

# EL PASO



# COUNTY

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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  
Gilbert LaForce, PE Engineer II  
Craig Dossey, Executive Director

**RE:** Project File #: SP-17-002  
Project Name: Meadowbrook Crossing Preliminary Plan  
Parcel No.: 54080-00-055

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

**Commissioner District: 2**

Planning Commission Hearing Date:	8/1/2017
Board of County Commissioners Hearing Date	8/22/2017

### EXECUTIVE SUMMARY

A request by Meadowbrook Crossing, LLC, for approval of a preliminary plan to create 114 single-family residential lots and eight (8) tracts to be used for open space, recreation, landscape, detention, drainage, utilities, and a mail kiosk serving the development. The 32.3 acre parcel is zoned RS-5000 (Residential Suburban) and CAD-O (Commercial Airport Overlay District) and is located north of Highway 24, south of the East Fork of the Sand Creek Channel, and east of Peterson Road within Section 8, Township 14 South, Range 65 West of the 6th Principal Meridian. The parcel is not located within the boundaries of a small area plan.

*Bocc 16783  
Consent*



A small portion of the parcel is within the APZ-2 (Accident Potential Zone 2) Subzone of the CAD-O (Commercial Airport Overlay District). Single-family residential is an allowed use within the APZ-2 Subzone. The Colorado Springs Airport Advisory Commission did not have concerns with the proposed preliminary plan. The applicant has established an avigation easement on the property at the request of the Colorado Springs Airport Advisory Commission.

The applicant is providing a 15 foot buffer between the proposed single-family lots along the northern and eastern boundaries adjacent to non-residential zoning districts, pursuant to the requirements of Section 6.2.2 of the Land Development Code (2016).

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

#### **A. REQUEST/WAIVERS/AUTHORIZATION**

**Request:** A request by Meadowbrook Parkway, LLC, for approval of a preliminary plan to include 114 single-family residential lots and eight (8) tracts to be used for open space, recreation, landscape, detention, drainage, utilities, and a mail kiosk. A finding of sufficiency for water quantity, quality and dependability is requested. The applicant is also requesting pre-development site grading authorization, including a request for early installation of wet utilities.

**Waiver(s):** No waivers are requested with this preliminary plan.

**Authorization to Sign:** There are no items requiring signature associated with this request.

#### **B. PLANNING COMMISSION SUMMARY**

**Request Heard:** August 1, 2017, 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:** See attached minutes 8-01-2017

**Legal Notice:** N/A

#### **C. APPROVAL CRITERIA**

In approving a preliminary plan, the BoCC shall find that:

- The proposed subdivision is in general conformance with the goals, objectives, and policies of the Master Plan;
- The subdivision is consistent with the purposes of this Code;

- The subdivision is in conformance with the subdivision design standards and any approved sketch plan;
- 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 the proposed subdivision is compatible with such conditions. [C.R.S. §30-28-133(6)(c)];
- Adequate drainage improvements complying with State law [C.R.S. §30-28-133(3)(c)(VIII)] and the requirements of this Code and the ECM are provided by the design;
- Legal and physical access is or will be provided to all parcels by public rights-of-way or recorded easement, acceptable to the County in compliance with this Code and the ECM;
- The proposed subdivision has established an adequate level of compatibility by (1) incorporating natural physical features into the design and providing sufficient open spaces considering the type and intensity of the subdivision; (2) incorporating site planning techniques to foster the implementation of the County's plans, and encourage a land use pattern to support a balanced transportation system, including auto, bike and pedestrian traffic, public or mass transit if appropriate, and the cost effective delivery of other services consistent with adopted plans, policies and regulations of the County; (3) incorporating physical design features in the subdivision to provide a transition between the subdivision and adjacent land uses; (4) incorporating identified environmentally sensitive areas, including but not limited to, wetlands and wildlife corridors, into the design; and (5) incorporating public facilities or infrastructure, or provisions therefore, reasonably related to the proposed subdivision so the proposed subdivision will not negatively impact the levels of service of County services and facilities;
- Necessary services, including police and protection, recreation, utilities, open space and transportation system, are or will be available to serve the proposed subdivision;
- The subdivision provides evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code; and
- The proposed subdivision meets other applicable sections of Chapter 6 and 8 of this Code.

**D. LOCATION**

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

**E. BACKGROUND**

The property was zoned on May 11, 1942, and was rezoned to PID (Planned Industrial) and PBC (Planned Business Center) on August 8, 1985. Nomenclature changes have renamed the PID zoning district as the I-2 (Limited Industrial) zoning district and the PBC zoning district to the CR (Commercial Regional) zoning district. The property was rezoned to RS-5000 (Residential Suburban) on January 10, 2017.

The property is located in CAD-O (Commercial Airport Overlay District). The entire property is located in the ANAV (Aircraft Navigation) Sub-zone and the northeast corner of the property is within the APZ-2 (Accident Potential Zone 2) Sub-zone. Single-family residential is an allowed use within the APZ-2 Sub-zone. The applicant submitted a noise study with this request for review and comment by the Colorado Springs Airport Advisory Commission (CSAAC). At the time of rezoning from a non-residential zoning district to the RS-5000 zoning district the CSAAC determined that the property is outside of the 65 (DNL) Day-Night Average Sound Level noise contour; therefore, noise mitigation will not be required in order to develop single-family dwellings. The applicant has granted and recorded an avigation easement as requested by the CSAAC.

The applicant is proposing a 15 foot buffer along the northern and eastern property lines, which will consist of a six (6) foot concrete cast wall and landscaping to be installed by the developer. A copy of the landscape plan is included as an attached to this report.

A final plat request is under concurrent review for the first filing (79 single-family lots) as depicted on the preliminary plan. The second filing (35 single-family lots) is anticipated to be submitted after the Letter of Map Revision for the FEMA floodplain is approved by FEMA.

## F. ANALYSIS

### 1. Land Development Code Compliance

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

### 2. Zoning Compliance

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

- Minimum lot size – 5,000 square feet
- Setbacks – 25 feet from front and rear lot lines, and 5 feet from side lot lines
- Maximum building height – 30 feet
- Maximum lot coverage – 45 percent for single-story and 40 percent for two-story

### 3. Policy Plan Analysis

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

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

*Policy 6.1.3 – Encourage new development which is contiguous and compatible with previously developed areas in terms of factors such as density, land use, and access.*

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

The requested preliminary plan is proposed to accommodate single-family residential development. The site is contiguous to existing urban level single-family residential use to the northwest and mobile home residential to the north. The residential development will provide a buffer from the existing commercial properties to the north and east as required in Section 6.2.2 of the Land Development Code. The buffer is identified on the preliminary plan. The

preliminary plan is compatible with existing uses in the area. For this reason, staff recommends that a finding could be made for general conformance with the Policy Plan.

**4. Small Area Plan Analysis**

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

**5. Other Master Plan Elements**

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

**G. PHYSICAL SITE CHARACTERISTICS**

**1. Hazards**

A geology and soils report, dated December 9, 2016, was submitted by CTL Thompson in support of the preliminary plan application. The report provides a geologic hazards evaluation and preliminary geotechnical investigation of the plan area. The report identified shallow groundwater, hydro-compactive soils, and erosion in some areas. The report concludes that mitigation measures identified in the report can be completed so as to not preclude development.

Colorado Geological Survey (CGS) reviewed the report and recommended the following:

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

CGS also recommended the geotechnical engineer “verify that the 30 ft. setback/sanitary sewer easement shown on the preliminary plan behind proposed lots 24 through 33 is adequate.”

The applicant has identified the areas that will need to be mitigated on Sheet 1 of the preliminary plan in the notes section, as well as depicting the areas of concern on the preliminary plan map.

**2. Wildlife**

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

### **3. Floodplain**

Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) 08041C0752-F shows that the 100-year floodplain (Zone AE) of East Fork Sand Creek flows through the northern portion of the property. On May 12, 2017, the applicant obtained an approved Conditional Letter of Map Revision (CLOMR), case number 17-08-033R, for the proposed modification of the existing floodplain. The CLOMR does not result in a change to the FIRM but indicates that if channel improvements are built as proposed, then the proposed modification of the existing floodplain would be recognized by FEMA. Building permits cannot be issued for areas within the current floodplain because a CLOMR does not change the FIRM map.

Once the channel improvements have been completed, the applicant must process an application with FEMA to obtain a Letter of Map Revision (LOMR) which formalizes the changes to the floodplain boundaries. The LOMR is required prior to approval of the final plat to create 35 lots as depicted within Filing 2 on the preliminary plan.

### **4. Drainage and Erosion**

The site is located in the Sand Creek (FOFO4000) drainage basin which was studied in 1996. East Fork Sand Creek flows through the property. Drainage and bridge fees are required with the final plat. The Sand Creek Drainage Basin Planning Study (DBPS) identified channel improvements within the property consisting of two drop structures and riprap lining along the channel banks. These channel improvements shall be constructed as depicted in the preliminary/final drainage report and construction drawings associated with this preliminary plan. The channel improvements will be located within a tract in Meadowbrook Crossing Filing No. 1. Once the improvements are completed the County will accept a deed for ownership and maintenance of the tract.

The site generally drains to the west. A portion of the stormwater runoff will be collected by a storm sewer system and will be directed to an extended detention basin which provides water quality detention. The pond then discharges westerly to the channel. The extended detention basin will be a private facility, which shall be maintained by the Meadowbrook Metropolitan District.

A grading and erosion control plan has been submitted with the concurrent final plat application (SF-17-002). The plan calls for construction and permanent best

management practices (BMPs) to prevent sediment and debris from affecting adjoining properties and the public stormwater system before, during, and after grading activities.

## **5. Transportation**

The site is located north of the intersection of Highway 24 and Meadowbrook Parkway, west of Claremont Business Park and south of the East Fork of Sand Creek. The proposed residential development will provide two access points along Meadowbrook Parkway.

