

EL PASO COUNTY



PLANNING AND COMMUNITY DEVELOPMENT

Review Agency Comment Sheet

Date: 01/25/17

Review Agency: Cimarron Hills FPD

File Number: SP-17-002

Reviewer:

Project Manager: Kari Parsons (719) 520-6306

Send comments to: DSDcomments@elpasoco.com

Project Name: Meadowbrook Crossing Residential

Request by Meadowbrook Crossing, LLC represented by Thomas and Thomas, for approval of a preliminary plan. The proposed 32.374+/- acre plan is in the RS-5000 (Residential Suburban) zone district. The plan includes 104 single-family lots and open space tracts. The property is located at the intersection of Meadowbrook Parkway and Highway 24.

Commissioner District: # 2

Tax ID# (s): 54080-00-050

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**Outside Review Agencies:** Please email comments to the DSD comments email noted above. Comments can be Faxed to 719-520-6695 or mail written comments to the above address. **NOTE:** If this form is not returned, additional review information will not be provided.

**County Review Agencies:** Please type your comments in **Arial 12**.

**All comments and this sheet must be returned to the  
EPC Development Services Department no later than:**

**Date: February 16, 2017**

NOTE: If plan sets are returned Please identify your review comments on plan sets by printing the date, your name and company/agency for future reference.

Reviewed by: V. Champ, CNRA Date: 2-15-17

Previous Reference Files: EA-16-7

CH2017-5-D1-J

Fire District:  Yes (Fire Marshall Review Optional)  No (Fire Marshall Review Required)

El Paso County Development Services Department  
 2880 International Circle, Suite 110  
 Colorado Springs, CO 80910  
 PHONE 719-520-6300  
 FAX 719-520-6695

|                 |
|-----------------|
| Date            |
| File #          |
| Receipt#        |
| PM              |
| Type A B C D    |
| Office Use Only |

## Petition/Application Form

|                                                                   |                                                                               |                                                        |
|-------------------------------------------------------------------|-------------------------------------------------------------------------------|--------------------------------------------------------|
| <b>Public Hearing Items:</b>                                      |                                                                               |                                                        |
| <input type="checkbox"/> Amended Plat                             | <input checked="" type="checkbox"/> Preliminary Plan                          | <input type="checkbox"/> Vacation of Existing Plat     |
| <input type="checkbox"/> Appeals                                  | <input type="checkbox"/> PUD                                                  | <input type="checkbox"/> Vacation of Interior Lot Line |
| <input type="checkbox"/> Board of Adjustment                      | <input type="checkbox"/> Rezone                                               | <input type="checkbox"/> Vacation of Right-of-Way      |
| <input type="checkbox"/> Certificate of Designation               | <input type="checkbox"/> Site Specific Development Plan/Development Agreement | <input type="checkbox"/> Variance of Use               |
| <input type="checkbox"/> Expansion of Legal Nonconforming Use     | <input type="checkbox"/> Sketch Plan                                          | <input type="checkbox"/> Vested Property Rights        |
| <input checked="" type="checkbox"/> Final Plat                    | <input type="checkbox"/> Special Use Review                                   | <input type="checkbox"/> Waiver of Regulations         |
| <input type="checkbox"/> Location Approval                        | <input type="checkbox"/> Subdivision Exemption                                | 1. _____                                               |
| <input type="checkbox"/> Minor Subdivision                        | <input type="checkbox"/> Vacation/Replat                                      | 2. _____                                               |
| <input type="checkbox"/> Others                                   |                                                                               | 3. _____                                               |
| 1. _____                                                          |                                                                               |                                                        |
| 2. _____                                                          |                                                                               |                                                        |
| 3. _____                                                          |                                                                               |                                                        |
| <b>Administrative Items:</b>                                      |                                                                               |                                                        |
| <input type="checkbox"/> Billboard Credit                         | <input type="checkbox"/> Temporary Mobile Home Permit                         |                                                        |
| <input type="checkbox"/> Care Facility                            | <input type="checkbox"/> Temporary Use Permit (check one below)*              |                                                        |
| <input type="checkbox"/> Determination of Nonconforming Use       | <input type="checkbox"/> Carnival/Circus                                      |                                                        |
| <input type="checkbox"/> Home Occupation Permit (check one below) | <input type="checkbox"/> Christmas Tree Sales                                 |                                                        |
| <input type="checkbox"/> Rural                                    | <input type="checkbox"/> Construction Office/Trailer                          |                                                        |
| <input type="checkbox"/> Urban                                    | <input type="checkbox"/> Fireworks Stand                                      |                                                        |
| <input type="checkbox"/> Merger by Contiguity                     | <input type="checkbox"/> Mobile Home/Subdivision Sales Office                 |                                                        |
| <input type="checkbox"/> Plot Plan*                               | <input type="checkbox"/> Seasonal Produce Sales                               |                                                        |
| <input type="checkbox"/> Relief Determination by Director         | <input type="checkbox"/> Vacation of Interior Lot Line/Easement(s)            |                                                        |
| <input type="checkbox"/> Sign Review*                             | <input type="checkbox"/> Other _____                                          |                                                        |

\*Owner's signature not required on these items.

