

**EL PASO COUNTY**  
COLORADO

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**El Paso County Planning & Community Development**  
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**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

**TO: El Paso County Planning Commission**  
**Brian Risley, Chair**

**FROM: Nina Ruiz, Planning Manager**  
**Jeff Rice, PE, Senior Engineer**  
**Craig Dossey, Executive Director**

**RE: Project File #: PUDSP-20-007**  
**Project Name: Midtown Collection at Hannah Ranch Filing No. 3**  
**Parcel Nos.: 533-24-03-009**

<b>OWNER:</b>	<b>REPRESENTATIVE:</b>
Elite Properties of America Inc. 4715 N. Chestnut Street Colorado Springs, CO. 80907	Classic Consulting Engineers and Surveyors, LLC. 619 N. Cascade Avenue., Suite 200 Colorado Springs, CO. 80903

**Commissioner District: 2**

Planning Commission Hearing Date:	5/19/2022
Board of County Commissioners Hearing Date	6/7/2022

**EXECUTIVE SUMMARY**

A request by Elite Properties of America Inc, for approval of a map amendment (rezoning) of 7.44 acres from CS (Commercial Service) to PUD (Planned Unit Development) and approval of a preliminary plan for 42 single-family residential lots. The property is located at the northwest corner of the Constitution Avenue and Akers Drive intersection. The property is within with the CAD-O (Commercial Airport Overlay District) zoning overlay. The request also includes approval of the PUD development plan as a preliminary plan with a finding of water sufficiency for water quality, dependability and quantity. Approval by the Board of the preliminary plan with a finding of sufficiency for water quality, quantity, and dependability authorizes the Planning and

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Community Development Department Director to administratively approve all subsequent final plat(s).

#### **A. REQUEST/MODIFICATIONS/AUTHORIZATION**

**Request:** A request by Elite Properties of America Inc, for approval of a map amendment (rezoning) of 7.44 acres from CS (Commercial Service) to PUD (Planned Unit Development) and approval of a preliminary plan for 42 single-family residential lots. The applicant is requesting the PUD development plan be approved as a preliminary plan in accordance with Section 4.2.6.E, a PUD Development Plan May be Approved as a Preliminary Plan, of the El Paso County Land Development Code (2019). In addition, a finding of water sufficiency for water quality, dependability and quantity is being requested. Approval by the Board of the preliminary plan with a finding of sufficiency for water quality, quantity, and dependability authorizes the Planning and Community Development Department Director to administratively approve all subsequent final plat(s).

#### **Modification of Existing Land Development Code (LDC) or Engineering Criteria Manual (ECM) Standard:**

For approval of a modification of a general development standard in the LDC or standard of the ECM, the BoCC shall find that the proposal provides for the general health, safety, and welfare of the citizens and at least one of the following benefits:

- Preservation of natural features;
- Provision of a more livable environment, such as the installment of street furniture, decorative street lighting or decorative paving materials;
- Provision of a more efficient pedestrian system;
- Provision of additional open space;
- Provision of other public amenities not otherwise required by the Code; or
- The proposed modification is granted in exchange for the open space and/or amenity designs provided in the PUD development plan and/or development guide.

The applicant is requesting approval of the following modification(s) of the LDC:

1. The applicant is requesting a PUD modification to Sections 8.4.4.C. and 8.4.4.E.3 of the Code to allow for private roads that are proposed not to be built to public road standards.
1. Section 8.4.4.C, *Public Roads Required*, of the Code states:  
“Divisions of land, lots and tracts shall be served by public roads.”

2. Section and 8.4.4.E.3, *Private Road Allowances*, of the Code states:

“Generally, private roads shall be constructed and maintained to ECM standards except as may be otherwise determined in the waiver. Private road waivers may include design standards for the following:

- Right-of-way width where suitable alternative provisions are made for pedestrian walkways and utilities;
- Design speed where it is unlikely the road will be needed for use by the general public;
- Standard section thickness minimums and pavement type where suitable and perpetual maintenance provisions are made;
- Maximum and minimum block lengths; and
- Maximum grade.

PCD Executive Director Recommendation:

The PCD Executive Director recommends approval of the requested PUD modifications. Per the proposed PUD/Preliminary Plan, adequate lot accessibility can be provided via the proposed private roadway. The applicant has depicted a sidewalk design and layout that accommodates pedestrians throughout the Proposed PUD/Preliminary plan and allows for connections to the adjacent existing sidewalks. As summarized in the applicant’s letter of intent, reducing the requirement of constructing private roads to public road standards to lesser standard is proposed to provide for a more livable environment and provision of more efficient pedestrian spaces.

ECM Administrator Recommendation: The ECM Administrator recommends approval of the requested PUD modifications since the applicant has obtained written endorsement from the Falcon Fire Protection District regarding the private roadways.

**Authorization to Sign:** Approval by the Board of the preliminary plan with a finding of sufficiency for water quality, quantity, and dependability authorizes the Planning and Community Development Department Director to administratively approve all subsequent final plat(s) consistent with the preliminary plan as well as the associated Subdivision Improvements Agreements, Detention Pond Maintenance Agreements and any other documents necessary to carry out the intent of the Board of County Commissioners.

## **B. PLANNING COMMISSION SUMMARY**

**Request Heard:**

**Recommendation:**

**Waiver Recommendation:**

**Vote:**

**Vote Rationale:**

**Summary of Hearing:**

**Legal Notice:**

## **C. APPROVAL CRITERIA**

The Planning Commission and BOCC shall determine that the following the criteria for approval outlined in Section 4.2.6, and Section 7.2.1 of the El Paso County Land Development Code (2021), have been met to approve a PUD zoning district:

1. The proposed PUD district zoning advances the stated purposes set forth in this section.
2. The application is in general conformity with the Master Plan;
3. The proposed development is in compliance with the requirements of this Code and all applicable statutory provisions and will not otherwise be detrimental to the health, safety, or welfare of the present or future inhabitants of El Paso County;
4. The subject property is suitable for the intended uses and the use is compatible with both the existing and allowed land uses on the neighboring properties, will be in harmony and responsive with the character of the surrounding area and natural environment, and will not have a negative impact upon the existing and future development of the surrounding area;
5. The proposed development provides adequate consideration for any potentially detrimental use to use relationships (e.g. commercial use adjacent to single family use) and provides an appropriate transition or buffering between uses of differing intensities both on-site and off-site which may include innovative treatments of use to use relationships;
6. The allowed uses, bulk requirements and landscaping and buffering are appropriate to and compatible with the type of development, the surrounding neighborhood or area and the community;
7. Areas with unique or significant historical, cultural, recreational, aesthetic or natural features are preserved and incorporated into the design of the project;
8. Open spaces and trails are integrated into the development plan to serve as amenities to residents and provide reasonable walking and biking opportunities;
9. The proposed development will not overburden the capacities of existing or planned roads, utilities and other public facilities (e.g. fire protection, police protection, emergency services, and water and sanitation), and the required public services and facilities will be provided to support the development when needed;
10. The proposed development would be a benefit through the provision of interconnected open space, conservation of environmental features, aesthetic features and harmonious design, and energy efficient site design;



11. The proposed land use does not permit the use of any area containing a commercial mineral deposit in a manner which would unreasonably interfere with the present or future extraction of such deposit unless acknowledged by the mineral rights owner;
12. Any proposed exception or deviation from the requirements if the zoning resolution or the subdivision regulation is warranted by virtue of the design and amenities incorporated in the development plan and development guide; and
13. The owner has authorized the application.

The applicant has requested the proposed PUD also be reviewed and considered as a preliminary plan. Compliance with the requirements identified in Chapter 7 and Chapter 8 of the El Paso County Land Development Code (2021) for a preliminary plan requires the Planning Commission and the BoCC shall find that the additional criteria for a preliminary plan have also been met.:

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 this Code;
3. The subdivision is in conformance with the subdivision design standards and any approved sketch plan;
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 this 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 this 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 this Code and the 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 in compliance with this 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 therefore, 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 protection, recreation, utilities, open space and transportation system, 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 this Code; and
13. The proposed subdivision meets other applicable sections of Chapter 6 and 8 of this Code.

#### **D. LOCATION**

North: PUD (Planned Unit Development)	Single-family Residential
South: CS (Commercial Service)	Multi-family Residential
East: CS (Commercial Service)	Commercial / Vacant
West: PUD (Planned Unit Development)	Charter School

#### **E. BACKGROUND**

The Hannah Ridge at Feathergrass preliminary plan (SP-07-012) and Planned Unit Development (PUD-07-007) zoning were approved by the Board of County Commissioners on January 24, 2008. Both plans included the following: 355 single-family lots; three (3) open space tracts to be owned and maintained by the homeowners association; multiple trail connections to the regional trail corridor known as the Rock Island Trail, which is owned and maintained by the City of Colorado Springs; four (4) commercial and multi-family future development tracts; rights-of-way; and two (2) hammerhead-style roads to be privately owned and maintained.

The applicant requested a Planned Unit Development amendment (PUD-13-004), to eliminate the private hammerhead-style roads and provided a public cul-de-sac to be built to El Paso County standards, which was administratively approved by the Development Services Department (now known as the Planning and Community Development Department) Director on July 29, 2013.

A subsequent amendment to the preliminary plan (SP-13-006) implemented the amended PUD development plan. The amendment was approved by the Board of County Commissioners on October 8, 2013, and resulted in a reduction of three (3)

single-family lots within the subsequently approved and recorded Hannah Ridge at Feathergrass Filing No. 2 subdivision.

The Hannah Ridge at Feathergrass Filing No. 1 subdivision plat (SF-13-013) was approved by the Board of County Commissioners on April 22, 2014. The Hannah Ridge at Feathergrass Filing No. 2 final plat (SF-15-013) was approved by the Board of County Commissioners on October 27, 2015. The Hannah Ridge at Feathergrass Filing No. 3 final plat (SF-17-012) was approved by the Board of County Commissioners on October 10, 2017. The Hannah Ridge at Feathergrass Filing No. 4 final plat (SF-17-013) was approved by the Board of County Commissioners on November 14, 2017. The Hannah Ridge at Feathergrass Filing Nos. 5, 6, and 7 final plats (SF-18-037, SF-18-038, and SF-18-039) were approved by the Board of County Commissioners on May 14, 2018.

The subject request for approval of the site specific Midtown Collection at Hannah Ridge PUD and preliminary plan is proposed within two of the future development tracts depicted on the approved Hannah Ridge at Feathergrass PUD Development Plans (PUD 07-007 and PUD-13-004).

The property is within the CAD-O (Commercial Airport Overlay District) zoning overlay. A referral was sent to the Colorado Springs Airport Advisory Commission (CSAAC) for review and comment. The CSAAC provided comment that an aviation easement has been provided as recorded at reception number 214022684, and stated no further action is requested.

If the Midtown Collection PUD Development Plan and preliminary plan are approved, and a finding of water sufficiency for water quality, quantity, and dependability is made by the Board of County Commissioners, it is anticipated that the applicant will request administrative approval of subsequent final plats by the Planning and Community Development Department Director.

## **F. ANALYSIS**

### **2. Land Development Code Analysis**

This application meets the preliminary plan submittal requirements, the standards for Divisions of Land in Chapter 7, and the standards for Subdivision in Chapter 8 as well as the Planned Unit Development (PUD) requirements outlined in Chapter 4 of the El Paso County Land Development Code (2020).

### **2. Zoning Compliance**

The PUD Development Plan identifies allowed and permitted uses; use, density, and dimensional standards such as setbacks, maximum lot coverage, and maximum building height; and overall landscaping requirements. The PUD Development Plan is consistent with the proposed PUD development guidelines and with the submittal and processing requirements of the Land Development Code.

#### **A. MASTER PLAN ANALYSIS**

##### **14. Your El Paso Master Plan**

###### **a. Placetype: Urban Residential**

###### **Placetype Character:**

The Urban Residential placetype consists of established neighborhoods immediately adjacent to equally dense or more dense urban neighborhoods in incorporated areas, as well as new, largely residential neighborhoods in previously undeveloped areas where centralized utility services are available. The Urban Residential placetype provides for a mix of development densities and housing types within a neighborhood. Urban Residential placetypes generally support accessory dwelling units as well. The dense urban development and high intensity of existing Urban Residential areas make it difficult to distinguish them from adjacent incorporated areas. The development of an Urban Residential placetype will strongly depend upon availability of water and wastewater services.

An interconnected network of pedestrian and bicycle infrastructure make Urban neighborhoods walkable internally and well-connected to adjacent placetypes. Highly accessible parks and open space are integrated throughout the neighborhood. Neighborhood-serving retail areas in this placetype should be conveniently connected and accessible to residents of the nearby neighborhood. Commercial uses should be located along main or perimeter streets rather than imbedded within primarily residential areas. Cimarron Hills is the most prominent example of this placetype.

###### **Recommended Land Uses:**

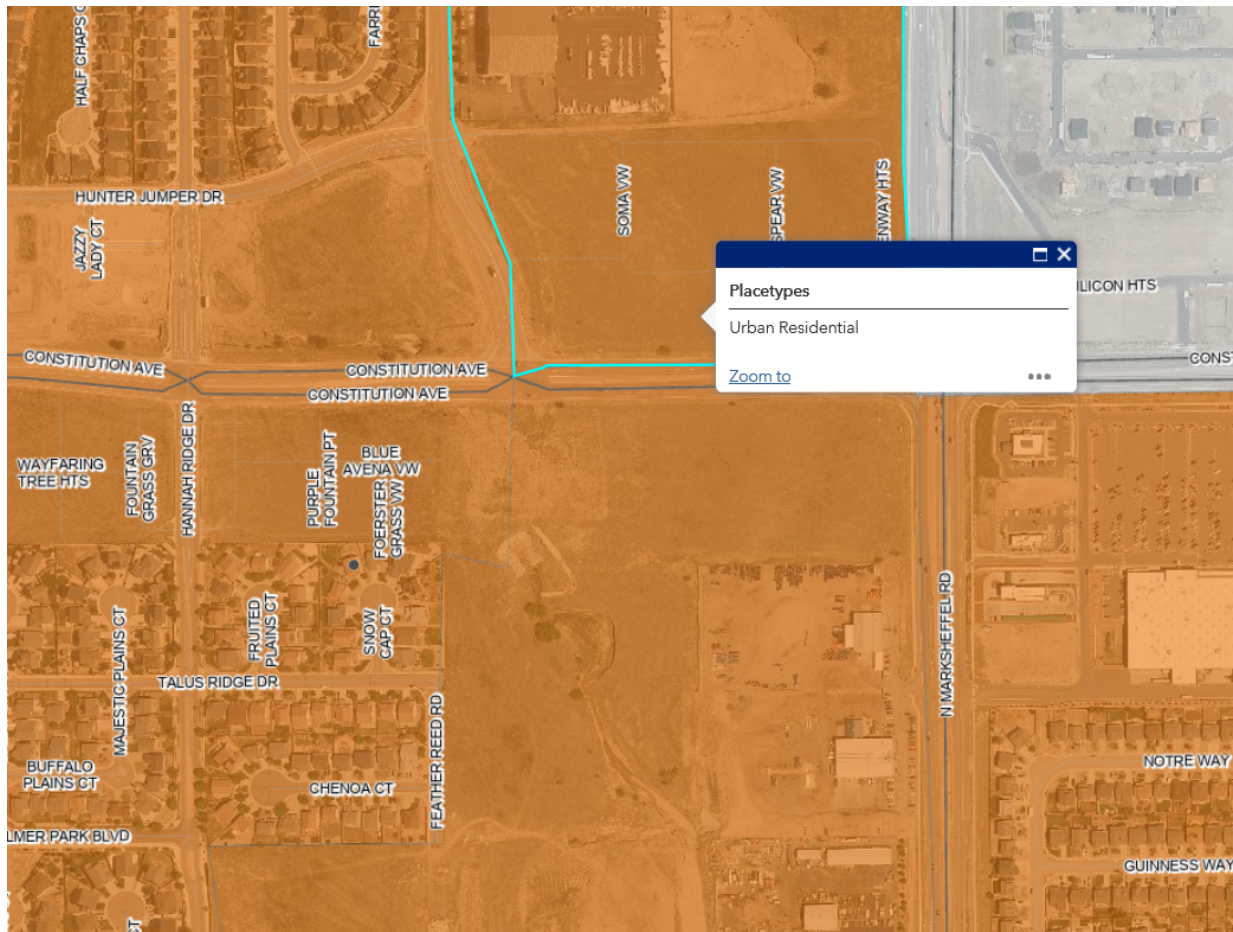
###### *Primary*

- Single-family Detached Residential (5 units/ acre or more)
- Single-family Attached Residential
- Multifamily Residential

###### *Supporting*

- Mixed Use
- Restaurant
- Commercial Retail
- Commercial Service
- Institutional
- Parks
- Office

Figure G.1: Placetype Map



#### **Analysis:**

The Urban Residential Placetype consists of established neighborhoods immediately adjacent to equally dense or more dense urban neighborhoods in incorporated areas, as well as new, largely residential neighborhoods in previously undeveloped areas where centralized utility services are available. Relevant goals and objectives are as follows:

**Goal LU3** – *Encourage a range of development types to support a variety of land uses.*

**Objective LU3-1** – *Development should be consistent with the allowable land uses set forth in the placetypes first and second to their built form guidelines.*

**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.*

**Objective HC4-1** – *Denser housing development should occur in Suburban Residential, Urban Residential, Rural Center, and Regional Center placetypes.*

**Objective TM1-4** – *Encourage sidewalks and other multimodal facilities in all new development in placetypes, as appropriate, and upgrade existing infrastructure to these types of facilities when maintenance is needed.*

**Objective CFI3-5** – *Continue to improve coordination with fire districts, developers, and other groups to ensure that new development provides appropriate fire suppression water supplies and infrastructure.*

**Objective CFI3-9** – *Ensure wastewater treatment systems will be properly operated and maintained and that they will not exceed the maximum treatment capacity if future growth is planned.*

**Objective E2-2** – *All future water planning efforts should reference the Water Master Plan to ensure alignment with its key policies and recommendations.*

The proposed PUD development plan and preliminary plan proposes an urban density single-family detached residential development which is consistent with the recommended density and supporting land use within the Urban Residential placetype. The PUD identifies sidewalks and open space areas to encourage active use of space. The overall PUD and sketch plan incorporate a range of densities and housing types which may be incorporated into future phases of development. Additionally, future phases of development may incorporate institutional and commercial uses within close proximity to the currently proposed high-density residential development.

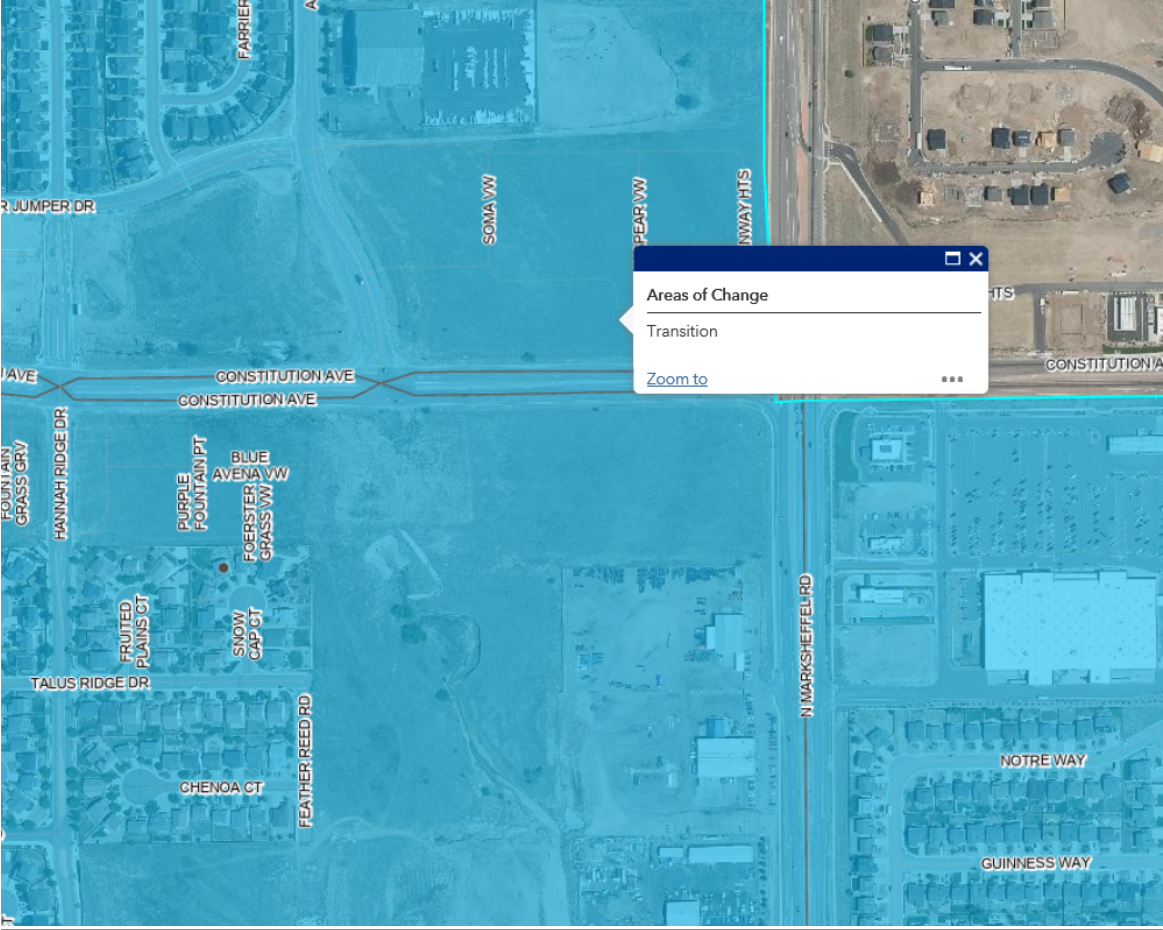
**b. Area of Change Designation: Transition**

Transition areas are fully developed parts of the County that may completely or significantly change in character. In these areas, redevelopment is expected to be intense enough to transition the existing development setting to an entirely new type of development. For example, a failing strip of commercial development could be redeveloped with light industrial or office uses that result in a transition to an employment hub or business park. Another example of such a transition would be if a blighted



suburban neighborhood were to experience redevelopment with significant amounts of multifamily housing or commercial development of a larger scale in line with a commercial center.

Figure G.2: Area of Change Map



**Analysis:**

The property is located in an area which is expected to significantly change in character. The surrounding parcels have redeveloped from rural residential development to urban level development. The proposed development is consistent with the recommendations of the placetype.

**5. Other Master Plan Elements**

The Master Plan for Mineral Extraction (1996) identifies no aggregate resource of value 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, no severed mineral rights exist. The Major Transportation Corridors Plan (MTCP) (2016) identifies adjacent Constitution Avenue as a principal arterial; no additional right-of-way for Constitution Avenue is required with this development proposal. The El Paso County Parks Master Plan (2013) identifies the Rock Island Regional Trail adjacent to this development. The PUD/preliminary plan depicts sidewalks which are anticipated to connect the development to the Rock Island Regional Trail corridor.

**G. PHYSICAL SITE CHARACTERISTICS**

**B. Hazards**

A geology, soils, and hazards report was submitted and reviewed with the approved PUD development plan and preliminary plan. The report did not identify any hazards that would preclude development.

**C. Wildlife**

The El Paso County Wildlife Habitat Descriptors (1996) identifies the parcels as having a low wildlife impact potential.

**D. Floodplain**

As indicated on FEMA Flood Insurance Rate Map (FIRM) panel numbers 08041C0752G and 08041C0756G, the property is located entirely outside of the 100-year regulatory floodplain. The East Fork Sand Creek Tributary drainageway flows through the southern portion of the site and is proposed to be stabilized with riprap lining with construction of this development.

