prior to subdivision approval.

If you, or the applicant, have any questions, please contact Ailis Thyne at ailis.thyne@state.co.us.

Sincerely,

A handwritten signature in blue ink, appearing to read "Joanna Williams". The signature is fluid and cursive, with the first name "Joanna" and last name "Williams" clearly distinguishable.

Joanna Williams, P.E.
Water Resources Engineer

Ec: Well permit no. 101207
SEO referral no. 27464

Circle A_El Paso.docx



COLORADO

Division of Water Resources

Department of Natural Resources

WELL PERMIT NUMBER 85148-F

RECEIPT NUMBER 10008850

ORIGINAL PERMIT APPLICANT(S)

DANIEL B. ANDRES TRUST

APPROVED WELL LOCATION

Water Division: 1 Water District: 1

Designated Basin: KIOWA-BIJOU

Management District: N/A

County: EL PASO

Parcel Name: CIRCLE A

Lot: 1

Block: Filing:

Physical Address: N/A

SW 1/4 NE 1/4 Section 23 Township 11.0 S Range 65.0 W Sixth P.M.

UTM COORDINATES (Meters, Zone:13, NAD83)

Easting: 531915.0 Northing: 4325559.0

PERMIT TO USE AN EXISTING WELL

ISSUANCE OF THIS PERMIT DOES NOT CONFER A WATER RIGHT

CONDITIONS OF APPROVAL

- 1) This well shall be used in such a way as to cause no material injury to existing water rights. The issuance of this permit does not ensure that no injury will occur to another vested water right or preclude another owner of a vested water right from seeking relief in a civil court action.
- 2) The construction of this well shall be in compliance with the Water Well Construction Rules 2 CCR 402-2, unless approval of a variance has been granted by the State Board of Examiners of Water Well Construction and Pump Installation Contractors in accordance with Rule 18.
- 3) Approved pursuant to CRS 37-90-107(7), and the Findings and Order of the Colorado Ground Water Commission dated November 9, 2020, for Determination of Water Right No. 4043-BD and its associated Replacement Plan for a change of use of an existing well, constructed under permit no. 101207. In the event the well is not operated in accordance with the conditions of this determination and replacement plan, it will be subject to administration, including orders to cease diverting water.
- 4) Issuance of this permit cancels permit no. 101207.
- 5) The use of ground water from this well is limited to domestic including in-home use, irrigation of landscape and gardens, domestic animal watering, commercial, fire protection, recreational, greenhouse, replacement and the watering of stock animals, either directly or after storage. The place of use shall be limited to the 4.95 acre parcel known as Lot 1 of the Circle A Subdivision, being a part of the 14.9 acre land area in the above described Order of the Commission.
- 6) The pumping rate of this well shall not exceed 50 GPM.
- 7) The annual withdrawal of ground water from this well shall not exceed 1.35 acre-feet, subject to the total annual withdrawal limitations and conditions as specified by the above referenced Order of the Commission.
- 8) Production from this well is limited to the Dawson aquifer.
- 9) The owner shall mark the well in a conspicuous place with the well permit number and name of aquifer as appropriate, and shall take necessary means and precautions to preserve these markings.
- 10) A totalizing flow meter or Commission approved measuring device must be installed on this well and maintained in good working order. Permanent records of all diversions must be maintained by the well owner (collected at least annually) and submitted to the Ground Water Commission upon request.
- 11) This well shall be located within 200 feet of the location specified on this permit.
- 12) The return flows from the inhouse supply component of this well use have been claimed as a replacement source, pursuant to the Findings and Order of the Commission dated November 9, 2020. As a result, the return flow from the use of this well must be through an individual waste water disposal system of the non-evaporative type where the water is returned to the same stream system in which the well is located.

WELL PERMIT NUMBER 85148-F

RECEIPT NUMBER 10008850

NOTE: This well is withdrawing water from a non-renewable aquifer. While the withdrawals from this aquifer are administered based on a 100 year aquifer life, water level declines may prevent this well from diverting the permitted amounts for that 100 years.



Issued By SHANNON PORTER

Date Issued: 2/23/2021

Expiration Date: N/A



COLORADO
Division of Water Resources
Department of Natural Resources

WELL PERMIT NUMBER 85145-F
RECEIPT NUMBER 10008848

ORIGINAL PERMIT APPLICANT(S)

DANIEL B. ANDRES TRUST

APPROVED WELL LOCATION

Water Division: 1 Water District: 1
Designated Basin: KIOWA-BIJOU
Management District: N/A
County: EL PASO
Parcel Name: N/A

Lot: 2 Block: Filing:

Physical Address: N/A

SW 1/4 NE 1/4 Section 23 Township 11.0 S Range 65.0 W Sixth P.M.

