

Planning and Community Development

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Board of County Commissioners
 Holly Williams, District 1
 Carrie Geitner, District 2
 Bill Wysong, District 3
 Cory Applegate, District 4
 Cami Bremer, District 5

TO: El Paso County Planning Commission
Thomas Bailey, Chair

FROM: Joseph Letke, Planner
Joseph Sandstrom, Associate Engineer

RE: Project File Number: MS244
Project Name: Vollmer Road Stimple Family Minor Subdivision
Parcel Number: 5221400002

OWNER:	REPRESENTATIVE:
STIMPLE FAMILY LLLP 14842 Longwall Drive Colorado Springs, CO 80908	Classic Consulting Engineers & Surveyors 619 N. Cascade Ave., Suite 200 Colorado Springs, CO 80903

Commissioner District: 1

Planning Commission Hearing Date:	1/16/2025
Board of County Commissioners Hearing Date:	2/13/2025

EXECUTIVE SUMMARY

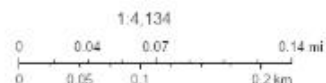
A request by Stimple Family LLLP for approval of a Final Plat to create one (1) single-family residential lot. The 7.58-acre property is zoned RR-5 (Residential Rural) and is located at the intersection of Vollmer Road and Arroya Lane. If approved, the project would legalize the existing subdivision and create one (1) single-family lot. The subject property is located east of Vollmer Road, north of Arroya Lane, and west of Sand Creek.

ArcGIS Web Map



12/16/2024, 3:02:10 PM

- Streets & Roads
- Parcels
- County Zoning
- PUD, Planned Unit Development
- RS-5000: Residential Suburban (5,000 sq. ft.)
- RR-0.5: Residential Rural (0.5 acres)
- RR-2.5: Residential Rural (2.5 acres)
- RR-5: Residential Rural (5 acres)



Joe Latta

A. AUTHORIZATION TO SIGN: Final Plat and any other documents necessary to carry out the intent of the Board of County Commissioners.

B. APPROVAL CRITERIA

In approving a Final Plat, the BoCC shall find that the request meets the criteria for approval outlined in Section 7.2.1 (Subdivisions) of the El Paso County Land Development Code (as amended):

- *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 consistent with the subdivision design standards and regulations and meets all planning, engineering, and surveying requirements of the County for maps, data, surveys, analyses, studies, reports, plans, designs, documents, and other supporting materials;*
- *A sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of subdivision proposed, as determined in accordance with the standards set forth in the water supply standards [C.R.S. § 30-28-133(6)(a)] and the requirements of Chapter 8 of this Code (this finding may not be deferred to Final Plat if the applicant intends to seek administrative Final Plat approval);*
- *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;*
- *The location and design of the public improvements proposed in connection with the subdivision are adequate to serve the needs and mitigate the effects of the development;*
- *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 fire 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*
- *Off-site impacts were evaluated and related off-site improvements are roughly proportional and will mitigate the impacts of the subdivision in accordance with applicable requirements of Chapter 8;*
- *Adequate public facilities or infrastructure, or cash-in-lieu, for impacts reasonably related to the proposed subdivision have been constructed or are financially guaranteed through the SIA so the impacts of the subdivision will be adequately mitigated;*
- *The subdivision meets other applicable sections of Chapter 6 and 8; and*
- *The extraction of any known commercial mining deposit shall not be impeded by this subdivision [C.R.S. §§ 34-1-302(1), et seq.]*

C. LOCATION

North:	RR-5 (Residential Rural)	Vacant Residential
South:	PUD (Planned Unit Development)	Vacant Residential
East:	RR-5 (Residential Rural)	Vacant Residential
West:	PUD (Planned Unit Development)	Vacant Residential

D. BACKGROUND

The parcel was created through an illegal subdivision of land in 2019. The proposed Final Plat will legalize and plat the property into one new lot which will be 7.58 acres in size. The property is located within the RR-5 (Residential Rural) zoning district. The property will gain access from Arroya Lane.

E. ANALYSIS

1. Land Development Code and Zoning Analysis

The Final Plat application meets the Final Plat submittal requirements, 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 (As Amended).

F. MASTER PLAN COMPLIANCE

1. Your El Paso County Master Plan

a. **Placetype Character:** Suburban Residential

Suburban Residential is characterized by predominantly residential areas with mostly single-family detached housing. This placetype can also include limited single-family attached and multifamily housing, provided such development is not the dominant development type and is supportive of and compatible with the overall single-family character of the area. The Suburban Residential placetype generally supports accessory dwelling units. This placetype often deviates from the traditional grid pattern of streets and contains a more curvilinear pattern.

Although primarily a residential area, this placetype includes limited retail and service uses, typically located at major intersections or along perimeter streets. Utilities, such as water and wastewater services are consolidated and shared by clusters of developments, dependent on the subdivision or area of the County.

Some County suburban areas may be difficult to distinguish from suburban development within city limits. Examples of the Suburban Residential placetype in El Paso County are Security, Widefield, Woodmen Hills, and similar areas in Falcon.

Recommended Land Uses:

Primary:

- *Single-Family Detached Residential with lots sizes smaller than 2.5 acres per lot, up to 5 units per acre*

Supporting:

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

Analysis:

The property is located within the Suburban Residential Placetype. The subdivision proposal includes one single-family lot. The proposed lot is consistent with the surrounding residential development. Relevant goals and objectives are as follows:

Objective HC1-5: Focus detached housing development in Large-Lot Residential and Suburban Residential areas given the increasing infrastructure and environmental constraints associated with such development to help maintain the established character of rural communities.

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

b. Area of Change Designation: New Development

These areas will be significantly transformed as new development takes place on lands currently largely designated as undeveloped or agricultural areas. Undeveloped portions of the County that are adjacent to a built out area will be developed to match the character of that adjacent development or to a different supporting or otherwise complementary one such as an employment hub or business park adjacent to an urban neighborhood.

Analysis: The property is located in the New Development area of change designation. These areas of change will see significant new development which should match the character of adjacent and supporting growth. Suburban residential development has occurred directly south of this property. Relevant goals and objectives are as follows:

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

c. Key Area Influences: Potential Areas for Annexation

A significant portion of the County's expected population growth will locate in one of the eight incorporated municipalities. As the largest municipality in El Paso County, Colorado Springs is expected to grow in population over the next several decades. As a result of this growth, Colorado Springs, and other municipalities including Fountain and Monument, will need to annex parts of unincorporated County to plan for and accommodate new development. This will either occur through new development within existing municipal limits or the annexation of subdivisions in unincorporated parts of the County.

This Key Area outlines the portions of the County that are anticipated to be annexed as development occurs. It is imperative that the County continue to coordinate with the individual cities and towns as they plan for growth. Collaboration with the individual communities will prevent the unnecessary duplication of efforts, overextension of resources, and spending of funds. The County should coordinate with each of the municipalities experiencing substantial growth the development of an intergovernmental agreement similar to that developed with Colorado Springs.

Analysis:

The property is located in the Potential Areas for Annexation key area designation. Properties located within these areas are anticipated to be annexed into nearby incorporated municipalities, such as the City of Colorado Springs.

d. Other Implications (Priority Development, Housing, etc.)

The property is located within a Priority Development Area. Relevant goals and objectives within the Housing and Community Implementation section states:

Priority: Continue to prioritize Suburban Residential in the area along Highway 24 in an effort to sustain Falcon's growth momentum. Suburban Residential would match the community's existing character and utilize available land to accommodate a sizable portion of the County's expected population growth without negatively impacting adjacent areas.

2. Water Master Plan Analysis

The El Paso County Water Master Plan (2018) has three main purposes; better understand present conditions of water supply and demand; identify efficiencies that can be achieved; and encourage best practices for water demand management through the comprehensive planning and development review processes. Relevant policies are as follows:

Goal 1.1 – *Ensure an adequate water supply in terms of quantity, dependability and quality for existing and future development.*

Policy 1.1.1 – *Adequate water is a critical factor in facilitating future growth and it is incumbent upon the County to coordinate land use planning with water demand, efficiency and conservation.*

Goal 1.2 – *Integrate water and land use planning.*

The Water Master Plan includes demand and supply projections for central water providers in multiple regions throughout the County. The property is located within Planning Region 3 of the Plan, which is an area anticipated to experience growth by 2060. The following information pertains to water demands and supplies in Region 3 for central water providers:

The Plan identifies the current demand for Region 3 to be 4,494 acre-feet per year (AFY) (Figure 5.1) with a current supply of 7,164 AFY (Figure 5.2). The projected demand in 2040 for Region 3 is at 6,403 AFY (Figure 5.1) with a projected supply of 7,921 AFY (Figure 5.2) in 2040. The projected demand at build-out in 2060 for Region 3 is at 8,307 AFY (Figure 5.1) with a projected supply of 8,284 AFY (Figure 5.2) in 2060. This means that by 2060 a surplus of 32 AFY is anticipated for Region 3.

See the Water section below for a summary of the water findings and recommendations for the proposed subdivision.

3. Other Master Plan Elements

The El Paso County Wildlife Habitat Descriptors (1996) identifies the parcels as having a low wildlife impact potential. Colorado Parks and Wildlife and the Colorado State Forest Service were each sent a referral and have no outstanding comments.

The Master Plan for Mineral Extraction (1996) identifies floodplain deposit in the area of the subject parcels. A mineral rights certification was prepared by the applicant indicating that, upon researching the records of El Paso County, severed mineral rights exist. The mineral rights owner has been notified of the application and hearing date.