**E. Drainage and Erosion**

The proposed development is located within the studied Sand Creek Drainage Basin. Stormwater runoff from the site generally flows from north to south, towards an existing detention pond and the East Fork Sand Creek Tributary drainageway along Constitution Avenue. The drainageway flows east to an existing box culvert at Hannah Ridge Drive and Constitution Avenue, which flows southeast under Constitution Avenue. A full spectrum detention and water quality facility is proposed to enlarge and replace the existing facility within Tract A, a drainage tract and



easement as depicted on the PUD development plan and preliminary plan. Per the Preliminary/Final Drainage Report, the Hannah Ridge Midtown Collection HOA will be responsible for maintaining the detention and water quality facilities within Tract A.

Drainage and bridge fees are required to be paid at the time of the subsequent final plat recordation. The proposed East Fork Sand Creek Tributary improvements, in addition to any established credits for drainage basin improvements within the Hannah Ridge at Feathergrass development, will offset drainage fees.

The Midtown Collection at Hannah Ridge Filing No. 3 Preliminary/Final Drainage Report concludes that “The proposed development will not adversely impact surrounding developments”.

## **F. Transportation**

The Midtown Collection at Hannah Ridge Filing No. 3 development takes access from the County road system at Constitution Avenue (a principal arterial roadway) to the south of the site, via Akers Drive, Hunter Jumper Drive, and Hannah Ridge Drive (nonresidential collectors) to the east, north, and west, respectively. The proposed internal public road, Equine Court, is designed as an urban local (50 foot right-of-way) road intersecting Hunter Jumper Drive. The proposed private internal streets are named Nightwind Heights and Sure Thing Heights, both proposed to access Equine Court.

Traffic generated from this development will be approximately 396 average daily trips (ADT). This development is subject to the El Paso County Road Impact Fee Program (Resolution 19-471), as amended.

The development of Midtown Collection at Hannah Ridge Filing No. 3 is anticipated to add approximately 350 linear feet of developer-dedicated urban local roads to the County road system.

Modifications from the LDC are requested by the applicant for private road allowances as identified previously in this staff report.

## **H. SERVICES**

### **1. Water**

Sufficiency: Sufficient

Quality: Sufficient

Quantity: Sufficient

Dependability: Sufficient

Attorney's summary: The County Attorney's Office has made a favorable recommendation for a finding of sufficiency with regard to water quantity and dependability. El Paso County Public Health has made a favorable recommendation regarding water quality. The Board of County Commissioners is requested to make a finding for water sufficiency, including quality, quantity, and dependability, with approval of this preliminary plan.

### **3. Sanitation**

Cherokee Metropolitan District provides wastewater service and has committed to serve the property. El Paso County Public Health has reviewed the wastewater report submitted with this application and has no concerns.

### **4. Emergency Services**

The property is within the Cimarron Hills Fire Protection District and the Falcon Fire Protection District. Both Districts were sent a referral of the applications and provided recommendations which the applicant has incorporated into the PUD development plan and preliminary plan.

### **5. Utilities**

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

### **6. Metropolitan Districts**

The site lies within Cherokee Metropolitan District, which provides water and wastewater services to the proposed development. The property is also within the Constitution Heights Metropolitan District, which was established to construct public infrastructure.

The applicant is anticipated to request inclusion into Public Improvement District No. 2 at the time of final plat.

### **7. Parks/Trails**

Land dedication and fees in lieu of park land dedication are not required for a map amendment (rezoning) or preliminary plan application.

## **8. Schools**

Land dedication and fees in lieu of school land dedication are not required for a rezone or preliminary plan application.

### **I. APPLICABLE RESOLUTIONS**

Approval Pages 29 and 25

Denial Pages 30 and 26

### **J. STATUS OF MAJOR ISSUES**

There are no concerns or issues regarding this proposed PUD development plan and preliminary plan.

### **K. RECOMMENDED CONDITIONS AND NOTATIONS**

Should the Planning Commission and the Board of County Commissioners find that the request meets the criteria for approval outlined in Section 4.2.6, and Section 7.2.1 of the El Paso County Land Development Code (2020), staff recommends the following conditions and notations:

#### **CONDITIONS**

Development of the property shall be in accordance with this PUD development plan. Minor changes in the PUD development plan, including a reduction in residential density, may be approved administratively by the Director of the Planning and Community Development Department consistent with the Land Development Code. Any substantial change will require submittal of a formal PUD development plan amendment application.

1. Approved land uses are those defined in the PUD development plan and development guide.
2. All owners of record must sign the PUD development plan.
3. The PUD development plan shall be recorded in the office of the El Paso County Clerk & Recorder prior to scheduling any final plats for hearing by the Planning Commission. The development guide shall be recorded in conjunction with the PUD development plan.
4. Developer shall comply with federal and state laws, regulations, ordinances, review and permit requirements, and other agency requirements, if any, of applicable agencies including, but not limited to, the Colorado Parks and Wildlife, Colorado Department of Transportation, U.S. Army Corps of Engineers and the

U.S. Fish and Wildlife Service regarding the Endangered Species Act, particularly as it relates to the Preble's Meadow Jumping Mouse as a listed threatened species.

5. Applicable park, school, drainage, bridge, and traffic fee shall be paid to El Paso County Planning and Community Development at the time of final plat(s) recordation.

## **NOTATIONS**

1. Subsequent final plat filings may be approved administratively by the Planning and Community Development Director.
2. If a zone or rezone petition has been disapproved by the Board of County Commissioners, resubmittal of the previously denied petition will not be accepted for a period of one (1) year if it pertains to the same parcel of land and is a petition for a change to the same zone that was previously denied. However, if evidence is presented showing that there has been a substantial change in physical conditions or circumstances, the Planning Commission may reconsider said petition. The time limitation of one (1) year shall be computed from the date of final determination by the Board of County Commissioners or, in the event of court litigation, from the date of the entry of final judgment of any court of record.
3. Rezoning requests not forwarded to the Board of County Commissioners for consideration within 180 days of Planning Commission action will be deemed withdrawn and will have to be resubmitted in their entirety.
4. Preliminary plans not forwarded to the Board of County Commissioners within 12 months of Planning Commission action shall be deemed withdrawn and shall have to be resubmitted in their entirety.
5. Approval of the preliminary plan will expire after two (2) years unless a final plat has been approved and recorded or a time extension has been granted.

## **L. PUBLIC COMMENT AND NOTICE**

The Planning and Community Development Department 16 adjoining property owners on May 2, 2022 for the Planning Commission meeting. Responses will be provided at the hearing.

## **M. ATTACHMENTS**

Vicinity Map

Letter of Intent

Development Plan / Preliminary Plan

State Engineers Letter

County Attorney's Letter

Health Department Letter

# El Paso County Parcel Information

NAME: ELITE PROPERTIES OF AMERICA INC

ADDRESS: 4715 CHESTNUT ST

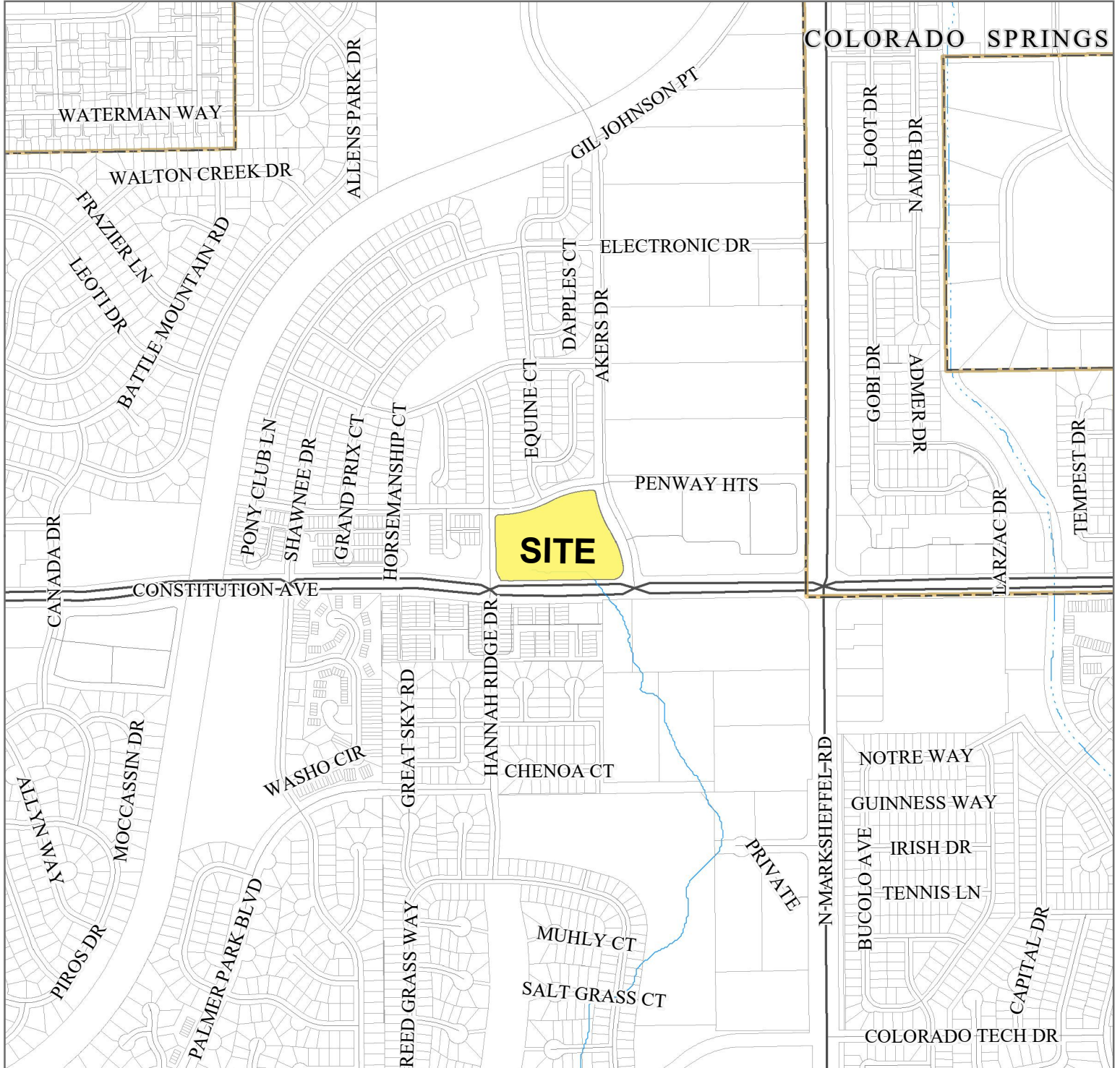
CITY: COLORADO SPRINGS

STATE: CO ZIP: 80907 ZIP PLUS: 3531

File Name: PUDSP-20-007

Zone Map No.: --

Date: May 2, 2022



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



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**Midtown Collection at Hannah Ridge Filing No. 3  
PUD and Preliminary Plan  
Letter of Intent**

**OWNER:**

Elite Properties of America, Inc.  
2138 Flying Horse Club Dr.  
Colorado Springs, CO 80921  
(719) 592-9333  
(jboulton@classichomes.com)

**DEVELOPER:**

Elite Properties of America, Inc.  
2138 Flying Horse Club Dr.  
Colorado Springs, CO 80921  
(719) 592-9333

**APPLICANT/CONSULTANT:**

Classic Consulting Engineers & Surveyors, LLC  
619 N. Cascade Ave., Suite 200  
Colorado Springs, CO 80903  
(719) 785-0790

**SITE LOCATION:**

The PUD Rezone (CS to PUD) and Preliminary Plan are located east of Hannah Ridge Drive, north of Constitution Avenue, west of Akers Drive and south of Hunter Jumper Drive in the previously platted Tract CC, Hannah Ridge at Feathergrass Filing No. 1.

**Tax ID #**

53324-03-009

**Size:**

Filing No. 3 (Tract CC): 7.444 Acres

**Zoning:**

Existing: CS CAD-0 (Commercial Airport overlay district)  
Proposed: PUD (With CAD-0)

### **Conformance to El Paso County Master Plans:**

Proposed community adherence to existing Master Plans in El Paso County to be addressed by reviewing the following:

- 2021 El Paso County Master Plan
- 2018 Water Master Plan
- 2040 Major Transportation Corridor Plan
- 2013 Parks Master Plan

#### 2021 El Paso County Master Plan:

The proposed site is defined within the Master Plan as an “Urban Residential” placetype. Urban Residential Pace Types include primary land uses of:

- Single-Family Detached
- Single-Family Attached
- Multi-Family

The proposed final phase of the westerly adjacent existing Midtown single family detached residential community falls within the defined anticipated uses. Per the Master Plan.

*“The Urban Residential placetype consists of established neighborhoods immediately adjacent to equally dense or more dense urban neighborhoods in incorporated areas, as well as new, largely residential neighborhoods in previously undeveloped areas where centralized utility services are available. The Urban Residential placetype provides for a mix of development densities and house types within a neighborhood.”*

While this proposed neighborhood is similar to the northerly existing neighborhood in that it is single family detached, the unique product type clearly differentiates itself from the more typical adjacent uses in the building form, function and urban aesthetic appeal. While similar enough to be compatible, it also provides an alternative design and living environment to appeal to a different group of residents.

This small neighborhood s also identified as a “Priority Development Area”, which is defined as areas where,

*“development should be prioritized elsewhere (in priority development areas) to efficiently utilized and extend existing infrastructure, conserve water resource, and strengthen established neighborhoods.”*

The site is the last undeveloped parcel in this overall master planned community, and will utilize existing roadway, utility and drainage infrastructure which is a desired goal of this designation.

#### 2018 Water Master Plan

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 process. 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.*

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

*Goal 3.1 – Promote cooperation among water providers to achieve increased efficiencies on infrastructure.*



*Policy 4.1.4 – Work collaboratively with water providers, stormwater management agencies, federal agencies, and State agencies to ensure drinking water sources are protected from contamination and meet or exceed established standards.*

*Policy 6.0.11– Continue to limit urban level development to those areas served by centralized utilities.*

The subject property is located within Region 5, Cherokee Metropolitan District Service Area, which is not expected to experience significant growth in the County by 2060. Specifically, the plan states:

“Region 5 consists of areas served by the Cherokee Metropolitan District and is not expected to experience significant growth by 2060. But the District could consider expanding water and sewer service growth areas outside of Region 5. No specific growth map was created for Region 5; these areas as shown on other maps.”

Region 5 has a current water supply of 4,849-acre feet per year and a current demand of 4,396-acre feet per year. The 2040 water supply is projected to be 6,800-acre feet per year and the projected demand is 6,468-acre feet.

Cherokee Metropolitan District has provided a water and wastewater commitment letter to serve the development. The applicant’s water resource report indicates the District has ample supply of water to service this development and future developments within the District. The majority of the District’s water supply comes from the Upper Black Squirrel Creek Designated Groundwater Basin, which is considered a renewable resource. However, the District also receives supplies from the Sundance Ranch well field which draws from the Denver Basin aquifers, a nonrenewable water source. The District has implemented three methods to provide sustainable water supply to its customers:

- i. Water efficiency: The District set a goal of reducing demand by 3 to 5 percent per capita and already has one of the lowest per capita usages in the state.
- ii. Additional renewable water supplies: The District is part of the Pikes Peak Regional Water Authority, whose goal is to provide water suppliers with a new regional water supply system.

As stated in the applicant’s water resource report, this development is projected to demand 9.210-acre feet of water per year. As of 2018, the District had a surplus of 319.803-acre feet per year, so accounting for this development, the District will be left with a surplus of 310.593-acre feet per year for future developments. The District’s accounting of current water demands and water supply, which have been provided for the year 2018, should be updated annually in order to appropriately evaluate the District’s ability to increase water resources in conjunction with development applications and to show that the District is taking steps to address future projected water supply deficiencies.

Cherokee Metropolitan District provides water service and has committed to serve the property. Water quantity, quality and dependability are sufficient.

#### 2040 Major Transportation Corridor Plan

Per the 2040 Major Transportation Corridor Plan, no improvements to directly adjacent Constitution Avenue (principal arterial) or Akers Drive (collector) are reflected to need to take place. All adjacent roadways that surround this site are constructed, leaving this site as a small “island” of urban infill.

Traffic Impact fees will be required to be paid per the section defining said fees later in this letter.

2013 Parks Master Plan

This site is not identified in the 2013 “Parks Master Plan” as containing any required parks, trails or open space. Park fees will be required to be paid and will be defined at the time of Final Platting.

**REQUEST:**

Applicant requests rezoning of an existing CS zoned tract to PUD, water sufficiency, a Preliminary Plan, an Early Grading Permit as well as associated PUD modifications to reflect a total of 42 lots. If the described actions are approved by Planning Commission and the Board of County Commissioners, we would respectfully request that previously platted Tract CC be re-platted and be administratively approved by staff. Final Platting of the 42 lots will be reflected on one Final Plat document to be processed administratively reflecting a combination of a public street (Equine Court) and private streets (Nightwind Heights and Sure Thing Heights) to be located in private roadway tracts. The CAD-0 overlay will remain (as it has for the rest of the developed Hannah Ridge community)

The following table summarizes the various components of the Filing 3 Community:

<u>Lots</u>	<u>Square Feet</u>	<u>Percentage</u>	<u>Owner</u>	<u>Maintenance</u>
Tract A (Parks, Mailboxes, Fences, Walls, Open Space Public Pedestrian Access, Public Utilities, Drainage)	182,246	56.20%	HOA	Surface Maintenance HOA
Tract B, C, D (Private Access, Public Utilities)	26,739	8.25%	HOA	HOA
Lots (42 Total)	93,389	28.80%	Individual Lot owners	
<u>Public R.O.W.</u>	<u>21,893</u>	<u>6.75%</u>	<u>County</u>	<u>County</u>
Total	324,267	100%		

**PHASED CONSTRUCTION AND ANTICIPATED DEVELOPMENT SCHEDULE:**

Development phasing will not be proposed within Filing No. 3. All open space tracts will be developed with the adjacent residential lots as they occur. All directly adjacent single-family development (Hannah Ridge at Feathergrass Filing 1 and 2, together with Midtown Collection at Hannah Ridge Filing No. 1) are either built out or under construction. Filing 3 construction will commence upon receipt of approvals to do so.

**PUD MODIFICATIONS / DEVIATION REQUESTS:**

Chapter 4.2.6.F.2.g of the Land Development Code (LDC) allows for a PUD modification of a general development standard in the LDC or criteria of the Engineering Criteria Manual (ECM), provided at least one of the benefits identified in Chapter 4.2.6.F.2.h are met.

**Nature of Request:**

Section of LDC/ECM from which modification is sought:

LDC 8.4.4.C, LDC 8.4.4.D.1, LDC 8.4.4.E.3, ECM 2.3.8.A, and ECM 2.2.5.E

Specific Criteria from which modification is sought:

8.4.4.C: Divisions of land lots, and tracts, shall be serviced by public roads

8.4.4.D.1: Maximum number of lots on dead-end road (25).

8.4.4.E.3: Private roads shall be constructed and maintained to ECM standards.

2.2.5.E: The closest intersection to a collector shall be 175 feet.

2.3.8.A: Cul-de-sac shall be used only when absolutely necessary.

Proposed nature and extent of modification:

While primary access to this community is via a proposed standard County public road, and several homes are accessed from said road, the following lots are accessed from HOA owned and maintained private Streets:

**Filing No. 3: Lots 1- 26 and 30 - 42**

Per Section 8.4.4.E.3, Use of private roads is generally limited except in situations where they are not likely to be needed for the convenience and safety of the general public which is the condition we are proposing with the short, dead-end private roadways. While private, the roadways serving the single-family lots above will be built to County pavement standards and use County curb sections as well, and will be posted as private roads with street signage. The fire protection district (Falcon Fire) serving this site had no comments other than fee payment and ultimate construction document review. In addition, the entire 42 lot community being served by the single point of access (public cul-de-sac) is completely surrounded by existing El Paso County streets (Constitution Avenue, Hannah Ridge Drive, Hunter Jumper Drive and Akers Drive providing ample non-vehicular access to the community. Due to the classification of these roadways and limited size of the roadway frontage for this site, additional access points are not proposed, or practical. The use of the proposed cul-de-sac on the proposed public street (southerly extension of existing Equine Court), is logical due to the small nature of this site and inability to connect to Constitution Avenue.

**LDC Chapter 4.2.6.F.2.h: Modification of Existing LDC or ECM Standard.**

For approval of modifications of a general development standard in the LDC or criteria or standard of the ECM, the BOCC shall find that the proposal provides for **at least one** of the following benefits:

- Preservation of natural features;

N/A as no natural features exist on the site.

- Provision of a more livable environment, such as the installment of street furniture, decorative street lighting or decorative paving materials;

**Justification:**

The unique nature of this community allows for homes to face open space areas and /or adjacent public streets. Creating and aesthetically pleasing appearance form the adjacent community and adjacent roadway users as well as proposed open space areas, along with multiple pedestrian connections.

- Provision of a more efficient pedestrian system;

**Justification:**

The proposed sidewalk network promotes community interaction as users will share a sidewalk in most areas that connects to open space areas and the nearby Rock Island Trail to the west. The layout also separates pedestrian and driveway access at a percentage much higher than normal communities providing enhanced pedestrian connectivity to interior and adjacent pedestrian routes.

- Provision of additional open space;

N/A.

- Provision of other public amenities not otherwise required by the Code; or

N/A.

- The proposed modification is granted in exchange for the open space and/or amenity designs provided in the PUD development plan and/or development guide.

**Justification:**

The proposed PUD Plan reflects a variation on product type, community design and pedestrian circulation that is unique to El Paso County, the lots width is dictated by a notable vertical home design targeted to a generation of home buyer desiring a more contemporary feel while also being attainable. Usable open space on the PUD is 1.33 AC or 18% of the site. 4.184 acres (56.20% of the overall site) is open space comprised of common area drainage corridors, a full spectrum detention facility and perimeter landscape areas.

**OVERALL JUSTIFICATION:**

Proposed Filing 3 is the final residential phase of this previously approved Master Planned Residential Community. The layout of the proposed street network conforms to the previously approved anticipated design with the exception of one additional eastern public street (Equine Court).

The proposed PUD Plan is located within the developing Hannah Ridge at Feathergrass community. 42 single family detached residential homes are proposed where a commercial retail use had been previously anticipated. Development will also be in accordance with the proposed Midtown Collection at Hannah Ridge PUD Plan included in this submittal. The PUD Guidelines, with which the development will conform, are being concurrently reviewed with the final plats.

The proposed development will provide a new buyer option for single family residential housing lots. The unique building orientation and rear-loaded garages, along with a unique “small lot” community design provides for an alternative community type not seen in El Paso County. Adequate provisions for drainage and utilities and continued build-out of the proposed Preliminary plan and PUD plan will enhance the public health, safety and general welfare within this portion of El Paso County.

The owner understands and agrees to certain Conditions of Approval including payment of School Fees, payment of Park Fees, payment of Drainage and Bridge Fees, and payment of road impact fees that now include signal costs, negating the need for the prior escrow agreement for the Constitution and Hannah Ridge Drive intersection. Required fees will be paid at time of plat recording, not with the PUD.