(Please provide a separate application form for each proposal)

Project Name Meadowbrook Crossing

Describe proposal Preliminary Plan and Final Plat illustrating 104 units on 32.27 Acres for a density of 3.22 DU/ Acre per the recently approved RS-5000 zoning. The preliminary plan incorporates open space, detention, and streetscape plantings.

Tax Schedule No. (s) 5408000050

Property Address (s) Vacant land located along Meadowbrook Parkway north of Highway 24

Acreage 32.273 No. of Proposed Lots 104

Existing Zone RS-5000 Proposed Zone RS-5000

Property Owner Name(s) MEADOWBROOK CROSSING LLC

Address 90 S CASCADE AVE., SUITE 1500

COLORADO SPRINGS, CO Zip Code 80903

Office Phone (719) 448-4034 Alternate Phone \_\_\_\_\_

Mobile Phone \_\_\_\_\_ Fax \_\_\_\_\_

Email Address danny@theequitygroup.net

Applicant Name SAME AS OWNER

Address \_\_\_\_\_

Zip Code \_\_\_\_\_

Office Phone \_\_\_\_\_ Alternate Phone \_\_\_\_\_

Mobile Phone \_\_\_\_\_ Fax \_\_\_\_\_

Email Address \_\_\_\_\_

Contact / Consultant Name THOMAS & THOMAS ATTN: JIM HOUK

Address 702 N TEJON ST.

COLORADO SPRINGS, CO Zip Code 80903

Office Phone (719) 578-8777 Alternate Phone \_\_\_\_\_

Mobile Phone \_\_\_\_\_ Fax \_\_\_\_\_

Email Address jhouk@ttplan.net

**Owner/Applicant Authorization:**

The signature(s) hereby certify that the statements made by myself and constituting part of this application are true and correct. I(we) am(are) fully aware that any misrepresentation of any information on this application may be grounds for denial of this application. I(we) have familiarized myself(ourselves) with the rules, regulations and procedures with respect to preparing and filing this application. I(we) also understand that an incorrect submittal will be cause to have the project removed from the agenda of the Planning Commission, Board of County Commissioners and/or Board of Adjustment or delay review, and that approval of this application is based on the representations made in the application and may be revoked on any breach of representation or condition(s) of approval. Submission of this application and signature of the owner(s) below authorizes the Planning Department, and applicable review agencies, right of entry onto the property for purposes of processing this request.

Owner(s) Signature \_\_\_\_\_ Date 1-16-17

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

Applicant Signature \_\_\_\_\_ Date \_\_\_\_\_

**AUTHORIZATION TO SUBMIT APPLICATION (Office Use Only)**

Submittal Requirements Matrix  
Project Manager Signature \_\_\_\_\_

Application Accepted

Reference Files \_\_\_\_\_

# EL PASO COUNTY



## PLANNING AND COMMUNITY DEVELOPMENT

### Review Agency Comment Sheet

**Date:** 01/25/17

**Review Agency:** Cimarron Hills FPD

**File Number:** SF-17-002

**Reviewer:**

**Project Manager:** Kari Parsons (719) 520-6306

**Send comments to:** [DSDcomments@elpasoco.com](mailto:DSDcomments@elpasoco.com)

**Project Name:** Meadowbrook Crossing Residential

Request by Meadowbrook Crossing, LLC represented by Thomas and Thomas, for approval of a final plat. The proposed 32.374+/- acre plat is in the RS-5000 (Residential Suburban) zone district. The plat includes 104 single-family lots and open space tracts. The property is located at the intersection of Meadowbrook Parkway and Highway 24.