G. PHYSICAL SITE CHARACTERISTICS

1. Hazards

Geologic hazards were identified during the review of the Final Plat. These hazards include potential expansive soils, potential shallow groundwater, and shallow bedrock. The applicant has added notes Number 21 and 22 on the face of the Final Plat below:

"21. This lot has been found to be impacted by geological hazards. Mitigation measures and a map of the hazard area can be found in the report "soils and Geology Study Vollmer and Arroya Lane" by Entech Engineering, Inc. Dated October 4, 2024 in file PCD File No. MS244 available at the El Paso County Planning and Community Development Department.

Potential Expansive Soils: Within the lot and potential building site

Potential Shallow Groundwater: Only located at north end of the lot and all contained within the "Public Drainage Easement" area. No building or septic systems are allowed in this area.

Shallow bedrock: Within the lot and potential building site

22. Once the building location has been identified and prior to the building permit application, additional site-specific subsurface soil investigation will be required to determine foundation and potential subsurface drainage design."

The geologic hazard areas are graphically depicted as no-build areas on the Final Plat. The Colorado Geological Survey was sent a referral and recommended the supplied Soils and Geology Report be strictly adhered to.

2. Floodplain

The property is not located within a defined floodplain as determined from review of the FEMA Flood Insurance Rate Map panel number 08041C0535G, dated December 7, 2018.

3. Drainage and Erosion

The property is located within the Sand Creek (FOFO4000) drainage basin which is a studied basin with drainage and bridge fees. Drainage and bridge fees will be due at Final Plat recordation. The site generally drains to the southeast towards Sand Creek. A drainage report was submitted and there is no requirement for detention based upon the proposed single-family residential development.

4. Transportation

The property is located directly northeast of the Vollmer Road and Arroya Lane intersection. A Traffic Impact Study was not required as the Minor Subdivision will not be generating 100 or more daily trips. Access will be obtained from Arroya Lane, and no access will be permitted to Vollmer Road.

The El Paso County 2024 Major Transportation Corridors Plan shows future roadway improvements to Vollmer Road adjacent to the property. No County public improvements were determined to be required as a part of this application. The property is subject to the El Paso County Road Impact Fee Program per BOCC Resolution 19-471, as amended.

H. SERVICES

1. Water

Water will be provided by Falcon Area Water and Wastewater Authority. Water sufficiency has been analyzed with the review of the proposed subdivision. The applicant has shown a sufficient water supply for the required 300-year period. The State Engineer and the County Attorney's Office have recommended that the proposed subdivision has an adequate water supply in terms of quantity and dependability. El Paso County Public Health has recommended that there is an adequate water supply in terms of quality.

2. Sanitation

Wastewater is provided by Falcon Area Water and Wastewater Authority.

3. Emergency Services

The property is within the Black Forest Fire Protection District, which is committed to providing fire protection services to the proposed development. The District was sent a referral and has no outstanding comments.

4. Utilities

Mountain View Electric Association (MVEA) will provide electrical service and Black Hills Energy will be provided natural gas. Both utility providers have no outstanding comments.

5. Parks/Trails

Fees in lieu of park land dedication in the amount of \$505.00 for regional fees will be due at the time of recording the Final Plat.

6. Schools

Fees in lieu of school land dedication in the amount of \$306.00 shall be paid to El Paso County for the benefit of Academy School District #20 at the time of plat recording

I. STATUS OF MAJOR ISSUES

There are no major issues.

J. RECOMMENDED 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 (as amended) staff recommends the following conditions and notations:

CONDITIONS

1. All Deed of Trust holders shall ratify the plat. The applicant shall provide a current title commitment at the time of submittal of the Mylar for recording.
2. Colorado statute requires that at the time of the approval of platting, the subdivider provides the certification of the County Treasurer's Office that all ad valorem taxes applicable to such subdivided land, or years prior to that year in which approval is granted, have been paid. Therefore, this plat is approved by the Board of County Commissioners on the condition that the subdivider or developer must provide to the Planning and Community Development Department, at the time of recording the plat, a certification from the County Treasurer's Office that all prior years' taxes have been paid in full.
3. The subdivider or developer must pay, for each parcel of property, the fee for tax certification in effect at the time of recording the Final Plat.
4. Driveway permits will be required for each access to an El Paso County owned and maintained roadway. Driveway permits are obtained from the appropriate El Paso County staff.
5. Applicant shall comply with all requirements contained in the Water Supply Review and Recommendations, dated September 10, 2024, as provided by the County Attorney's Office.

NOTATIONS

1. The following fees are required to be paid to El Paso County at the time of Final Plat recordation:
 - a. Drainage Fees in the amount of \$10,252.80 and bridge fees in the amount of \$5,556.52 for the Sand Creek (FOFO4000) basin.
 - b. Park fees in lieu of land dedication for regional parks in the amount of \$505.00.
 - c. Fees in lieu of school land dedication in the amount of \$306.00 shall be paid for the benefit of District 20.
2. Final Plats not recorded within 24 months of Board of County Commissioners approval shall be deemed expired unless an extension is approved.

3. Site grading or construction, other than installation or initial temporary control measures, may not commence until a Preconstruction Conference is held with Development Services Inspections and a Construction Permit is issued by the Planning and Community Development Department.
4. The El Paso County Road Impact Fee Program Resolution: 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 Resolution No. 19-471, 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.

K. PUBLIC COMMENT AND NOTICE

The Planning and Community Development Department notified 11 adjoining property owners on December 20th, 2024, for the Planning Commission and Board of County Commissioner meetings. Responses will be provided at the hearing.