This application meets the PUD Rezone and Preliminary Plan with PUD Modifications requirements, as set forth in the standards for Divisions of Land in Chapter 7, of the El Paso County Land Development Code (2018). Adherence to County Land Development Code (2018), has been met to approve a PUD zoning district based upon the following:

- The proposed PUD district zoning advances the stated purposes set forth in this section;
- The application is in general conformity with the Master Plan;
- The proposed development is in compliance with the requirements of this Code and all applicable statutory provisions and will not otherwise be detrimental to the health, safety, or welfare of the present or future inhabitants of El Paso County;
- The subject property is suitable for the intended uses and the use is compatible with both the existing and allowed land uses on the neighboring properties, will be in harmony and responsive with the character of the surrounding area and natural environment, and will not have a negative impact upon the existing and future development of the surrounding area;
- The proposed development provides adequate consideration for any potentially detrimental use to use relationships (e.g. commercial use adjacent to single family use) and provides an appropriate transition or buffering between uses of differing intensities both on-site and off-site which may include innovative treatments of use to use relationships;
- The allowed uses, bulk requirements and landscaping and buffering are appropriate to and compatible with the type of development, the surrounding neighborhood or area and the community;
- Areas with unique or significant historical, cultural, recreational, aesthetic or natural features are preserved and incorporated into the design of the project;
- Open spaces and trails are integrated into the development plan to serve as amenities to residents and provide reasonable walking and biking opportunities;

- The proposed development will not overburden the capacities of existing or planned roads, utilities and other public facilities (e.g. fire protection, police protection, emergency services, and water and sanitation), and the required

Adherence to County Land Development Code (modified) has been met to approve a Preliminary Plan based upon the following:

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

- The proposed subdivision meets other applicable sections of Chapter 6 and 8 of this Code.

**EXISTING AND PROPOSED FACILITIES, STRUCTURES, ROADS, ETC.:**

All adjacent roadway and utility infrastructure are in place to support the development for this residential community.

Existing offsite roads include Constitution Avenue (160' row) to which this developer has made previous improvements, Akers Drive (80' row) constructed by this owner/developer in cooperation with El Paso County. Other existing facilities include the storm drain line along the north side of Constitution Avenue, the box culvert crossing of Constitution Avenue at Akers Drive and various utility line stub-outs in Akers Drive and Constitution Avenue that were previously constructed by this owner/developer. Hannah Ridge at Feathergrass Filing No. 5 will also include additional improvements to Akers Drive at the proposed Electronic Drive intersection, including curb returns, sound wall and public sidewalks.

Existing facilities provided in Hannah Ridge at Feathergrass Filing No. 1 include Hannah Ridge Drive and Hunter Jumper Drive (60-80' row), as well as the associated mainline utilities and utility services for the lots. Storm drainage and stormwater quality facilities were also provided for those prior communities and existing Stormwater Quality Capture Volume Facility is located on the west side of the existing tract. Based upon prior conversations with county engineering staff, this facility will be modified to a private Full Spectrum Detention Facility to accommodate the development of this site and the existing upstream tributary area. This facility will be maintained by the homeowner's association.

**Utility Providers:**

Water and Wastewater: Cherokee Metro District

Gas: Colorado Springs Utilities

Electrical: Mountain View Electric (including public street lighting standards)

No identified geotechnical hazards, floodplans, wetlands or wildlife habitats have been identified on the site. An existing partially improved public drainage channel is located along the Constitution Avenue boundary. This channel will be fully improved as a part of this neighborhood development.

**UTILITIES- WATER AND SEWER:**

Water and sewer will be provided by Cherokee Metropolitan District. The district has provided a detailed Service Commitment letter which explains how capacity is available for the planned development. The developer has purchased water rights and transferred these rights to Cherokee Metropolitan District, which has in turn reserved this water for use in the Hannah Ridge at Feather grass development. The developer will construct all streets, utilities and storm drainage improvements. Utilities will be routed underground in the public streets and utility easement per El Paso County design standard. Cherokee Metropolitan District will provide maintenance of proposed water and sewer system.

**FIRE PROTECTION:**

Midtown Collection at Hannah Ridge Filing No. 3 is located completely within the Falcon Fire Protection District and the District has provided a letter of agreement to serve. Falcon Fire Protection District reviewed the proposed site layout, including smaller private streets and have expressed no concerns.

**PROPOSED USES, RELATIONSHIP BETWEEN USES AND DENSITIES:**

Existing single-family residential development exist to the north on the opposite side of the adjacent Hunter Jumper Drive with a density of 4.97 DU/AC. Directly west is existing Midtown at Hannah Ridge Filing No. 2 with a density of 6.69 DU/AC, while the proposed reflects 5.64 DU/Ac for the Filing No. 3 Midtown Collection at Hannah Ridge. This range of existing and proposed densities is similar and compatible.

**LANDSCAPING AND BUFFERING:**

Frontage of Constitution Avenue will be landscaped in accordance with the proposed PUD plan. Landscape trees will be planted along Constitution Avenue.

Usable open space on the PUD is 1.33 AC or 18% of the site.

Street right-of-way's and entries will also be landscaped as indicated on the PUD Plan. The landscaping and open space tracts are to be installed by the Developer of the project and will be maintained by the Midtown Collection at Hannah Ridge Homeowners Association. This community will be providing all sidewalk along its perimeter street frontage, including all ADA pedestrian ramps for intersecting streets and a pedestrian ramp on the west side of the Constitution Blvd. and Hannah Ridge Dr. intersection that will facilitate a future Constitution Blvd. crossing once the signal is warranted and installed and additional sidewalk is installed with adjacent development on the south side of Constitution Blvd. Pedestrian crossing of this arterial intersection is not proposed at this time due to safety concerns related to crossing a currently unsignalized intersection and no receiving facilities being present. In addition, there are no perimeter sidewalks, pedestrian ramps or curb and gutter along the perimeter of the existing Cimarron East Ridge Park. The closest signalized intersections for crossing Constitution Blvd. are at Peterson Road or Marksheffel Road.

**PROPOSED ACCESS LOCATIONS:**

One access location already exists on the northern adjacent street with existing curb cuts as previously identified and approved by El Paso County. A full movement access is proposed at that location, specifically at Hunter Jumper Drive and Equine Court. This full movement intersection was completed within Hannah Ridge at Feathergrass Filing No. 1. The three dead end fire access roads within Tracts B, C and D will provide vehicular and emergency access to the lots adjacent to Nightwind Heights and Sure Thing Heights. An emergency turnaround is provided within Tract B and Tract C. A variance request is granted from the Falcon Fire District for Tract D (Nightwind Heights) allows for a 200' dead end without an emergency turnaround. A Traffic Impact Study update memo for the proposed development is provided with this application. This single access as approved on the 2007 PUD Plan remains unchanged. No off-site transportation improvement are required.

**TRAFFIC IMPACT FEES:**

This development is subject to fees established by the El Paso County Road Impact Fee Program per El Paso County Resolution Number 19-471. The owner is petitioning for inclusion of the new residential lots into the Public Improvements District No. 2 (the 10 mil PID). Fees at building permit for each Single-family Detached dwelling in the 10mil PID is \$1,221.00. This fee will be paid at the time of building permit issuance. The Midtown Collection at Hannah Ridge property is also contained within the Constitution Heights Metropolitan District and lots subject to traffic impact related building permit fees pursuant to a 2009 IGA. The fee in Midtown Collection at Hannah Ridge is \$923.00 per single family residential lot to be paid at the building permit issuance. However, the lots in Midtown Collection at Hannah Ridge are also eligible for credit in the El Paso County Road Impact Fee Program as established by El Paso County



Resolution Number 12-389. The credit is designed to offset the contribution mandated by the IGA as well as amounts already contributed to the County's transportation system in the form of road construction and dedication of right of way for portions of Constitution Avenue and Akers Drive by the developer.

A summary of the fees for each single-family lot in the subdivision is provided below:

The development enters Public Improvements District No. 2 (the 10 mil PID) and is subject to the requirements thereof. The developer will pay the \$923.00 fee to El Paso County pursuant to the 2009 IGA and Resolution 12-389. The county will reimburse Pikes Peak Rural Transportation Authority from this fee payment. The accrual and use of any credit in the El Paso County Road Impact Fee Program is governed according to Resolution 12-389.

Kc/111635/letter of intent – pud sp only

LEGAL DESCRIPTION:

TRACT CC AS PLATTED IN HANNAH RIDGE AT FEATHERGRASS FILING NO. 1 RECORDED UNDER RECEPTION NO. 214713468, RECORDS OF EL PASO COUNTY, COLORADO, AS CORRECTED BY AFFIDAVIT OF CORRECTION RECORDED AT RECEPTION NO. 214061663 AND CLARIFIED BY AFFIDAVIT OF CLARIFICATION RECORDED AT RECEPTION NO. 214081923 AND AFFIDAVIT OF CORRECTION RECORDED UNDER RECEPTION NO. 218057396 AND AFFIDAVIT OF CORRECTION RECORDED UNDER RECEPTION NO. 218091255 BEING A PORTION OF SECTION 32, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO.

CONTAINING A CALCULATED AREA OF 7.444 ACRES

MIDTOWN COLLECTION AT HANNAH RIDGE FILING NO. 3 DEVELOPMENT GUIDELINES:

A. APPLICABILITY:

THESE STANDARDS SHALL APPLY TO ALL PROPERTY CONTAINED IN MIDTOWN COLLECTION AT HANNAH RIDGE FILING NO. 3 PLANNED UNIT DEVELOPMENT (PUD). THESE GUIDELINES SHALL GOVERN THE LAND USE, THE DIMENSIONAL ZONING REGULATIONS AND ALONG WITH THE COVENANTS, THE REGULATORY PROCESS FOR DETERMINING COMPLIANCE WITH THE PROVISION OF THE MIDTOWN COLLECTION AT HANNAH RIDGE PUD.

B. PROJECT DESCRIPTION:

MIDTOWN COLLECTION AT HANNAH RIDGE FILING NO. 3 IS A SINGLE-FAMILY RESIDENTIAL DEVELOPMENT CONSISTING OF 42 SINGLE FAMILY LOTS LOCATED IN EL PASO COUNTY.

C. PERMITTED USES AND STRUCTURES:

USE	PRINCIPAL USES	NOTES
DWELLINGS – SINGLE FAMILY DETACHED	WITH 3' OR 5' SIDEYARD SETBACKS	
OPEN SPACE, PARKS AND TRAILS		
RECREATION AMENITIES	SUCH AS TRAILS, WALKS, PARKS	
FAMILY CARE HOME, CHILD CARE CENTER, OR GROUP HOME	THESE USES ARE CONTROLLED BY STATE LAW AND RULES AND REGULATIONS, AND ARE EITHER ALLOWED OR SPECIAL USES DEPENDING ON THE SPECIFIC FACILITY TYPE AND NUMBER OF RESIDENTS / ENROLLMENTS.	
DISTRICT UTILITIES, DETENTION PONDS	TO INCLUDE DETENTION FACILITIES AND ASSOCIATED ACCESS ROADS AND UTILITY LINES.	
ACCESSORY USES		
ANIMAL KEEPING	UP TO 4 PETS (DOGS, CATS OR OTHER DOMESTICATED ANIMALS). THE KEEPING OF BEES, HENS, CHICKENS, OR PIGEONS IS NOT ALLOWED.	
RESIDENTIAL HOME OCCUPATION	FOR PERSONAL USE ONLY	
SOLAR ENERGY SYSTEMS		
DECK (ATTACHED OR DETACHED, COVERED OR UNCOVERED		
FENCE, WALL, OR HEDGE		
ANTENNAS, RADIO FACILITIES, AND SATELLITE DISHES		
MAILBOXES		
TEMPORARY USES		
MODEL HOME / SUBDIVISION SALES OFFICE		
CONSTRUCTION EQUIPMENT STORAGE AND FIELD OFFICE	ONLY WHEN ASSOCIATED WITH A PERMITTED USE	
YARD OR GARAGE SALES		
SPECIAL USES		
FAMILY CARE HOME, CHILD CARE CENTER, OR GROUP HOME	THESE USES ARE CONTROLLED BY STATE LAW AND RULES AND REGULATIONS, AND ARE EITHER ALLOWED OR SPECIAL USES DEPENDING ON THE SPECIFIC FACILITY TYPE AND NUMBER OF RESIDENTS / ENROLLMENTS.	
CMRS FACILITY – STEALTH		
NOTES:		
1. ALL PERMITTED PRINCIPAL AND ACCESSORY STRUCTURES ARE SUBJECT TO THE DEVELOPMENT STANDARD OF THE MIDTOWN COLLECTION AT HANNAH RIDGE FILING NO. 3 DEVELOPMENT PLAN.		
2. PERMITTED ACCESSORY USES ARE SUBJECT TO THE USE-SPECIFIC DEVELOPMENT STANDARD SET OUT IN CHAPTER 5.1.7 OF THE EL PASO COUNTY LAND DEVELOPMENT CODE (AS AMENDED).		
3. PERMITTED TEMPORARY USES ARE SUBJECT TO THE STANDARD FOR REVIEW AND APPROVAL SET OUT IN CHAPTER 5.2.1 OF THE EL PASO COUNTY LAND DEVELOPMENT CODE (AS AMENDED).		
4. PERMITTED SPECIAL USES ARE SUBJECT TO THE STANDARD FOR REVIEW AND APPROVAL SET OUT IN CHAPTER 5.2.2 OF THE EL PASO COUNTY LAND DEVELOPMENT CODE (AS AMENDED).		

D. DEVELOPMENT STANDARD FOR RESIDENTIAL LOTS. (SEE LOT TYPICAL ON THIS SHEET):

TYPE A, B, C  
MAXIMUM LOT COVERAGE: 68 PERCENT.  
MINIMUM LOT SIZE: 2080 SF.  
MAXIMUM BUILDING HEIGHT: THIRTY (35) FEET.  
MINIMUM LOT DEPTH: 74.50 FEET.  
OFF STREET PARKING: 2 CAR GARAGE AND 2 CAR DRIVEWAY PER LOT  
SETBACK REQUIREMENTS (MEASURED FROM PROPERTY LINE):  
FRONT YARD: 10 FEET MIN. (FRONT DOOR SIDE)

ATTACHED/DETACHED GARAGE: TWENTY (20) FEET FROM BACK OF SIDEWALK OR BACK OF CURB TO FRONT-LOADED GARAGE.  
SIDE YARD: 3 FOOT OR 5 FEET (SEE TYPICAL LOT DETAIL).  
CORNER LOT: STANDARD SIDE YARD SETBACK APPLIES ADJACENT TO A TRACT.  
REAR YARD: 10 FEET MIN. (GARAGE SIDE)  
NOTE: WHERE A CONFLICT ARISES BETWEEN THESE DEVELOPMENT STANDARDS AND WHAT IS DEPICTED ON THE PLAN, THE PLAN GOVERNS.

E. LOT NOTES:

- THE PUD DEVELOPMENT/PRELIMINARY PLAN AND THE PLAT ESTABLISH THE LOT SIZES FOR EACH LOT.
- FOLLOWING INITIAL SUBDIVISION, NO VACATIONS AND REPLATS SHALL BE ALLOWED IF THESE WOULD RESULT IN THE ADDITION OF LOTS IN A MANNER NOT FULLY CONSISTENT WITH THE PUD DEVELOPMENT/PRELIMINARY PLAN.
- MINOR ADJUSTMENTS TO LOT LINES AND TRACTS AREAS CAN BE MADE WITH THE FINAL PLATS WITHOUT REQUIRING AN AMENDMENT TO THIS PUD DEVELOPMENT/PRELIMINARY PLAN.

F. STREETS:

STREETS WITHIN MIDTOWN COLLECTION AT HANNAH RIDGE FILING NO. 3 PROVIDE GENERAL VEHICULAR CIRCULATION THROUGHOUT THE DEVELOPMENT. STREETS SHALL BE PUBLICLY AND PRIVATELY OWNED (AS NOTED). CONSTRUCTION WILL BE TO EL PASO COUNTY STANDARDS EXCEPT WHERE PUD MODIFICATIONS AND DEVIATIONS ARE APPROVED BY THE COUNTY. ALL STREETS SHALL BE PAVED WITH CURB AND GUTTER. PUBLIC STREETS TO BE MAINTAINED BY EL PASO COUNTY. PRIVATE STREETS TO BE MAINTAINED BY HOMEOWNERS ASSOCIATION.

G. ARCHITECTURAL CONTROL COMMITTEE REVIEW/COVENANTS:

COVENANTS FOR MIDTOWN COLLECTION AT HANNAH RIDGE FILING NO. 3 WILL BE CREATED BY SEPARATE DOCUMENTS AND RECORDED PRIOR TO FINAL PLAT. THE COVENANTS ESTABLISH RULES AND REGULATIONS FOR THE PROPERTY WITHIN THE SUBDIVISIONS AND ESTABLISH THE GOVERNING MECHANISM OF THE SUBDIVISION, INCLUDING THE CREATION OF THE ARCHITECTURAL CONTROL COMMITTEE.

H. AUTHORITY:

THE AUTHORITY FOR THIS PUD DEVELOPMENT PLAN IS CHAPTER 4.2 (PLANNED UNIT DEVELOPMENT DISTRICT) OF THE EL PASO COUNTY LAND DEVELOPMENT CODE. THE AUTHORITY FOR CHAPTER 4.2 OF THE EL PASO COUNTY LAND DEVELOPMENT CODE AS AMENDED IS THE COLORADO PLANNED UNIT DEVELOPMENT ACT OF 1972.

# MIDTOWN COLLECTION AT HANNAH RIDGE FILING NO. 3

## COUNTY OF EL PASO, STATE OF COLORADO

# PUD DEVELOPMENT PLAN AND PRELIMINARY PLAN

(CONTINUED):

I. ADOPTION:

THE ADOPTION OF THIS PUD DEVELOPMENT PLAN SHALL EVIDENCE THE FINDINGS AND DECISION OF THE BOARD OF EL PASO COUNTY COMMISSIONERS THAT THIS PUD DEVELOPMENT PLAN FOR MIDTOWN COLLECTION AT HANNAH RIDGE FILING NO. 3 IS IN GENERAL CONFORMITY WITH THE EL PASO COUNTY MASTER PLAN, IS AUTHORIZED BY THE PROVISIONS OF CHAPTER 4.2 OF THE LAND DEVELOPMENT CODE AND THIS PUD DEVELOPMENT PLAN COMPLIES WITH THE COLORADO PLANNED UNIT DEVELOPMENT ACT OF 1972, AS AMENDED.

J. RELATIONSHIP TO COUNTY REGULATIONS:

THE PROVISIONS OF THIS PUD DEVELOPMENT PLAN SHALL PREVAIL AND GOVERN THE DEVELOPMENT OF MIDTOWN COLLECTION AT HANNAH RIDGE FILING NO. 3, PROVIDED, HOWEVER THAT WHERE THE PROVISIONS OF THIS PUD DEVELOPMENT PLAN DO NOT ADDRESS A PARTICULAR SUBJECT, THE RELEVANT PROVISION OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED, ANY DETERMINATION OR INTERPRETATION ISSUES BY THE PLANNING & COMMUNITY DEVELOPMENT DIRECTOR OR ANY OTHER APPLICABLE RESOLUTIONS OR REGULATIONS OF EL PASO COUNTY, SHALL BE APPLICABLE.

K. ACCESS LIMITATION:

THERE SHALL BE NO DIRECT VEHICULAR LOT ACCESS TO HUNTER JUMPER DRIVE, AKERS DRIVE, CONSTITUTION AVENUE OR HANNAH RIDGE DRIVE.

L. PRIVATE ROADS:

THE PRIVATE ROADS AS SHOWN WILL BE MAINTAINED BY HOA. THE PRIVATE ROADS AS SHOWN ON THIS PLAT WILL NOT BE MAINTAINED BY EL PASO COUNTY UNTIL AND UNLESS THE STREETS ARE CONSTRUCTED IN CONFORMANCE WITH EL PASO COUNTY STANDARDS IN EFFECT AT THE DATE OF THE REQUEST FOR DEDICATION AND MAINTENANCE.

GENERAL NOTES:

- ALL PUBLIC STREETS SHALL BE CONSTRUCTED TO EL PASO COUNTY STANDARD, DEDICATED TO EL PASO COUNTY, AND UPON ACCEPTANCE BY EL PASO COUNTY, SHALL BE MAINTAINED BY EL PASO COUNTY.
- ALL PRIVATE STREETS SHALL BE OWNED AND MAINTAINED BY THE HOA.
- PUBLIC UTILITY/DRAINAGE EASEMENTS SHALL BE PROVIDED ON ALL LOTS AS FOLLOWS:
  - FRONT: TEN (10) FEET
  - SIDE: FIVE (5) FEET OR THREE (3) FOOT PER TYPICAL LOTS DETAILS (THIS SHEET)
  - REAR: ZERO (0) FEET
  - STREETS: TEN (10) FEET
- ALL OPEN SPACE/TRAIL/LANDSCAPE TRACTS SHALL BE LIMITED TO NON-MOTORIZED USE ONLY.
- DEVELOPMENT OF THE PROPERTY SHALL BE IN ACCORDANCE WITH THE APPROVED PUD DEVELOPMENT PLAN AND SHALL BE LIMITED TO A TOTAL OF FOURTY-TWO (42) SINGLE FAMILY LOTS.
- THE PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR SHALL HAVE THE ABILITY TO GRANT AN ADMINISTRATIVE VARIANCE OF UP TO 25% OF DIMENSIONAL STANDARD LISTED ON THIS PUD DEVELOPMENT PLAN ON A CASE BY CASE BASIS.
- FLOODPLAIN STATEMENT: NO PORTION OF THE SITE IS WITHIN A FEMA FLOODPLAIN PER MAP NO. 08041C0752G AND 08041C0756G, DATED DECEMBER 7, 2018.
- ALL TRACTS WILL BE OWNED AND (WHERE REQUIRED) MAINTAINED BY THE MIDTOWN COLLECTION AT HANNAH RIDGE FILING NO. 3 HOMEOWNERS ASSOCIATION.
- SIGHT DISTANCE TRIANGLE EASEMENTS ARE IDENTIFIED ON THESE PLANS.
- GEOLOGIC HAZARD NOTE: THE GEOLOGIC HAZARDS IDENTIFIED IN THE ENTECH REPORT INCLUDE THE POTENTIAL FOR SHALLOW GROUNDWATER, EXPANSIVE SOILS, LOOSE OR COLLAPSIBLE SOILS, FILL, AND SEASONALLY SHALLOW GROUNDWATER. A MAP OF THE AREA CAN BE FOUND IN THE REPORT "SOIL, GEOLOGY, AND GEOLOGIC HAZARD STUDY MIDTOWN AT HANNAH RIDGE, FILING NO. 3 AKERS DRIVE AND CONSTITUTION AVENUE EL PASO COUNTY, COLORADO" PREPARED BY ENTECH ENGINEERING, INC., DATED APRIL 20, 2020, AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT. IN AREAS OF HIGH GROUNDWATER, FOUNDATIONS SHALL INCORPORATE AN UNDERGROUND DRAINAGE SYSTEM AS NEEDED. INVESTIGATION ON EACH LOT IS RECOMMENDED PRIOR TO CONSTRUCTION PER THE ENTECH REPORT. RECOMMENDATIONS FROM THE GEOTECHNICAL ENGINEER SHOULD BE CAREFULLY FOLLOWED ESPECIALLY REGARDING SITE GRADING FOR SURFACE RUNOFF AND PERIMETER DRAINS WHERE SHALLOW GROUNDWATER IS ENCOUNTERED OR EXPECTED. SITE-SPECIFIC SOIL AND FOUNDATION INVESTIGATIONS SHOULD SPECIFICALLY EVALUATE FOR THE PRESENCE OF GROUNDWATER, AND POTENTIALLY EXPANSIVE AND/OR COLLAPSIBLE SOILS AND FILL PRIOR TO FOUNDATION DESIGN.
- HOA / HOMEOWNER RESPONSIBLE FOR DRIVEWAY / ASPHALT / SIDEWALK REPLACEMENT IF SANITARY SEWER AND WATER SERVICES ARE REPAIRED.
- AN AVIGATION EASEMENT WILL BE PROVIDED OR PROOF OF PREVIOUS RECORDING (BOOK/PAGE OR RECEPTION NUMBER) WITH SUBSEQUENT FINAL PLAT APPLICATION.
- IF USE OF EQUIPMENT (PERMANENT OR TEMPORARY) WILL EXCEED 100 FEET ABOVE GROUND LEVEL IN HEIGHT AT THIS SITE, THE APPLICANT IS TO FILE AN AIRSPACE EVALUATION CASE WITH THE FEDERAL AVIATION ADMINISTRATION (FAA) AND PROVIDE THE RESULTS TO THE AIRPORT BEFORE THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES.