UTM COORDINATES (Meters, Zone:13, NAD83)

Easting: 531842.0 Northing: 4325667.0

PERMIT TO CONSTRUCT A NEW WELL

ISSUANCE OF THIS PERMIT DOES NOT CONFER A WATER RIGHT

CONDITIONS OF APPROVAL

- 1) This well shall be used in such a way as to cause no material injury to existing water rights. The issuance of this permit does not ensure that no injury will occur to another vested water right or preclude another owner of a vested water right from seeking relief in a civil court action.
- 2) The construction of this well shall be in compliance with the Water Well Construction Rules 2 CCR 402-2, unless approval of a variance has been granted by the State Board of Examiners of Water Well Construction and Pump Installation Contractors in accordance with Rule 18.
- 3) Approved pursuant to CRS 37-90-107(7), and the Findings and Order of the Colorado Ground Water Commission dated November 9, 2020, for Determination of Water Right No. 4043-BD and its associated Replacement Plan. In the event the well is not operated in accordance with the conditions of this determination and replacement plan, it will be subject to administration, including orders to cease diverting water.
- 4) The use of ground water from this well is limited to domestic including in-home use, irrigation of landscape and gardens, domestic animal watering, commercial, fire protection, recreational, greenhouse, replacement and the watering of stock animals, either directly or after storage. The place of use shall be limited to the 4.96 acre parcel known as Lot 2 of the Circle A Subdivision, being a part of the 14.9 acre land area in the above described Order of the Commission.
- 5) The pumping rate of this well shall not exceed 50 GPM.
- 6) The annual withdrawal of ground water from this well shall not exceed 1.35 acre-feet, subject to the total annual withdrawal limitations and conditions as specified by the above referenced Order of the Commission.
- 7) Production from this well is limited to the Dawson aquifer. The total depth of the well shall not exceed 1035 feet below ground surface, which corresponds to the base of the Dawson aquifer. At this location the well must be constructed in accordance with Well Construction Rule 10.4.6 (2 CCR 402-2) for a Type 2 aquifer.
- 8) A totalizing flow meter or Commission approved measuring device must be installed on this well and maintained in good working order. Permanent records of all diversions must be maintained by the well owner (collected at least annually) and submitted to the Ground Water Commission upon request.
- 9) The owner shall mark the well in a conspicuous place with the well permit number and name of aquifer as appropriate, and shall take necessary means and precautions to preserve these markings.
- 10) This well shall be constructed within 200 feet of the location specified on this permit.
- 11) The entire length of the hole shall be geophysically logged as required by Rule 9 of the Statewide Nontributary Ground Water Rules prior to installing casing.
- 12) The return flows from the inhouse supply component of this well use have been claimed as a replacement source, pursuant to the Findings and Order of the Commission dated November 9, 2020. As a result, the return flow from the use of this well must be through an individual waste water disposal system of the non-evaporative type where the water is returned to the same stream system in which the well is located.

WELL PERMIT NUMBER 85145-F

RECEIPT NUMBER 10008848

NOTE: This well is withdrawing water from a non-renewable aquifer. While the withdrawals from this aquifer are administered based on a 100 year aquifer life, water level declines may prevent this well from diverting the permitted amounts for that 100 years.

NOTE: This permit will expire on the expiration date unless the well is constructed by that date. A Well Construction and Yield Estimate Report (GWS-31) must be submitted to the Division of Water Resources to verify the well has been constructed. A one-time extension of the expiration date may be available. Contact the DWR for additional information or refer to the extension request form (GWS-64) available at: dwr.colorado.gov



Issued By SHANNON PORTER

Date Issued: 2/23/2021

Expiration Date: 2/23/2022



ORIGINAL PERMIT APPLICANT(S)

DANIEL B. ANDRES TRUST

APPROVED WELL LOCATION

Water Division: 1 Water District: 1
Designated Basin: KIOWA-BIJOU
Management District: N/A
County: EL PASO
Parcel Name: CIRCLE A

Lot: 3

Block: Filing:

Physical Address: N/A

SW 1/4 NE 1/4 Section 23 Township 11.0 S Range 65.0 W Sixth P.M.