L. ATTACHMENTS

Map Series

Letter of Intent

Plat Drawing

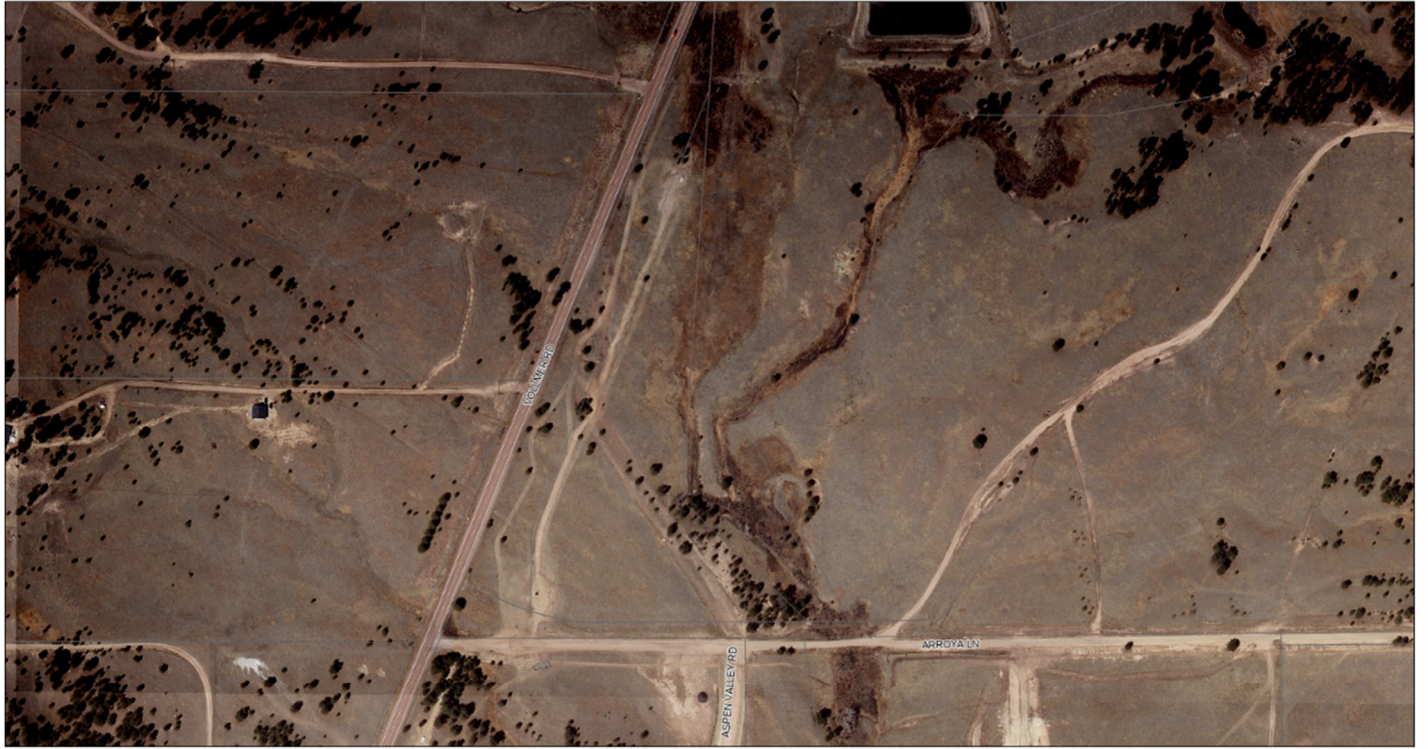
State Engineer's Letter

County Attorney's Letter

Draft Resolution

Map Exhibit #1: Aerial

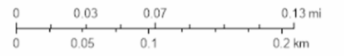
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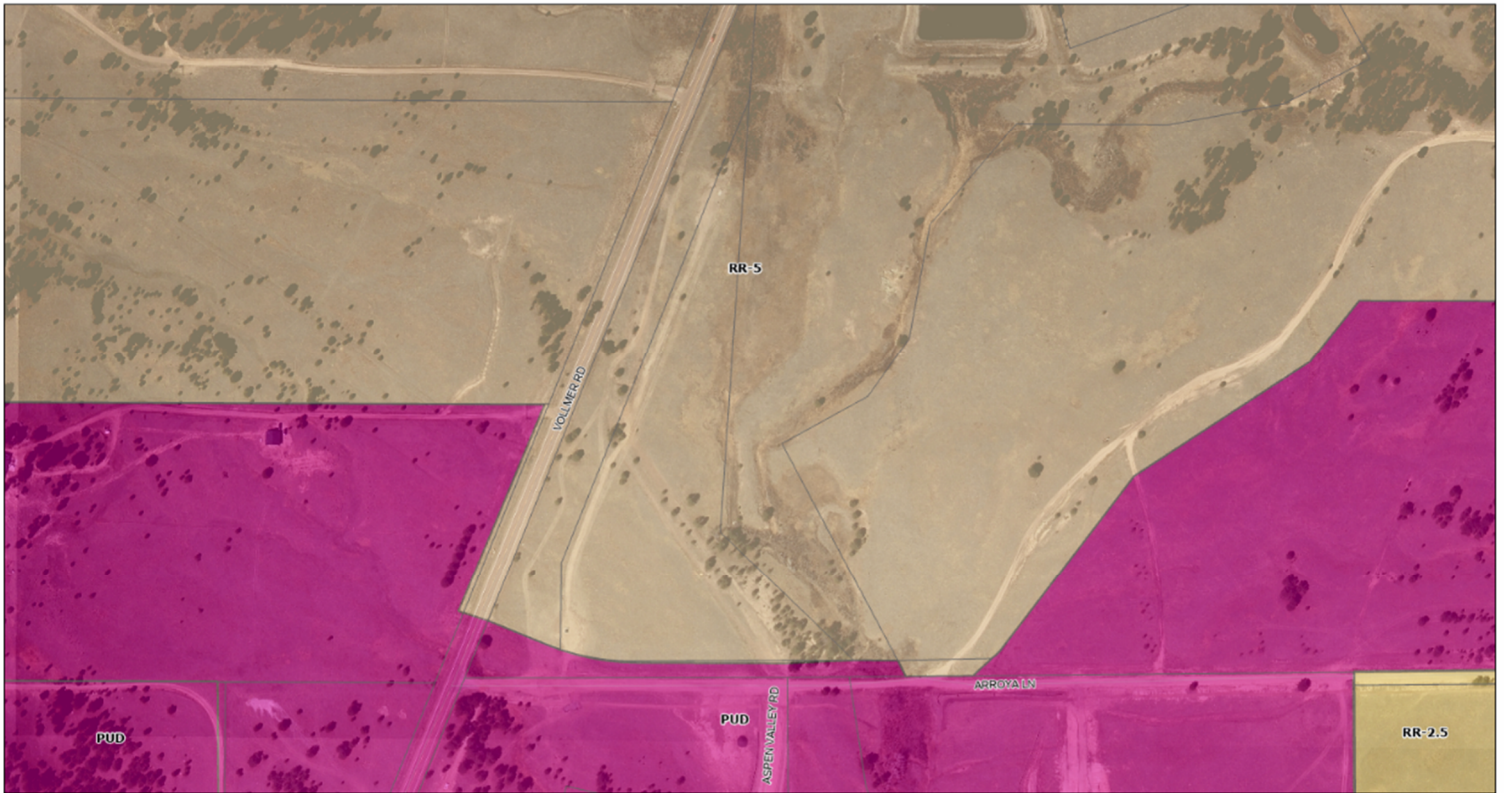
- Streets & Roads
- Parcels

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Map Exhibit #2: Zoning

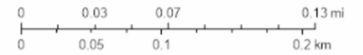
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- Streets & Roads
- Parcels
- County Zoning
 - PUD: Planned Unit Development
 - RR-2.5: Residential Rural (2.5 acres)
 - RR-5: Residential Rural (5 acres)

1:3,416



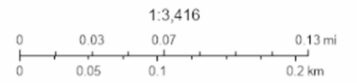
Map Exhibit #3: Placetype

ArcGIS Web Map



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- Streets & Roads
- Parcels
- Placetypes
 - Suburban Residential



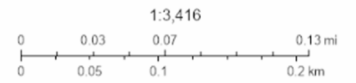
Map Exhibit #4: Key Areas Of Influence

ArcGIS Web Map



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- Streets & Roads
- Parcels
- KeyAreas
 - Potential Areas for Annexation



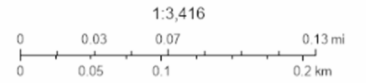
Map Exhibit #5: Area of Change

ArcGIS Web Map



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- Streets & Roads
- Parcels
- Areas Of Change
- New Development



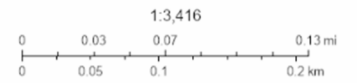
Map Exhibit #6: Priority Development Areas

ArcGIS Web Map



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- Streets & Roads
- Parcels
- ▨ Priority Development Areas



LETTER OF INTENT

Stimple Subdivision Filing No. 1

Owner: **Stimple Family, LLLP**
14842 Longwall Dr.
Colorado Springs, CO 80908
(719) 592-9333

**Applicant/
Consultant:** **Classic Consulting, LLC**
619 N. Cascade Ave., Suite 200
Colorado Springs, CO 80903
(719) 785-2802

Tax Schedule No. 52214-00-002

Request:

This Final Plat is for one single-family rural lot on 7.58 acres of unplatted property within the current RR-5 zone.

SITE DESCRIPTION:

This letter is prepared to provide sufficient information in support of the Final Plat for Stimple Subdivision Filing No. 1. This proposed Final Plat consists of one (1) rural single-family lot with direct access to the adjacent public right-of-way (Arroya Lane). The total acreage for this Final Plat equals 7.58 acres. Arroya Lane is proposed to be improved to a Rural Minor Collector with the Retreat at TimberRidge Filing No. 3 subdivision (SF2241). Upon completion, this subdivision will require a driveway permit through El Paso County.

The site is located in a portion of sections 21 and 22, township 12 south, range 65 west of the sixth principal meridian, El Paso County, Colorado. More specifically, located due east of Vollmer Road, north of Arroya Lane and west of Sand Creek. The entire property is zoned RR-5.

PROJECT DESCRIPTION:

SOILS & GEOLOGY HAZARDS/CONSTRAINTS

The Geology and Soils Report dated October 4, 2023 prepared by Entech Engineering, Inc., outlines potential Geologic Hazards and Constraints as defined in the Engineering Criteria Manual and Code. Mitigation is identified and discussed in the Report. All constraints can be properly mitigated or avoided through standard construction practices. Any hazards or constraints are depicted and noted on the Final Plat.

TRAFFIC

This minor subdivision proposes one single-family lot with direct access to public Right-of-way, Arroya Lane (Rural Minor Collector). As mentioned earlier, this public roadway is being improved with the adjacent subdivision. No TIS is required based on ECM Appendix B.1.2.D. However, a driveway permit will still be required.

El Paso County Road Impact Fee Program: Pursuant to Board of County Commissioner Resolution No. 19-471, the applicant elects to pay the full fee for single-family residential use of \$3,830.

TRAILS & CONNECTIVITY

In August 2023, this property deeded a 4-acre strip of the property directly adjacent to Vollmer Road to the Black Forest Trails Assoc. for future trails and regional connectivity. Also, per the approved adjacent Retreat at TimberRidge Development, an El Paso County regional multi-use trail (10' wide gravel) will be provided along the south side of Arroya Lane (within a proposed 25' public tract for the Sand Creek channel that is to be owned and maintained by El Paso County). This property will have access to this trail system.

UTILITY SERVICES

Water service will be provided by FAWWA through an IGA between the property owner and the District. A 2" domestic water service will be constructed by the Retreat at TimberRidge development adjacent to Arroya Lane with connection to the existing FAWWA system within Arroya Lane. (See provided commitment letter) As referenced in the Water Resources Report, prepared by JDS-RESPEC, the projected water demands for this single rural lot is **0.353 Acre-feet** annual demand.

Wastewater service for this single lot will be provided through individual on-site Wastewater Treatment Systems (OWTS). Based on the Geology and Soils Report, Section 6, this lot is suitable for OWTS with additional testing required prior to construction.

This lot will be serviced by Mountain View Electric Association for electric service and Black Hills Energy for gas service (See provided utility commitment letters).

DRAINAGE & PONDS

This site is one (1) single-family rural large lot of 7.58 ac. Per Table 3-1, ECM Appendix L, not including the adjacent public roadway, this lot has an anticipated 5-7% imperviousness. Thus, per the ECM I.7.1.B.5 (large lot single-family exclusion) this site qualifies for the exclusion of the requirement to provide a permanent stormwater quality control measure.

No portion of this site is located within a floodplain as determined by the Flood Insurance Rate Maps (F.I.R.M.) Map Number 08041C 0535G with effective date of December 7, 2018.