NOTE:  
NO LANDSCAPING SHALL OBSTRUCT SIGHT DISTANCE TRIANGLES. PEDESTRIAN FACILITIES PER ENGINEERING CRITERIA MANUAL REFERENCE 2.3.6.G.2 & 2.5.3.H. RESPECTIVELY. THE MINIMUM HORIZONTAL CLEARANCE FOR SIDEWALKS AROUND UTILITY STRUCTURES, FURNITURE AND OTHER ENCROACHMENTS SHALL BE 4 FEET OR GREATER TO PROVIDE SAFE CONDITIONS FOR PEDESTRIAN AND BICYCLISTS PER THE ENGINEERING CRITERIA MANUAL.

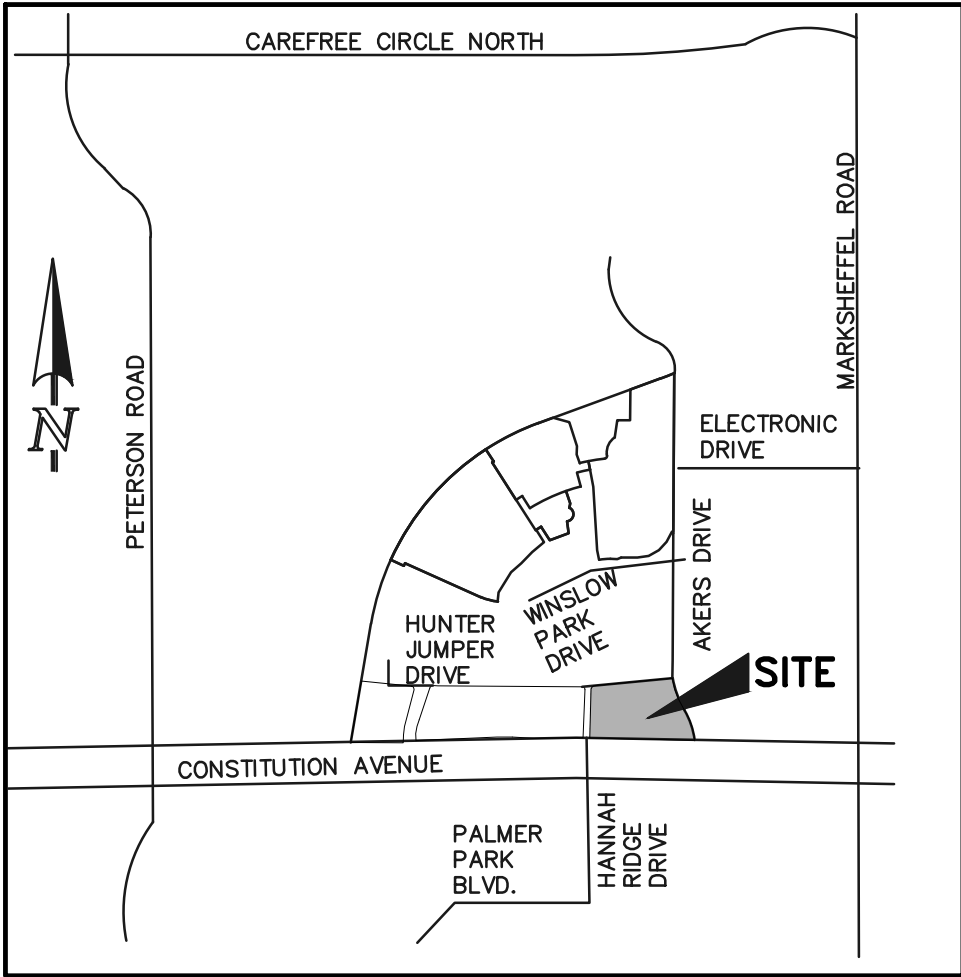
SNOW STORAGE SHALL BE ACCOMMODATED ONSITE IN AVAILABLE TRACTS AND AT DEAD ENDS OF THE PRIVATE DRIVE AISLES, NOT IN THE PUBLIC RIGHT-OF-WAY.

THERE SHALL BE NO DIRECT LOT ACCESS TO CONSTITUTION AVENUE, AKERS DRIVE AND HANNAH RIDGE DRIVE

THIS PROPERTY MAY BE ADVERSELY IMPACTED BY NOISE, DUST, FUMES AND LIGHT POLLUTION CAUSED BY ADJACENT INDUSTRIAL PROPERTIES ACTIVITIES. THE BUYER SHOULD RESEARCH AND BE AWARE OF THE POTENTIALITY AND THE RAMIFICATIONS THEREOF.

THE SUBDIVIDER/DEVELOPER HAS FAMILIARIZED ITSELF WITH CURRENT AMERICANS WITH DISABILITIES ACT (ADA) LAWS AND ACCESSIBILITY STANDARDS AND HAS LAID OUT THE PLAT AND ASSOCIATED GRADING AND CONSTRUCTION PLANS TO THAT ALL SITE ELEMENTS MEET THE APPLICABLE ADA DESIGN STANDARDS AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAT AND ASSOCIATED CONSTRUCTION DOCUMENTS BY EL PASO COUNTY DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS. IT IS THE RESPONSIBILITY OF THE DEVELOPER / HOME BUILDER TO ENSURE ADA ACCESSIBILITY DURING CONSTRUCTION OF THE PRIVATE STREETS.

HOA TO MAINTAIN SITE RETAINING WALLS.

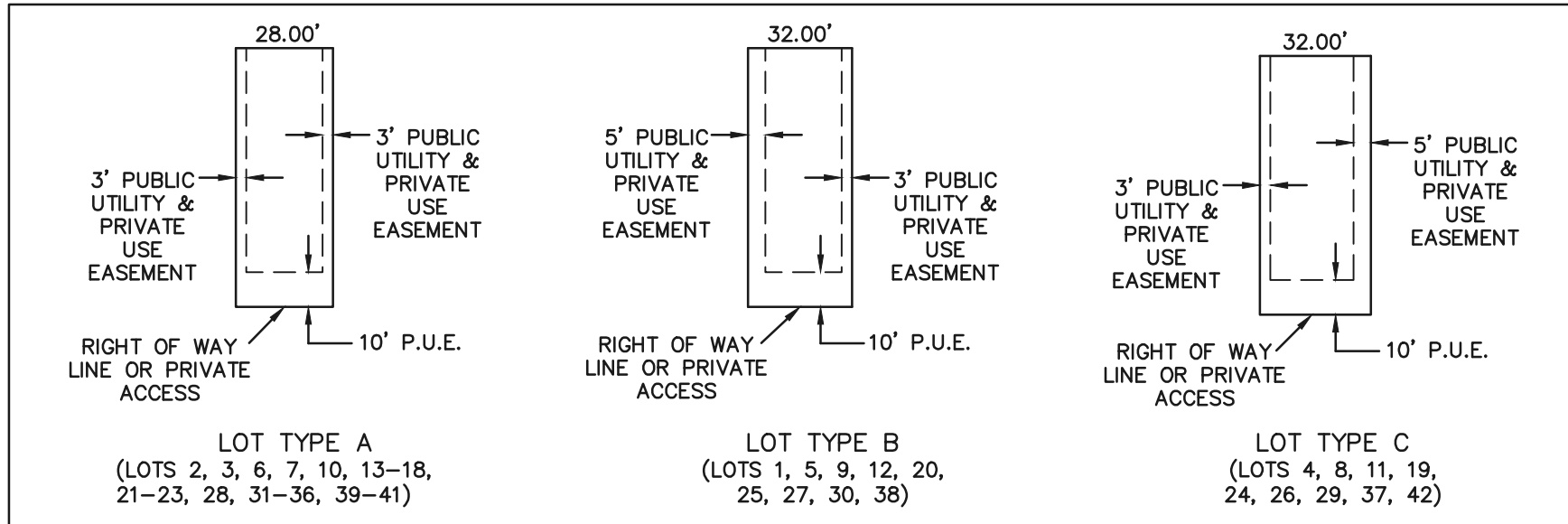


VICINITY MAP

N.T.S.

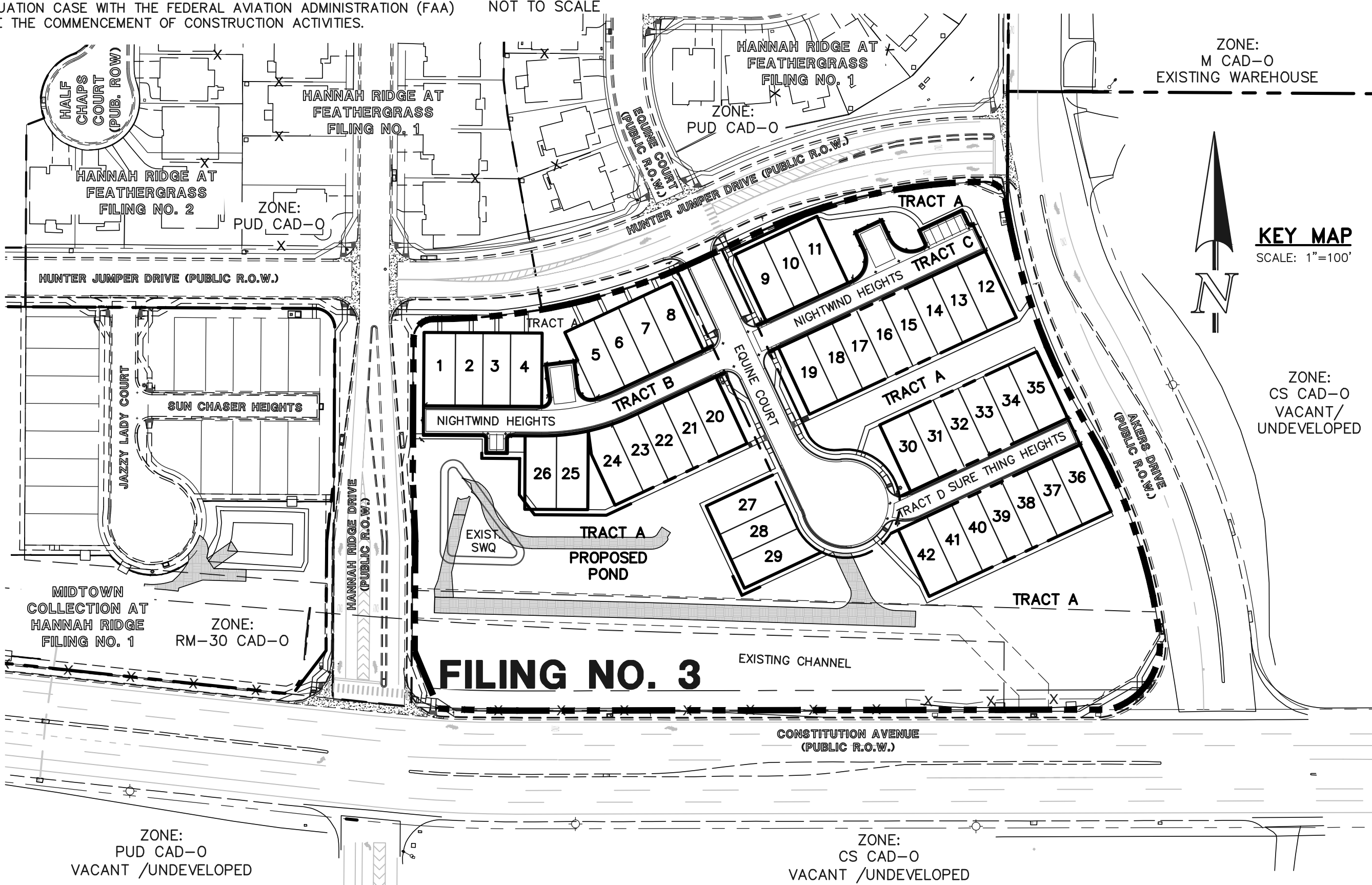
PUD MODIFICATION TABLE (AS ALLOWED BY LDC SECTION 4.2.6.(F)(2)(g))

LDC/ECM SECTION	CATEGORY	STANDARD	MODIFICATION	JUSTIFICATION
1 8.4.4.C PUBLIC ROADS REQ.	LOT AREA AND DIMENSIONS	LOTS TO HAVE A MINIMUM OF 30 FEET OF FRONTAGE ON AND ACCESS FROM A PUBLIC ROAD	LOTS ADJACENT TO PRIVATE ROADWAYS WILL NOT HAVE DIRECT FRONTAGE ON OR ACROSS FROM A PUBLIC ROAD	THE PROPOSED UNIQUE LOT CONFIG. AND COMMUNITY DESIGN REFLECT THE NEED FOR SHARED PRIVATE ROADWAYS THAT DIRECTLY CONNECT TO PUBLIC STREETS, DEAD END TURNAROUNDS,
2 8.4.4.E.3 PRIVATE ROADS MEET COUNTY STANDARDS				
3 2.3.8.A TURNAROUNDS		CUL-DE-SACS USED ONLY AS NECESSARY	PROVIDE DEAD END TURNAROUNDS	
4 2.2.5.E INTERSECTION SPACING		MINIMUM 175' INTERSECTION SPACING	REDUCE INTERSECTION SPACING	SHORTENED INTERSECTION SPACING.
5 8.4.4.D.2 MORE THAN 25 LOTS ON DEAD END ROAD		SECOND ACCESS REQUIRED	SINGLE ACCESS WITH PRIVATE STREETS	FIRE DISTRICT APPROVAL WITH TURNAROUNDS



TYPICAL LOT DETAILS

NOT TO SCALE



DEVELOPMENT DATA:

EXISTING ZONING:	CS CAD-0
TAX SCHEDULE NO.:	53324-03-009
TOTAL AREA:	7,444 ACRES
NUMBER OF LOTS:	42
TOTAL LOT AREA:	2,155 ACRES (28.95%)
AVERAGE LOT SIZE:	2,155 SF
MINIMUM LOT SIZE:	2,086 SF
MINIMUM LOT WIDTH:	28'
MINIMUM LOT DEPTH:	74.50'
GROSS DENSITY:	5.64 DU/AC
NET DENSITY (W/O PUBLIC ROW):	6.14 DU/AC
ROW (PUBLIC)	0.602 ACRES (8.05%)
PRIVATE ROADWAY TRACTS:	0.736 ACRES (9.89%)
TOTAL OPEN SPACE:	3.951 ACRES (53.07%)
MAXIMUM LOT COVERAGE:	68%

NOTE:

THIS COMMUNITY WILL BE PROVIDING ALL SIDEWALK ALONG ITS PERIMETER STREET FRONTAGE, INCLUDING ALL ADA PEDESTRIAN RAMPS FOR INTERSECTING STREETS AND A PEDESTRIAN RAMP ON THE EAST SIDE OF THE CONSTITUTION AVE. AND HANNAH RIDGE DR. INTERSECTION THAT WILL FACILITATE A FUTURE CONSTITUTION AVE. CROSSING ONCE THE SIGNAL IS WARRANTED AND INSTALLED AND ADDITIONAL SIDEWALK IS INSTALLED WITH ADJACENT DEVELOPMENT ON THE SOUTH SIDE OF CONSTITUTION AVE. PEDESTRIAN CROSSING OF THIS ARTERIAL INTERSECTION IS NOT PROPOSED AT THIS TIME DUE TO SAFETY CONCERNS RELATED TO CROSSING A CURRENTLY UNSIGNALIZED INTERSECTION AND NO RECEIVING FACILITIES BEING PRESENT. SIMILARLY, THE AKERS DRIVE AND CONSTITUTION AVE. INTERSECTION IS NOT SIGNALIZED, SO PEDESTRIAN CROSSING AT THIS LOCATION IS NOT PROPOSED DUE TO SAFETY CONCERNS. IN ADDITION, THERE ARE NO SIDEWALKS, PEDESTRIAN RAMPS OR CURB AND GUTTER ALONG THE SOUTH SIDE OF THE EXISTING CONSTITUTION AVE. THE CLOSEST SIGNALIZED INTERSECTIONS FOR CROSSING CONSTITUTION AVE. IS AT MARKSHEFFEL ROAD.

APPROVAL OF THE PLAN AND ASSOCIATED CONSTRUCTION DOCUMENTS BY EL PASO COUNTY DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY REGULATIONS OR GUIDELINES ANACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS. IT IS THE RESPONSIBILITY OF THE DEVELOPER / HOME BUILDER TO ENSURE ADA ACCESSIBILITY DURING CONSTRUCTION OF THE PUBLIC AND PRIVATE SIDEWALKS.

NAME OF LANDOWNER

LANDOWNER'S SIGNATURE, NOTARIZED

OWNER CERTIFICATION:

I / WE \_\_\_\_\_ A (ONE OF THE FOLLOWING: QUALIFIED TITLE INSURANCE COMPANY, TITLE COMPANY, TITLE ATTORNEY, OR ATTORNEY AT LAW) DULY QUALIFIED, INSURED, OR LICENSED BY THE STATE OF \_\_\_\_\_, DO HEREBY CERTIFY THAT I / WE HAVE EXAMINED THE TITLE OF ALL LANDS DEPICTED AND DESCRIBED HEREON AND THAT TITLE TO SUCH LAND IS OWNER IN FEE SIMPLE BY \_\_\_\_\_ AT THE TIME OF THIS APPLICATION.

NOTARY SIGNATURE

COUNTY CERTIFICATION:

THIS REZONING REQUEST TO PUD HAS BEEN REVIEWED AND FOUND TO BE COMPLETE AND IN THE ACCORDANCE WITH THE \_\_\_\_\_ (BOARD RESOLUTION OR MOTION #) \_\_\_\_\_ (DATE) APPROVING THE PUD AND ALL APPLICABLE EL PASO COUNTY REGULATIONS.

DIRECTOR, PLANNING & COMMUNITY DEVELOPMENT DATE

BOARD OF COUNTY COMMISSIONER DATE

CLERK AND RECORDER CERTIFICATION:

STATE OF COLORADO )  
COUNTY OF EL PASO ) ss  
I HEREBY CERTIFY THAT THIS PLAN 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.

CHUCK BROERMAN, RECORDER

BY: \_\_\_\_\_  
DEPUTY

SHEET INDEX

COVER SHEET				SHEET 1 OF 10
PUD & PRELIMINARY PLAN				SHEET 2 OF 10
PRELIMINARY GRADING & UTILITIES PLAN				SHEET 3 OF 10
LANDSCAPE TITLE SHEET				SHEET 4 OF 10
LANDSCAPE PLAN – OVERALL				SHEET 5 OF 10
LANDSCAPE PLAN				SHEET 6 OF 10
LANDSCAPE PLAN				SHEET 7 OF 10
LANDSCAPE PLAN – BUILDING TYPICALS				SHEET 8 OF 10
PLANTING DETAILS AND NOTES				SHEET 9 OF 10
DETAILS				SHEET 10 OF 10

PCDD FILE NO.: PUDSP-20-007

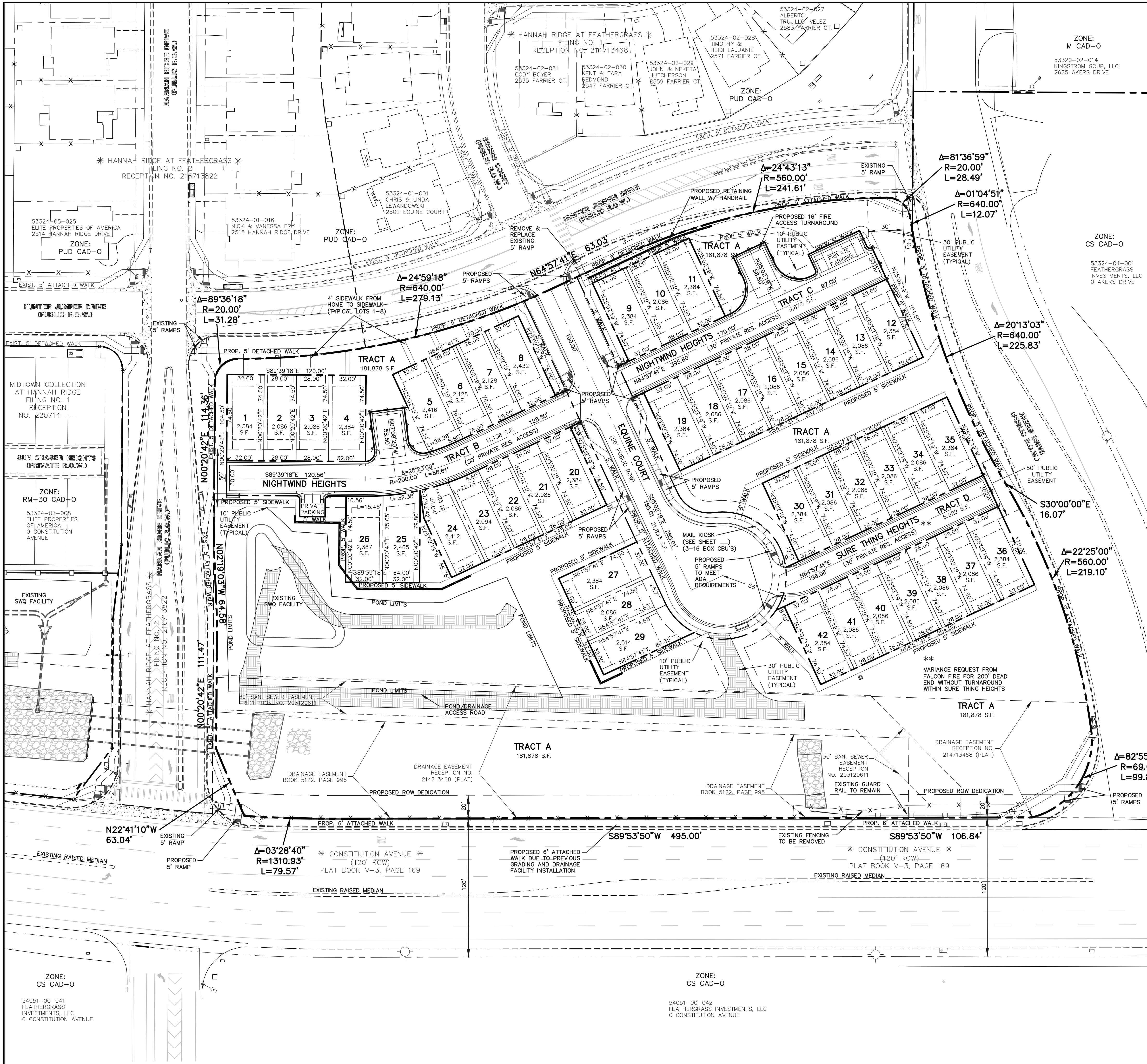
**MIDTOWN COLLECTION AT HANNAH RIDGE**  
**FILING NO. 3**  
PUD DEVELOPMENT PLAN & PRELIMINARY PLAN  
COVER SHEET

DESIGNED BY	KC	SCALE	DATE	10/15/21
DRAWN BY	KC	(H) 1"=VARIES	SHEET 1 OF 10	
CHECKED BY	KRC	(V) 1"= N/A	JOB NO.	1116.35

619 N. Cascade Avenue, Suite 200  
Colorado Springs, Colorado 80903

(719)785-0790  
(719)785-0799 (Fax)





ADDITIONAL SERVICE PROVIDERS GENERAL NOTES FROM TITLE SHEET:

A. WATER PROVIDER	CHEROKEE METROPOLITAN DISTRICT
B. WASTEWATER PROVIDER	CHEROKEE METROPOLITAN DISTRICT
C. ELECTRIC PROVIDER	MOUNT VIEW ELECTRIC ASSOCIATION
D. GAS PROVIDER	COLORADO SPRINGS UTILITIES
E. FIRE PROTECTION DISTRICT	FALCON FIRE
F. EMERGENCY SERVICES (AMBULANCE)	EL PASO COUNTY
G. EMERGENCY SERVICES (POLICE)	EL PASO COUNTY SHERIFF