UTM COORDINATES (Meters, Zone:13, NAD83)

Easting: 531691.0 Northing: 4325615.0

PERMIT TO CONSTRUCT A NEW WELL

ISSUANCE OF THIS PERMIT DOES NOT CONFER A WATER RIGHT

CONDITIONS OF APPROVAL

- 1) This well shall be used in such a way as to cause no material injury to existing water rights. The issuance of this permit does not ensure that no injury will occur to another vested water right or preclude another owner of a vested water right from seeking relief in a civil court action.
- 2) The construction of this well shall be in compliance with the Water Well Construction Rules 2 CCR 402-2, unless approval of a variance has been granted by the State Board of Examiners of Water Well Construction and Pump Installation Contractors in accordance with Rule 18.
- 3) Approved pursuant to CRS 37-90-107(7), and the Findings and Order of the Colorado Ground Water Commission dated November 9, 2020, for Determination of Water Right No. 4043-BD and its associated Replacement Plan. In the event the well is not operated in accordance with the conditions of this determination and replacement plan, it will be subject to administration, including orders to cease diverting water.
- 4) The use of ground water from this well is limited to domestic including in-home use, irrigation of landscape and gardens, domestic animal watering, commercial, fire protection, recreational, greenhouse, replacement and the watering of stock animals, either directly or after storage. The place of use shall be limited to the 4.95 acre parcel known as Lot 3 of the Circle A Subdivision, being a part of the 14.9 acre land area in the above described Order of the Commission.
- 5) The pumping rate of this well shall not exceed 50 GPM.
- 6) The annual withdrawal of ground water from this well shall not exceed 1.35 acre-feet, subject to the total annual withdrawal limitations and conditions as specified by the above referenced Order of the Commission.
- 7) Production from this well is limited to the Dawson aquifer. The total depth of the well shall not exceed 1030 feet below ground surface, which corresponds to the base of the Dawson aquifer. At this location the well must be constructed in accordance with Well Construction Rule 10.4.6 (2 CCR 402-2) for a Type 2 aquifer.
- 8) The owner shall mark the well in a conspicuous place with the well permit number and name of aquifer as appropriate, and shall take necessary means and precautions to preserve these markings.
- 9) A totalizing flow meter or Commission approved measuring device must be installed on this well and maintained in good working order. Permanent records of all diversions must be maintained by the well owner (collected at least annually) and submitted to the Ground Water Commission upon request.
- 10) This well shall be constructed within 200 feet of the location specified on this permit.
- 11) The entire length of the hole shall be geophysically logged as required by Rule 9 of the Statewide Nontributary Ground Water Rules prior to installing casing.
- 12) The return flows from the inhouse supply component of this well use have been claimed as a replacement source, pursuant to the Findings and Order of the Commission dated November 9, 2020. As a result, the return flow from the use of this well must be through an individual waste water disposal system of the non-evaporative type where the water is returned to the same stream system in which the well is located.

WELL PERMIT NUMBER 85146-F

RECEIPT NUMBER 10008849

NOTE: This well is withdrawing water from a non-renewable aquifer. While the withdrawals from this aquifer are administered based on a 100 year aquifer life, water level declines may prevent this well from diverting the permitted amounts for that 100 years.

NOTE: This permit will expire on the expiration date unless the well is constructed by that date. A Well Construction and Yield Estimate Report (GWS-31) must be submitted to the Division of Water Resources to verify the well has been constructed. A one-time extension of the expiration date may be available. Contact the DWR for additional information or refer to the extension request form (GWS-64) available at: dwr.colorado.gov



Issued By SHANNON PORTER

Date Issued: 2/23/2021

Expiration Date: 2/23/2022



El Paso County Conservation District

5610 Industrial Place, Ste 100, Colorado Springs, CO 80916, Phone (719)686-4510

EPCDistrict@yahoo.com<http://www.EPCCD.org>

Board of Supervisors

Kenneth Barker, President; John Eastlake, Vice President; Katie Miller, Secretary/Treasurer;
Roger Rasner, Supervisor; Pamela Davison, District Manager

Circle A Subdivision

According to NRCS soils survey, the 25—Elbeth sandy loam, 3 to 8 percent slopes and the 92—Tomah-Crowfoot loamy sands, 3 to 8 percent slopes are poor for streets, roads, and shallow excavations due to frost action and unstable excavation walls. Due to the limitations on the above soils on the site, alternatives to mitigate the limitations of the soil will be required in your engineering design or construction techniques.

According to NRCS soils survey, , the 25—Elbeth sandy loam, 3 to 8 percent slopes and the 92—Tomah-Crowfoot loamy sands, 3 to 8 percent slopes are poor for septic tanks and absorption fields due to slow water movement and seepage in the bottom layer. Due to the limitations on the above soils on the site, alternatives to mitigate the limitations of the soil will be required in your engineering design or construction techniques.

The El Paso County CD board strongly recommends that Low Impact Development (LID) techniques be implemented for economic and conservation benefits.

Kenneth Barker

EPCCD Board President

M&S RESPONSE: The applicant shall have the septic systems configured by a design professional for the two new residential homes on Lots 2 and 3 of the Circle A Subdivision. Soil characteristics shall be considered in the septic design.