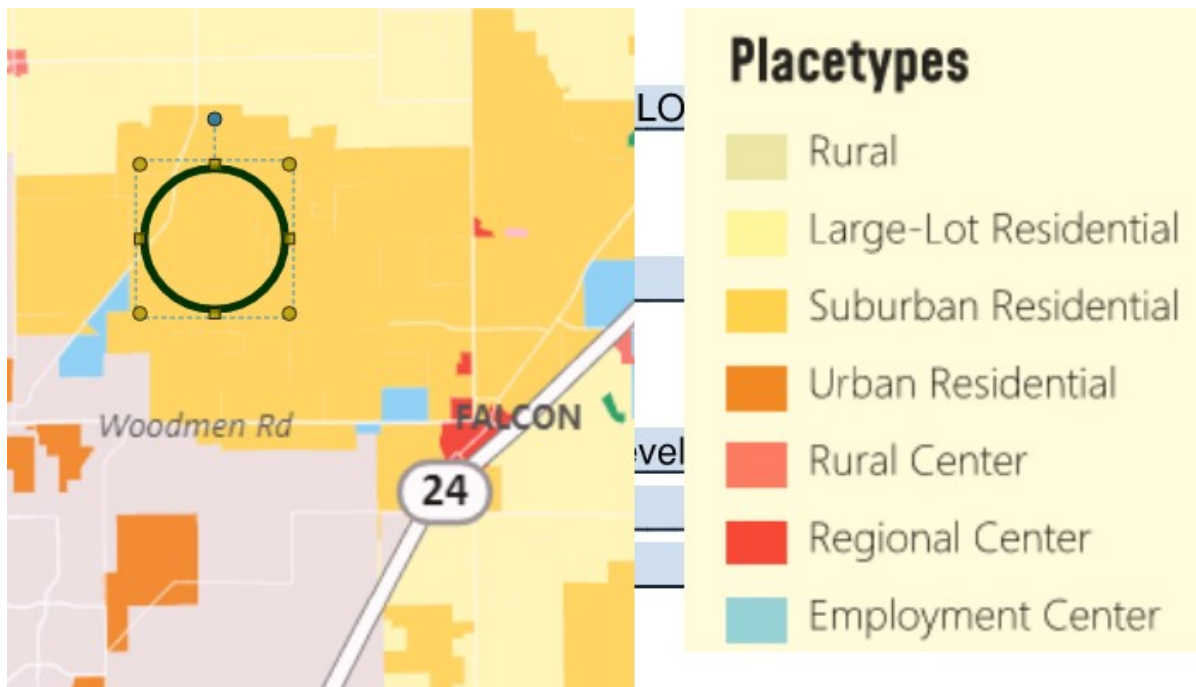
JUSTIFICATION:

Criteria for Approval

Conformance with the El Paso County Master Plan

Stimple Subdivision Filing No. 1 is in conformance with the goals, objectives and Policies of the El Paso County Master Plan in the following manner:

® This residential land use falls within the primary land use Suburban Residential “Placetype” as identified in the Master Plan excerpt below. It is also located in the Areas of Change designation as “New Development” and “Priority Development Area”.



® There is existing infrastructure to which the proposed single family lot can connect to. This lot is directly adjacent to Arroya Lane and the TimberRidge Development, which is currently constructing the Arroya Lane improvements including utilities and drainage infrastructure.

Final Plat Criteria for Approval

This subdivision is consistent with the subdivision design standards and regulations and meets all planning, engineering and surveying requirements of the County.

A sufficient water supply finding for quantity, quality and dependability is being requested with this Minor Subd.

Individual OWTS is proposed for this single lot in compliance with State and local laws and regulations and the requirements of Chapter 8 or the LDC.

All areas of the proposed subdivision which may involve soil or topographical conditions presenting hazards such as high ground water or requiring special precautions have been identified, addressed in the on-site soils report and shown on the Final Plat. No structures shall be built in these areas as shown.

Adequate drainage improvements are proposed that comply with State Statute and the requirements of the LDC and the ECM and are presented in the Stimple Subdivision Filing No. 1 Final Drainage Report.

Legal and physical access is provided to this lot by public right-of-way from Arroya Lane.

Necessary services including police and fire protection, utilities and transportation systems are or will be made available to serve the proposed minor subdivision. The developer will pay the required school fees associated with this development.

The final plans provide evidence to show that multiple points of access are provided and the proposed methods of fire protection comply with Chapter 6, LDC as an existing fire hydrant has already been installed directly across from the lot. This development lies within the Black Forest Fire Protection District and we will coordinate with them for any approvals required.

As mentioned above, this subdivision has elected to pay the full fee for single-family residential use of \$3,830. No off-site grading or drainage easements are required.

All public facilities/infrastructure will be provided and adjacent to this site by the Retreat at TimberRidge Filing No. 3 development as documented in that FAE (SF2241).

This minor subdivision meets all other applicable sections of the LDC, Chapters 6 and 8.

The extraction of any known commercial mining deposit will not be impeded by this minor subdivision.

FINAL PLAT

STIMPLE SUBDIVISION FILING NO. 1

A PORTION OF SECTIONS 21 AND 22. TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

BE IT KNOWN BY THESE PRESENTS:

THAT STIMPLE FAMILY LLLP, A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP IS THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND TO WIT:

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21 AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH BEARINGS REFERENCED TO THE SOUTH LINE OF THE SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21, BEING MONUMENTED AT THE WEST END BY A NO. 6 REBAR WITH A 3-1/4 INCH ALUMINUM CAP STAMPED "OLIVER E. WATTS, DO NOT DISTURB, E. 1/16, S21, S28, 2010, SURVEY MARK, PE-LS 9853" FOUND FLUSH WITH GRADE AND MONUMENTED ON THE EAST END BY A NO. 6 REBAR WITH 3-1/4 INCH ALUMINUM CAP STAMPED "T12S 65W, S21 S22, S28 S27, 2006, PLS 10376" FOUND 0.6 FEET BELOW GRADE, AND IS DETERMINED FROM GPS OBSERVATIONS TO BEAR NORTH 89°40'23" EAST A DISTANCE OF 1313.53 FEET.

COMMENCING AT THE SOUTH EAST CORNER OF SAID SECTION 21;

THENCE NORTH 00°36'50" WEST, A DISTANCE OF 40.00 FEET TO A POINT ON A LINE BEING 40.00 FEET NORTHERLY OF AND PARALLEL WITH THE SAID SOUTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER SECTION 21, SAID LINE ALSO BEING THE NORTHERLY BOUNDARY LINE OF RETREAT AT TIMBERRIDGE FILING NO. 3 RECORDED OCTOBER 1, 2024 UNDER RECEPTION NUMBER 224715418 IN THE RECORDS OF EL PASO COUNTY, COLORADO, SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE WESTERLY, ON SAID NORTHERLY BOUNDARY THE FOLLOWING TWO (2) COURSES:

- 1) THENCE SOUTH 89°40'23" WEST A DISTANCE OF 348.93 FEET, TO A TANGENT CURVE, HAVING A RADIUS OF 560.00 FEET, WHOSE CENTER BEARS NORTHERLY;
2) THENCE WESTERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 17°59'33", AN ARC DISTANCE OF 175.86 FEET TO A SOUTHEAST BOUNDARY CORNER OF BLACK FOREST TRAILS ASSOCIATION, INC. SUBDIVISION EXEMPTION PLAT RECORDED AUGUST 15, 2023 UNDER RECEPTION NUMBER 222715180 RECORDS OF EL PASO COUNTY;

THENCE NORTHERLY, ON SAID EASTERLY BOUNDARY LINE, THE FOLLOWING TWO (2) COURSES:

- 1) NORTH 00°00'57" WEST A DISTANCE OF 203.32 FEET;
2) THENCE NORTH 21°41'10" EAST A DISTANCE OF 1,163.33 FEET TO A POINT ON THE WESTERLY BOUNDARY LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED JANUARY 16, 2018 UNDER RECEPTION NUMBER 218005438, RECORDS OF EL PASO COUNTY;

THENCE SOUTHERLY, ON SAID WESTERLY BOUNDARY LINE, THE FOLLOWING TWO (2) COURSES:

- 1) THENCE SOUTH 03°17'03" WEST A DISTANCE OF 1,004.34 FEET;
2) THENCE SOUTH 45°30'49" EAST A DISTANCE OF 431.40 FEET TO A POINT ON A LINE BEING 40.00 FEET NORTHERLY OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 22, SAID LINE ALSO BEING THE NORTHERLY BOUNDARY LINE OF SAID RETREAT AT TIMBERRIDGE FILING NO. 3;

THENCE SOUTH 88°38'55" WEST, ON SAID NORTHERLY BOUNDARY LINE, A DISTANCE OF 158.04 FEET, TO THE POINT OF BEGINNING.

THE ABOVE DESCRIPTION PRODUCES A CALCULATED AREA OF 330,364 SQUARE FEET (7.58411 ACRES).

OWNERS CERTIFICATE:

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED, AND PLATTED SAID LANDS INTO A LOT, AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF STIMPLE SUBDIVISION FILING NO. 1. ALL PUBLIC IMPROVEMENTS SO PLATTED ARE HEREBY DEDICATED TO PUBLIC USE AND SAID OWNER DOES HEREBY COVENANT AND AGREE THAT THE PUBLIC IMPROVEMENTS WILL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS AND THAT PROPER DRAINAGE AND EROSION CONTROL FOR SAME WILL BE PROVIDED AT SAID OWNER'S EXPENSE, ALL TO THE SATISFACTION OF THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO. UPON ACCEPTANCE BY RESOLUTION, ALL PUBLIC IMPROVEMENTS SO DEDICATED WILL BECOME MATTERS OF MAINTENANCE BY EL PASO COUNTY, COLORADO. THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND COMMUNICATION SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES.

OWNER:

THE AFOREMENTIONED, STIMPLE FAMILY LLLP, A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP HAS EXECUTED THIS INSTRUMENT THIS 24th DAY OF December, 2024 A.D.