FILING NO. 3 SUMMARY TABLE:

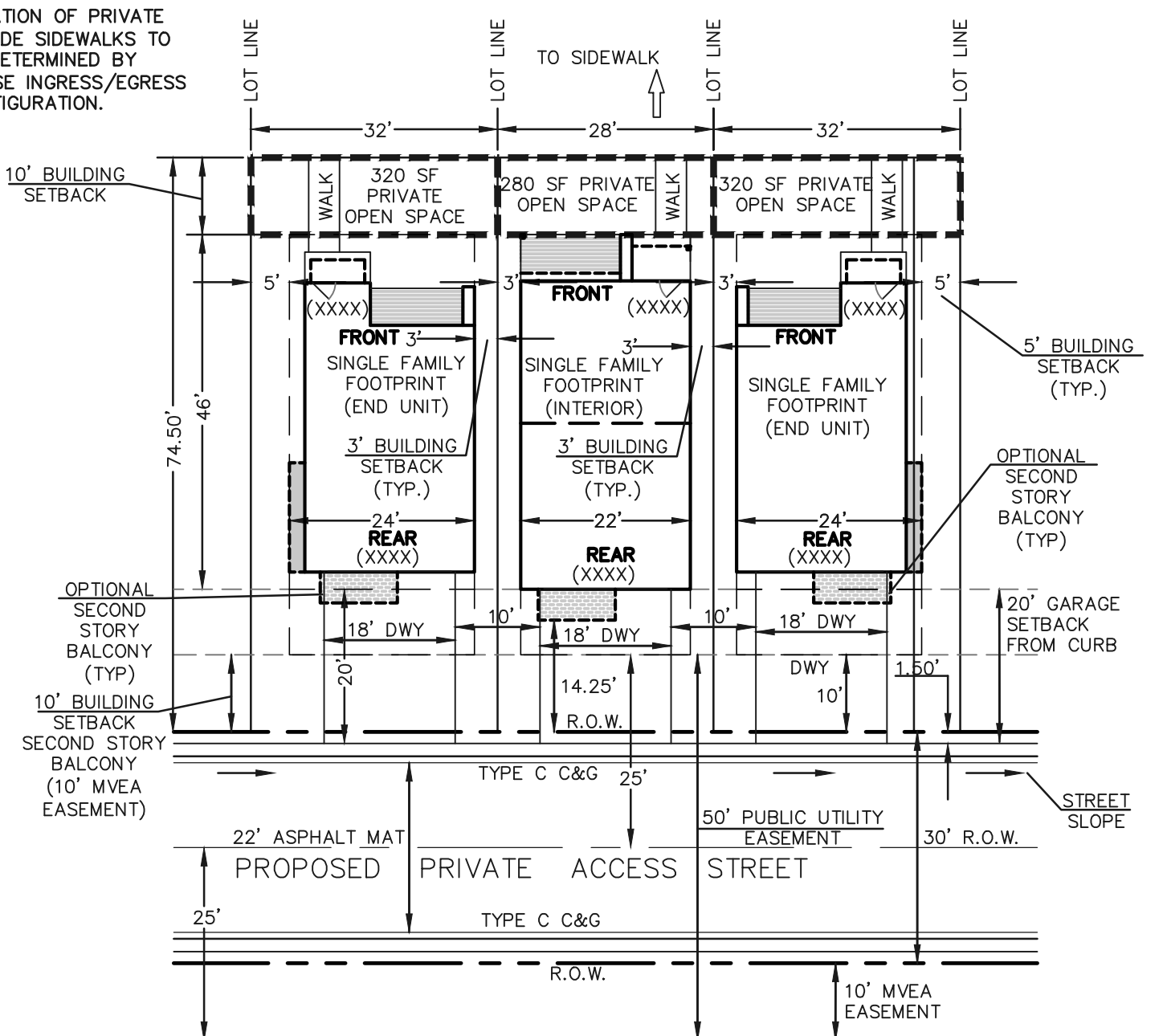
PARCELS	SQUARE FEET	PERCENTAGE	OWNER	MAINTENANCE
TRACT A	181,878	56.09%	HOA	HOA
TRACT B, C, D (PRIVATE R.O.W. - ACCESS - PRIVATE PARKING)	26,738	8.25%	HOA	HOA
LOTS (42 TOTAL)	93,758	28.91%	INDIVIDUAL LOT OWNERS	
PUBLIC R.O.W.	21,893	6.75%	COUNTY	COUNTY
TOTAL	324,267	100%		

NOTE:

LOCATION OF PRIVATE 5' WIDE SIDEWALKS TO BE DETERMINED BY HOUSE INGRESS/EGRESS CONFIGURATION.

NOTE:

LOCATION OF PRIVATE 5' WIDE SIDEWALKS TO BE DETERMINED BY HOUSE INGRESS/EGRESS CONFIGURATION.



ADDRESS ABOVE GARAGE AND ON FRONT OF HOME

SCALE: 1" = 20'

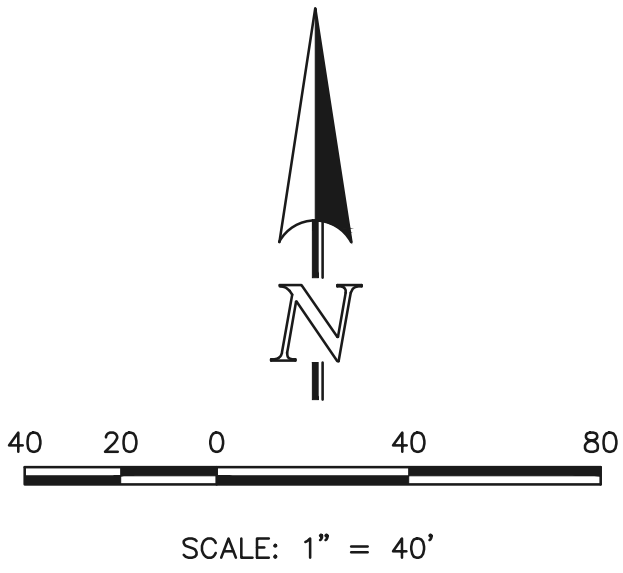
NOTE: ENSURE DRIVEWAYS DO NOT CONFLICT WITH PED RAMP TRANSITIONS.

ADDRESSING NOTE:

REAR LOADED UNITS REQUIRE UNIQUE ADDRESSING PLACEMENT AT FINAL INSPECTION WITH REGIONAL BUILDING CONSTRUCTION DIVISION.

ZONE: CS CAD-O

53324-04-001  
FEATHERGRASS INVESTMENTS, LLC  
0 AKERS DRIVE



PCDD FILE NO.: PUDSP-20-007

**CLASSIC**  
CONSULTING  
ENGINEERS & SURVEYORS

MIDTOWN COLLECTION AT HANNAH RIDGE			
FILING NO. 3			
PUD DEVELOPMENT PLAN			
PRELIMINARY PLAN			
DESIGNED BY	KC	SCALE	DATE
DRAWN BY	KC	(H) 1"= 40'	SHEET 2 OF 10
CHECKED BY	KRC	(V) 1"= N/A	JOB NO. 1116.35

619 N. Cascade Avenue, Suite 200  
Colorado Springs, Colorado 80903  
(719)785-0790  
(719)785-0799 (Fax)

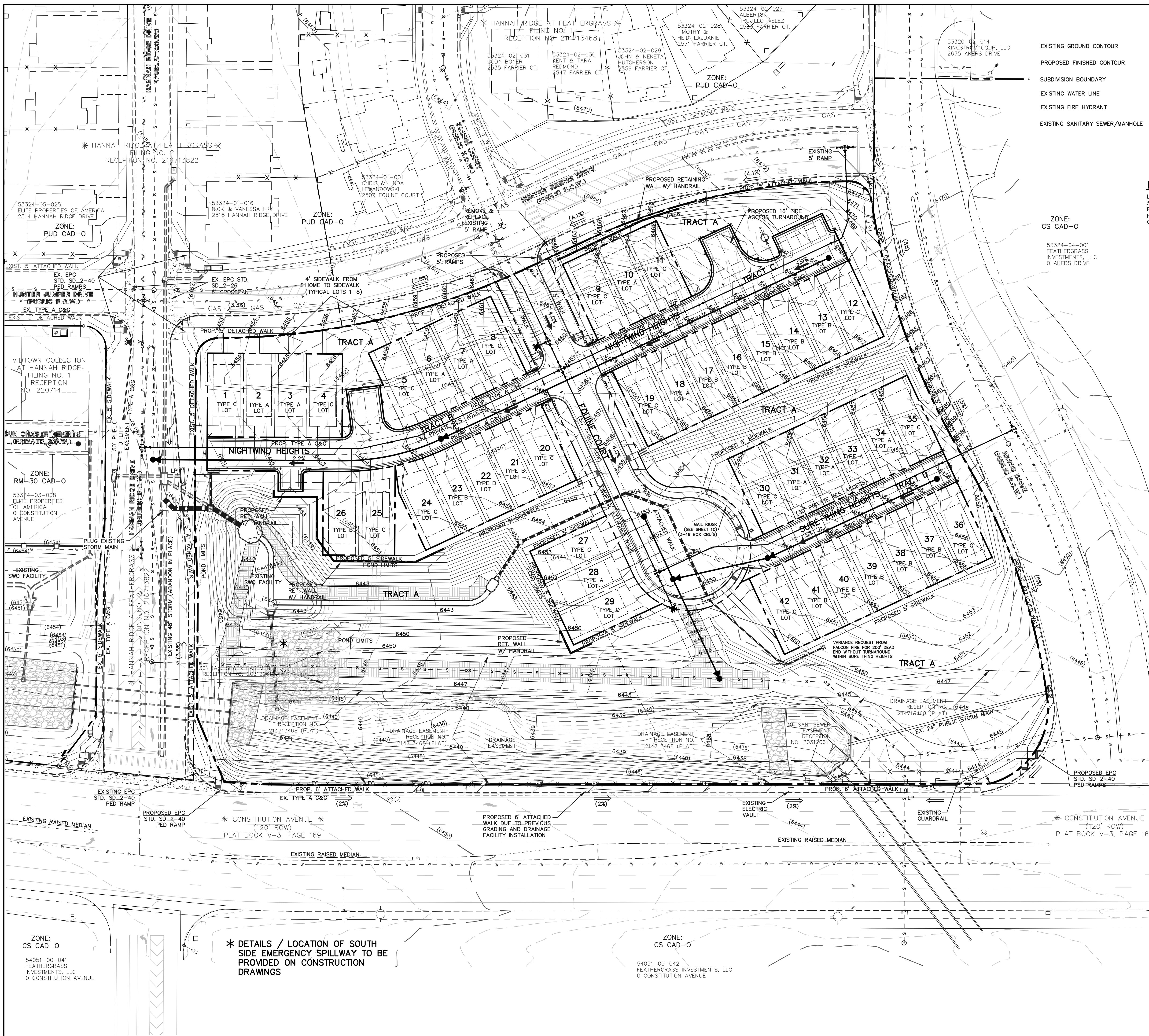
ZONE: CS CAD-O

54051-00-042  
FEATHERGRASS INVESTMENTS, LLC  
0 CONSTITUTION AVENUE

ZONE: CS CAD-O

54051-00-041  
FEATHERGRASS INVESTMENTS, LLC  
0 CONSTITUTION AVENUE





LEGEND:

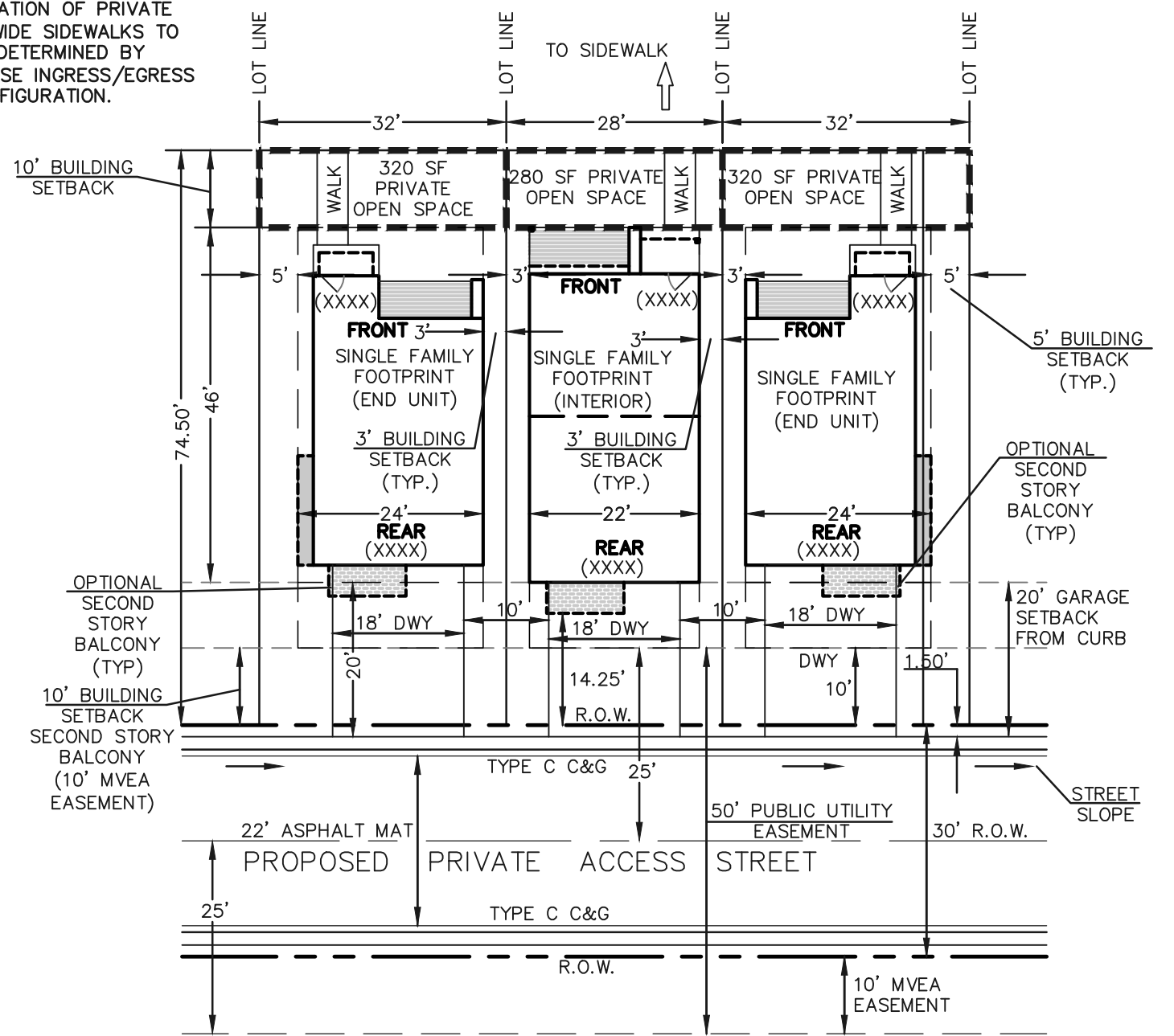
- EXISTING GROUND CONTOUR  
PROPOSED FINISHED CONTOUR  
SUBDIVISION BOUNDARY  
EXISTING WATER LINE  
EXISTING FIRE HYDRANT  
EXISTING SANITARY SEWER/MANHOLE
- PROPOSED WATER MAIN & GATE VALVE  
PROPOSED FIRE HYDRANT  
PROPOSED SANITARY SEWER MAIN/MANHOLE  
PROPOSED STORM SEWER  
PROPOSED STORM INLET  
EXIST. STORM SEWER  
EXIST. STORM INLET

NOTE:

LOCATION OF PRIVATE 5' WIDE SIDEWALKS TO BE DETERMINED BY HOUSE INGRESS/EGRESS CONFIGURATION.

NOTE:

LOCATION OF PRIVATE 5' WIDE SIDEWALKS TO BE DETERMINED BY HOUSE INGRESS/EGRESS CONFIGURATION.



TYPICAL LOT

ADDRESS ABOVE GARAGE AND ON FRONT OF HOME

SCALE: 1" = 20'

NOTE: ENSURE DRIVEWAYS DO NOT CONFLICT WITH PED RAMP TRANSITIONS.

ADDRESSING NOTE:

REAR LOADED UNITS REQUIRE UNIQUE ADDRESSING PLACEMENT AT FINAL INSPECTION WITH REGIONAL BUILDING CONSTRUCTION DIVISION.

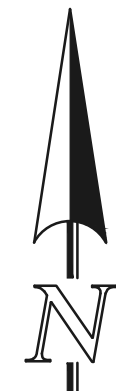
PROPOSED BUILDING

MAX. GROSS SF: 3,600 S.F. GROSS  
TYPE CONSTRUCTION: V-B  
REQ. GPM FIRE FLOW = 1,500 gpm  
REQ. MIN. NUMBER HYDRANTS = 1  
AVG. DIST. BETWEEN HYDRANTS = 500'  
MAX. HOSE LENGTH = 250'  
AREA SEPARATION WALLS ARE NOT USED (FIRE SUPPRESSION SYSTEM NOT REQUIRED)

FIRE FLOW CHART	
NODE	FIRE FLOW (GPM)
A	1,500

ZONE:  
CS CAD-0

53324-04-001  
FEATHERGRASS  
INVESTMENTS, LLC  
0 AKERS DRIVE



40 20 0 40 80

SCALE: 1" = 40'

PCDD FILE NO.: PUDSP-20-007

**CLASSIC**  
CONSULTING  
ENGINEERS & SURVEYORS

619 N. Cascade Avenue, Suite 200  
Colorado Springs, Colorado 80903

(719) 785-0790  
(719) 785-0799 (fax)

MIDTOWN COLLECTION AT HANNAH RIDGE  
FILING NO. 3

PUD DEVELOPMENT PLAN  
PRELIMINARY GRADING & UTILITIES PLAN

DESIGNED BY	KC	SCALE	DATE	10/15/21
DRAWN BY	KC	(H) 1" = 40'	SHEET	3 OF 10
CHECKED BY	KRC	(V) 1" = N/A	JOB NO.	1116.35

\* DETAILS / LOCATION OF SOUTH  
SIDE EMERGENCY SPILLWAY TO BE  
PROVIDED ON CONSTRUCTION  
DRAWINGS

ZONE:  
CS CAD-0

54051-00-041  
FEATHERGRASS  
INVESTMENTS, LLC  
0 CONSTITUTION AVENUE

ZONE:  
CS CAD-0

54051-00-042  
FEATHERGRASS INVESTMENTS, LLC  
0 CONSTITUTION AVENUE



PLANT AND TREE WARRANTY NOTE

ALL STOCK IS WARRANTED TO BE TRUE TO NAME. IF ANY STOCK PROVES TO BE OTHERWISE, SELLER WILL NOT BE LIABLE FOR ANY AMOUNT GREATER THAN ORIGINAL PURCHASE PRICE. THIS WARRANTY IS MADE EXPRESSLY IN LIEU OF ANY AND ALL OTHER WARRANTIES, EXPRESSED OR FIT FOR ANY PARTICULAR PURPOSE EXCEPT EXPRESSLY PROVIDED FOR. LIABILITY OF SELLER IS LIMITED TO REPLACEMENT OF ANY GOODS WHICH DO NOT CONFIRM TO WARRANTIES.

WINTER WATERING IS TO BE DONE AFTER MOISTURE CHECKS HAVE BEEN COMPLETED OF ALL PLANTS AND TREES. WARRANTY DOES NOT COVER PLANTS AND TREES DUE TO LACK OF WATER.

WARRANTY IS GOOD FOR ONE GROWING SEASON (APPROXIMATELY SIX MONTHS). PLANTS PURCHASED AFTER JULY 1ST ARE WARRANTED UNTIL MAY 1ST. PLANTS PURCHASED JANUARY 1ST THROUGH JULY 2ND ARE WARRANTED UNTIL NOVEMBER 30TH. SOME PLANTS CARRY NO WARRANTY, (TURF INCLUDED) SUCH AS ANNUALS, PERENNIALS, ROSES, ARBORVITAE, AND A FEW OTHER VARIETIES. INSTALLATION IS NOT COVERED UNDER WARRANTY.

ALL NON-IRRIGATED SEED CARRIES NO WARRANTY.

UTILITY NOTE

CALL 1-800-922-1987 FOR UTILITY LOCATIONS TO VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES PRIOR TO START OF WORK.

KEEP TREES 10' FROM GAS MAINS & 15' FROM SEWER AND WATER MAIN LINES. KEEP TREES 6' MINIMUM DISTANCE FROM ANY OTHER UTILITIES. RESOLVE ANY TREE / UTILITY CONFLICTS SHOWN ON PLANS IN THE FIELD. CONTACT LANDSCAPE ARCHITECT FOR RECOMMENDATIONS IF NEEDED.

PROVIDE CLEARANCE OF ALL PLANT MATERIALS AT ELECTRIC VAULTS AND TRANSFORMERS ( REFER TO COLORADO SPRINGS UTILITIES CONSTRUCTION STANDARD DRAWING 19-302 FOR SPECIFIC CLEARANCE REQUIREMENTS).

KEEP ALL SHRUBS 3' CLEAR OF ALL FIRE HYDRANTS AT MATURE SIZE.

SITE CONDITIONS NOTE

THE LANDSCAPE IS SUBJECT TO CHANGE BASED ON SITE GRADING, DRAINAGE, CONFIGURATION, AND SIZE. ANY ADJUSTMENTS WILL BE MADE DURING LANDSCAPE CONSTRUCTION. PLANT MATERIAL SYMBOLS ARE SHOWN AT MATURE WIDTH.

LANDSCAPE REQUIREMENTS					
LANDSCAPE SETBACKS (LS)					
Street Name / Boundary	Street Classification	Width (ft.) Req. / Prov.	Linear Footage	Tree Req. / Ft.	Tree Req. /Prov.
Constitution Ave.	Major Arterial	25'/25'	709'	1/20	35.5 / 36
Hannah Ridge Dr.	Minor Arterial	20'/20'	393'	1/25	15.7 / 16
Akers Dr.	Minor Arterial	20'/20'	566'	1/25	22.8 / 23
Hunter Jumper Dr.	Non Arterial	10'/10'	570'	1/30	22.6 / 21
Shrub Substitutions Req. / Prov.	Ornamental grass Req. / Prov.	Setback Abbr.	Percent Ground Plane Cov. Req./Prov.		
20/20 (Hunter Jumper Dr.)	0/0	LS	75%/75%		
Internal Landscaping (IL)					
Net Site Area (SF) (Less Public R.O.W.)	Percent Min. Internal Area	Internal Area (SF) Req. / Prov.	Internal Trees (1/500 SF) Req. / Prov.		
325,564 SF	16,278 SF	16,278 SF / 128,670 SF	32.5 / 32		
Shrub Substitutions Req. / Prov.	Ornamental grass Req. / Prov.	Setback Abbr.	Percent Ground Plane Cov. Req./Prov.		
10/10	0/0	IL	75%/75%		

PROJECT SITE DATA

ZONING: Proposed PUD

PROPERTY AREA: 325,564 SF / 7.474 Acres

PARKING SPOTS: 7 (No handicap spots)

TOTAL LANDSCAPE AREA: 171,945 SF

IRRIGATION SYSTEM DESCRIPTION

The irrigation system to be an underground system with a spray or rotor system for turf or seeded areas. Shrub areas to be surface drip irrigated to irrigate all plant material. Irrigation system to be drainable for winter freeze protection. Irrigation to run off of a programmable irrigation controller.