The final plat shall dedicate additional right-of-way to El Paso County along the southern boundary of the property which will be used to connect the future extension of Meadowbrook Parkway to Peterson Road.

All interior roadways are planned to be constructed to El Paso County criteria and will be dedicated to the County for ownership and maintenance.

The El Paso County Road Impact Fee will be applicable with approval of the concurrent final plat application.

## **H. SERVICES**

### **1. Water**

Sufficiency: Cherokee Water and Sanitation District has committed to providing services to the proposed development.

Quality: Sufficient

Quantity: Sufficient

Dependability: Sufficient

Attorney's summary: The County Attorney's Office has provided a letter of recommendation regarding a finding of sufficiency for water quantity and dependability. El Paso County Public Health has made a recommendation for a finding of sufficiency in terms of water quality.

### **2. Sanitation**

Cherokee Metropolitan Water and Sanitation District has committed to providing wastewater service to the development.

### **3. Emergency Services**

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



**4. Utilities**

The subject property is within the Colorado Springs Utilities (CSU) service area for natural gas and electrical service. CSU had no objections to the request. Standard utility easement will be provided with the final plat.

**5. Metropolitan Districts**

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

The current debt service mill levy is 35 mills. The applicant is anticipated to request an amendment to the service plan application to increase the maximum mill levy to 50 mills for debt service. The increase is being sought due to the expenses related to the channel improvements outlined in the CLOMR. The District will maintain the private detention facility depicted on the plan.

**6. Parks/Trails**

The El Paso County Parks Master Plan (2013) shows no open space, park facilities, or trails intersected by or within the project area. Payment of park fees in lieu of land dedication will be due at the time of final plat recordation.

**7. Schools**

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

**I. APPLICABLE RESOLUTIONS: See attached**

**J. STATUS OF MAJOR ISSUES**

There are no major issues with this application.

**K. CONDITIONS AND NOTATIONS**

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

## CONDITIONS

1. Any future or subsequent development and/or use of the property shall be in accordance with the use, density, and dimensional standards of the RS-5000 (Residential Suburban) zoning district and with the applicable sections of the Land Development Code (2016) and Engineering Criteria Manual (2015).
2. 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.
3. 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.
4. The Letter of Map Revision for the FEMA floodplain shall be approved by FEMA prior to the submittal of the final plat for Meadowbrook Crossing Filing No. 2 which is anticipated to include the single-family lots within the flood plain as depicted on the preliminary plan.
5. The channel improvements within the property which are identified in the Sand Creek Drainage Basin Planning Study and preliminary drainage report shall be constructed with the Meadowbrook Crossing Filing No. 1.

## NOTATIONS

1. Preliminary plans not forwarded to the Board of County Commissioners for consideration within 180 days of Planning Commission action will be deemed to be withdrawn and will have to be resubmitted in their entirety.
2. Approval of the preliminary plan will expire after twenty-four (24) months unless a final plat has been approved and recorded or a time extension has been granted.

**L. PUBLIC COMMENT AND NOTICE**

The Planning and Community Development Department notified 10 adjoining property owners on July 12, 2017, for the Planning Commission meeting and the Board of County Commissioners. Responses will be provided at the hearing.

**M. ATTACHMENTS**

Vicinity Map

Letter of Intent

Preliminary Plan Drawing Including the Landscape Plan

State Water Engineer's Letter

County Attorney's Letter

Planning Commission Minutes 08-01-2017

Planning Commission Resolution

Board of County Commissioners Resolution

# El Paso County Parcel Information

File Name: SP-17-002/SF-17-002

PARCEL	NAME
5408000055	MEADOWBROOK CROSSING LLC

Zone Map No.: --

ADDRESS	CITY	STATE
90 S CASCADE AVE STE 1500	COLORADO SPRINGS	CO

ZIP	ZIPLUS
80903	1639

Date: July 11, 2017



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



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# Meadowbrook Crossing Filing 1 and Filing 2 Letter of Intent

## Preliminary Plan



VICINITY MAP

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

**Developer:**

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

**Planners:**

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

**Civil Engineers:**

Kiowa Engineering Corporation  
1604 South 21<sup>st</sup> Street  
Colorado Springs, CO 80904  
Phone: (719) 630-7342

**Traffic Engineers:**

LSC Transportation Consultants  
545 E. Pikes Peak Ave., Suite 210  
Colorado Springs, CO 80903  
(719) 633-2868

**Site Location, Size, Zoning:**

Thomas & Thomas, on behalf of Meadowbrook Crossing LLC, recently submitted a proposal seeking a zone change which was approved by the El Paso County Planning Commission on December 6, 2016. The rezone was from I-2 (Limited Industrial) and CR (Commercial Regional) to RS-5000, Residential Suburban District, to accommodate single-family residential units of a minimum 5,000 square foot sized lot. The site consists of a single parcel, which is 32.273 acres with an allowable gross density of 4-6 DU/ Acre for a potential of 186 dwelling units.

The 32.273 acres site is located along Meadowbrook Parkway north of Highway 24 and east of Peterson Road in eastern Colorado Springs. The entire site is currently vacant with the East Fork of Sand Creek running in a southwesterly direction in the northwestern corner of the site. The creek and drainage way will be improved as required as of the preliminary plan process and through a LOMR/ CLOMR submittal.

The Preliminary Plan shows the detailed design of the single-family detached residential community and describes the lot sizes, transportation systems, public rights-of-way, and easements necessary for development. The preliminary plan includes 114 new single family lots located on 32.273 acres resulting for a density of 3.53 DU/Acre.

### **Request & Justification:**

The purpose of this application is to request approval of the Preliminary Plan for the Meadowbrook Crossing project. This preliminary plan also includes request for approval of early grading and installation of wet utilities. The request for early grading and wet utility installation would allow the project to be constructed in coordination with the floodplain improvement which could take several months to complete. The site is currently not part of any small area master plan; however, it is in general conformance with the El Paso County Master Plan by introducing a use consistent with existing land uses. The development is bordered to the east by three lots zoned M as part of the Cimarron Southeast development; the Cimarron Hills neighborhood and Claremont Business Park to the North zoned MHP and CS; and Meadowbrook Parkway to the East and South with intermediate parcels largely zoned CR and a few small parcels zoned RR-5 and I-2. The existing industrial uses and growing commercial developments create a mixed-use environment offering housing, shopping and working in close proximity. The site is split by the Sand Creek East Fork flowing through the site from the northeast corner to the west side of the property.

The existing ground to the south of the creek generally slopes between 1-3% to the southwest. The existing ground to the north of the creek generally slopes between 2-6% in a southerly direction to the creek. A LOMR has been submitted to FEMA for approval of the floodplain modification. In the proposed condition, the creek will be channelized to route it through the property and contain the 100 year flow. The adjusted floodplain will allow for filling in of low areas along the south side of the site, removing the floodplain restrictions to create developable lots.

The proposed community is designed to function for both automobile and pedestrian circulation as well as provide connectivity to natural resources and open space around the East Fork of Sand Creek that moves through the site. The proposed streets within the site will have grades around 1% and drain to the southwest corner of the site. The Preliminary Plan proposes 231,708 SF of open space or 16.5% of the total acreage. This open space and water quality area will form a natural buffer to adjacent land uses to the North, West, and a small area at the East access point. Along the zone boundary to the northeast, a dedicated buffer is not being provided that would simply create an unusable tract of land. Instead, the residential lots along this boundary have an increased depth of approximately 15' that will effectively function as a buffer. As part of this buffer between the residential and commercial uses, landscaping will be provided within the buffer along Lots 92-102 and shall be owned and maintained by each respective individual lot owner as referenced and illustrated within the covenants. The buffer landscape shall be provided by the builder at the time of lot construction on an

individual lot basis. Along Meadowbrook Parkway (Non-Residential Collector, 80' ROW), the development provides a 10' landscape setback with an additional 5' no build area. This total of a 15' buffer will help meet the approval criteria of the rezone. As part of the screening efforts, a 6' concrete fence and landscape plantings are being provided by the developer.

The site layout for the development provides lots size minimums measuring 50' x 100' (5,000sq ft), with some lots larger in size. Corner lots were designed with additional lot width to accommodate the increased corner lot setback requirements. Lots located along curved street sections and knuckles typically have adjusted widths to accommodate for the curves. There are no industrial or commercial sites proposed with this project.

The preliminary plan submittal package includes a preliminary utility plan in order to provide an overview of the utility layout, but is not intended for construction or detailed review. As part of the final plat submittal package detailed utility construction drawings will be included for review and approval.

The proposed single family residential use will not overburden the capacities of existing or planned roads, utilities or other public features, drainage and grading, police protection, emergency services, and water/ wastewater services as these services have been planned for in advance with previous area studies with the intended uses as allowed under the I-2 and CR zoning. A sufficient water supply has been acquired and can provide the water necessary for the proposed 114 new units through the Cherokee Metro District. In addition, a wastewater system has been established and can adequately serve the proposed units. A storm sewer system will convey the flows from the inlets to a proposed water quality area before draining into Sand Creek.

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

The geotechnical investigation prepared by CTL Thompson on December 9, 2016, identified no geologic hazards that would preclude development of the site for construction of residential structures. It is noted that the possible presence of some potentially hydro-compactive soils at the site, an area of shallow groundwater, potential for erosion, and the regional issue of seismicity as conditions that may affect the proposed development. It is noted that these conditions can be mitigated with engineering design and construction methods commonly employed in the area. Groundwater was encountered in 5 of the 8 exploratory borings, at multiple depths,



across the site and will vary with seasonal precipitation and landscaping irrigation. Conventional methods can be used to accomplish site grading for rapid conveyance of surface runoff to storm sewer systems, utility installation, and foundation spread footings. The study suggests future investigation of individual lot soils and foundation investigations for foundation design, sub-grade investigation for on-site pavements, and construction observation/ material testing during site development.