BY: DOUGLAS M. STIMPLE, PARTNER, STIMPLE FAMILY LLLP, A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP

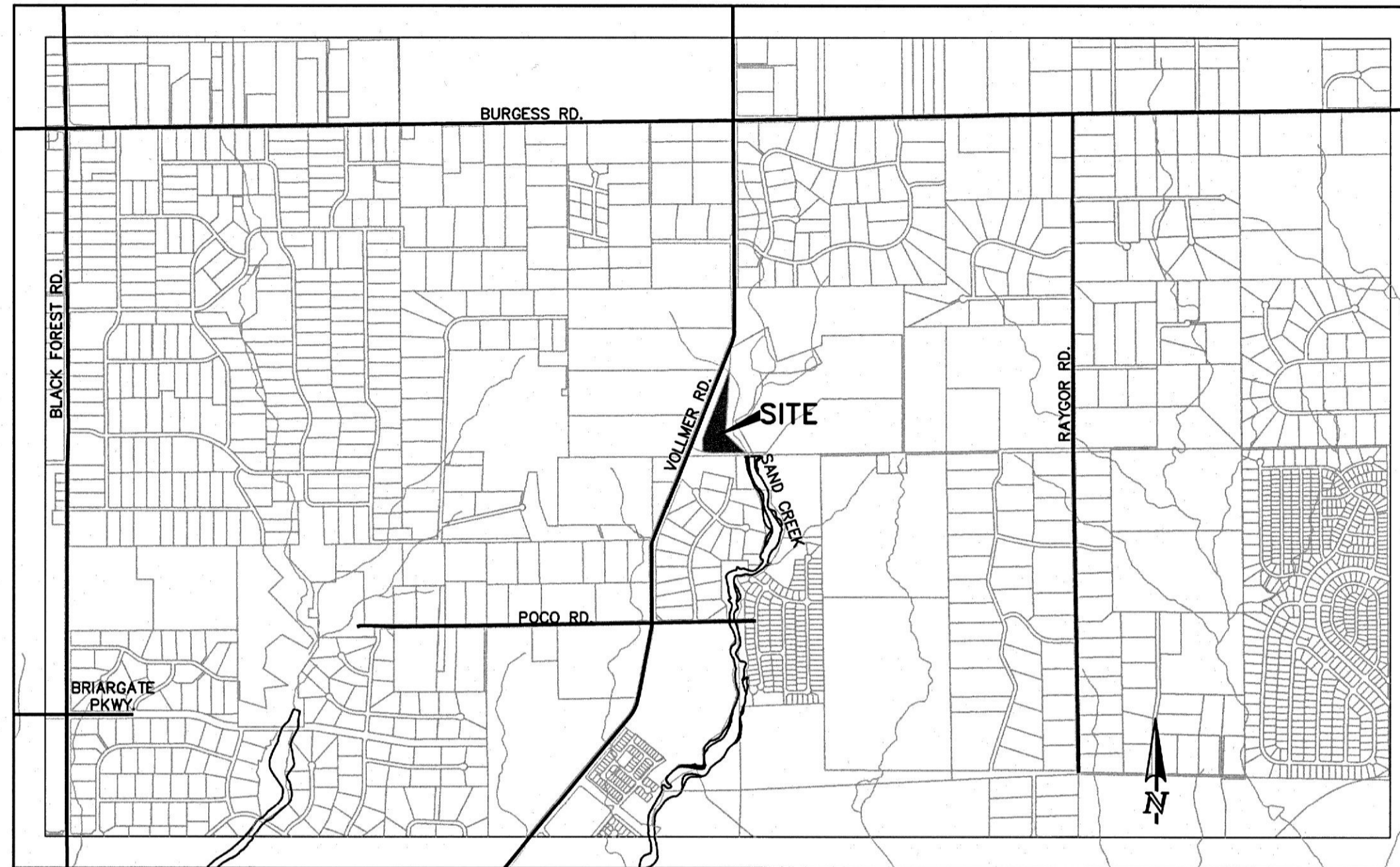
STATE OF COLORADO }
COUNTY OF EL PASO }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 10th DAY OF December, 2024 A.D. BY DOUGLAS M. STIMPLE, PARTNER, STIMPLE FAMILY LLLP, A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: 12-02-2025

CHRISTINE L WISE
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19974021715
MY COMMISSION EXPIRES DECEMBER 02, 2025



VICINITY MAP
1"=2000'

GENERAL NOTES:

- 1. THE DATE OF PREPARATION IS NOVEMBER 20, 2024.
2. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
3. THE TOTAL NUMBER OF LOTS BEING PLATTED IS 1.
4. FLOODPLAIN STATEMENT: THIS SITE, STIMPLE SUBDIVISION FILING NO. 1, IS NOT WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, MAP NUMBER 08041C0535G, DATED DECEMBER 7, 2018.
5. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE PRELIMINARY PLAN OR FINAL PLAT FOR THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: DRAINAGE REPORT; WATER RESOURCES REPORT; WASTEWATER DISPOSAL REPORT; GEOLOGY AND SOILS REPORT; FIRE PROTECTION REPORT; WILDFIRE HAZARD REPORT; NATURAL FEATURES REPORT;
6. THE PROPERTY OWNER IS RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THE PROPERTY. PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNER UNLESS OTHERWISE INDICATED. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS
7. ALL EXTERIOR SUBDIVISION BOUNDARIES ARE HEREBY PLATTED WITH A 20 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNER.
8. DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS, IF ANY, OF A APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DEPARTMENT OF PARKS AND WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORP. OF ENGINEERS, THE U.S. FISH & WILDLIFE SERVICE AND/OR COLORADO DEPARTMENT OF WILDLIFE REGARDING THE ENDANGERED SPECIES ACT.
9. THE ADDRESS (8740) EXHIBITED ON THIS PLAT IS FOR INFORMATIONAL PURPOSES ONLY. IT IS NOT THE LEGAL DESCRIPTION AND IS SUBJECT TO CHANGE.
10. A DRIVEWAY PERMIT IS REQUIRED TO BE APPLIED FOR AND APPROVED BY EL PASO COUNTY PRIOR TO THE ESTABLISHMENT OF ANY DRIVEWAY.
11. A MAILBOX SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS AND UNITED STATES POSTAL SERVICE REGULATIONS.
12. INDIVIDUAL LOT OWNER IS RESPONSIBLE FOR CONSTRUCTING DRIVEWAY, INCLUDING NECESSARY DRAINAGE CULVERTS PER LAND DEVELOPMENT CODE SECTION 6.3.3.C.2 AND 6.3.3.C.3.
13. APPROVAL OF THIS PLAT HEREBY VACATES AND RELEASES ANY RIGHTS EL PASO COUNTY MAY HAVE ACQUIRED OR BE ENTITLED TO IN THE 30 FEET ON EACH OF THE SECTION LINES RECORDED ON NOVEMBER 29, 1922 IN BOOK 565 AT PAGE 346 AND ON MAY, 06 1924 IN BOOK 565 AT PAGE 430, AS THEY MAY AFFECT THIS PLAT.
14. STIMPLE FAMILY LLLP IS RESPONSIBLE FOR EXTENDING UTILITIES TO THE LOT OR BUILDING SITE.
WATER SERVICE IS PROVIDED BY FALCON AREA WATER & WASTEWATER AUTHORITY
WASTEWATER SERVICE IS PROVIDED BY OWNER AS ON-SITE SEPTIC SYSTEM.
ELECTRIC SERVICE FOR THIS SUBDIVISION IS PROVIDED BY MOUNTAIN VIEW ELECTRIC ASSOCIATION SUBJECT TO THE PROVIDERS RULES, REGULATIONS AND SPECIFICATIONS.
GAS SERVICE FOR THIS SUBDIVISION IS PROVIDED BY BLACK HILLS ENERGY SUBJECT TO THE PROVIDERS RULES, REGULATIONS AND SPECIFICATIONS.
15. SEWAGE TREATMENT IS THE RESPONSIBILITY OF EACH PROPERTY OWNER. THE EL PASO COUNTY HEALTH DEPARTMENT MUST APPROVE EACH SYSTEM AND IN SOME CASES THE DEPARTMENT MAY REQUIRE AN ENGINEERED SYSTEM PRIOR TO PERMIT APPROVAL.

GENERAL NOTES CONT'D.:

- 16. FIRE PROTECTION IS BY BLACK FOREST FIRE PROTECTION DISTRICT. DUE TO WILDFIRE CONCERNS, HOMEOWNERS ARE ENCOURAGED TO INCORPORATE WILDFIRE FUEL BREAK PROVISIONS AS RECOMMENDED BY THE COLORADO STATE FOREST SERVICE AND ILLUSTRATED THROUGH PUBLICATIONS AVAILABLE THROUGH THE STATE FOREST SERVICE.
17. A LETTER OF COMPLIANCE HAS BEEN RECEIVED FROM THE COLORADO STATE FOREST SERVICE, FIRE DEPARTMENT, FIRE MARSHAL, OR OTHER QUALIFIED PROFESSIONAL STATING PRACTICES DESIGNED TO REDUCE WILDFIRE HAZARDS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE WILDLAND FIRE AND HAZARD MITIGATION PLAN. SUCH WORK MAY INCLUDE, BUT IS NOT NECESSARILY LIMITED TO THE FOLLOWING:
• FOREST-WIDE THINNINGS
• FUELBREAK THINNINGS
• PRUNINGS
• DEBRIS DISPOSAL
18. ALL STRUCTURAL FOUNDATIONS SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER CURRENTLY LICENSED IN THE STATE OF COLORADO
19. THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAY AND TITLE OF RECORD, CLASSIC CONSULTING ENGINEERS AND SURVEYORS AND THE SURVEYOR OF RECORD RELIED UPON THE TITLE COMMITMENT ORDER NUMBER RND55118276 PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, WITH AN EFFECTIVE DATE OF AUGUST 17, 2024 AT 5:00 P.M.
20. RESERVATION BY KAY JUANITA MCGINNIS AND JOAN CHARLEEN CORNELL AND RITA ANN O'DELL AND CHARLES L. O'DELL IN DEED RECORDED NOVEMBER 15, 2016 AT RECEPTION NO. 216132317 OF ANY AND ALL RIGHTS TO ANY AND ALL OIL, GAS AND OTHER MINERALS UNDER SAID LANDS TOGETHER WITH THE RIGHT OF SURFACE ENTRY.
21. THIS LOT HAS BEEN FOUND TO BE IMPACTED BY GEOLOGIC HAZARDS. MITIGATION MEASURES AND A MAP OF THE HAZARD AREA CAN BE FOUND IN THE REPORT "SOILS AND GEOLOGY STUDY VOLLMER AND ARROYA LANE" BY ENTECH ENGINEERING, INC. DATED OCTOBER 4, 2024 IN FILE PCD FILE NO. MS244 AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT.
POTENTIAL EXPANSIVE SOILS: WITHIN THE LOT AND POTENTIAL BUILDING SITE
POTENTIAL SHALLOW GROUNDWATER: ONLY LOCATED AT NORTH END OF THE LOT AND ALL CONTAINED WITHIN THE "PUBLIC DRAINAGE EASEMENT" AREA. NO BUILDINGS OR SEPTIC SYSTEMS ARE ALLOWED IN THIS AREA.
SHALLOW BEDROCK: WITHIN THE LOT AND POTENTIAL BUILDING SITE
22. ONCE THE BUILDING LOCATION HAS BEEN IDENTIFIED AND PRIOR TO THE BUILDING PERMIT APPLICATION, ADDITIONAL SITE-SPECIFIC SUBSURFACE SOIL INVESTIGATION WILL BE REQUIRED TO DETERMINE FOUNDATION AND POTENTIAL SUBSURFACE DRAINAGE DESIGN.
23. THE SUBDIVIDER AGREES ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNEES THAT SUBDIVIDER AND/OR SAID SUCCESSORS AND ASSIGNS SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTION (RESOLUTION NO. 19-471), OR ANY AMENDMENTS THERETO, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTALS. THE FEE OBLIGATIONS, IF NOT PAID AT FINAL PLAT RECORDING, SHALL BE DOCUMENTED ON ALL SALES DOCUMENTS AND ON PLAT NOTES TO ENSURE THAT A TITLE SEARCH WOULD FIND THE FEE OBLIGATION BEFORE SALE OF THE PROPERTY.
24. PER ECM SECTION 1.7.1.B.5, THE RESIDENTIAL LOTS IMPERVIOUS AREA MAY NOT EXCEED 10 PERCENT UNLESS A STUDY IS PREPARED IN COMPLIANCE WITH THE REQUIREMENTS LAID OUT IN THE ABOVE ECM SECTION AND THE IMPERVIOUS AREA MAY NOT EXCEED 20 PERCENT. THIS IMPERVIOUS AREA OF EACH LOT MUST INCLUDE THE PROPOSED DRIVEWAY.