PLANTING LEGEND					Notes Key:
ABBR.	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
DECIDUOUS TREES					
ABM	10	Acer x freemanii 'Autumn Blaze'	Maple, Autumn Blaze	1-1/2"	Z=4, 6.5K,S
ACT	10	Acer tataricum	Maple tatarian	1-1/2"	Z=3, 8.5K L,M,S
ANM	21	Acer platanoides	Maple, Norway	1-1/2"	Z=4, 6.5K,S
GSH	14	Gleditsia triacanthos 'Skyline'	Honeylocust, Skyline	1-1/2"	R,D,F,Z=4, 6.5K, L,M,S
MSS	23	Malus 'Spring Snow'	Crabapple,Spring Snow	1-1/2"	F,Z=4, 8.5K, M,S
PCR	12	Prunus virginiana 'Schubert'	Cherry, Canada Red	1-1/2"	R,D,F,Z=2, 9.5K,S
TAR	10	Tilia americana 'Redmond'	Linden, Redmond	1-1/2"	Z=3, 6K, M,S
TGL	22	Tilia cordata 'Greenspire'	Linden, Greenspire	1-1/2"	Z=4, 6K, M,S
EVERGREEN TREES					
PIE	2	Pinus edulis	Pine, Pinyon	6'	X,R,D,Z=3, 7.5K, L,S
PIP	5	Picea pungens	Spruce, Colorado Blue	6'	R,D,Z=3, 10K, M,H,S
DECIDUOUS SHRUBS					
ABR	4	Aronia arbutifolia 'Brilliantissima'	Chokeberry, Brilliant Red	5 Gal	R,D,Z=5, 7.5K,S
ARB	11	Aronia melanocarpa	Chokeberry, Black	5 Gal	R,D,Z=2, 8.5K, L,S
BBB	9	Buddleia davidii	Butterfly Bush	5 Gal	R,D,Z=5,7K, L,S
CIH	12	Cornus alba 'Bailhalo'	Dogwood, Ivory Halo	5 Gal	R,D,Z=3, 7K,S
COP	17	Contoneaster acutifolia	Contoneaster, peking	5 Gal	R,D,Z=4, 10K,S
EDB	17	Euonymous alatus 'Compactus'	Dwarf Burning Bush	5 Gal	R,D,F,Z=4, 7.5K, M,H,S
PBS	24	Prunus Besseyi 'Pawnee Buttes'	Western Sandcherry 'Pawnee Buttes'	5 Gal	F,Z=3, 9.5K, L,M,S
POG	37	Potentilla fruticosa 'Gold finger'	Potentilla, Gold finger	5 Gal	R,D,F,Z=2, 10K,S
PRS	24	Potentilla fruticosa 'Red sunset'	Potentilla, 'Red Sunset'	5 Gal	R,D,Z=3,S
SMK	2	Syringa meyeri patula 'Miss Kim'	Lilac, Miss Kim	5 Gal	R,D,Z=3, 8.5K, L,M,S
SPG	29	Spiraea x bumalda 'Goldmound'	Spirea, Goldmound	5 Gal	R,D,Z=3, 7.5K,S
VAC	7	Viburnum trilobum 'Bailey compact'	Viburnum, Compact American Cranberry	5 Gal	R,D,Z=4, 7.5K,S
VOS	5	Viburnum opulus 'Roseum'	Viburnum Snowball	5 Gal	R,D, 7.5K,S
EVERGREEN SHRUBS					
JBJ	34	Juniperus Sabina	Juniper, Buffalo	5 Gal	R,D,Z=3,8.5K, L,S
JUA	9	Juniperus chinensis 'Armstrong'	Juniper, Armstrong	5 Gal	R,D,Z=3, 7.5K,S
PGS	10	Picea pungens 'Glauca Globosa'	Spruce, Globe Blue	5 Gal	Z=2, 10K, M,S
ORNAMENTAL GRASSES					
CAA	12	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	1 Gal	R,D,Z=3, 6.5K, M,S

GROUNDCOVER LEGEND			NOTE: THIS LEGEND IS FOR NON-TYPICAL AREAS
SYMBOL	DESCRIPTION	QUANTITY	
	1-1/2" CIMARRON GRANITE ROCK 3" IN DEPTH WITH WEED FABRIC	20,627 SF	
	2-4" BLUE GREY COBBLE 3" IN DEPTH WITH WEED FABRIC	5,468 SF	
	4-8", 2-4" AND 3/4" MIX OF BLUE GREY COBBLE 3" IN DEPTH WITH WEED FABRIC (NOT SHOWN BUT TO BE ADDED AT AREAS OF DRAINAGE FLOWS AS NEEDED TO PREVENT EROSION)	TBD	
	CASCADE MULCH 3" IN DEPTH WITH NO WEED FABRIC (FOR MULCH RINGS AT TREES IN NATIVE SEED AREAS AND TREES LOCATED IN TURF).	TBD	
	IRRIGATED NATIVE SEED FOOTHILLS MIX (PROVIDE EROSION CONTROL BLANKETS ON SLOPES 3:1 OR STEEPER SEE NOTES)	105,560 SF	
	NON-IRRIGATED NATIVE SEED (WETLAND MIX) AT STORM QUALITY POND (PROVIDE EROSION CONTROL BLANKETS ON SLOPES 3:1 OR STEEPER SEE NOTES) NOTE: QTY MAY VARY PER ACTUAL SITE CONDITIONS.	23,380 SF	
	TYPICAL LANDSCAPE AREA AT HOMES (SEE SHEET L-5 FOR LANDSCAPE IN THESE AREAS		
	KENTUCKY BLUEGRASS SOD	13,779 SF	
	DECORATIVE BOULDER	82 TOTAL	
	STEEL EDGING	872 LF	

ALL AMERICAN

LANDSCAPE ARCHITECTURE & IRRIGATION DESIGN

RESIDENTIAL & COMMERCIAL LANDSCAPE INSTALLATION

1925 AEROPLAZA DRIVE  
COLORADO SPRINGS, CO 80916  
719-637-4313

DATE	REVISION DESCRIPTION
1/12/2021	EPC COMMENT REVISIONS
1/28/2022	Revised North Retaining wall near lots adjacent to Hunter Jumper Drive.
4/21/2022	Change landscape from added sidewalk at North-East corner of site.

☐ FOR CONSTRUCTION

☒ NOT FOR CONSTRUCTION



MIDTOWN COLLECTION AT HANNAH RIDGE

FILING NO. 3

CORNER OF CONSTITUTION AVENUE AND AKERS DRIVE

COUNTY OF EL PASO, STATE OF COLORADO

SECTION 32, TOWNSHIP 13 SOUTH, RANGE 65 WEST

JOB NUMBER

2583-0420

DATE

8/21/2020

DRAWN BY

MB

DRAWING DESCRIPTION

TITLE SHEET

SHEET #

L-TS

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## CALLOUT KEY

- PLANT ABBREVIATION
- SITE CATEGORY ABBREVIATION
- TREE CALLOUT
- SHRUB & ORN. GRASS CALLOUT
- PERENNIAL CALLOUT
- PLANT QUANTITY

## PLANT SYMBOL KEY

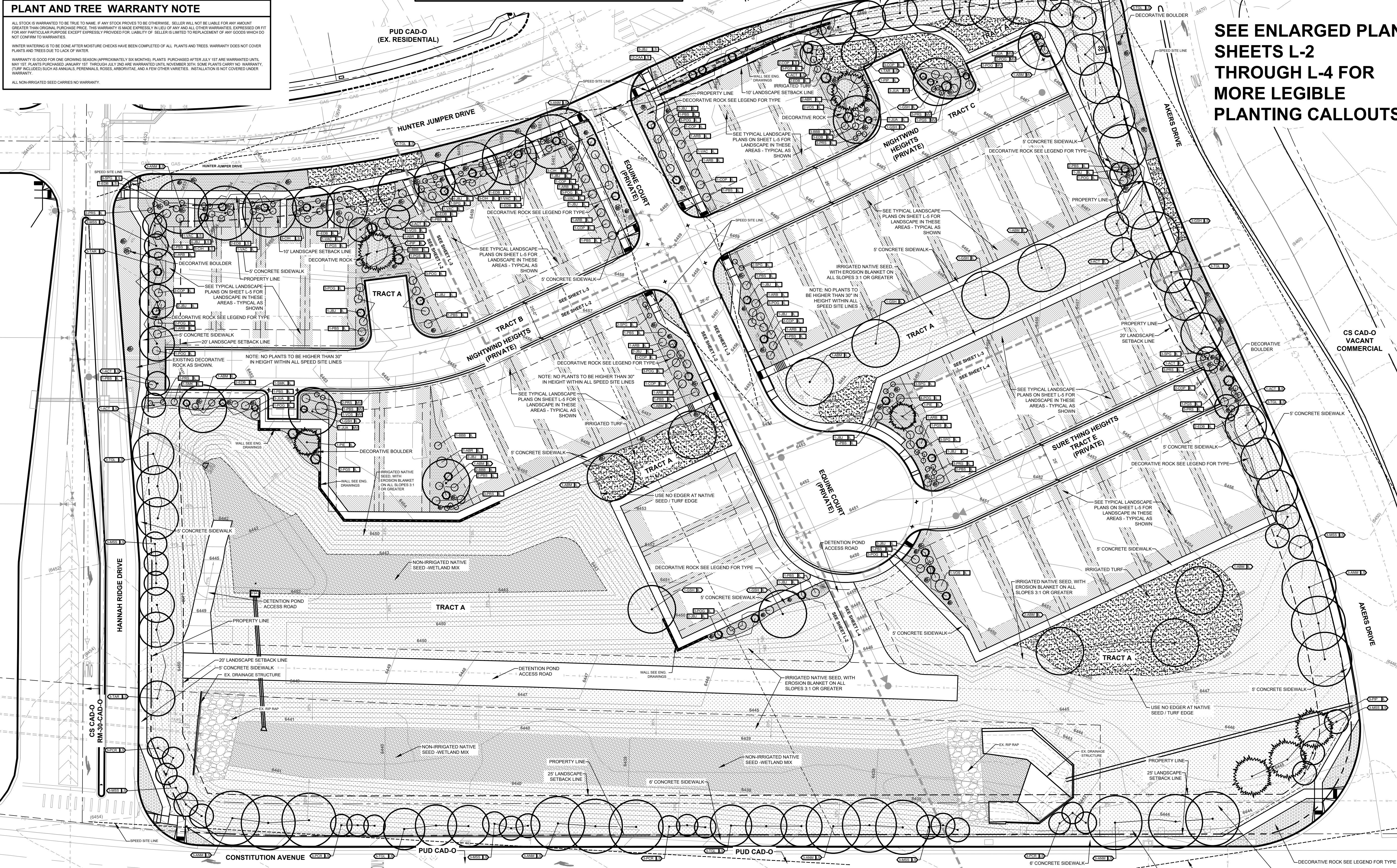
- DECIDUOUS TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- ORNAMENTAL GRASSES
- PERENNIALS

## UTILITY NOTE

CALL 1-800-822-1987 FOR UTILITY LOCATIONS TO VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES PRIOR TO START OF WORK. KEEP TREES 10' FROM GAS MAINS & 15' FROM SEWER AND WATER MAIN LINES. KEEP TREES 5' MINIMUM DISTANCE FROM ANY OTHER UTILITIES. RESOLVE ANY TREE / UTILITY CONFLICTS SHOWN ON PLANS IN THE FIELD. CONTACT LANDSCAPE ARCHITECT FOR RECOMMENDATIONS IF NEEDED. PROVIDE CLEARANCE OF ALL PLANT MATERIALS AT ELECTRIC VAULTS AND TRANSFORMERS (REFER TO COLORADO SPRINGS UTILITIES CONSTRUCTION STANDARD DRAWING 18-002 FOR SPECIFIC CLEARANCE REQUIREMENTS). KEEP ALL SHRUBS 5' CLEAR OF ALL FIRE HYDRANTS AT MATURE SIZE.

## SITE CONDITIONS NOTE

THE LANDSCAPE IS SUBJECT TO CHANGE BASED ON SITE GRADING, DRAINAGE, CONFIGURATION, AND SIZE. ANY ADJUSTMENTS WILL BE MADE DURING LANDSCAPE CONSTRUCTION. PLANT MATERIAL SYMBOLS ARE SHOWN AT MATURE WIDTH.



SEE ENLARGED PLAN SHEETS L-2 THROUGH L-4 FOR MORE LEGIBLE PLANTING CALLOUTS



ALL AMERICAN  
LANDSCAPE ARCHITECTURE & IRRIGATION DESIGN  
RESIDENTIAL & COMMERCIAL LANDSCAPE INSTALLATION  
1925 AEROPOLAZA DRIVE  
COLORADO SPRINGS, CO 80916  
719-637-6313

DATE	REVISION DESCRIPTION
1/12/2021	EPC COMMENT REVISIONS
1/28/2022	Revised North Retaining wall near site adjacent to Hunter Jumper Drive.
4/21/2022	Change landscape from added sidewalk at North-East corner of site.

- ☐ FOR CONSTRUCTION  
☒ NOT FOR CONSTRUCTION



MIDTOWN COLLECTION AT HANNAH RIDGE

FILING NO. 3  
CORNER OF CONSTITUTION AVENUE AND AKERS DRIVE

COUNTY OF EL PASO, STATE OF COLORADO  
SECTION 32, TOWNSHIP 13 SOUTH, RANGE 65 WEST

JOB NUMBER	2583-0420
DATE	8/21/2020
DRAWN BY	MB
DRAWING DESCRIPTION	LANDSCAPE - OVERALL PLAN

SHEET #  
L-1  
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NO LANDSCAPING SHALL OBSTRUCT SIGHT DISTANCE TRIANGLES OR PEDESTRIAN FACILITIES PER ENGINEERING CRITERIA MANUAL REFERENCE 2.3.6.G.2 & 2.5.3.H RESPECTIVELY. THE MINIMUM HORIZONTAL CLEARANCE FOR SIDEWALKS AROUND UTILITY STRUCTURES, FURNITURE, AND OTHER ENCROACHMENTS SHALL BE 4 FEET OR GREATER TO PROVIDE SAFE CONDITIONS FOR PEDESTRIANS AND BICYCLISTS PER THE ENGINEERING MANUAL.

PUDSP-20-007

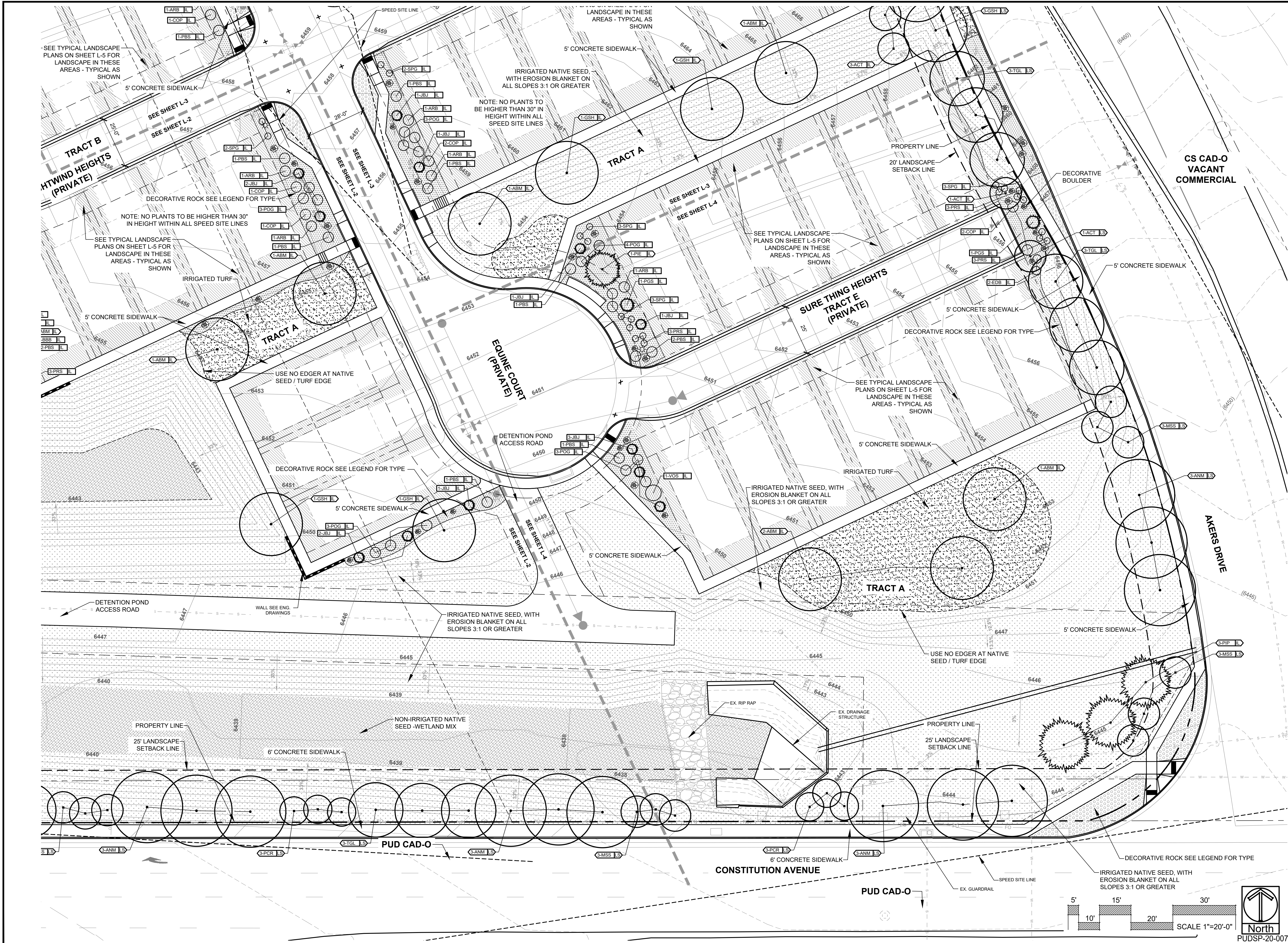












**ALL AMERICAN**  
LANDSCAPE ARCHITECTURE & IRRIGATION DESIGN  
RESIDENTIAL & COMMERCIAL LANDSCAPE INSTALLATION  
1925 AEROPOLAZA DRIVE  
COLORADO SPRINGS, CO 80916  
719-637-4313

DATE	REVISION DESCRIPTION
1/12/2021	EPC COMMENT REVISIONS
1/28/2022	Revised North Retaining wall near lots adjacent to Hunter Jumper Drive.
4/21/2022	Change landscape from added sidewalk at North-East corner of site.

☐ FOR CONSTRUCTION  
☒ NOT FOR CONSTRUCTION



**MIDTOWN COLLECTION AT HANNAH RIDGE**

**FILING NO. 3**  
**CORNER OF CONSTITUTION AVENUE AND AKERS DRIVE**

**COUNTY OF EL PASO, STATE OF COLORADO**  
**SECTION 32, TOWNSHIP 13 SOUTH, RANGE 65 WEST**

JOB NUMBER  
**2583-0420**

DATE  
**8/21/2020**

DRAWN BY  
**MIB**

DRAWING DESCRIPTION

**LANDSCAPE PLAN**

SHEET #

**L-4**

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## MIDTOWN COLLECTION AT HANNAH RIDGE

COUNTY OF EL PASO, STATE OF COLORADO

SECTION 32, TOWNSHIP 13 SOUTH, RANGE 65 WEST

PUD DEVELOPMENT PLAN AND PRELIMINARY PLAN

FILING NO. 3



**ALL AMERICAN**  
LANDSCAPE ARCHITECTURE & IRRIGATION DESIGN  
RESIDENTIAL & COMMERCIAL LANDSCAPE INSTALLATION

1925 AEROPOLAZA DRIVE  
COLORADO SPRINGS, CO 80916  
719-637-0313

DATE	REVISION DESCRIPTION
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☐ FOR CONSTRUCTION

☒ NOT FOR CONSTRUCTION



MIDTOWN COLLECTION AT HANNAH RIDGE  
FILING NO. 2

FILING NO. 3  
CORNER OF CONSTITUTION AVENUE AND AKERS DRIVE

COUNTY OF EL PASO, STATE OF COLORADO  
SECTION 32, TOWNSHIP 13 SOUTH, RANGE 65 WEST

OB NUMBER  
2583-0420

DATE 8/21/2020

DRAWN BY MB

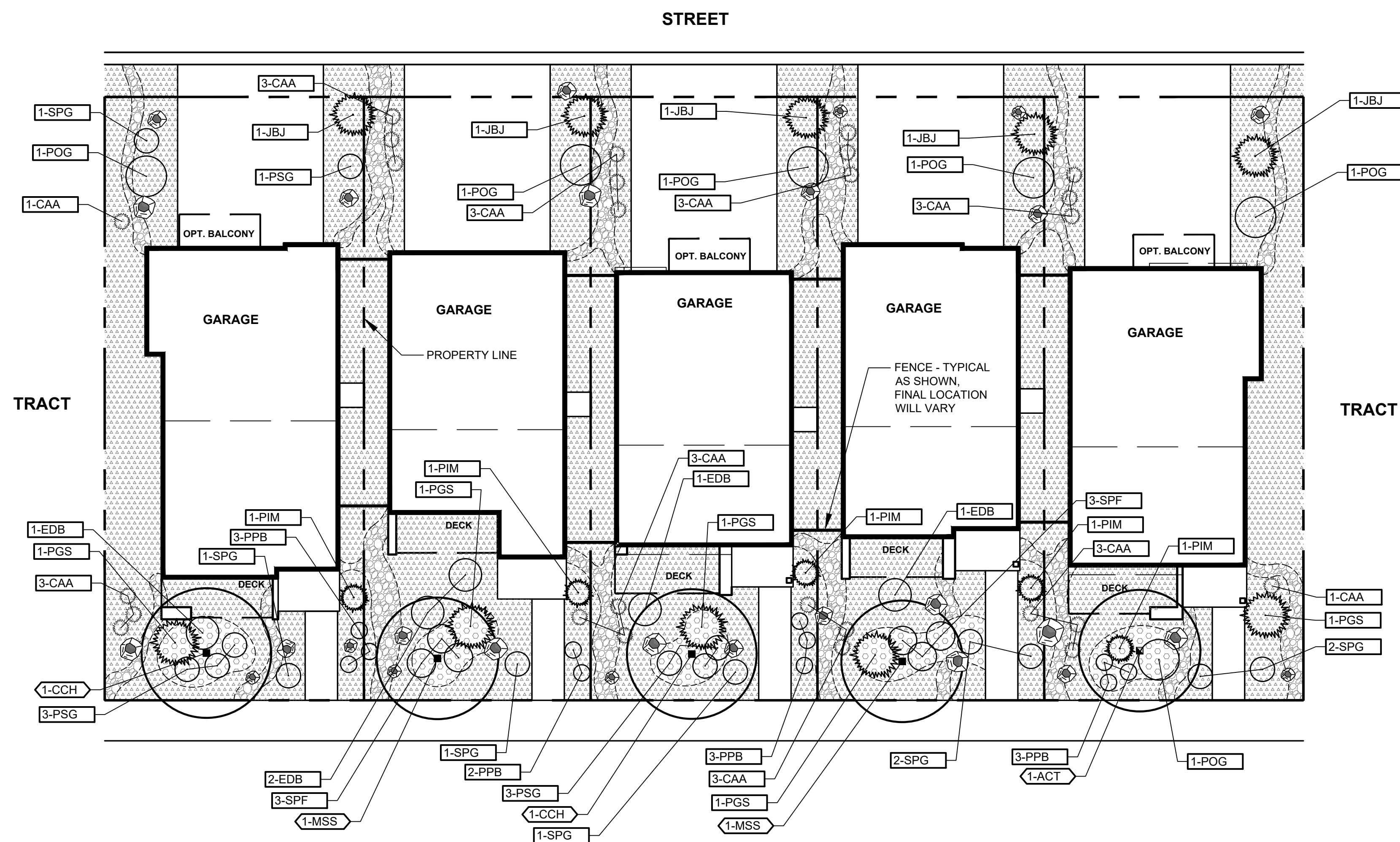
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LANDSCAPE  
BUILDING TYPICALS