**Total Number of Residential Units, Density, and Lot Sizes:** 114 Single Family Detached Residential Units with a Gross Density of 3.53 DU/ Acre. The minimum lot size shall be 5,000 SF as required under the RS-5000 zoning.

**Types of Proposed Recreational Facilities:**

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

**Total Number of Industrial or Commercial Sites:**

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

**Traffic and Proposed Access Locations:**

Access to Meadowbrook Parkway occurs at the intersection of US24 and US 94. The two access points into the development, as required by El Paso County, will be constructed along Meadowbrook Parkway due to site configuration and natural constraints. Meadowbrook Parkway currently makes a 90 degree right turn at the first entrance to the neighborhood with an access point extending into the neighborhood as Newt Drive. A second access point will be located to the Northeast along Meadowbrook Parkway at Preble Drive. Internal streets will provide for a looped circulation pattern through the development. There is no cut-through traffic or additional access beyond the two access points provided.

There is a request for a deviation to adjust the centerline tangent length between the two broken back curves at the western portion of the property from the required 200' minimum (ECM Section 2.3.3.F.3) to the proposed 146' as illustrated on the drawings. This area of the site contains several constraints that cannot be mitigated. These constraints include the location and width of Meadowbrook Parkway; the location of the Sand Creek and its improvements; and the location of the 30' Sanitary Sewer Easement running parallel with the creek. All of these constraints combined narrow and limit the amount of developable area in this portion of the site. As a result the 200' minimum tangent length is not achievable given the available width. The lot sizes are as

small as they can be in order to remain buildable and affective. In addition, the lack of available width prevents the ability to completely line the street with units as shown on the drawings. This shortened roadway tangent will not be a high traffic area nor will it become a through way as only a handful of homes are served by this loop road. This deviation would not be detrimental to the health, safety, or welfare of the residents.

In addition to the two access points along Meadowbrook Parkway, the project will dedicate 40' to El Paso County along the southern boundary to be used for the ROW and the future extension of Meadowbrook Parkway to the west. Meadowbrook Crossing is requesting to be annexed into the El Paso County's 10mil Public Improvement District in order to lower the road impact fee obligations at this time.

**Phasing Plan:**

The Meadowbrook Crossing Preliminary Plan will be developed in one phase due to the economies of scale with respects to construction of access points, utility service, drainage, landscape and all other improvements. However, the lots will be platted in two separate filings due to the floodplain boundaries and timing of the LOMR process. The first filing will contain 79 lots which are completely outside the floodplain limits. The second filing will contain 35 lots which are currently impacted by the floodplain. Any lots within the designated floodplain will be platted after the LOMR is completed and approved.

**Areas of Required Landscaping:**

The proposed development does not require any landscaping except for the buffer plantings as required by the rezoning approval criteria. As mentioned above, along the zone boundary to the northeast a dedicated buffer is not being provided. This would simply create an unusable tract of land sandwiched between two uses. Instead, the residential lots along this boundary have an increased depth of approximately 15' that will effectively function as a buffer. The landscaping provided within the buffer along Lots 92-102 shall be owned and maintained by each respective individual lot owner as referenced and illustrated within the covenants. The buffer landscape shall be provided by the builder at the time of lot construction on an individual lot basis. The Meadowbrook Crossing Metropolitan District, or its designee, will be responsible for the oversight, maintenance and enforcement of the covenants relating to commons areas and the buffer landscape.

Along Meadowbrook Parkway (Non-Residential Collector, 80' ROW), the development provides a 10' landscape setback with an additional 5' no build area. This total of a 15' buffer will help meet the approval criteria of the rezone. As part of the screening efforts, a 6' concrete fence and landscape plantings are being provided by the developer. The landscape plantings are being provided at 1 Tree for every 20' linear feet of frontage and will be completed as part of the public improvements.

In addition to the buffers, the preliminary plan is providing 231,708 SF of internal open space which includes area to the North and South of Preble Drive at the neighborhood entrance, one small internal tract on Boreal Drive. The remaining open space is contiguous starting in the SW corner around the water quality feature and moving up to and along the creek to the North.

All open space and streetscape plantings will be owned and maintained by the Meadowbrook Crossing Metropolitan District. Individual lot landscaping, including the buffer plantings adjacent to the non-residential uses, will be the lot owner's responsibility.

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

There are 11.4 acres (498,305 sq ft) acres of total open space proposed. This includes 6.12 acres (266,597 sq ft) of the existing East Fork of Sand Creek and 5.32 acres (231,708 sq ft) of community open space. There is no open space required with this use; however, several areas have been set aside for drainage facilities as part of the Sand Creek improvements and preservation as well as to provide buffering to the adjacent uses.

**Water and Wastewater Services:**

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

**Master Plan for Mineral Extraction:**

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

**Proposed Services:**

1. Water: Cherokee Metropolitan District

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

**Impacts associated with the Preliminary Plan:**

Floodplain:

Portions of this site are located within a designated FEMA floodplain along the Northern boundary as determined by the flood insurance map, community map number '08041C0752F' effective date March 17, 1997. A CLOMR has been reviewed and approved by FEMA issued May 12, 2017 *Case No. 17-08-0333R* to provide channel improvements and revise the floodplain limits. The LOMR will be completed after the channel improvements have been installed and approved. As a result, the lots will be platted in two separate filings due to the floodplain boundaries and timing of the LOMR process. The first filing will contain 79 lots which are completely outside the floodplain limits. The second filing will contain 35 lots which are currently impacted by the floodplain. Any lots within the designated floodplain will be platted after the LOMR is completed and approved. There is an existing LOMR to the Northeast of the site, Case No. 06-08-B137p effective date of revision December 13, 2006. See attached LOMR for this project.

Wetlands:



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

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

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

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

Vegetation, Wildlife Habitats, and Migration Routes:

Visual Assessment:

Vegetation, Wildlife Habitats and Migration Routes:

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

While the area's most distinctive wildlife is probably the prairie dog, the Colorado Division of Wildlife note the following as also present in the area.

- Fox species
- Coyote
- Rabbits
- Raptors
- Songbirds
- Numerous Small Mammals
- And Many Others

Due to adjoining developments, it is not anticipated that this application will have significant impacts on wildlife in the area. However, the existing East Fork of Sand Creek may create an environment that will enhance and create a natural wildlife habitat corridor. No rare species were found to be present on the site as determined by Colorado Parks & Wildlife as well as the U.S. Fish and Wildlife Service. The USFWS reviewed the proposed development for impact on the Preble's Meadow Jumping Mouse and determined the proposed project is not likely to impact the Preble's and thus has been cleared. Refer to the U.S. Fish and Wildlife Service block clearance letter for the City of Colorado Springs included as part of the submittal package.

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

# MEADOWBROOK CROSSING FILING 1 & 2 PRELIMINARY PLAN

The West One-quarter corner of Section 6, Township 14 South, Range 65 West of the 6th P.M., County of El Paso, State of Colorado.

### GENERAL NOTES:

- All minimum dimensions and elevations shall apply in the right-of-way within this subdivision.
- For all proposed easements, easements, and crossings, the easement holder shall be permitted to install and maintain any utility lines, structures, and other improvements within the easement.
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**PROJECT DESCRIPTION:**  
MEADOWBROOK CROSSING AS A ROLLING HILLS RESIDENTIAL DEVELOPMENT WITH 100 TO 2000 SQR. FEET LOTS ON 327.7 ACRES.

**RESIDENTIAL SITE DATA:**

TRACT NO.	1
TRACT AREA (AC)	327.7
TRACT PERCENTAGE	100%
TRACT COORDINATES	SEE ATTACHED
TRACT BOUNDARIES	SEE ATTACHED
TRACT AREA (AC)	327.7
TRACT PERCENTAGE	100%
TRACT COORDINATES	SEE ATTACHED
TRACT BOUNDARIES	SEE ATTACHED

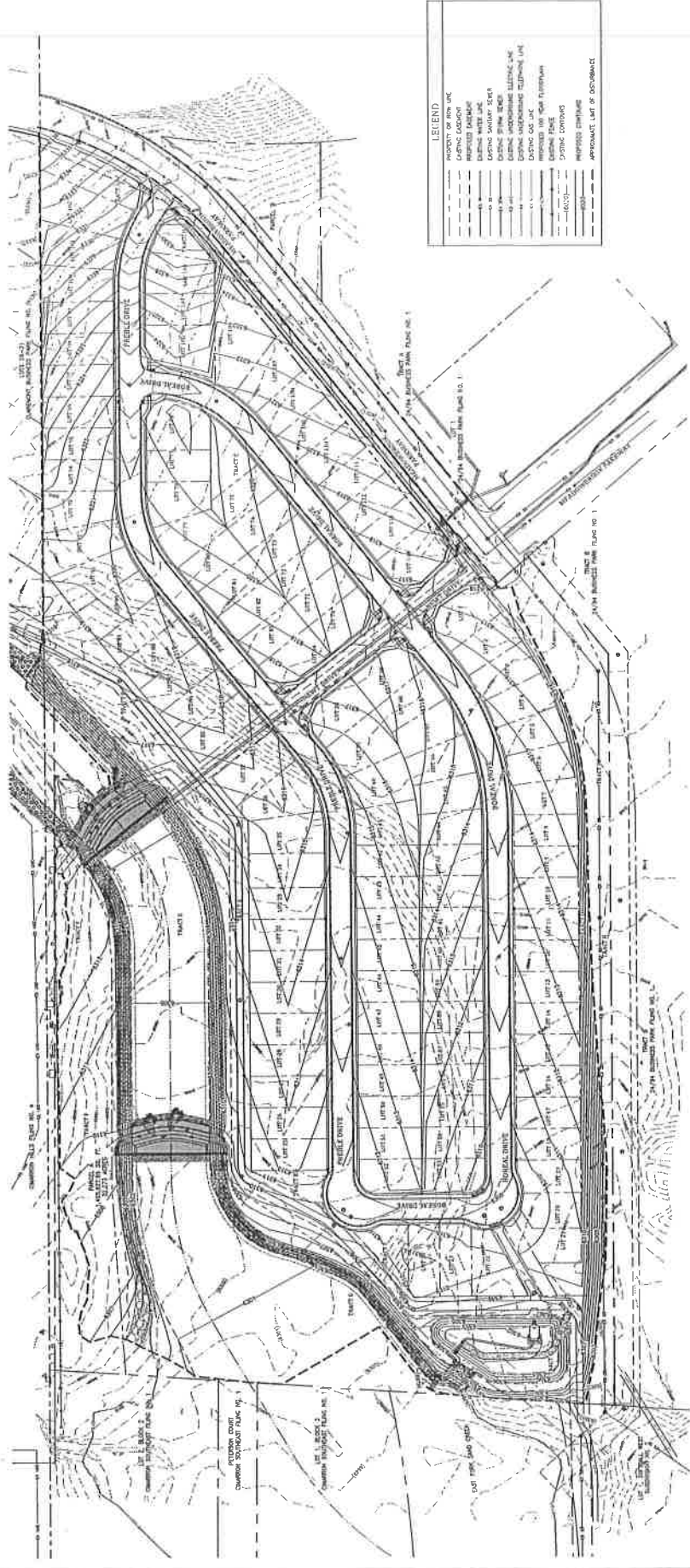
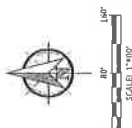
**RS-5000 DEVELOPMENT STANDARDS:**