SUMMARY TABLE:

Table with columns: LOTS, SQUARE FEET, PERCENTAGE, OWNER, MAINTENANCE. Row 1: LOTS (1 LOT), 330,364, 100%, OWNER OF RECORD, OWNER OF RECORD.

SURVEYOR'S STATEMENT:

I, ROBERT L. MEADOWS JR., A DULY LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON DATE OF SURVEY, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:10,000; AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISION, OR SURVEYING OF LAND AND ALL APPLICABLE PROVISIONS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE.

I ATTEST THE ABOVE ON THIS 21st DAY OF November, 2024



ROBERT L. MEADOWS JR., COLORADO P.L.S. NO. 34977
PREPARED FOR AND ON BEHALF OF
CLASSIC CONSULTING
ENGINEERS AND SURVEYORS, LLC.

NOTICE:

ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

THIS PLAT FOR STIMPLE SUBDIVISION NO. 1 WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THE ___ DAY OF ___, 20___. SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RESOLUTION OF APPROVAL, THE DEDICATIONS OF EASEMENTS TO THE PUBLIC ARE ACCEPTED, BUT PUBLIC IMPROVEMENTS THEREON WILL NOT BECOME THE MAINTENANCE RESPONSIBILITY OF EL PASO COUNTY UNTIL PRELIMINARY ACCEPTANCE OF THE PUBLIC IMPROVEMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL, AND THE SUBDIVISION IMPROVEMENTS AGREEMENT.

CHAIR, BOARD OF COUNTY COMMISSIONERS DATE

EXECUTIVE DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DATE

CLERK AND RECORDER:
STATE OF COLORADO)
COUNTY OF EL PASO)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT ___ O'CLOCK __.M. THIS ___ DAY OF ___, 20___, A.D., AND IS DULY

RECORDED AT RECEPTION NO. ___ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

STEVE SCHLEIKER, RECORDER

BY: DEPUTY

DRAINAGE: \$10,252.80 (SAND CREEK)

BRIDGE FEES: \$5,556.52 (SAND CREEK)

REGIONAL PARK: \$505.00 (AREA 2)

SCHOOL FEE: \$306.00 (DISTRICT 20)

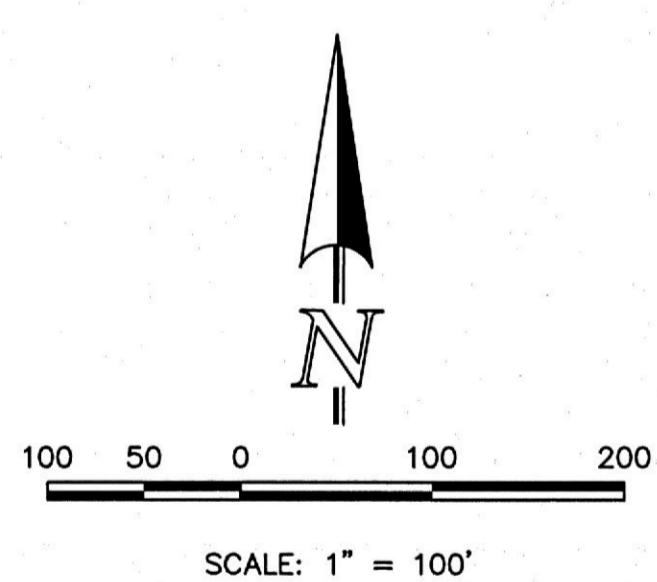
SHEET 1 OF 2
NOVEMBER 20, 2024
JOB NO. 1185.80
STIMPLE SUBDIVISION
FILING NO. 1



OWNER
STIMPLE FAMILY LLLP, A COLORADO
LIMITED LIABILITY LIMITED PARTNERSHIP
14842 LONGWALL DRIVE
COLORADO SPRINGS, CO 80908
619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903
(719)785-0790

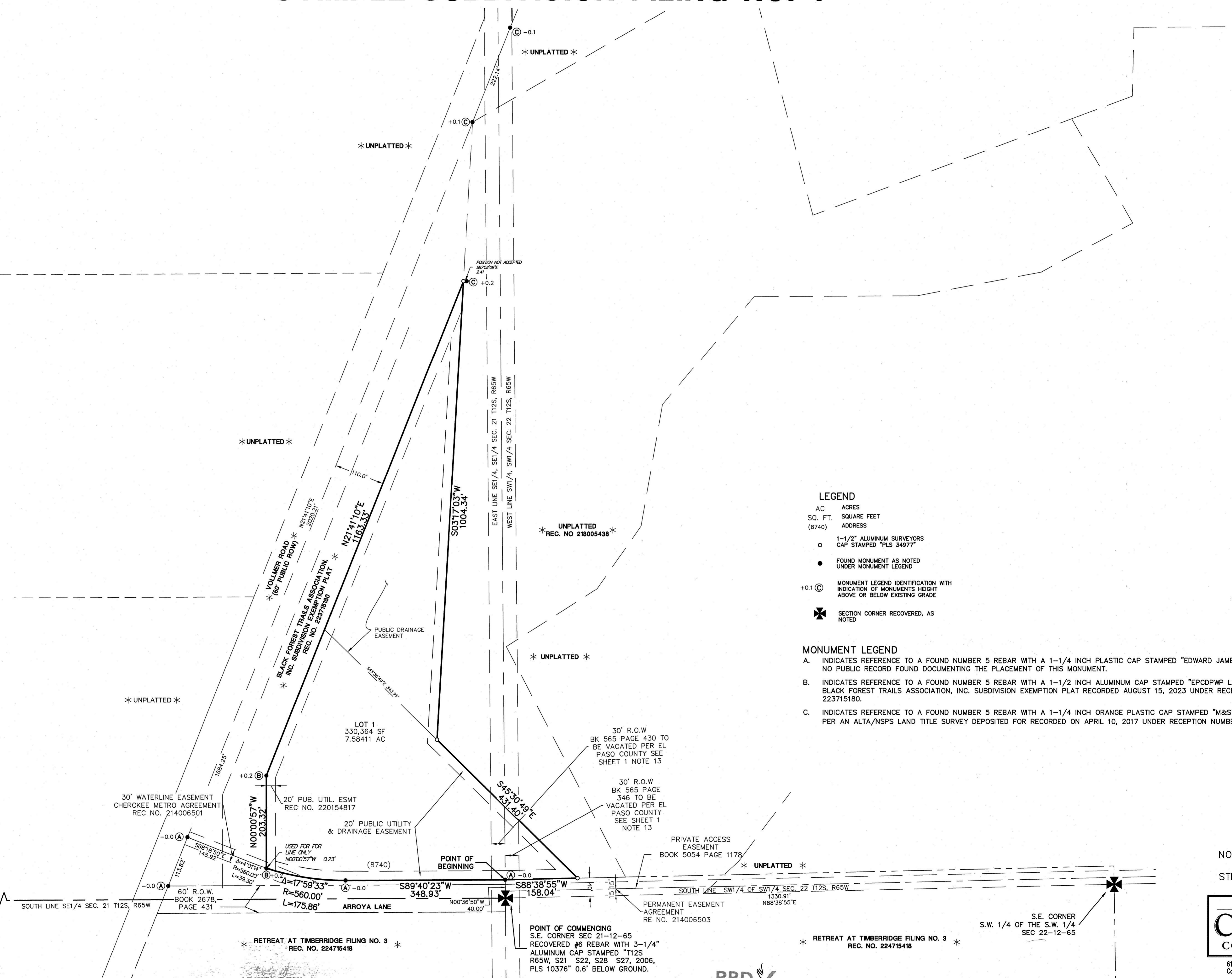
PCD FILE: MS244

FINAL PLAT STIMPLE SUBDIVISION FILING NO. 1



RECOVERED #6 REBAR WITH 3-1/4" ALUMINUM CAP STAMPED "OLIVER E. WATTS, DO NOT DISTURB, E. 1/16, S21, S28, 2010, SURVEY MARK, PE-LS 9853" FLUSH WITH GROUND.