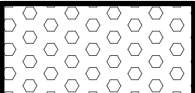
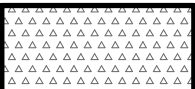
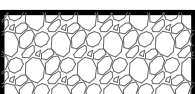

SHEET #

L-5

PUDSP-20-007 (



PLANTING LEGEND				
(FOR THIS SHEET ONLY)				
ABBR.	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
<b>DECIDUOUS TREES</b>				
ACT	Acer tataricum	Maple, tatarian	1-1/2"	
CCH	Crataegus crus-galli 'Inermis'	Hawthorn, Cockspur (Thornless)	1-1/2"	
MSS	Malus 'Spring Snow'	Crabapple, Spring Snow	1-1/2"	
<b>DECIDUOUS SHRUBS</b>				
EDB	Euonymus alatus 'Compactus'	Burning Bush, Dwarf	5 Gal	
POG	Potentilla fruticosa 'Gold finger'	Potentilla, Gold finger	5 Gal	
PPB	Potentilla fruticosa 'Pink Beauty'	Potentilla, 'Pink Beauty'	5 Gal	
PSG	Potentilla 'Sutters Gold'	Potentilla, Sutters Gold	5 Gal	
SPF	Spiraea x bumalda 'Foebel'	Spirea, Foebel	5 Gal	
SPG	Spiraea x bumalda 'Goldmound'	Spirea, Goldmound	5 Gal	
<b>EVERGREEN SHRUBS</b>				
JBj	Juniperus Sabina	Juniper, Buffalo	5 Gal	
PIM	Pinus mugo 'Slowmound'	Pine, Slowmound Mugo	5 Gal	
PGS	Picea pungens 'Glauca globosa'	Spruce, Globe Blue	5 Gal	
<b>ORNAMENTAL GRASSES</b>				
CAA	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	1 Gal	








GROUND COVER LEGEND (FOR THIS SHEET ONLY)	
SYMBOL	DESCRIPTION
	1-1/2" BLUE GREY COBBLE 3" IN DEPTH WITH WEED FABRIC
	1-1/2" CIMARRON GRANITE ROCK 3" IN DEPTH WITH WEED FABRIC
	4-8" and 2-4" MIX OF BLUE GREY COBBLE 3" IN DEPTH WITH WEED FABRIC
	DECORATIVE BOULDER

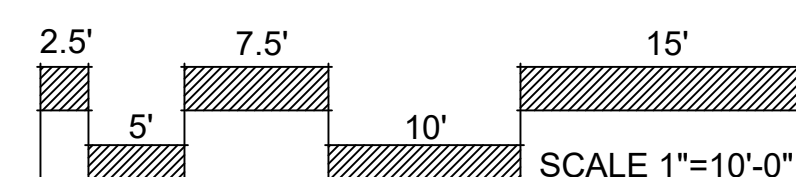
## CALLOUT KEY

Diagram illustrating the components of a callout key:

- PLANT ABBREVIATION
- TREE CALLOUT
- SHRUB & ORN. GRASS CALLOUT
- PERENNIAL CALLOUT
- PLANT QUANTITY

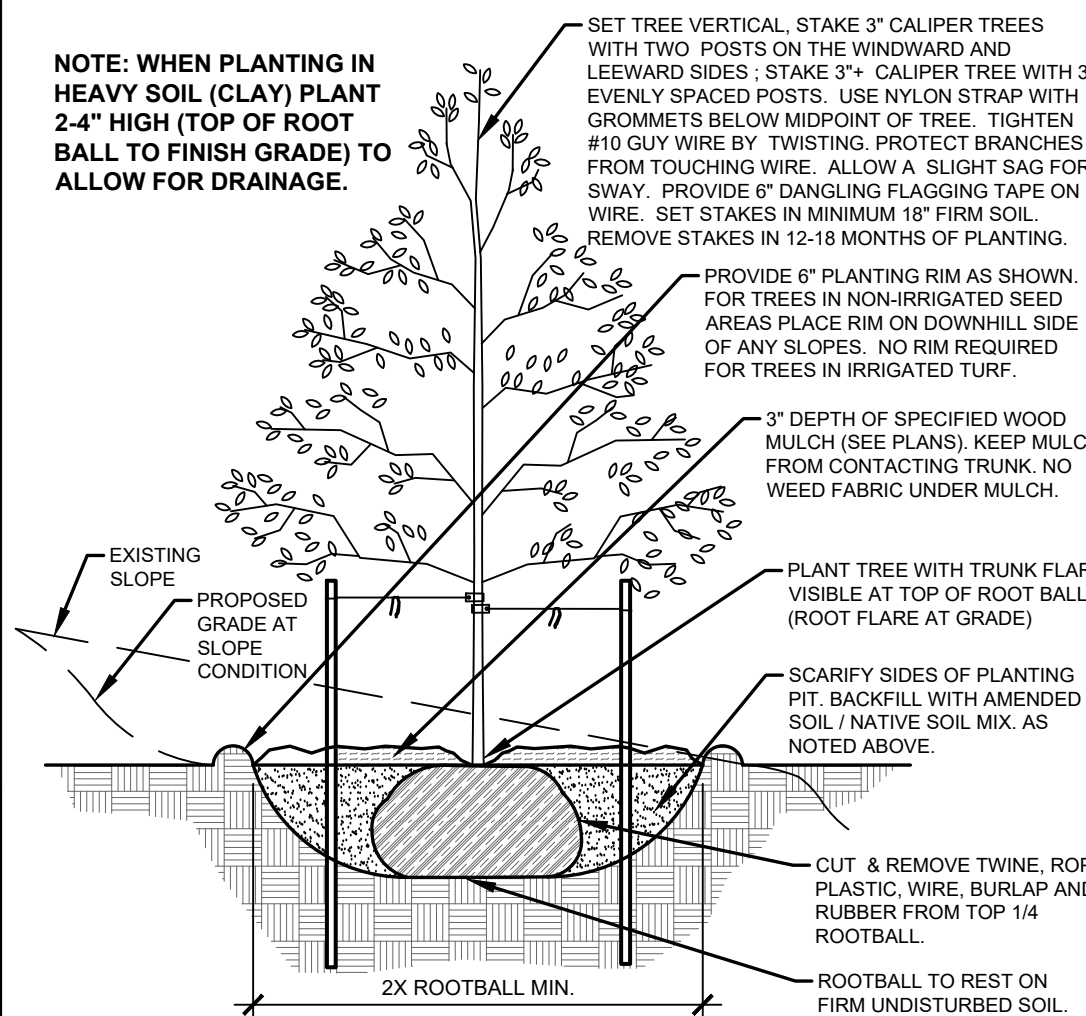
### PLANT SYMBOL KEY

	DECIDUOUS TREE
	ORNAMENTAL TREE
	EVERGREEN TREE
	DECIDUOUS SHRUBS
	EVERGREEN SHRUBS
	ORNAMENTAL GRASSES
	PERENNIALS



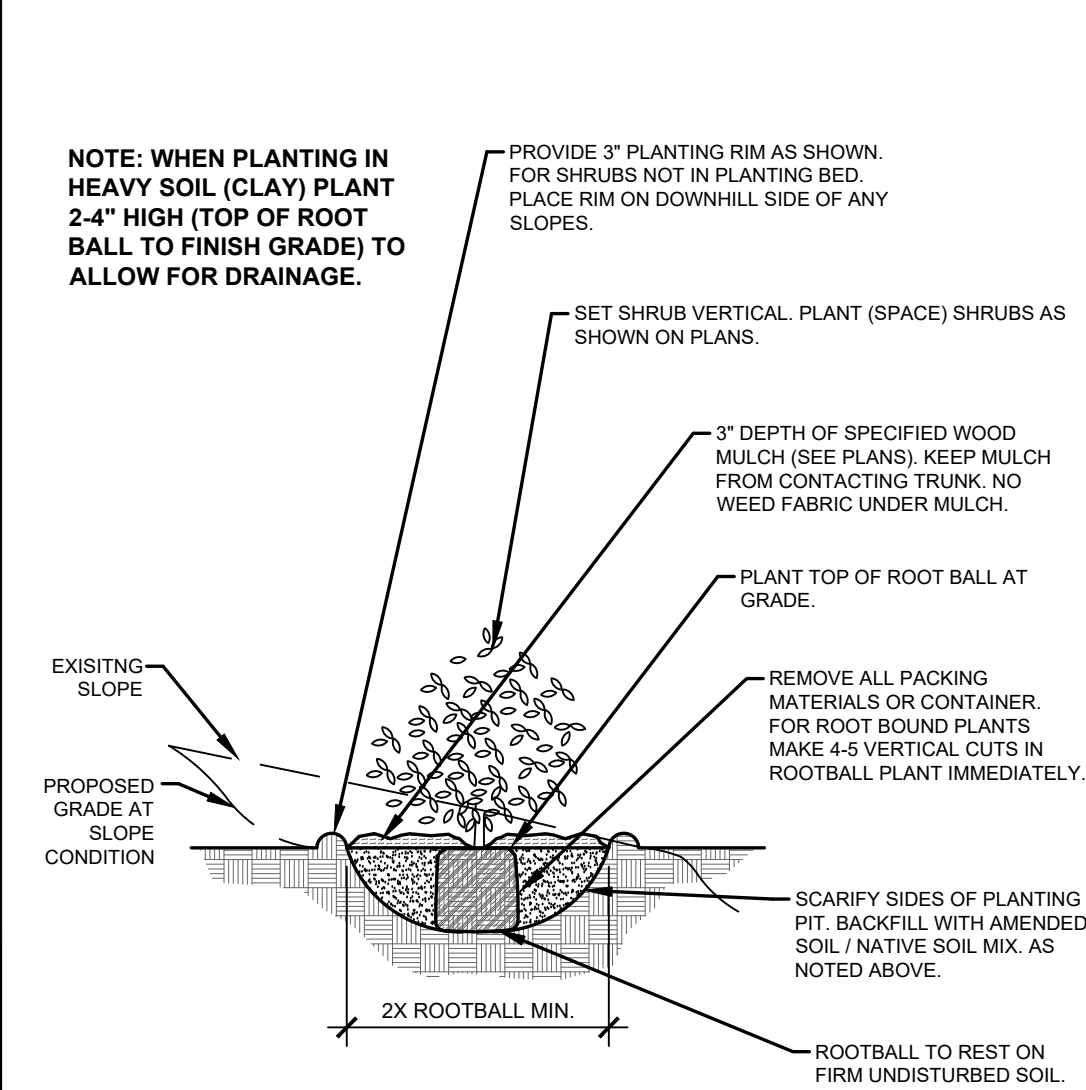


- NOTES:
- MARK NORTH SIDE OF TREE AT NURSERY AND PLANT TREE IN THE SAME ORIENTATION.
  - DONT REMOVE OR CUT LEADER.
  - PRUNE DEAD, BROKEN, CROSSING, OR WEAK BRANCHES PRIOR TO PLANTING. DO NOT REMOVE TERMINAL BUDS THAT EXTEND TO TREE CROWN.
  - NO STRUCTURAL PRUNING OF TREE UNTIL AFTER ESTABLISHMENT PERIOD OF 2 GROWING SEASONS.
  - REMOVE ANY DOUBLE LEADERS UNLESS OTHERWISE NOTED.
  - KEEP TREE MOIST AND SHADED UNTIL PLANTING. AVOID FALL PLANTING IF POSSIBLE.
  - AMENDED BACK FILL SHALL BE 70% SOIL FROM PLANTING PIT AND 30% ORGANIC MATERIAL.
  - WRAP TRUNK ON EXPOSED SITES OR SPECIES WITH THIN BARK. USE ELECTRICAL TAPE. NOT TWINE.
  - WRAP MID OCTOBER AND REMOVE BY END OF MARCH.
  - COORDINATE WITH CITY FORESTRY FOR CURRENT INSECT & DISEASE RECOMMENDATIONS PRIOR TO PLANTING.



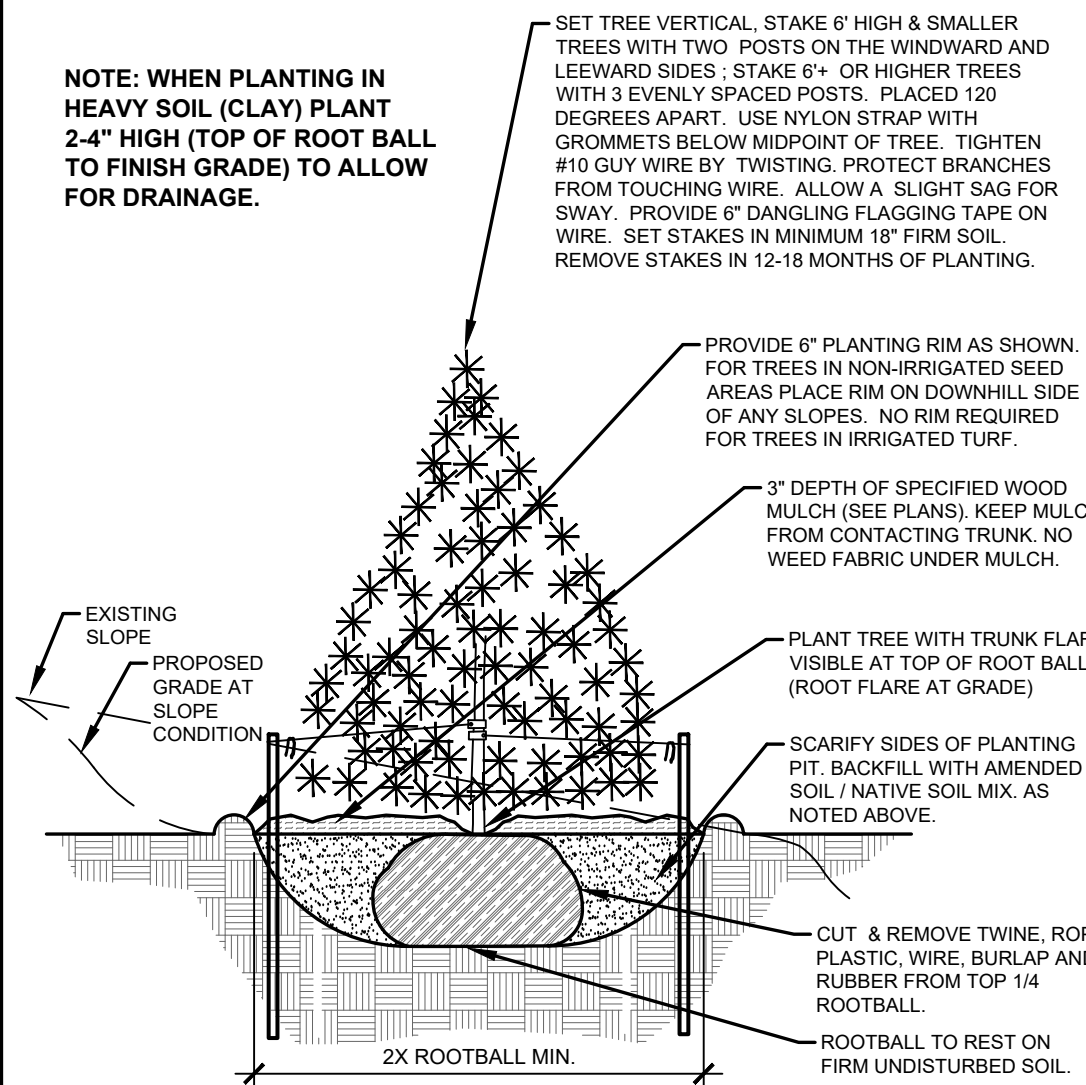
**A DECIDUOUS TREE PLANTING DETAIL**  
NOT TO SCALE

- NOTES:
- PRUNE DEAD, OR BROKEN BRANCHES PRIOR TO PLANTING.
  - KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
  - AMENDED BACK FILL SHALL BE 70% SOIL FROM PLANTING PIT AND 30% ORGANIC MATERIAL.
  - ALL SHRUBS IN ROCK AREAS TO RECEIVE A WOOD MULCH RING.
  - SHRUBS TO BE DEEP WATERED AT TIME OF PLANTING.



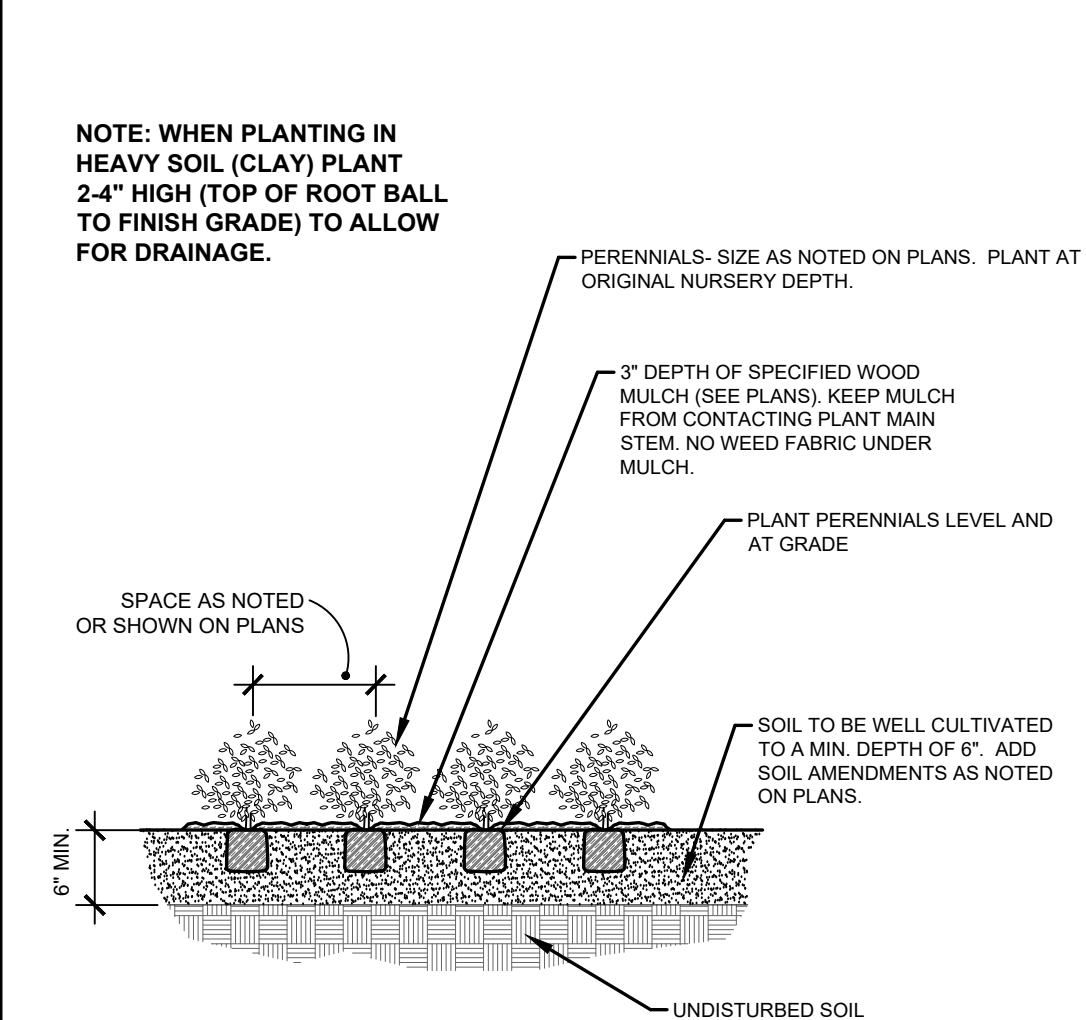
**C SHRUB PLANTING DETAIL**  
NOT TO SCALE

- NOTES:
- MARK NORTH SIDE OF TREE AT NURSERY AND PLANT TREE IN THE SAME ORIENTATION.
  - DONT REMOVE OR CUT LEADER.
  - PRUNE DEAD, OR BROKEN BRANCHES PRIOR TO PLANTING.
  - REMOVE ANY DOUBLE LEADERS UNLESS OTHERWISE NOTED.
  - KEEP TREE MOIST AND SHADED UNTIL PLANTING.
  - AMENDED BACK FILL SHALL BE 70% SOIL FROM PLANTING PIT AND 30% ORGANIC MATERIAL.
  - PINE AND SPRUCE SPECIES TO BE SPRAYED FOR IPS BARK BEETLE PRIOR TO PLANTING COORDINATE WITH CITY FORESTRY.
  - ALL TREES TO BE DEEP WATERED AT TIME OF PLANTING.



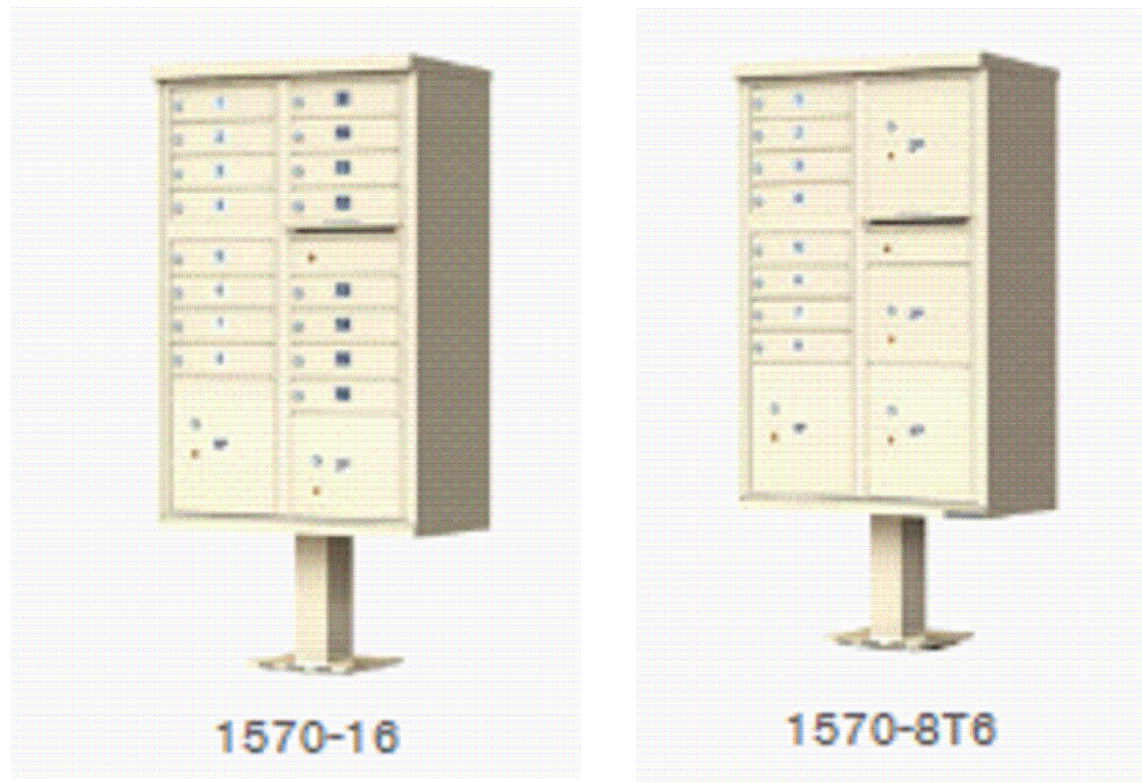
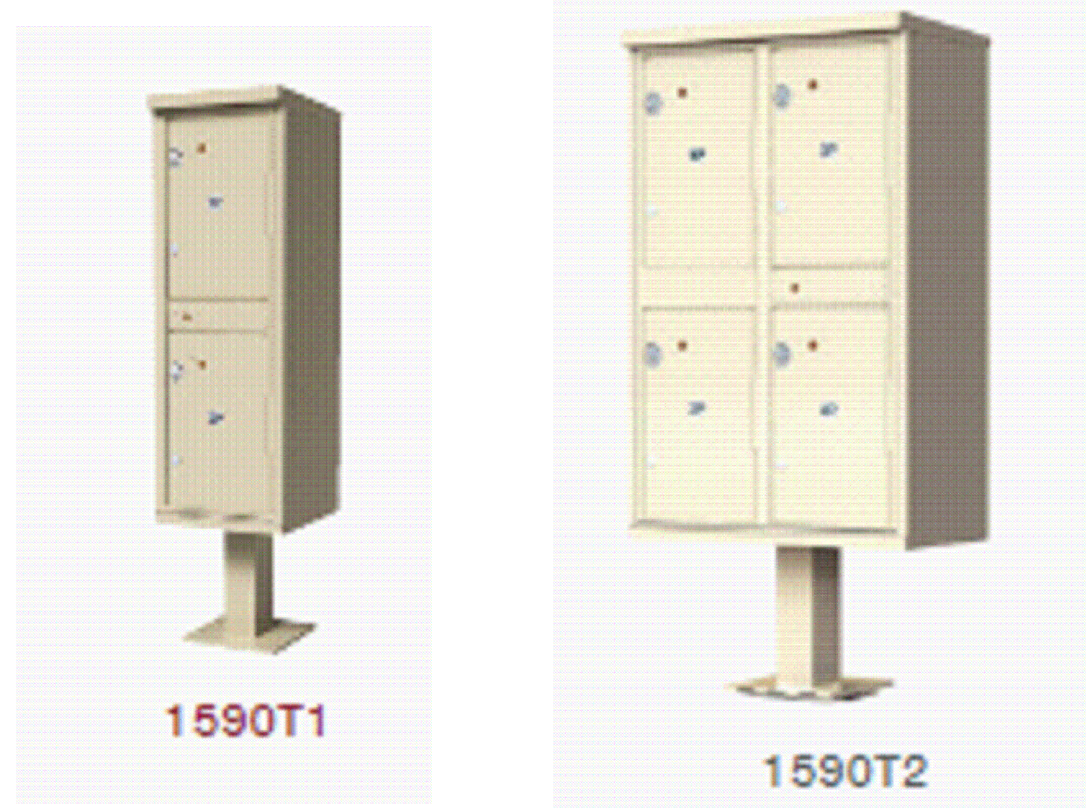
**B EVERGREEN TREE PLANTING DETAIL**  
NOT TO SCALE

- NOTES:
- PRUNE DEAD OR BROKEN PARTS PRIOR TO PLANTING.
  - KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
  - AMENDED BACK FILL SHALL BE 70% SOIL FROM PLANTING PIT AND 30% ORGANIC MATERIAL.
  - ALL PERENNIALS PLANTED IN ROCK AREAS TO RECEIVE WOOD MULCH RINGS AROUND THE BASE OF THE PLANTS.
  - DEEP WATER PERENNIALS AT TIME OF PLANTING.