Minimum Lot Coverage:	40% for lots with a minimum area of 1/2 acre
Minimum Lot Area:	5000 sq. ft.
Minimum Front Setback:	20 feet
Minimum Side Setback:	10 feet
Minimum Rear Setback:	10 feet
Minimum Front Yard Width:	10 feet
Minimum Front Yard Depth:	10 feet
Minimum Front Yard Area:	100 sq. ft.
Minimum Front Yard Perimeter:	100 feet
Minimum Front Yard Perimeter Area:	1000 sq. ft.
Minimum Front Yard Perimeter Perimeter:	100 feet
Minimum Front Yard Perimeter Perimeter Area:	1000 sq. ft.

**REVISIONS:**

NO.	DATE	DESCRIPTION
1	10/15/14	INITIAL DESIGN
2	11/10/14	REVISED DESIGN
3	12/15/14	REVISED DESIGN
4	01/15/15	REVISED DESIGN
5	02/15/15	REVISED DESIGN
6	03/15/15	REVISED DESIGN
7	04/15/15	REVISED DESIGN
8	05/15/15	REVISED DESIGN
9	06/15/15	REVISED DESIGN
10	07/15/15	REVISED DESIGN
11	08/15/15	REVISED DESIGN
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MEADOWBROOK CROSSING  
 FILING 1 & FILING 2  
 PRELIMINARY LANDS CAPE PLAN



LEGEND

---	PROPERTY OF OTHERS
---	PROPOSED HIGHWAY
---	PROPOSED WATER LINE
---	PROPOSED SEWER LINE
---	PROPOSED GAS LINE
---	PROPOSED TELEPHONE LINE
---	PROPOSED POWER LINE
---	PROPOSED LIGHT RAILWAY
---	PROPOSED FENCE
---	PROPOSED DRIVE
---	PROPOSED WALKWAY
---	PROPOSED BIKEWAY
---	PROPOSED TRAIL
---	PROPOSED PATH
---	PROPOSED BRIDGE
---	PROPOSED TUNNEL
---	PROPOSED UNDERPASS
---	PROPOSED OVERPASS
---	PROPOSED CULVERT
---	PROPOSED DRAINAGE
---	PROPOSED EROSION CONTROL
---	PROPOSED LANDSCAPING
---	PROPOSED PLANTING
---	PROPOSED SIGNAGE
---	PROPOSED LIGHTING
---	PROPOSED SECURITY
---	PROPOSED MAINTENANCE
---	PROPOSED UTILITIES
---	PROPOSED INFRASTRUCTURE
---	PROPOSED SERVICES
---	PROPOSED FACILITIES
---	PROPOSED EQUIPMENT
---	PROPOSED MATERIALS
---	PROPOSED SUPPLIES
---	PROPOSED CONTRACTORS
---	PROPOSED SUBCONTRACTORS
---	PROPOSED VENDORS
---	PROPOSED SUPPLIERS
---	PROPOSED DISTRIBUTORS
---	PROPOSED RETAILERS
---	PROPOSED WHOLESALE
---	PROPOSED MANUFACTURERS
---	PROPOSED SERVICE PROVIDERS
---	PROPOSED CONSULTANTS
---	PROPOSED ENGINEERS
---	PROPOSED ARCHITECTS
---	PROPOSED PLANNERS
---	PROPOSED DESIGNERS
---	PROPOSED CREATORS
---	PROPOSED DEVELOPERS
---	PROPOSED OWNERS
---	PROPOSED INVESTORS
---	PROPOSED FINANCERS
---	PROPOSED BANKS
---	PROPOSED CREDITORS
---	PROPOSED LENDERS
---	PROPOSED BORROWERS
---	PROPOSED GUARANTORS
---	PROPOSED CO-SIGNERS
---	PROPOSED CO-OWNERS
---	PROPOSED PARTNERS
---	PROPOSED ASSOCIATES
---	PROPOSED ADVISORS
---	PROPOSED MENTORS
---	PROPOSED COACHES
---	PROPOSED TRainers
---	PROPOSED INSTRUCTORS
---	PROPOSED TEACHERS
---	PROPOSED PROFESSORS
---	PROPOSED RESEARCHERS
---	PROPOSED SCIENTISTS
---	APPROXIMATE LIMIT OF DISTURBANCE

**Kiowa**  
 Engineering Corporation  
 7175 West Jefferson Avenue, Suite 1300  
 Lakewood, Colorado 80235  
 (303) 692-0369

MEADOWBROOK CROSSING  
 FILING 1 & FILING 2  
 PRELIMINARY GRADING PLAN  
 EL PASO COUNTY, COLORADO

Project No.: 10200  
 Date: 11/13/2017  
 Drawing: 01A  
 Location: USA  
 Project: MEADOWBROOK CROSSING  
 Scale: AS SHOWN

C1





# MEADOWBROOK CROSSING FILING 1 & FILING 2 PRELIMINARY LANDSCAPE PLAN

The West Company, a Division of Black & Veatch, a Subsidiary of Jacobs  
180 P.M., County of El Paso, State of Colorado

## GENERAL NOTES:

- ALL UTILITY LOCATIONS MUST BE OBTAINED FROM THE LANDSCAPE CONTRACTOR PRIOR TO DIGGING.
- ALL AREAS DESIGNATED FOR CONSTRUCTION SHALL BE REVEGETATED AS PART OF THE BASE BID UNLESS OTHERWISE SHOWN.
- AVOID BROKEN BACK CURVES AND LONG TANGENTS BETWEEN CURVES.
- ALL CURVES SHALL BE DESIGNED TO MEET THE DESIGN SPEED AND THE OPERATIONAL REQUIREMENTS OF THE ALL SPACES SHALL BE LANCED AND TREES LOCATED APPROVED BY THE OWNER BEFORE ANY PLANTING.
- CONTRACTOR IS RESPONSIBLE FOR ENSURING CONTRACTOR PRACTICES AS PER LANSAP PLANS.
- SPRINKLER HEADS AND TREES EXCEPT THOSE IN TURF AND NATIVE BED AREAS SHALL BE DRIP IRRIGATED. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL BY APRIL 15 OR AFTER, DEPENDING ON AND BEFORE CONCRETE GROUND FREEZE.
- MEADOWBROOK CROSSING AND STRIPES ARE LOCATED WITHIN THE BRIGHTON-CORNER WITHIN THIS DEVELOPMENT SHALL BE OWNED AND MAINTAINED BY THE MEADOWBROOK CROSSING METROPOLITAN DISTRICT.
- WHEN THE SITE DISTANCE TRIANGLES SHALL BE LIMITED UP TO A MINIMUM FROM ENRICHED CHANGES BY EACH RESPECTIVE INDIVIDUAL LOT OWNERS AS REFERENCED AND ILLUSTRATED WITHIN THE COVENANTS. THE BUFFER LANDSCAPE SHALL BE MAINTAINED AND ENRICHED BY THE MEADOWBROOK CROSSING METROPOLITAN DISTRICT. ON ITS DESIGN, WILL BE RESPONSIBLE FOR THE OVERSIGHT, MAINTENANCE AND ENRICHMENT OF THE COVENANTS RELATING TO COMMON AREAS AND THE BUFFER LANDSCAPE.