BASIS OF BEARINGS
N89°40'23"E 1313.53'



- LEGEND**
- AC ACRES
 - SQ. FT. SQUARE FEET
 - (8740) ADDRESS
 - 1-1/2" ALUMINUM SURVEYORS CAP STAMPED "PLS 34977"
 - FOUND MONUMENT AS NOTED UNDER MONUMENT LEGEND
 - +0.1 ⊙ MONUMENT LEGEND IDENTIFICATION WITH INDICATION OF MONUMENTS HEIGHT ABOVE OR BELOW EXISTING GRADE
 - ⊕ SECTION CORNER RECOVERED, AS NOTED

- MONUMENT LEGEND**
- A. INDICATES REFERENCE TO A FOUND NUMBER 5 REBAR WITH A 1-1/4 INCH PLASTIC CAP STAMPED "EDWARD JAMES PLS 37909". NO PUBLIC RECORD FOUND DOCUMENTING THE PLACEMENT OF THIS MONUMENT.
 - B. INDICATES REFERENCE TO A FOUND NUMBER 5 REBAR WITH A 1-1/2 INCH ALUMINUM CAP STAMPED "EPCDPWP LS 38701", PER BLACK FOREST TRAILS ASSOCIATION, INC. SUBDIVISION EXEMPTION PLAT RECORDED AUGUST 15, 2023 UNDER RECEPTION NUMBER 223715180.
 - C. INDICATES REFERENCE TO A FOUND NUMBER 5 REBAR WITH A 1-1/4 INCH ORANGE PLASTIC CAP STAMPED "M&S CIVIL PLS 32820" PER AN ALTA/NSPS LAND TITLE SURVEY DEPOSITED FOR RECORDED ON APRIL 10, 2017 UNDER RECEPTION NUMBER 217900058.

30' WATERLINE EASEMENT
CHEROKEE METRO AGREEMENT
REC NO. 214006501

20' PUB. UTIL. ESMT
REC NO. 220154817

20' PUBLIC UTILITY & DRAINAGE EASEMENT

30' R.O.W.
BK 565 PAGE 430 TO BE VACATED PER EL PASO COUNTY SEE SHEET 1 NOTE 13

30' R.O.W.
BK 565 PAGE 346 TO BE VACATED PER EL PASO COUNTY SEE SHEET 1 NOTE 13

PRIVATE ACCESS EASEMENT
BOOK 5054 PAGE 1178

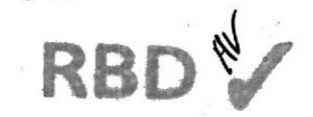
PERMANENT EASEMENT AGREEMENT
RE NO. 214006503

POINT OF COMMENCING
S.E. CORNER SEC 21-12-65
RECOVERED #6 REBAR WITH 3-1/4" ALUMINUM CAP STAMPED "T12S R65W, S21 S22, S28 S27, 2006, PLS 10376" 0.6' BELOW GROUND.

* RETREAT AT TIMBERRIDGE FILING NO. 3
REC. NO. 224715418 *

* RETREAT AT TIMBERRIDGE FILING NO. 3
REC. NO. 224715418 *

S.E. CORNER
S.W. 1/4 OF THE S.W. 1/4
SEC 22-12-65



SHEET 2 OF 2
NOVEMBER 20, 2024
JOB NO. 1185.80
STIMPLE SUBDIVISION
FILING NO. 1



619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903
(719)785-0790

PCD FILE: MS244



September 2, 2024

Joe Letke
El Paso County Development Services Department
Sent via online portal at: <https://epcdevplanreview.com/Agencies/Home>

Re: Vollmer Rd Stimple Family Minor Subdivision
File #: MS244
SE1/4 SE1/4 of Sec. 21 and the SW1/4 SW1/4 Sec. 22, Twp. 12S, Rng. 65W, 6th P.M.
Water Division 2, Water District 10
CDWR Assigned Subdivision No. 32462

Dear Joe Letke:

We have received the above-referenced proposal for a one-lot subdivision of a 7.58-acre parcel. The proposed source of water supply will be provided by Falcon Area Water and Wastewater Authority (FAWWA).

Water Supply Demand

The proposed water requirement is estimated to be 0.353 acre-feet. The Water Resources Report uses a Single Family Equivalent (SFE) for a lot greater than 7,000 square feet of 0.353 acre-feet for in-house use with no irrigation or common areas.

Source of Water Supply

The anticipated source of water is to be provided by FAWWA. A commitment letter for this subdivision dated August 12, 2024 was provided with the request.

State Engineer's Office Opinion

Based upon the above and pursuant to section 30-28-136(1)(h)(I) C.R.S., it is our opinion that the proposed water supply is adequate and can be provided without causing injury to decreed water rights.

Please contact me at melissa.vanderpoel@state.co.us or (303) 866-3581 x8208 with any questions.

Sincerely,

Melissa A. van der Poel, P.E.
Water Resource Engineer

Ec: Subdivision File 32462



County Attorney

Kenneth R. Hodges, County Attorney
719-520-6485
Centennial Hall
200 S. Cascade, Suite 150
Colorado Springs, CO 80903
www.ElPasoCo.com

Board of County Commissioners
Holly Williams, District 1
Carrie Geitner, District 2
Stan VanderWerf, District 3
Longinos Gonzalez, Jr., District 4
Cami Bremer, District 5

September 10, 2024

MS-24-4 Stimple Subdivision Filing No. 1
Minor Subdivision

Reviewed by: Lori Seago, Senior Assistant County Attorney
April Willie, Paralegal

WATER SUPPLY REVIEW AND RECOMMENDATIONS

Project Description

1. This is a proposal by Stimple Family LLLP (“Applicant”), for a one-lot subdivision of an approximately 7.58 +/- acre tract of land (“the property”). The property is currently zoned RR-5 (Residential Rural).

Estimated Water Demand

2. Pursuant to the *Water Supply Information Summary* (“WSIS”), the Applicant estimated its annual water needs to serve this subdivision at 0.35 acre-feet/year. The *Water Resources Report* (“Report”), however, identifies the estimated demand as 0.353 acre-feet/year.¹ There is no irrigation anticipated. Based on the higher figure, the Applicant must provide a supply of 105.9 acre-feet of water (0.353 acre-feet/year x 300 years) to meet the County’s 300-year water supply requirement for the subdivision.

Proposed Water Supply

3. The Applicant has provided for the source of water to derive from the Falcon Area Water and Wastewater Authority (“FAWWA” or “Authority”). The *Water Resources Report* (“Report”) indicates the Authority’s water supply is sourced from on-site non-tributary water rights, including water from Denver, Arapahoe and Laramie-Fox Hills aquifer wells. The *Report* indicates that the current developed physical supply is 1,966.14 annual acre-feet/300 years. The

¹ Applicant will be required to submit an updated WSIS prior to recording the plat.

ASSISTANT COUNTY ATTORNEYS

NATHAN J. WHITNEY
CHRISTOPHER M. STRIDER

STEVEN A. KLAFFKY
TERRY A. SAMPLE

LORI L. SEAGO
DOREY L. SPOTTS

BRYAN E. SCHMID
STEVEN W. MARTYN

MERI GERINGER
ERIKA KEECH

total water commitment is currently at 1,036.03 annual acre-feet/300 years as of August, 2024. There is thus a net excess of currently available water of 930.11 acre-feet/300 years.

4. The Falcon Area Water & Wastewater Authority provided a letter of commitment for Stimple Subdivision Filing No. 1 dated August 12, 2024, in which the Authority committed to providing water service for the one lot, for an annual water requirement of 0.353 acre-feet/year.

State Engineer's Office Opinion

5. In a letter dated September 2, 2024, the State Engineer's Office reviewed the application for a one-lot subdivision of a 7.58-acre parcel. The State Engineer stated that "[t]he proposed source of water supply is service provided by the Falcon Area Water and Wastewater Authority (FAWWA)." Further, the State Engineer stated that ". . . pursuant to section 30-28-136(1)(h)(l), C.R.S., it is our opinion that the proposed water supply is adequate and can be provided without causing injury to decreed water rights."

Recommended Findings

6. Quantity and Dependability. Applicant's water demand for Stimple Family LLLP is 0.353 acre-feet per year for a total demand of 105.9 acre-feet for the subdivision for 300 years, to be supplied by FAWWA. **Based on the Authority's available water supply of approximately 930.11 annual acre-feet, the County Attorney's Office recommends a finding of sufficient water quantity and dependability for Stimple Subdivision Filing No. 1.**

7. Quality. The water quality requirements of Section 8.4.7.B.10 of the Code must be satisfied. Section 8.4.7.B.10.g. of the 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.