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**Tax ID# (s):** 54080-00-050

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Reviewed by: V. Chapman, CHFD Date: 2-15-17

Previous Reference Files: EA-16-7 CN2017-5-DP-1

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El Paso County Development Services Department
 2880 International Circle, Suite 110
 Colorado Springs, CO 80910
 PHONE 719-520-6300
 FAX 719-520-6695

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Type A B C D
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Petition/Application Form

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COLORADO SPRINGS, CO Zip Code 80903

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Mobile Phone _____ Fax _____

Email Address danny@theequitygroup.net

Applicant Name SAME AS OWNER

Address _____

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AUTHORIZATION TO SUBMIT APPLICATION (Office Use Only)

Submittal Requirements Matrix
Project Manager Signature _____

Application Accepted

Reference Files _____



**1st REVIEW – DEVELOPMENT PLAN – APPROVED – (CH2017-5-DP-1)
CIMARRON HILLS FIRE PROTECTION DISTRICT**

RE: File Number: SF-17-002 and SP-17-002

February 15, 2017

Ms. Kari Parsons
El Paso County Office of Development Services
2880 International Circle, Suite 110 - Colorado Springs, Colorado 80910

Dear Mr. Parsons,

The Cimarron Hills Fire Department submitted plans to PEAK Consulting Services, Inc. for a fire code compliance review of the proposed MEADOWBROOK PARKWAY site development consisting of 32.37 acres located at Meadowbrook Parkway and Highway 24. The project includes a 104 single-family residential lots located within the Cimarron Hills Fire Protection District.

Upon detailed review of the development proposal, Peak Consulting has determined that the design meets the minimum requirements established forth by the International Fire Code as amended and the Cimarron Hills Fire Department.

The Cimarron Hills Fire Protection District recommends **APPROVAL WITH COMMENTS of this commercial development**

APPROVED WITH THE FOLLOWING COMMENTS:

WATER SUPPLY: Required water supplies for fire protection either temporary or permanent shall be made available as soon as combustible material arrives on site. A site utility plan including fire hydrant locations and theoretical fire flows shall be submitted to, and approved by the Cimarron Hills Fire District. Please have the Cherokee Metro Water District complete their review before submitted to the Fire Department.

Water Supply and Hydrant Spacing will be based upon the size and construction classification of homes planning for this subdivision. Please ensure that maximum square footage and construction classification is indicated on the water/utility plans. (*NOTE: A reduction in required fire flow is allowed if homes are voluntary fire sprinklered*)

The following are a list of comments for your informational purposes only. It is highly recommended that you review the following comments to limit delays in the future.

FEES: The Cimarron Hills Fire Department collects a cost recovery fee of \$429.00 per plan associated with the preliminary development plan review. The payment shall be made to the Cimarron Hills Fire Department located at 1835 Tuskegee Place in Colorado Springs, CO 80915. Please be advised that neither the fire hydrant/water plans nor the construction documents will not be reviewed by the Cimarron Hills Fire Department until this fee is received.

VERTICAL CLEARANCE: Fire apparatus access roads shall have an unobstructed vertical clearance of not less than 13-feet 6-inches.



WIDTH: Fire apparatus access roads shall have an unobstructed width of not less than 20-feet except for approved security gates.

LOADING: Fire apparatus access roads shall be designed, constructed and maintained to support the imposed loads of fire apparatus weighing at least 75,000-pounds.

SURFACE: Fire apparatus access roads shall be surfaced so as to provide all-weather driving capabilities by means of asphalt, concrete or other approved driving surfaces. Gravel roads or other alternatives may be acceptable; however, PE stamped engineered specifications for such alternatives, showing that the loading specifications and all weather surface capabilities have been met or exceeded must be submitted to the Cimarron Hills Fire Department for review.

DEAD-END ACCESS: Dead-end fire apparatus access roads in excess of 150-feet shall be provided with a turnaround meeting the requirements of 2003 IFC.

BRIDGES AND ELEVATED SURFACES: Where a bridge or an elevated surface is part of a fire apparatus access road, the bridge or elevated surface shall be constructed and maintained in accordance with AASHTO-Standard Specification for Highway Bridges.

GATES: Gates securing the fire apparatus access roads shall comply with all of the following criteria:

1. The minimum gate width shall be 20 feet or as wide as necessary to facilitate the required minimum turning radius.
2. Gates shall be of the swinging or sliding type.
3. Construction of gates shall be of materials that allow manual operation by one person.
4. Gate components shall be maintained in an operative condition at all times and replaced or repaired when defective.
5. Electric gates shall be equipped with a KNOX (TM) key system installed in an approved manner. Electronically operated gates shall have a failsafe, manually operated, KNOX (TM) key override switch.
6. Manual opening gates shall not be locked with a padlock or chain and padlock unless they are capable of being opened by means of forcible entry tools or a KNOX™ padlock.
7. Locking device specifications shall be submitted for approval by the fire code official.