## DEVELOPMENT PLAN DATA:

STREET CLASSIFICATION:	MEADOWBROOK PROPERTY	NORTH BOUNDARY
STREET WIDTH:	200'	200'
STREET DEPTH:	100'	100'
TOTAL NUMBER OF TREES (ALL TYPES):	100	100
NUMBER OF TREES TO BE REPLANTED:	100	100
NUMBER OF TREES TO BE REMOVED:	0	0
NUMBER OF TREES TO BE PLANTED:	100	100
NUMBER OF TREES TO BE MAINTAINED:	100	100
NUMBER OF TREES TO BE DESTROYED:	0	0
NUMBER OF TREES TO BE PRESERVED:	100	100
NUMBER OF TREES TO BE REPLANTED:	100	100
NUMBER OF TREES TO BE MAINTAINED:	100	100
NUMBER OF TREES TO BE DESTROYED:	0	0
NUMBER OF TREES TO BE PRESERVED:	100	100

## LANDSCAPE MATERIAL SCHEDULE

ITEM	DESCRIPTION	QUANTITY	UNIT
1	GRAVEL (3/4" MAXIMUM)	100	CU YD
2	GRAVEL (1/2" MAXIMUM)	100	CU YD
3	GRAVEL (3/8" MAXIMUM)	100	CU YD
4	GRAVEL (1/4" MAXIMUM)	100	CU YD
5	GRAVEL (1/8" MAXIMUM)	100	CU YD
6	GRAVEL (1/16" MAXIMUM)	100	CU YD
7	GRAVEL (1/32" MAXIMUM)	100	CU YD
8	GRAVEL (1/64" MAXIMUM)	100	CU YD
9	GRAVEL (1/128" MAXIMUM)	100	CU YD
10	GRAVEL (1/256" MAXIMUM)	100	CU YD
11	GRAVEL (1/512" MAXIMUM)	100	CU YD
12	GRAVEL (1/1024" MAXIMUM)	100	CU YD
13	GRAVEL (1/2048" MAXIMUM)	100	CU YD
14	GRAVEL (1/4096" MAXIMUM)	100	CU YD
15	GRAVEL (1/8192" MAXIMUM)	100	CU YD
16	GRAVEL (1/16384" MAXIMUM)	100	CU YD
17	GRAVEL (1/32768" MAXIMUM)	100	CU YD
18	GRAVEL (1/65536" MAXIMUM)	100	CU YD
19	GRAVEL (1/131072" MAXIMUM)	100	CU YD
20	GRAVEL (1/262144" MAXIMUM)	100	CU YD
21	GRAVEL (1/524288" MAXIMUM)	100	CU YD
22	GRAVEL (1/1048576" MAXIMUM)	100	CU YD
23	GRAVEL (1/2097152" MAXIMUM)	100	CU YD
24	GRAVEL (1/4194304" MAXIMUM)	100	CU YD
25	GRAVEL (1/8388608" MAXIMUM)	100	CU YD
26	GRAVEL (1/16777216" MAXIMUM)	100	CU YD
27	GRAVEL (1/33554432" MAXIMUM)	100	CU YD
28	GRAVEL (1/67108864" MAXIMUM)	100	CU YD
29	GRAVEL (1/134217728" MAXIMUM)	100	CU YD
30	GRAVEL (1/268435456" MAXIMUM)	100	CU YD
31	GRAVEL (1/536870912" MAXIMUM)	100	CU YD
32	GRAVEL (1/1073741824" MAXIMUM)	100	CU YD
33	GRAVEL (1/2147483648" MAXIMUM)	100	CU YD
34	GRAVEL (1/4294967296" MAXIMUM)	100	CU YD
35	GRAVEL (1/8589934592" MAXIMUM)	100	CU YD
36	GRAVEL (1/17179869184" MAXIMUM)	100	CU YD
37	GRAVEL (1/34359738368" MAXIMUM)	100	CU YD
38	GRAVEL (1/68719476736" MAXIMUM)	100	CU YD
39	GRAVEL (1/137438953472" MAXIMUM)	100	CU YD
40	GRAVEL (1/274877906944" MAXIMUM)	100	CU YD
41	GRAVEL (1/549755813888" MAXIMUM)	100	CU YD
42	GRAVEL (1/1099511627776" MAXIMUM)	100	CU YD
43	GRAVEL (1/2199023255552" MAXIMUM)	100	CU YD
44	GRAVEL (1/4398046511104" MAXIMUM)	100	CU YD
45	GRAVEL (1/8796093022208" MAXIMUM)	100	CU YD
46	GRAVEL (1/17592180444416" MAXIMUM)	100	CU YD
47	GRAVEL (1/35184360888832" MAXIMUM)	100	CU YD
48	GRAVEL (1/70368721777664" MAXIMUM)	100	CU YD
49	GRAVEL (1/140737443555328" MAXIMUM)	100	CU YD
50	GRAVEL (1/281474887110656" MAXIMUM)	100	CU YD
51	GRAVEL (1/562949774221312" MAXIMUM)	100	CU YD
52	GRAVEL (1/1125899548442624" MAXIMUM)	100	CU YD
53	GRAVEL (1/2251799096885248" MAXIMUM)	100	CU YD
54	GRAVEL (1/4503598193770496" MAXIMUM)	100	CU YD
55	GRAVEL (1/9007196387540992" MAXIMUM)	100	CU YD
56	GRAVEL (1/18014392775081984" MAXIMUM)	100	CU YD
57	GRAVEL (1/36028785550163968" MAXIMUM)	100	CU YD
58	GRAVEL (1/72057571100327936" MAXIMUM)	100	CU YD
59	GRAVEL (1/14411514220065584" MAXIMUM)	100	CU YD
60	GRAVEL (1/28823028440131168" MAXIMUM)	100	CU YD
61	GRAVEL (1/57646056880262336" MAXIMUM)	100	CU YD
62	GRAVEL (1/115292113760524672" MAXIMUM)	100	CU YD
63	GRAVEL (1/230584227521049344" MAXIMUM)	100	CU YD
64	GRAVEL (1/461168455042098688" MAXIMUM)	100	CU YD
65	GRAVEL (1/922336910084197376" MAXIMUM)	100	CU YD
66	GRAVEL (1/1844673820168394752" MAXIMUM)	100	CU YD
67	GRAVEL (1/3689347640336789504" MAXIMUM)	100	CU YD
68	GRAVEL (1/7378695280673579008" MAXIMUM)	100	CU YD
69	GRAVEL (1/14757390561347158112" MAXIMUM)	100	CU YD
70	GRAVEL (1/29514781122694316224" MAXIMUM)	100	CU YD
71	GRAVEL (1/59029562245388632448" MAXIMUM)	100	CU YD
72	GRAVEL (1/118059124490777264896" MAXIMUM)	100	CU YD
73	GRAVEL (1/236118248981554529792" MAXIMUM)	100	CU YD
74	GRAVEL (1/472236497963109059584" MAXIMUM)	100	CU YD
75	GRAVEL (1/944472995926218119168" MAXIMUM)	100	CU YD
76	GRAVEL (1/188894591185243623836" MAXIMUM)	100	CU YD
77	GRAVEL (1/377789182370487247672" MAXIMUM)	100	CU YD
78	GRAVEL (1/755578364740974495344" MAXIMUM)	100	CU YD
79	GRAVEL (1/1511156729481948990688" MAXIMUM)	100	CU YD
80	GRAVEL (1/3022313458963897981376" MAXIMUM)	100	CU YD
81	GRAVEL (1/6044626917927795962752" MAXIMUM)	100	CU YD
82	GRAVEL (1/12089253835855591925504" MAXIMUM)	100	CU YD
83	GRAVEL (1/24178507671711183851008" MAXIMUM)	100	CU YD
84	GRAVEL (1/48357015343422367702016" MAXIMUM)	100	CU YD
85	GRAVEL (1/96714030686844735404032" MAXIMUM)	100	CU YD
86	GRAVEL (1/193428061373689468808064" MAXIMUM)	100	CU YD
87	GRAVEL (1/386856122747378937616128" MAXIMUM)	100	CU YD
88	GRAVEL (1/773712245494757875222256" MAXIMUM)	100	CU YD
89	GRAVEL (1/1547424490989515750444512" MAXIMUM)	100	CU YD
90	GRAVEL (1/3094848981979031500889024" MAXIMUM)	100	CU YD
91	GRAVEL (1/6189697963958063001778048" MAXIMUM)	100	CU YD
92	GRAVEL (1/12379395927916126003556096" MAXIMUM)	100	CU YD
93	GRAVEL (1/24758791855832252007112192" MAXIMUM)	100	CU YD
94	GRAVEL (1/49517583711664504014224384" MAXIMUM)	100	CU YD
95	GRAVEL (1/99035167423329008028448768" MAXIMUM)	100	CU YD
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97	GRAVEL (1/396140669693316032113795072" MAXIMUM)	100	CU YD
98	GRAVEL (1/792281339386632064227590144" MAXIMUM)	100	CU YD
99	GRAVEL (1/1584562678773264128455180288" MAXIMUM)	100	CU YD
100	GRAVEL (1/316912535754652825691040576" MAXIMUM)	100	CU YD

## PER PLAN

PER PLAN: TO BE MAINTAINED BY THE MEADOWBROOK CROSSING METROPOLITAN DISTRICT.

## PER PLAN

PER PLAN: TO BE MAINTAINED BY THE MEADOWBROOK CROSSING METROPOLITAN DISTRICT.