COMMUNITY SERVICES DEPARTMENT

PARK OPERATIONS ~ COMMUNITY OUTREACH
ENVIRONMENTAL SERVICES ~ VETERANS SERVICES ~ RECREATION/CULTURAL SERVICES

December 29, 2020

Ryan Howser
Project Manager
El Paso County Planning and Community Development Department
2880 International Circle
Colorado Springs, CO 80910

**M&S Response: Contact has
been made with Mr. Williams
for fee payment 3-11-21**

Subject: Circle A Minor Subdivision – (MS-20-007)

Hello Ryan,

The Park Operations Division of the Community Services Department has reviewed the Circle A Minor Subdivision development application and has the following comments of behalf of El Paso County Parks. The property is located in Black Forest, near the intersection of Hodgen Road and Goshawk Road East and is located within the bounds of the Black Forest Preservation Plan.

The El Paso County Parks Master Plan (2013) shows no parks, trails, or open space directly impacted by the proposed subdivision. The Pineries Open Space is located approximately 2.6 miles south of the proposed subdivision, while the proposed Hodgen Road and Meridian Road Bicycle Routes are located approximately 0.60 and 1.4 miles south and east of the project site, respectively. Dedicated public right-of-ways already exist along the aforementioned bicycle routes, so no easement requests are necessary at those locations; however, the applicant is advised that multi-modal transportation options may be developed within the rights-of-way in the future.

The Open Space Master Plan of the Parks Master Plan shows the Black Forest North Candidate Open Space encompassing most of the project site. Natural resource values include ponderosa pine woodland communities intermixed with meadows of shortgrass, midgrass, and tallgrass species. The project would not be in conflict with the plan, as long as its development does not adversely affect the surrounding existing environment.

As no park land dedications or trail easements are necessary for this filing, El Paso County Parks staff recommends regional park fees in lieu of land dedication for regional park purposes. These comments are being provided administratively, as minor subdivision applications do not require Park Advisory Board consideration.

Staff Recommendation (Minor Subdivision):

El Paso County Parks staff recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Circle A Minor Subdivision: require fees in lieu of land dedication for regional park purposes in the amount of \$1,401.

Please feel free to contact me with any questions or concerns.



Sincerely,

A handwritten signature in blue ink, appearing to read "Ross A. Williams", with a stylized, flowing script.

Ross A. Williams
Park Planner
Park Operations Division
Community Services Department
rosswilliams@elpasoco.com

Development
Application
Permit
Review



COMMUNITY SERVICES DEPARTMENT
Park Operations - Community Outreach - Environmental Services
Veterans Services - Recreation / Cultural Services

December 29, 2020

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

Name:	Circle A Minor Subdivision	Application Type:	Minor Subdivision
PCD Reference #:	MS-20-007	Total Acreage:	14.87
		Total # of Dwelling Units:	3
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	0.50
Daniel B. Andres Trust	M&S Civil Consultants, Inc.	Regional Park Area:	2
Daniel B. Andres	Georgianne Willard	Urban Park Area:	3
17110 East Goshawk Road	102 Pikes Peak Avenue, Suite 500	Existing Zoning Code:	RR-5
Colorado Springs, CO 80908	Colorado Springs, CO 80903	Proposed Zoning Code:	RR-5

REGIONAL AND URBAN PARK DEDICATION AND FEE REQUIREMENTS

Regional Park land dedication shall be 7.76 acres of park land per 1,000 projected residents, while Urban Park land dedication shall be 4 acres of park land per 1,000 projected residents. The number of projected residents shall be based on 2.5 residents per dwelling unit.	The EPC Land Development Code defines urban density as land development of higher density and intensity which is characteristically provided with services of an urban nature. This category of development includes residential uses with densities of more than one dwelling unit per 2.5 acres.
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LAND REQUIREMENTS	Urban Density (≥ 1 Dwelling Unit Per 2.5 Acres):	NO
Regional Park Area: 2	Urban Park Area: 3	
0.0194 Acres x 3 Dwelling Units = 0.058	Neighborhood: 0.00375 Acres x 3 Dwelling Units = 0.00	
Total Regional Park Acres: 0.058	Community: 0.00625 Acres x 3 Dwelling Units = 0.00	
	Total Urban Park Acres: 0.00	
FEE REQUIREMENTS		
Regional Park Area: 2	Urban Park Area: 3	
\$467 / Dwelling Unit x 3 Dwelling Units = \$1,401	Neighborhood: \$116 / Dwelling Unit x 3 Dwelling Units = \$0	
Total Regional Park Fees: \$1,401	Community: \$179 / Dwelling Unit x 3 Dwelling Units = \$0	
	Total Urban Park Fees: \$0	

ADDITIONAL RECOMMENDATIONS

Staff Recommendation: El Paso County Parks staff recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Circle A Minor Subdivision: require fees in lieu of land dedication for regional park purposes in the amount of \$1,401.

Park Advisory Board Recommendation: No PAB Endorsement for Minor Subs