TIMING OF INSTALLATION: Fire department access roads shall be made serviceable prior to and during the time of construction except when approved alternative methods of protection are provided.

ACCESS FOR FIREFIGHTING: Approved vehicle access for firefighting shall be provided to all construction/demolition sites. Vehicle access shall be provided to within 100-feet of temporary or permanent fire department connections (FDC). Vehicle access shall be provided by either temporary or permanent roads capable of supporting vehicle loading under all weather conditions. Vehicle access shall be maintained until permanent fire apparatus access roads are available.

STREET SIGNS: Temporary or permanent street signs shall be installed at each street intersection when construction of roadways allows passage by vehicles.

GRADES: Grades for fire apparatus access roads shall be no more than 10% maximum grade.

Meadowbrook Crossing Letter of Intent

Preliminary Plan and Final Plat



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 21st 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 and Final Plat 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 site plan includes

104 new single family lots located on 32.273 acres resulting for a density of 3.22 DU/Acre.

Request & Justification:

The purpose of this application is to request approval of the Preliminary Plan and Final Plat for the Meadowbrook Crossing project. 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 MNP and C5; 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% to the south to the creek. A Conditional Letter of Map Revision 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 224,294 SF of open space or 15.9% 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. The lots to the north, adjacent to the Claremont Business Park, do not have a designated buffer but instead have an increased depth of approximately 15' that will function as a buffer. The street frontage along Meadowbrook Parkway has a 10' landscape setback as required along non-residential collector roadways. The site layout for the development includes three typical lot sizes measuring 50' x 100' (5,000sq ft), 60'x 100' (6,000sq ft), and 60'x118' (7,080 sq ft). 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.

A preliminary utility plan is provided to show the conceptual overview of the utility layout, but is not intended for the construction of utilities at this time. The review and

approval of the utility construction drawings are provided as part of the final plat 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 104 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: 104 Single Family Detached Residential Units with a Gross Density of 3.22 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 will be accessed via 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 it not a guaranteed amenity.

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.

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 and Final Plat will be developed in two phases. The first phase will include Newt Drive and the 40 lots to the east. The second phase will include the remaining 64 units west of Newt Drive. Access, circulation, utility service, drainage, and all other improvements will be as necessary in order to serve the proposed phases.

Areas of Required Landscaping:

The proposed development does not require any landscaping except for streetscape plantings as required by code. Along Meadowbrook Parkway (Non-Residential Collector, 80' ROW), the development will provide a landscape setback and streetscape plantings as required adjacent to a non-residential collector roadway. This landscape setback will be a minimum 10' in width with 1 tree provided for every 30' linear feet of frontage. In addition, the preliminary plan is providing 224,294 SF of internal open space which includes spaces to the North and South of Preble Drive at the neighborhood entrance, one small internal tract on Boreal Drive, and the rest 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 an HOA and/or Metro District. Individual lot landscaping will be the lot owner's responsibility.

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

There are 11.27 acres (490,891 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 5.15 acres (224,294 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. Water and wastewater intent to serve letters have been obtained. 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 and Final Plat:

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 LOMR has been submitted for the area that is currently impacting lots located along the southern banks of the creek. The LOMR process will study and ultimately revise the mapped floodplain through this site. 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 areas 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 3.22 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.



CIMARRON HILLS FIRE DEPARTMENT

1835 Tuskegee Place

Colorado Springs, CO 80915

719.591.0960

Fax 719.591.0996

December 6, 2016

Ms. Karen Creech
Thomas & Thomas Planning,
Urban Design, Landscape Architecture, Inc
702 N. Tejon St
Colorado Springs, CO. 80903

RE: Meadowbrook Crossing Development– Request for Fire & EMS Commitment Letter.

Ms. Creech:

The Cimarron Hills Fire Protection District (CHFPD) has reviewed the proposed development projection. We acknowledge that this projection includes 104 single family home lots. This future subdivision will be located off of Meadowbrook Pkwy, north of the intersection of Highway 24 and Hwy 94, and is fully located within the boundaries of CHFPD.

We acknowledge that the emergency services you have requested from the CHFPD will be provided from our full-time staffed facilities, with the closest located on Peterson Road, approximately 3 miles away from the entrance located at Hwy 24/Hwy 94.

Our services will include emergency and non-emergency response, public prevention and education efforts, and code compliance inspections with plan review. We sincerely look forward to providing our services to this new community.

Please feel free to contact us with further questions or information needs.

Sincerely,

Steve Conner
Fire Chief

RECEIVED VERSION
JAN 25 2017