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## PER PLAN

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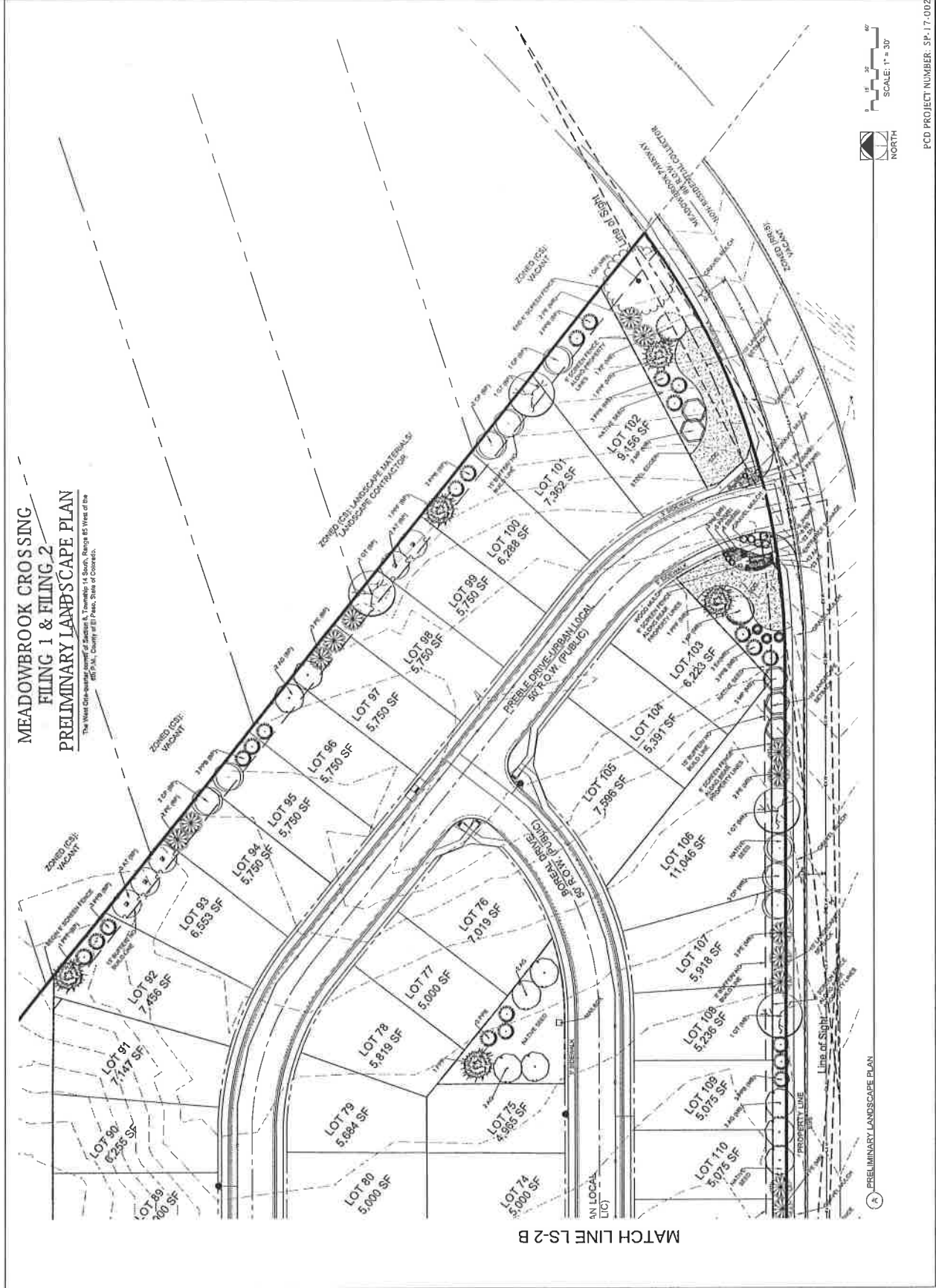
## PLANT SCHEDULE:

SYMBOL	COMMON NAME	HEIGHT	SPACING	PLANTING DATE
1	AMERICAN BIRCH	10-12'	10' x 10'	SPRING
2	AMERICAN BIRCH	10-12'	10' x 10'	FALL
3	AMERICAN BIRCH	10-12'	10' x 10'	SPRING
4	AMERICAN BIRCH	10-12'	10' x 10'	FALL
5	AMERICAN BIRCH	10-12'	10' x 10'	SPRING
6	AMERICAN BIRCH	10-12'	10' x 10'	FALL
7	AMERICAN BIRCH	10-12'	10' x 10'	SPRING
8	AMERICAN BIRCH	10-12'	10' x 10'	FALL
9	AMERICAN BIRCH	10-12'	10' x 10'	SPRING
10	AMERICAN BIRCH	10-12'	10' x 10'	FALL
11	AMERICAN BIRCH	10-12'	10' x 10'	SPRING
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13	AMERICAN BIRCH	10-12'	10' x 10'	SPRING
14	AMERICAN BIRCH	10-12'	10' x 10'	FALL
15	AMERICAN BIRCH	10-12'	10' x 10'	SPRING
16	AMERICAN BIRCH	10-12'	10' x 10'	FALL
17	AMERICAN BIRCH	10-12'	10' x 10'	SPRING
18	AMERICAN BIRCH	10-12'	10' x 10'	FALL
19	AMERICAN BIRCH	10-12'	10' x 10'	SPRING
20	AMERICAN BIRCH	10-12'	10' x 10'	FALL
21	AMERICAN BIRCH	10-12'	10' x 10'	SPRING
22	AMERICAN BIRCH	10-12'	10' x 10'	FALL
23	AMERICAN BIRCH	10-12'	10' x 10'	SPRING
24	AMERICAN BIRCH	10-12'	10' x 10'	FALL
25	AMERICAN BIRCH	10-12'	10' x 10'	SPRING
26	AMERICAN BIRCH	10-12'	10' x 10'	FALL
27	AMERICAN BIRCH	10-12'	10' x 10'	SPRING
28	AMERICAN BIRCH	10-12'	10' x 10'	FALL
29	AMERICAN BIRCH	10-12'	10' x 10'	SPRING
30	AMERICAN BIRCH	10-12'	10' x 10'	FALL
31	AMERICAN BIRCH	10-12'	10' x 10'	SPRING
32	AMERICAN BIRCH	10-12'	10' x 10'	FALL
33	AMERICAN BIRCH	10-12'	10' x 10'	SPRING
34	AMERICAN BIRCH	10-12'	10' x 10'	FALL
35	AMERICAN BIRCH	10-12'	10' x 10'	SPRING
36	AMERICAN BIRCH	10-12'	10' x 10'	FALL
37	AMERICAN BIRCH	10-12'	10' x 10'	SPRING
38	AMERICAN BIRCH	10-12'	10' x 10'	FALL
39	AMERICAN BIRCH	10-12'	10' x 10'	SPRING
40	AMERICAN BIRCH	10-12'	10' x 10'	FALL
41				



**MEADOWBROOK CROSSING  
FILING 1 & FILING 2  
PRELIMINARY LANDSCAPE PLAN**

The West-Chicago-Journal of Sunday, November 14, 2009, Page B5 West of the  
857 1/2 N. County of El Paso, State of Colorado.



PCD PROJECT NUMBER: SP-17-002

**THOMAS THOMAS**  
Landscape Architecture  
1400 North Lincoln  
Colorado Springs, Colorado 80904  
Phone: 719.576.1111  
Fax: 719.576.1112  
www.thomasthomas.com

REV	DATE	BY	CHK	APP
1				
2				
3				
4				
5				

DESCRIPTION	DATE	BY	CHK	APP
DESIGN	08.14.17			
CHECK	08.14.17			
SCALE	AS SHOWN			

MEADOWBROOK CROSSING  
FILING 1 & FILING 2  
Colorado Springs, CO  
PRELIMINARY LANDSCAPE PLAN

LS 3 3 of 3



Office of the State Engineer  
 1313 Sherman St, Suite 818  
 Denver, CO 80203

July 11, 2017

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

RE: Meadowbrook Crossing - Revised  
 Preliminary Plan and Final Plat  
 Sec. 8, Twp. 14S, Rng. 65W, 6<sup>th</sup> P.M.  
 Water Division 2, Water District 10  
 CDWR Assigned Subdivision No. 24007

To Whom It May Concern:

We have received additional information concerning the above-referenced revised proposal to subdivide a 32.27 +/- acre tract of land into 114 single family lots for a density of 3.53 dwelling units/acre. According to the submittal, the proposed supply of water and wastewater disposal is to be served by the Cherokee Metropolitan District (“Cherokee”).

**Water Supply Demand**

The Water Supply Information Summary, Form No. GWS-76, previously provided estimates a demand of 35.34 acre-feet/year for 114 lots (0.31 acre-feet/year/lot), and 0.93 acre-feet/year for irrigation of 0.53 acres, for a total estimated demand of 36.27 acre-feet/year. It should be noted that standard water use rates, as found in the *Guide to Colorado Well Permits, Water Rights, and Water Administration*, are 0.3 acre-foot per year for each ordinary household, 0.05 acre-foot per year for four large domestic animals, and 0.05 acre-foot per year for each 1,000 square feet of lawn and garden irrigation.

**Source of Water Supply**

The proposed source of water for the development is to be served by Cherokee and a letter of commitment from Cherokee dated June 16, 2017 was included in the latest submittal. According to the June 16, 2017 letter from Cherokee, they have committed to supply 36.27 acre-feet/year to the proposed development. According to this office’s records, it appears that Cherokee has adequate water resources to serve 36.27 acre-feet/year for the proposed development.

**Additional Comments**

The application materials indicate that the project may include include storm water collection and/or conveyance facilities. The Applicant should be aware that, unless the proposed improvements to the existing storm water structure can meet the requirements of a



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

**State Engineer’s Office Opinion**

Pursuant to Section 30-28-136(1)(h)(II), C.R.S., it is the opinion of this office that the proposed water supply can be provided without causing injury to decreed water rights, and the supply is expected to be adequate. Should you have any questions, please feel free to contact me directly.

Sincerely,



Caleb Foy, P.E.  
Water Resource Engineer

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



# EL PASO COUNTY



## OFFICE OF THE COUNTY ATTORNEY CIVIL DIVISION

**Amy R. Folsom, County Attorney**

### Assistant County Attorneys

M. Cole Emmons  
Lori L. Seago  
Diana K. May  
Kenneth R. Hodges  
Lisa A. Kirkman  
Steven A. Klaffky

July 20, 2017

Meadowbrook Crossing  
SP-17-002 (Preliminary Plan)  
SF-17-002 (Final Plat)

Reviewed by: Cole Emmons, Senior Assistant County Attorney  
Edi Anderson, Paralegal

1. This is a proposal by Meadowbrook Crossing, LLC ("Applicant") for approval of a Preliminary Plan and Final Plat to subdivide approximately 32.27 acres\* into 114 single-family residential lots, plus open space. The property is zoned RS-5000 (Residential Suburban).