8. Basis. The County Attorney's Office reviewed the following documents in preparing this review: the *Water Supply Information Summary*, the *Water Resources Report* dated August 2024, the *Falcon Area Water & Wastewater Authority* letter dated August 12, 2024, and the *State Engineer Office's Opinion* dated September 2, 2024. The recommendations herein are based on the information contained in such documents and on compliance with the requirements set forth below. ***Should the information relied upon be found to be incorrect, or should the below requirements not be met, the County Attorney's Office reserves the right to amend or withdraw its recommendations.***

REQUIREMENTS:

- A. Applicant and all future owners of lots within this filing shall be advised of, and comply with, the conditions, rules, regulations, limitations, and specifications set by the District.
- B. Prior to recording the final plat, Applicant shall submit an updated WSIS that shows an estimated demand of 0.353 acre-feet/year for the subdivision, consistent with the Water Resource Report and commitment letter.

cc: Joe Letke, Project Manager, Planner

FINAL PLAT (RECOMMEND APPROVAL)

_____ moved that the following Resolution be adopted:

BEFORE THE PLANNING COMMISSION

OF THE COUNTY OF EL PASO

STATE OF COLORADO

RESOLUTION NO. MS244
STIMPLE SUBDIVISION FILING NO. 1

WHEREAS, Stimple Family LLP did file an application with the El Paso County Planning and Community Development Department for approval of a Minor Subdivision Final Plat for the Stimple Subdivision Filing No. 1 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 January 16, 2025; 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 land use does not permit the use of an area containing a commercial mineral deposit in a manner which would interfere with the present or future extraction of such deposit by an extractor;

6. 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; and
7. For the above-stated and other reasons, the proposed Minor Subdivision Final Plat is in the best interest of the health, safety, morals, convenience, order, prosperity, and welfare of the citizens of El Paso County.

WHEREAS, when approving a Minor Subdivision Final Plat, the Planning Commission and Board of County Commissioners shall find that the request meets the following criteria outlined in Section 7.2.1 (Subdivisions) of the El Paso County Land Development Code ("Code") (as amended):

1. The proposed Subdivision is in general conformance with the goals, objectives, and policies of the Master Plan;
2. The Subdivision is consistent with the purposes of the Code;
3. The Subdivision is in conformance with the subdivision design standards and regulations and meets all planning, engineering, and surveying requirements of the County for maps, data, surveys, analysis, studies, reports, plans, designs, documents, and other supporting materials.
4. 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 Code.
5. 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 Code.
6. 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)].
7. Adequate drainage improvements complying with State law [C.R.S. § 30-28-133(3)(c)(VIII)] and the requirements of the Code and the Engineering Criteria Manual ("ECM") are provided by the design.
8. The location and design of the public improvements proposed in connection with the Subdivision are adequate to serve the needs and mitigate the effects of the development.
9. Legal and physical access is or will be provided to all parcels by public rights-of-way or recorded easement acceptable to the County and in compliance with the Code and the ECM.

10. 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 therefor, reasonably related to the proposed Subdivision so the proposed subdivision will not negatively impact the levels of service of County services and facilities.
11. Necessary services, including police and fire protection, recreation, utilities, open space, and transportation systems, are or will be available to serve the proposed Subdivision.
12. The Subdivision provides evidence to show that the proposed methods for fire protection comply with Chapter 6 of the Code.
13. The proposed Subdivision meets other applicable sections of Chapters 6 and 8 of the Code.
14. Off-site impacts were evaluated, and related off-site improvements are roughly proportional and will mitigate the impacts of the Subdivision in accordance with applicable requirements of Chapter 8 of the Code.
15. Adequate public facilities or infrastructure, or cash-in-lieu, for impacts reasonably related to the proposed Subdivision have been constructed or are financially guaranteed through the SIA so the impacts of the Subdivision will be adequately mitigated.
16. The extraction of any known commercial mining deposit shall not be impeded by this Subdivision [C.R.S. §§ 34-1-302(1), et seq.].

WHEREAS, 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 Code.

NOW, THEREFORE, BE IT RESOLVED, the El Paso County Planning Commission recommends that the petition of Stimple Family LLP for a Minor Subdivision Final Plat for the Stimple Subdivision Filing No. 1 be approved by the Board of County Commissioners with the following conditions and notations:

CONDITIONS

1. All Deed of Trust holders shall ratify the plat. The applicant shall provide a current title commitment at the time of submittal of the Mylar for recording.
2. Colorado statute requires that at the time of the approval of platting, the subdivider provides the certification of the County Treasurer's Office that all ad valorem taxes applicable to such subdivided land, or years prior to that year in which approval is granted, have been paid. Therefore, this plat is approved by the Board of County Commissioners on the condition that the subdivider or developer must provide to the Planning and Community Development Department, at the time of recording the plat, a certification from the County Treasurer's Office that all prior years' taxes have been paid in full.
3. The subdivider or developer must pay, for each parcel of property, the fee for tax certification in effect at the time of recording the Final Plat.
4. Driveway permits will be required for each access to an El Paso County owned and maintained roadway. Driveway permits are obtained from the appropriate El Paso County staff.
5. Applicant shall comply with all requirements contained in the Water Supply Review and Recommendations, dated September 10, 2024, as provided by the County Attorney's Office.

NOTATIONS

1. The following fees are required to be paid to El Paso County at the time of Final Plat recordation:
 - a. Drainage Fees in the amount of \$10,252.80 for the Sand Creek basin and bridge fees in the amount of \$5,556.52.
 - b. Park fees in lieu of land dedication for regional parks in the amount of \$505.00.
 - c. Fees in lieu of school land dedication in the amount of \$306.00 shall be paid for the benefit of District 20.
2. Final Plats not recorded within 24 months of Board of County Commissioner approval shall be deemed expired unless an extension is approved.
3. Site grading or construction, other than installation or initial temporary control measures, may not commence until a Preconstruction Conference is held with Planning and Community

Development Inspections and a Construction Permit is issued by the Planning and Community Development Department.

- 4. The El Paso County Road Impact Fee Program Resolution (Resolution 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 No. 19-471), 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.

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

_____ seconded the adoption of the foregoing Resolution.

The roll having been called, the vote was as follows: (circle one)

Thomas Bailey	aye / no / non-voting / recused / absent
Sarah Brittain Jack	aye / no / non-voting / recused / absent
Jim Byers	aye / no / non-voting / recused / absent
Jay Carlson	aye / no / non-voting / recused / absent
Becky Fuller	aye / no / non-voting / recused / absent
Jeffrey Markewich	aye / no / non-voting / recused / absent
Eric Moraes	aye / no / non-voting / recused / absent
Bryce Schuettpelz	aye / no / non-voting / recused / absent
Wayne Smith	aye / no / non-voting / recused / absent
Tim Trowbridge	aye / no / non-voting / recused / absent
Christopher Whitney	aye / no / non-voting / recused / absent

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

DONE THIS sixteenth day of January 2025 at Colorado Springs, Colorado.

EL PASO COUNTY PLANNING COMMISSION

By: _____
Chair

EXHIBIT A

LEGAL DESCRIPTION

A PARCEL OF LAND BEING LOCATED IN A PORTION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, AND A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MONUMENTED AT THE WEST END BY A NO. 6 REBAR WITH A 3-1/4" ALUMINUM CAP STAMPED "OLIVER E. WATTS, DO NOT DISTURB, E. 1/16, S21, S28, 2010, SURVEY MARK, PE-LS 9853" FOUND FLUSH WITH GROUND AND MONUMENTED ON THE EAST END BY A NO. 6 REBAR WITH 3-1/4" ALUMINUM CAP STAMPED "T12S 65W, S21 S22, S28 S27, 2006, PLS 10376" FOUND 0.6 FEET BELOW GROUND, AND IS ASSUMED TO BEAR NORTH 89°40'23" EAST A DISTANCE OF 1313.53 FEET.

COMMENCING AT THE SOUTH EAST CORNER OF SAID SECTION 21;

THENCE NORTH 00°36'19" WEST, TO A POINT 40 FEET NORTH OF THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 21 AND THE NORTHERLY BOUNDARY LINE OF RETREAT AT TIMBERRIDGE FILING NO. 3 RECORDED _____, 2023 UNDER RECEPTION NUMBER _____ IN THE RECORDS OF EL PASO COUNTY, COLORADO, A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING;

THENCE ON SAID NORTHERLY BOUNDARY THE FOLLOWING TWO (2) COURSES:

- 1) THENCE SOUTH 89°40'23" WEST ALONG SAID BOUNDARY LINE A DISTANCE OF 348.92 FEET, TO A CURVE, HAVING A RADIUS OF 560.00 FEET, WHOSE CENTER BEARS NORTH 00°19'37" WEST;
- 2) THENCE WESTERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°00'09", AN ARC DISTANCE OF 175.95 FEET TO A SOUTHEAST BOUNDARY CORNER OF A DOCUMENT RECORDED OCTOBER 03, 2019 UNDER RECEPTION NUMBER 219122452 IN THE RECORDS OF EL PASO COUNTY, COLORADO;

THENCE ALONG SAID EASTERLY BOUNDARY LINE THE FOLLOWING TWO (2) COURSES:

- 1) THENCE NORTH 00°00'00" EAST A DISTANCE OF 203.23 FEET;
- 2) THENCE NORTH 21°41'10" EAST A DISTANCE OF 1,163.40 FEET, TO A POINT ON THE WESTERLY BOUNDARY LINE OF A DOCUMENT RECORDED JANUARY 16, 2018 UNDER RECEPTION NUMBER 218005438 IN THE RECORDS OF EL PASO COUNTY, COLORADO;

THENCE ALONG SAID WESTERLY BOUNDARY LINE THE FOLLOWING TWO (2) COURSES:

- 1) THENCE SOUTH 03°17'03" WEST A DISTANCE OF 1,004.33 FEET;
- 2) THENCE SOUTH 45°31'06" EAST A DISTANCE OF 431.45 FEET, TO A POINT ON SAID NORTHERLY BOUNDARY LINE;

THENCE SOUTH 88°38'59" WEST A DISTANCE OF 158.10 FEET, TO THE POINT OF BEGINNING.

THE ABOVE DESCRIPTION PRODUCES A CALCULATED AREA OF 330,387 SQUARE FEET (7.58466 ACRES), MORE OR LESS, AND IS DEPICTED ON THE ATTACHED GRAPHICAL EXHIBIT FOR REFERENCE.