**D PERENNIAL PLANTING DETAIL**  
NOT TO SCALE

NOTE: NO LANDSCAPING SHALL OBSTRUCT SIGHT DISTANCE TRIANGLES OR PEDESTRIAN FACILITIES PER ENGINEERING CRITERIA MANUAL REFERENCE 2.3.6, 2.2 & 2.5.3H. THE MINIMUM HORIZONTAL CLEARANCE FOR SIDEWALKS AROUND UTILITY STRUCTURES, FURNITURE, AND OTHER ENCROACHMENTS SHALL BE 4 FEET OR GREATER TO PROVIDE SAFE CONDITIONS FOR PEDESTRIANS AND BICYCLISTS PER THE ENGINEERING MANUAL.



**E PROPOSED MAIL KIOSK**  
NOT TO SCALE \* SEE CIVIL ENGINEERING PLANS FOR LOCATIONS

**LANDSCAPE CONTRACTOR NOTES**

- STOCKPILE SOIL (IF APPLICABLE) ON SITE AS SHOWN ON PLANS. STOCKPILED SOIL TO BE USED FOR FILL SOIL FOR LANDSCAPE AREAS AS NEEDED.
- REMOVE WEEDS, DEAD TREES / SHRUBS, DEBRIS FROM SITE PRIOR TO BEGINNING LANDSCAPE CONSTRUCTION.
- PLANT QUANTITIES IN PLANT LEGEND ARE FOR CONVENIENCE ONLY. CONTRACTOR TO INSTALL ALL PLANT MATERIAL PER PLANS.
- INSTALLATION OF PLANT MATERIALS TO BE IN ACCORDANCE WITH THE ASSOCIATED LANDSCAPE CONTRACTORS OF COLORADO HANDBOOK (ALCC), 2007 OR CURRENT EDITION FOR ALL LANDSCAPE CONSTRUCTION ON THIS SITE.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THEFTS OR DAMAGE TO ALL PLANT MATERIAL AFTER PLANT MATERIAL IS DELIVERED TO THE JOB SITE.
- CONTRACTOR IS RESPONSIBLE FOR CONTACTING LANDSCAPE ARCHITECT FOR ALL REQUIRED INSPECTIONS. PROVIDE 48 HOURS MINIMUM NOTICE PRIOR TO SCHEDULE INSPECTIONS. INSPECTIONS TO INCLUDE:
  - PLANT PLACEMENT, PLANT SPECIES, MATERIAL, SIZE, AND QUALITY.
  - HARDSCAPE MATERIAL PLACEMENT / PLANTING BED EDGING.
  - IRRIGATION MAIN LINE / HEAD PLACEMENT INSPECTION (AS APPLICABLE).

**LANDSCAPE INSTALLATION NOTES**

- EDGING FOR TURF, PLANTING BEDS, ROCK, OR MULCH AREAS TO BE ROLL TOP STEEL EDGING WITH PINS OR APPROVED EQUAL. EDGINGS TO BE EXPOSED 1/2" +/- ABOVE FINISHED GRADES. INSTALL PER MANUFACTURE'S RECOMMENDATIONS.
- SOD TO BE BLUEGRASS SOD. LAY SOD WITH TIGHT STAGGERED EDGES. (IF APPLICABLE)
- ALL SEEDED TURF / SOD AREAS TO BE AMENDED WITH : 4 CUBIC YARDS OF ORGANIC SOIL AMENDMENT PER 1,000 SF. TILLED INTO THE TOP 6" OF SOIL. (IF APPLICABLE)
- LANDSCAPE WEED FABRIC TO BE INSTALLED PRIOR TO INSTALLING ROCK. INSTALL FABRIC STAPLES AT 5' O.C. SEAMS IN FABRIC TO BE OVERLAPPED 6" MIN. AND SECURED WITH STAPLES. (IF APPLICABLE)
- ROCK OR MULCH COVER SHALL BE CONTINUOUS UNDER ALL SHRUBS THROUGHOUT THE PROJECT SITE. INSTALL A MULCH RING AROUND ALL PLANT MATERIAL IN ROCK AREAS AS FOLLOWS: TREES = 36" DIAMETER MULCH RING. SHRUBS = 18" DIAMETER MULCH RING. PERENNIALS AND ORNAMENTAL GRASSES = 12" MULCH RING. MULCH RINGS TO BE CASCADE MULCH. 3" IN DEPTH WITH NO WEED FABRIC NOTE: ALL TREES IN TURF AREAS TO RECEIVE A 24" DIAMETER MULCH RING. (IF APPLICABLE)
- ALL BOULDERS (IF APPLICABLE) TO BE BURIED 1/3 BELOW GRADE TO PROVIDE A NATURAL APPEARANCE.
- CONTRACTOR TO INSTALL ALL LANDSCAPE AS SHOWN ON THIS PLAN AND MAKE ANY ADJUSTMENTS NECESSARY DUE TO FIELD VARIATIONS OR ANY UTILITY CHANGES OR DEVIATIONS. MAJOR DEVIATIONS FROM THIS PLAN ARE TO BE APPROVED BY OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT.
- EXISTING SOIL IN ALL PLANTING BED AREAS TO BE AMENDED WITH THE FOLLOWING: 3 CUBIC YARDS OF ORGANIC SOIL AMENDMENT PER 1,000 SF. TILLED INTO TOP 6" OF SOIL.
- IF APPLICABLE ALL PARKING LOT ISLAND PLANTERS SHALL BE TILLED / REMOVED TO A DEPTH OF 30" AND REPLACED WITH GRADE 1" TOPSOIL OR EQUIV.
- ALL NURSERY PLANT MATERIAL BOTANICAL NAME TAGS TO REMAIN ATTACHED TO THE PLANT MATERIAL. AFTER FINAL INSPECTION THEY ARE TO BE REMOVED.
- LANDSCAPE CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT IF DOWNSPOUTS OR STORM DRAINAGE FROM ADJACENT LOTS WILL ADVERSELY AFFECT LANDSCAPED AREAS ON THESE PLANS.

**EXISTING TREE PROTECTION (IF APPLICABLE)**  
ANY EXISTING TREES OR PLANT MATERIAL NOTED TO BE PROTECTED ON THESE PLANS ARE TO BE PROTECTED FROM CONSTRUCTION DAMAGE. CONTRACTOR WILL TAKE RESPONSIBILITY FOR ANY DAMAGE TO EXISTING PROTECTED TREES OR LANDSCAPE.

ANY DAMAGE TO EXISTING TREES OR PLANT MATERIAL CALLED OUT TO BE PROTECTED SHALL BE REPLACED WITH EQUIVALENT PLANT MATERIAL.

**BARK BEETLE PROTECTION NOTE (IF APPLICABLE)**  
LANDSCAPE CONTRACTOR TO PROVIDE PROTECTION FOR ALL NEW PINE TREES FOR BARK BEETLE PROTECTION. INSPECT ALL PINE TREES PRIOR TO PLANTING AND SPRAY TREES WITH THE FOLLOWING:

- ASTROBRAND PERMATHRIN
- APPLY TREATMENT 2 TIMES A YEAR FOR TWO CONSECUTIVE YEARS PER MANUFACTURE'S GUIDELINES

**SLOPE PROTECTION (IF APPLICABLE)**  
CONTRACTOR TO INSTALL EROSION CONTROL BLANKETS OR EQUAL ON SEEDED SLOPES 3:1 AND STEEPER. SECURE BLANKETS TO SLOPE PER MANUFACTURE'S RECOMMENDATIONS.

EROSION CONTROL BLANKET TO CONTAIN 100% AGRICULTURAL STRAW BLANKET WITH PHOTO-DEGRADABLE NETTING ON BOTH SIDES.

CONTRACTOR TO PROVIDE 4-8" DIAMETER COBBLE (WITH LANDSCAPE FABRIC) FOR ALL CURB INLETS INTO DETENTION AREAS IF APPLICABLE. PROVIDE A SWALE FROM INLET TO DETENTION AREA A MINIMUM OF 2' WIDE AND MAXIMUM 3' WIDE. (IF APPLICABLE)

**SEEDING NOTES**

IRRIGATED NATIVE SEED TO BE ARKANSAS VALLEY SEED INC. "FOOTHILLS MIX". APPLY SEED AT 25-35 LBS/ACRE USING A ONE STEP HYDRO-SEED PROCESS. SEE BELOW FOR WHAT THE MIX CONTAINS.

-ANNUAL RYEGRASS	20%	-CANADA BLUEGRASS	10%
-SLENDER WHEATGRASS	15%	-SIDEOTS GRAMMA	6%
-CRESTED WHEATGRASS	12%	-BIG BLUESTEM	6%
-MOUNTAIN BROME	10%	-BLUE GRAMMA (COATED)	6%
-HARD FESCUE	10%	-SWITCHGRASS	5%
		-SAND DROPSEED	1%

SOIL IN IRRIGATED SEED AREAS TO BE AMENDED WITH : 1/3 HIGH QUALITY TOP SOIL, 2/3 COW MANURE, AND 1/3 NATIVE SOIL AT 4 C.Y./1000 SF. TILLED INTO TOP 4-6" OF SOIL PRIOR TO SEEDING. 2-3 WEEKS AFTER EMERGENCE ADD SUPER CROP FERTILIZER 20-20-10 AT 4 LBS PER 1,000 SF. ADD 1 LB. NITROGEN PER 1000 SF IN MID TO LATE JUNE, IN EARLY TO MID AUGUST, AND LATE SEPTEMBER.

NON-IRRIGATED NATIVE SEED TO BE ARKANSAS VALLEY SEED INC. "RIPARIAN MIX". APPLY SEED AT 2 LBS/1,000 SF USING A ONE STEP HYDRO-SEED PROCESS. SEE BELOW FOR WHAT THE MIX CONTAINS.

-WHEATGRASS, WESTERN	44%	NEBRASKA SEDGE	2.5%
-WHEATGRASS, STREAMBANK	16%	ALKALAI SACATON	1.5%
-BOTTLEBRUSH, SOUTHWESTERN	13%	FOWL MANNAGRASS	1%
-CANADIAN WILDRIVE	11%	BALTIC RUSH	5%
-SWITCHGRASS	10%	PATH RUSH	5%

SOIL IN NON-IRRIGATED SEED AREAS TO BE AMENDED WITH : 1/3 HIGH QUALITY TOP SOIL, 2/3 COW MANURE, AND 1/3 NATIVE SOIL AT 4 C.Y./1000 SF. TILLED INTO TOP 4-6" OF SOIL PRIOR TO SEEDING. 2-3 WEEKS AFTER EMERGENCE ADD SUPER CROP FERTILIZER 20-20-10 AT 4 LBS PER 1,000 SF. ADD 1 LB. NITROGEN PER 1000 SF IN MID TO LATE JUNE, IN EARLY TO MID AUGUST, AND LATE SEPTEMBER.

ANY EXISTING SEEDED AREAS THAT ARE DISTURBED NEAR PROPERTY BOUNDARIES TO BE SEEDED WITH THE FOOTHILLS MIX USING A ONE STEP HYDRO-MULCH.

ANY BARE AREAS LARGER THAN A SQUARE FOOT AFTER SEED GERMINATION TO BE SEEDED TO FILL IN SUCH AREAS.



**ALL AMERICAN**  
LANDSCAPE ARCHITECTURE & IRRIGATION DESIGN  
RESIDENTIAL & COMMERCIAL LANDSCAPE INSTALLATION

1925 AEROPOLAZA DRIVE  
COLORADO SPRINGS, CO 80916  
719-637-6513

DATE	REVISION DESCRIPTION
1/12/2021	EPC COMMENT REVISIONS
1/28/2022	Revised North Retaining wall near lots adjacent to Hunter Jumper Drive.
4/21/2022	Change landscape from added sidewalk at North-East corner of site.

☐ FOR CONSTRUCTION

☒ NOT FOR CONSTRUCTION



**MIDTOWN COLLECTION AT HANNAH RIDGE**

**FILING NO. 3**  
**CORNER OF CONSTITUTION AVENUE AND AKERS DRIVE**

**COUNTY OF EL PASO, STATE OF COLORADO**  
**SECTION 32, TOWNSHIP 13 SOUTH, RANGE 65 WEST**

JOB NUMBER  
**2583-0420**

DATE  
**8/21/2020**

DRAWN BY  
**MB**

DRAWING DESCRIPTION  
**PLANTING DETAILS & NOTES**

SHEET #  
**L-6**





**COLORADO**  
Division of Water Resources  
Department of Natural Resources

October 2, 2020

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

RE: Midtown at Hannah Ridge Filing 3 - PUD and Preliminary Plan  
Sec. 32, Twp. 13S, Rng. 65W, 6<sup>th</sup> P.M.  
Water Division 2, Water District 10  
CDWR Assigned Subdivision No. 21286

To Whom It May Concern:

We have received information regarding the above reference proposal to subdivide a 7.44-acre tract of land into 42 single-family residential lots. The units are being placed on compact lots having an average lot size of 2,228 square feet per lot. The proposed Midtown at Hannah Ridge Filings 3 is a replat of Tract CC Hannah Ridge at Feathergrass Filing No. 1. Our office previously provided comments for the Hannah Ridge at Feathergrass Preliminary Plan Amendment on May 13, 2013. The proposed supply of water and wastewater disposal continues to be served by the Cherokee Metropolitan District ("Cherokee").

### Water Supply Demand

The Water Supply Information Summary, Form No. GWS-76, provided estimates a demand of 9.24 acre-feet/year for 42 units based on 0.22 acre-feet/unit. This calculation includes indoor use (drinking and sanitary), and limited landscape irrigation. The development is projected to have an occupancy of 2.16 person per household resulting in an estimated average indoor use of 0.185 acre-feet per residence.

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

### Source of Water Supply

The proposed source of water for the development is to be served by Cherokee and a letter of commitment from Cherokee dated May 27, 2020 was included with the submittal. According to the letters, they have committed to supply 9.24 acre-feet/year to the proposed development. According to this office's records, it appears that Cherokee has adequate water resources to serve an additional 9.24 acre-feet/year for the proposed development.

### Additional Comments



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

**State Engineer's Office Opinion**

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

Sincerely,

A handwritten signature in black ink, appearing to read "Ivan Franco", written in a cursive style.

Ivan Franco, P.E.  
Water Resource Engineer

cc: Steve Witte, Division 2 Engineer  
Doug Hollister, District 10 Water Commissioner



**OFFICE OF THE COUNTY ATTORNEY**  
CIVIL DIVISION

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May 3, 2022

PUDSP-20-7      Midtown at Hannah Ridge Filing 3  
PUD/Preliminary Plan

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

**WATER SUPPLY REVIEW AND RECOMMENDATIONS**

**Project Description**

1.      This is a PUD and preliminary plan proposal by Classic Consulting Engineers & Surveyors LLC (“Applicant”) for subdivision of 42 single-family lots (the “property”). The property is currently zoned CS CAD-O (Commercial Services Commercial Airport Overlay District); however, there is a concurrent application pending to rezone the property to PUD CAD-O (Planned Unit Development – Commercial Airport Overlay District).

**Estimated Water Demand**

2.      Pursuant to the *Water Supply Information Summary* (“WSIS”), the subdivision demand is 9.24 acre-feet/per year, which reflects 0.20 acre-feet/lot for in-house use, plus .02 acre/lot for irrigation. Based on the total demand, Applicant must be able to provide a supply of 2,772 acre-feet of water (9.24 acre-feet per year x 300 years) to meet the County’s 300-year water supply requirement.

**Proposed Water Supply**

3.      The Applicant has provided for the source of water to derive from the Cherokee Metropolitan District (“District” or “CMD”). As detailed the *Water Resources and Wastewater Report for Midtown Collection at Hannah Ridge Filing No. 3* dated May 2020 (“Report”), and as supplemented by *Memorandum* dated March 2, 2022, the District’s water supply is sourced entirely from groundwater, both renewable and Denver Basin non-renewable sources. The *Report* indicates that “[w]ith 4,443.0 annual acre-feet of exportable supply and 4,033.3 annual

acre-feet of commitments, CMD has a water balance of 409.7 annual acre-feet before the subject development. After commitment of 9.24 annual acre-feet to this development, the District will have 400.5 annual acre-feet remaining for additional commitments.”

4. The District’s General Manager provided a letter of commitment for the Midtown at Hannah Ridge development dated April 21, 2022, in which the District committed to providing water service to the 42 residential lots in the amount of 8.40 acre-feet/year, plus irrigation in the amount of .84 acre-feet/year, for an annual water requirement of 9.24 acre-feet/year.

Finally, the District’s commitment is only a conditional commitment: “[t]o confirm this commitment you must provide the District with a copy of the final plat approval from El Paso County Development Services within 12 months of the date of this letter. Otherwise, the District may use this allocation for other developments requesting a water commitment.”

#### State Engineer’s Office Opinion

5. In a letter dated October 2, 2020, the State Engineer reviewed the proposal to subdivide the 7.44 +/- acre parcel into 42 single-family lots, plus irrigated green space. The State Engineer stated that the proposed development is to be served by Cherokee Metropolitan District. A letter of commitment dated May 27, 2020<sup>1</sup> from Cherokee was provided with the materials and indicated that 9.24 acre-feet are committed to the proposed subdivision. “According to this office’s records, it appears Cherokee has adequate water resources to serve an additional 9.24 acre-feet/year for the proposed development.” Finally, “[p]ursuant to Section 30-28-136(1)(h)(II), C.R.S., it is the opinion of this office that the proposed water supply can be provided without causing injury to decreed water rights, and the supply is expected to be adequate.”

#### Recommended Findings

6. Quantity and Dependability. Applicant’s water demand for the Midtown at Hannah Ridge Filing No. 3 development is 9.24 acre-feet per year to be supplied by the Cherokee Metropolitan District.

**Based on the water demand of 9.24 acre-feet/year for the development and the District’s availability of water resources, the County Attorney’s Office recommends a finding of conditional sufficiency of water quantity and dependability for Midtown at Hannah Ridge Filing No. 3.**

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.

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<sup>1</sup> Note: An updated letter of commitment was provided on April 21, 2022.

8. Basis. The County Attorney's Office reviewed the following documents in preparing this review: the *Water Supply Information Summary* provided April 21, 2022, the *Water Resources Report* dated May 2020 and *Memorandum* dated March 2, 2022, the *Cherokee Metropolitan District* letter dated April 21, 2022, and the *State Engineer Office's Opinion* dated October 2, 2020. 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. Applicant must obtain final plat approval and provide evidence thereof to the District within 12 months of the District's commitment letter dated April 21, 2022 (approval must be provided by April 21, 2023), to retain the District's water commitment. **If Applicant fails to do so, this recommended finding of conditional sufficiency will be deemed moot and no longer valid. Once Applicant provides proof to the District that satisfies the District's condition of final plat approval, this conditional finding of sufficiency will automatically convert to a full sufficiency finding.**

cc. Nina Ruiz, Planning Manager





Prevent • Promote • Protect

Environmental Health Division  
1675 W. Garden of the Gods Road  
Suite 2044  
Colorado Springs, CO 80907  
(719) 578-3199 *phone*  
(719) 578-3188 *fax*  
[www.elpasocountyhealth.org](http://www.elpasocountyhealth.org)

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**Midtown at Hanna Ridge, Filing No 3 (East), PUDSP-20-7**

**Please accept the following comments from El Paso County Public Health regarding the project referenced above:**

- The 7.44-acre site with 42 residential lots planned for the development will be provided water by Cherokee Metropolitan District. There is a finding for water quality sufficiency from this Colorado Department of Public Health and Environment (CDPHE) regulated and approved district assigned PWSID # CO-0121125. There is a 27May2020 Letter of Commitment to provide water service from Cherokee Metropolitan District (CMD).
- Wastewater service will be provided by Cherokee Metropolitan District (CMD). Per the May 2020, Water Resources and Wastewater Report by JDS Hydro Consultants, Inc., there is adequate capacity for wastewater treatment for this project. There is a 27May2020 Letter of Commitment to provide wastewater service from Cherokee Metropolitan District (CMD).
- Radon resistant construction building techniques/practices are encouraged to be used in this area. The EPA has determined that Colorado, and the El Paso County area, have potentially higher radon levels than other areas of the country.
- The existing and proposed water quality detention ponds must have mosquito control responsibilities included as a part of the maintenance agreement to control West Nile Virus.
- Earthmoving activity in excess of one acre, but less than twenty-five acres, requires a local Construction Activity Permit from El Paso County Public Health. Go to <https://www.elpasocountyhealth.org/service/air-quality/construction-activity-application> for more information.
- El Paso County Public Health encourages planned walkability of residential communities. Please consider appropriate connections to commercial areas through the use of sidewalks, and bike trails. Walkability features help reduce obesity and associated heart diseases.

Mike McCarthy, El Paso County Public Health  
719-575-8602, [mikemccarthy@elpasoco.com](mailto:mikemccarthy@elpasoco.com)  
11Oct2020