**\*NOTE:** Applicant and Planning and Community Development Department will have to resolve the discrepancy in the records received by the County Attorney's Office as to the acreage of this subdivision. Different acreage figures provided include 32.8 acres, 32.374 acres, and 32.27 acres.

2. The Applicant has provided that the source of water for the subdivision will derive from the Cherokee Metropolitan District ("District"). Pursuant to the Water Supply Information Summary and Master Water and Wastewater Report/Meadowbrook Crossing Subdivision dated May 5, 2017, which was provided with the proposal, the Applicant estimates the annual water requirement to serve 114 single family residential lots at 0.31 acre-feet per lot for a total water requirement of 35.34 acre-feet per year, plus 0.93 acre-feet for irrigation for a total water demand of 36.27 acre-feet per year for the subdivision. Based on this estimate, the Applicant will need to provide a supply from the District of 10,881 acre-feet (36.27 acre-feet x 300 yrs.) to meet the County's 300 year water supply requirement.

3. The General Manager of the District provided a formal commitment letter dated June 16, 2017. The General Manager stated that the "proposed development is located within the District's established boundaries and therefor is eligible for service connections from the District." Further, based on "114 platted lots for this development,



and the additional .93 acre feet per year requested for irrigation purposes, the District is able to supply 36.27 acre feet of water per year for this project."

4. In a letter dated July 11, 2017, the State Engineer reviewed information for the Meadowbrook Crossing Preliminary Plan and Final Proposal for 114 single-family lots on approximately 32.27 +/- acres.

The State Engineer stated that according to their records "it appears that Cherokee has adequate water resources to serve 36.27 acre-feet/year for the proposed development." And further, pursuant to "Section 30-28-136(1)(h)(II), C.R.S., it is the opinion of this office that the proposed water supply can be provided without causing injury to decreed water rights and is expected to be adequate."

NOTE: The State Engineer's Office also provided an advisory to the Applicant related to the project's storm water collection and/or conveyance facilities. The Engineer advised the Applicant that ". . . unless the proposed improvements to the existing storm water structure can meet the requirements of a 'storm water detention and infiltration facility' . . . the structure may be subject to administration by this office. The applicant should review the *DWR's Administrative Statement Regarding the Management of Storm Water Detention Facilities and Post-Wildland Fire Facilities in Colorado* . . . to ensure that the notice, construction and operation of the proposed structure meets statutory and administrative requirements."

5. 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 that may be provided by the El Paso County Health Department.

6. Analysis and Recommendation. Based upon the finding of sufficiency by the State Engineer's Office and no injury to existing water rights, based on Applicant's stated demand of 36.27 acre-feet per year, and based on the commitment by the District to serve the property in the amount of 36.27 acre-feet per year as required by the subdivision, subject to the requirements set forth below, the County Attorney's Office recommends a finding that the proposed water supply is **sufficient** in terms of quantity and dependability.

#### **CONDITION OF COMPLIANCE:**

- A. Applicant and all future owners of lots within this filing shall be advised of, and comply with, the conditions, rules, regulations, and specifications set by the District, including the District's requirement that the project "must achieve appropriate zoning and a final plat from El Paso County Development Services within 12 months of the date of this letter" [letter dated June 16, 2017].



B. It is Applicant's responsibility, and not the County's, to comply with the advisory by the State Engineer's Office regarding its storm water collection and/or conveyance facilities to ensure that the structure meets the requirements of a 'storm water detention and infiltration facility' and that notice, construction and operation of the proposed structure meets statutory and administrative requirements.

cc: Kari Parsons, Project Manager, Planner II

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

Planning Commission (PC) Meeting  
Tuesday, August 1, 2017  
El Paso County Planning and Community Development Department  
2880 International Circle, Hearing Room  
Colorado Springs, Colorado 80910

**PRESENT AND VOTING: JIM EGBERT, SABRINA RAINEY, ALLAN CREELY, KEVIN CURRY, BRIAN RISLEY, TONY GIOIA, AND LAWRENCE WOOD. OTHERS PRESENT BUT NOT VOTING: JOAN LUCIA-TREESE AND MITCHELL SMITH**

**ABSENT: KEVIN MASTIN**

**STAFF PRESENT: CRAIG DOSSEY, MARK GEBHART, NINA RUIZ, KARI PARSONS, GILBERT LAFORCE, TOMMY HOFF, ELIZABETH NIJKAMP, AND EL PASO COUNTY ATTORNEY COLE EMMONS**

**SP-17-002**

**PARSONS**

**PRELIMINARY PLAN  
MEADOWBROOK CROSSING**

A request by Meadowbrook Crossing, LLC, for approval of a preliminary plan to create 114 single-family residential lots. The property is zoned RS-5000 overlay (Residential Suburban). The site is within the CAD-O (Commercial Airport Overlay District), and is located north of Highway 24, south of the East Fork of Sand Creek, and east of Peterson Road. (Parcel No. 54080-00-055)

**Mr. Curry** – I notice that they this property lies within two metropolitan districts, but the residents only pay to one district. **Answer from Ms. Parsons** – The Cherokee Metropolitan District is who will provide the water and wastewater services. The Meadowbrook Metropolitan District will be constructing the improvements to the Sand Creek channel as well as the ownership and maintenance of the tracts that are going to provide the buffer and the landscape within that buffer. At the final plat, there is the option to have a third district for the Road Impact Fee.

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



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

**Mr. Curry** -- I notice that the applicant plans to apply for an increase in mill levy cap. Generally speaking, I don't like those increases. If it were denied, what would happen with development? **Answer from Mr. Danny Mientka** – We would proceed with or without that increase. There will be two additional channels with drop features that will need to be installed and they are on board with a higher mill levy which keeps the costs down for the homeowner. There isn't enough scale to absorb \$1.2 million in costs without the increase.

**Mr. Curry** -- I notice there was also intent to apply for annexation for the public improvement district. What impact does it have on development if you are not approved? **Answer from Ms. Parsons** -- it has no impact on development outside of other plat applications. The public improvement district (PID) is an option provided to the applicant to participate in the mandatory Transportation Impact Program. The lot owner would be subject to pay higher costs at building permit time or pay less if not included in the PID.

**Mr. Egbert** – Is the issue of the mill levy an issue at Preliminary Plat? With regard to wet utilities, will we see that at Final Plat? **Answer from Ms. Parsons** – no, it is not. The mill levy increase has no relevance to the approval criteria. Both plans have been reviewed together, but we did not feel comfortable bringing the Final Plat just yet to the Planning Commission. The Final Plat should be available at the next Planning Commission meeting.

**PC ACTION: CREELY MOVED/RISLEY SECONDED TO APPROVE CONSENT ITEM NO. 2B, SP-17-002 FOR APPROVAL OF A PRELIMINARY PLAN FOR MEADOWBROOK CROSSING UTILIZING RESOLUTION PAGE 25 (MORE PARTICULARLY DESCRIBED ON PAGE 17-026) WITH FIVE (5) CONDITIONS AND TWO (2) NOTATIONS WITH A FINDING OF WATER SUFFICIENCY FOR QUALITY, QUANTITY, AND DEPENDABILITY AND THAT THIS ITEM BE FORWARDED TO THE BOARD OF COUNTY COMMISSIONERS. THE MOTION WAS APPROVED UNANIMOUSLY (7-0).**

PRELIMINARY PLAN (RECOMMEND APPROVAL)

Commissioner Creely moved that the following Resolution be adopted:

**BEFORE THE PLANNING COMMISSION**

**OF THE COUNTY OF EL PASO**

**STATE OF COLORADO**

**RESOLUTION NO. SP- 17-002**

WHEREAS, Meadowbrook Crossing, LLC, did file an application with the El Paso County Planning and Community Development Department for the approval of a preliminary plan for the proposed Meadowbrook Crossing 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 August 1, 2017; 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 proposed subdivision is in general conformance with the goals, objectives, and policies of the Master Plan.
6. The subdivision is consistent with the purposes of the Land Development Code.
7. The subdivision is in conformance with the subdivision design standards and any approved sketch plan.

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)(a)] and the requirements of Chapter 8 of the Land Development Code.
9. 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 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 the proposed subdivision is compatible with such conditions [C.R.W. §30-28-133(6)(c)].
11. Adequate drainage improvements complying with State law [C.R.S. §30-28-133(3)(c)(VIII)] and the requirements of the Land Development Code and the Engineering Criteria Manual are provided by the design.
12. Legal and physical access is or will be provided to all parcels by public rights-of-way or recorded easement, acceptable to the County in compliance with the Land Development Code and the Engineering Criteria Manual.
13. The proposed subdivision has established an adequate level of compatibility by (1) incorporating natural physical features into the design and providing sufficient open spaces considering the type and intensity of the subdivision; (2) incorporating site planning techniques to foster the implementation of the County's plans, and encouraging a land use pattern to support a balanced transportation system, including auto, bike and pedestrian traffic, public or mass transit if appropriate, and the cost effective delivery of other services consistent with adopted plans, policies and regulations of the County; (3) incorporating physical design features in the subdivision to provide a transition between the subdivision and adjacent land uses; (4) incorporating identified environmentally sensitive areas, including but not limited to, wetlands and wildlife corridors, into the design; and (5) incorporating public facilities or infrastructure, or provisions therefor, reasonably related to the proposed subdivision so the proposed subdivision will not negatively impact the levels of service of County services and facilities.
14. Necessary services, including police and fire protection, recreation, utilities, open space and transportation system, are or will be available to serve the proposed subdivision.
15. The subdivision provides evidence to show that the proposed methods for fire protection comply with Chapter 6 of the Land Development Code.
16. The proposed subdivision meets other applicable sections of Chapters 6 and 8 of the Land Development Code.

17. All data, surveys, analyses, studies, plans, and designs as are required by the State of Colorado and El Paso County have been submitted, reviewed, and found to meet all sound planning and engineering requirements of the El Paso County Subdivision Regulations.
18. That the proposed subdivision of land conforms to the El Paso County Zoning Resolutions.
19. That 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 a preliminary plan of the Meadowbrook Crossing Subdivision.

AND BE IT FURTHER RESOLVED that the Planning Commission recommends approval of the following requested waiver(s):

No waivers are requested with this preliminary plan.

AND BE IT FURTHER RESOLVED that the Planning Commission recommends the following conditions and notation(s) be placed upon this approval:

#### **CONDITIONS**

1. Any future or subsequent development and/or use of the property shall be in accordance with the use, density, and dimensional standards of the RS-5000 (Residential Suburban) zoning district and with the applicable sections of the Land Development Code (2016) and Engineering Criteria Manual (2015).
2. 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.
3. 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.

4. The Letter of Map Revision for the FEMA floodplain shall be approved by FEMA prior to the submittal of the final plat for Meadowbrook Crossing Filing No. 2 which is anticipated to include the single-family lots within the flood plain as depicted on the preliminary plan.
5. The channel improvements within the property which are identified in the Sand Creek Drainage Basin Planning Study and preliminary drainage report shall be constructed with the Meadowbrook Crossing Filing No. 1.

**NOTATIONS**

1. Preliminary plans not forwarded to the Board of County Commissioners for consideration within 180 days of Planning Commission action will be deemed to be withdrawn and will have to be resubmitted in their entirety.
2. Approval of the preliminary plan will expire after twenty-four (24) months unless a final plat has been approved and recorded or a time extension has been granted.

BE IT FURTHER RESOLVED that the Resolution and recommendations be forwarded to the El Paso County Board of County Commissioners.

Commissioner Risley seconded the adoption of the foregoing Resolution.

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

Commissioner Egbert	aye
Commissioner Rainey	aye
Commissioner Gioia	aye
Commissioner Creely	aye
Commissioner Curry	aye
Commissioner Risley	aye
Commissioner Wood	aye

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

DATED: August 1, 2017

## EXHIBIT A

### PARCEL A:

COMMENCING at the West One-quarter corner of Section 8, Township 14 South, Range 65 West of the 6th P.M., County of El Paso, State of Colorado; thence N89°43'13"E along the North line of the South half of said Section 8, a distance of 1249.12 feet; thence leaving said section line S03°55'24"W, a distance of 8.43 feet to the POINT OF BEGINNING, said point also being a point on the south line of Cimarron Hills Filing No. 4, recorded at Reception No. 703847 in the offices of the El Paso County Clerk & Recorder, State of Colorado; thence along said south line along the following two (2) courses:

1. S89°54'06"E, a distance of 1056.49 feet;

2. N44°24'06"E, a distance of 21.62 feet to a point on the North line of the South half of said Section 8; thence continuing along said North line N89°43'13"E, a distance of 890.44 feet to a point on the northwesterly right-of-way line of Meadowbrook Parkway, as shown on the Plat of Claremont Business Park Filing No. 2, recorded at Reception No. 207712506 in the offices of the El Paso County Clerk & Recorder, State of Colorado; thence along said northwesterly right-of-way line along the following three (3) courses:

1. Along a curve of an arc to the right, said curve having a radius of 525.00 feet, an arc length of 329.56 feet and a delta angle of 35°58'01";

2. S51°18'59"W, a distance of 695.64 feet;

3. S41°14'35"E, a distance of 80.05 feet to a point on the southerly line of a tract of land described in Book 2190 at Page 226 of the records of said El Paso County; thence leaving said northwesterly right-of-way line and continuing along said southerly line of Book 2190 at Page 226 S51°18'30"W, a distance of 198.78 feet; thence S89°43'09"W, a distance of 1198.83 feet to a point being the southeast corner of said tract of land described in Book 2190 at Page 226 and also being a point of the east line of Softball West Subdivision No. 2, recorded under Book T-3 at Page 112 of the records of said El Paso County; thence along the West line of said tract of land described in Book 2190 at Page 226 N03°55'24"E, a distance of 880.26 feet to the POINT OF BEGINNING.

Said tract of land contains 32.273 acres, more or less.



RESOLUTION NO. 17-

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

APPROVE PRELIMINARY PLAN REQUEST FOR MEADOWBROOK CROSSING  
(SP-17-002)

WHEREAS, Meadowbrook Crossing, LLC, did file an application with the El Paso County Planning and Community Development Department for the approval of a Preliminary Plan for Meadowbrook Crossing 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 August 1, 2017, upon which date the Planning Commission did by formal resolution recommend approval of the subject application with conditions and notations; and

WHEREAS, a public hearing was held by this Board on August 22, 2017; 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 and Board of County Commissioners.
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, that all pertinent facts, matters and issues were submitted and that all interested persons were heard at those hearings.
4. All exhibits were received into evidence.
5. The proposed subdivision is in general conformance with the goals, objectives, and policies of the Master Plan.

6. The subdivision is consistent with the purposes of the El Paso County Land Development Code.
7. The subdivision is in conformance with the subdivision design standards and any approved sketch plan.
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 statutory water supply standards [C.R.S. §30-28-133(6)(a)] 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 the proposed subdivision is compatible with such conditions [C.R.W. §30-28-133(6)(c)].
11. Adequate drainage improvements complying with State law [C.R.S. §30-28-133(3)(c)(VIII)] and the requirements of the Land Development Code and the Engineering Criteria Manual are provided by the design.
12. The proposed subdivision has established an adequate level of compatibility by (1) incorporating natural physical features into the design and providing sufficient open spaces considering the type and intensity of the subdivision; (2) incorporating site planning techniques to foster the implementation of the County's plans, and encouraging a land use pattern to support a balanced transportation system, including auto, bike and pedestrian traffic, public or mass transit if appropriate, and the cost effective delivery of other services consistent with adopted plans, policies and regulations of the County; (3) incorporating physical design features in the subdivision to provide a transition between the subdivision and adjacent land uses; (4) incorporating identified environmentally sensitive areas, including but not limited to, wetlands and wildlife corridors, into the design; and (5) incorporating public facilities or infrastructure, or provisions therefor, reasonably related to the proposed subdivision so the proposed subdivision will not negatively impact the levels of service of County services and facilities.
13. Necessary services, including police and fire protection, recreation, utilities, open space and transportation system, are or will be available to serve the proposed subdivision.

14. The subdivision provides evidence to show that the proposed methods for fire protection comply with Chapter 6 of the Land Development Code.
15. The proposed subdivision meets other applicable sections of Chapters 6 and 8 of the Land Development Code.
16. All data, surveys, analyses, studies, plans, and designs as are required by the State of Colorado and El Paso County have been submitted, reviewed, and found to meet all sound planning and engineering requirements of the El Paso County Subdivision Regulations.
17. The proposed subdivision of land conforms to the El Paso County Zoning Resolutions.
18. 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 El Paso County Board of County Commissioners of El Paso County, Colorado, hereby approves the request by Meadowbrook Crossing, LLC, for a preliminary plan of the Meadowbrook Crossing for property located within the unincorporated area of the County, more particularly described in Exhibit A, which is attached hereto and incorporated by reference.

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

#### **CONDITIONS**

1. Any future or subsequent development and/or use of the property shall be in accordance with the use, density, and dimensional standards of the RS-5000 (Residential Suburban) zoning district and with the applicable sections of the Land Development Code (2016) and Engineering Criteria Manual (2015).
2. 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.
3. 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.

- 4. The Letter of Map Revision for the FEMA floodplain shall be approved by FEMA prior to the submittal of the final plat for Meadowbrook Crossing Filing No. 2 which is anticipated to include the single-family lots within the flood plain as depicted on the preliminary plan.
- 5. The channel improvements within the property which are identified in the Sand Creek Drainage Basin Planning Study and preliminary drainage report shall be constructed with the Meadowbrook Crossing Filing No. 1.

**NOTATIONS**

- 1. Preliminary plans not forwarded to the Board of County Commissioners for consideration within 180 days of Planning Commission action will be deemed to be withdrawn and will have to be resubmitted in their entirety.
- 2. Approval of the preliminary plan will expire after twenty-four (24) months unless a final plat has been approved and recorded or a time extension has been granted.

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

DONE THIS 22<sup>nd</sup> day of August, 2017, at Colorado Springs, Colorado.

BOARD OF COUNTY COMMISSIONERS  
OF EL PASO COUNTY, COLORADO

ATTEST:

By: \_\_\_\_\_  
President

By: \_\_\_\_\_  
County Clerk & Recorder

## Exhibit A

### PARCEL A:

COMMENCING at the West One-quarter corner of Section 8, Township 14 South, Range 65 West of the 6th P.M., County of El Paso, State of Colorado; thence N89°43'13"E along the North line of the South half of said Section 8, a distance of 1249.12 feet; thence leaving said section line S03°55'24"W, a distance of 8.43 feet to the POINT OF BEGINNING, said point also being a point on the south line of Cimarron Hills Filing No. 4, recorded at Reception No. 703847 in the offices of the El Paso County Clerk & Recorder, State of Colorado; thence along said south line along the following two (2) courses:

1. S89°54'06"E, a distance of 1056.49 feet;
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3. S41°14'35"E, a distance of 80.05 feet to a point on the southerly line of a tract of land described in Book 2190 at Page 226 of the records of said El Paso County; thence leaving said northwesterly right-of-way line and continuing along said southerly line of Book 2190 at Page 226 S51°18'30"W, a distance of 198.78 feet; thence S89°43'09"W, a distance of 1198.83 feet to a point being the southeast corner of said tract of land described in Book 2190 at Page 226 and also being a point of the east line of Softball West Subdivision No. 2, recorded under Book T-3 at Page 112 of the records of said El Paso County; thence along the West line of said tract of land described in Book 2190 at Page 226 N03°55'24"E, a distance of 880.26 feet to the POINT OF BEGINNING.

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