

EL PASO

COMMISSIONERS:
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MARK WALLER (PRESIDENT PRO TEMPORE)



COUNTY

STAN VANDERWERF
LONGINOS GONZALEZ
PEGGY LITTLETON

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

MEMORANDUM

Date: March 20, 2018

To: Board of County Commissioners

From: Kari Parsons, Project Manager/Planner II
Jeff Rice, Engineer III

Through: Craig Dossey, Executive Director

Subject: Authorization for Pre-Development Site Grading (EGP-18-001)

Summary:

A request by Lorson LLC, for the Board of County Commissioners to authorize the County Engineer to issue a construction permit for pre-development site grading associated with the 68.67 acre proposed Carriage Meadows North Filing No. 1 final plat (SF-17-023) in advance of approval of the final plat. The property is located at the northeast corner of the intersection of Marksheffel Road Drive and Fontaine Boulevard. The property is included within the Highway 94 Area Plan (2003).

Included in the request for Pre-Development Site Grading is a request to install wet utilities and storm sewer facilities. The Carriage Meadows at Lorson Ranch Planned Unit Development (PUD-6-002) rezoning and Preliminary Plan (SP-06-005) were approved by the Board of County Commissioners on October 30, 2006. The request for pre-development site grading was not requested at the time of the preliminary plan approval.

The applicant will be required to secure approvals of an Erosion and Stormwater Quality Control Permit (ESQCP), a grading and erosion control plan, and a financial assurance estimate. The applicant is also required to provide Pre-Development Site Grading Acknowledgement and Right of Access Forms, a Stormwater Management Plan, financial assurance estimate, and financial assurance to secure performance of the grading and erosion control in accordance with the requirements of the El Paso County Engineering Criteria Manual (2015).

Action:

Should the Board of County Commissioners approve this request for pre-development site grading, staff recommends inclusion of the following conditions of approval:

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



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

CONDITIONS OF APPROVAL

1. Grading and erosion control collateral shall be posted prior to issuance of the construction permit.
2. Grading activities shall not occur until the applicant has secured all applicable federal, state, and County permits.

Attachments:

Vicinity Map

Letter of Intent

Board of County Commissioner Resolution

El Paso County Parcel Information

File Name:

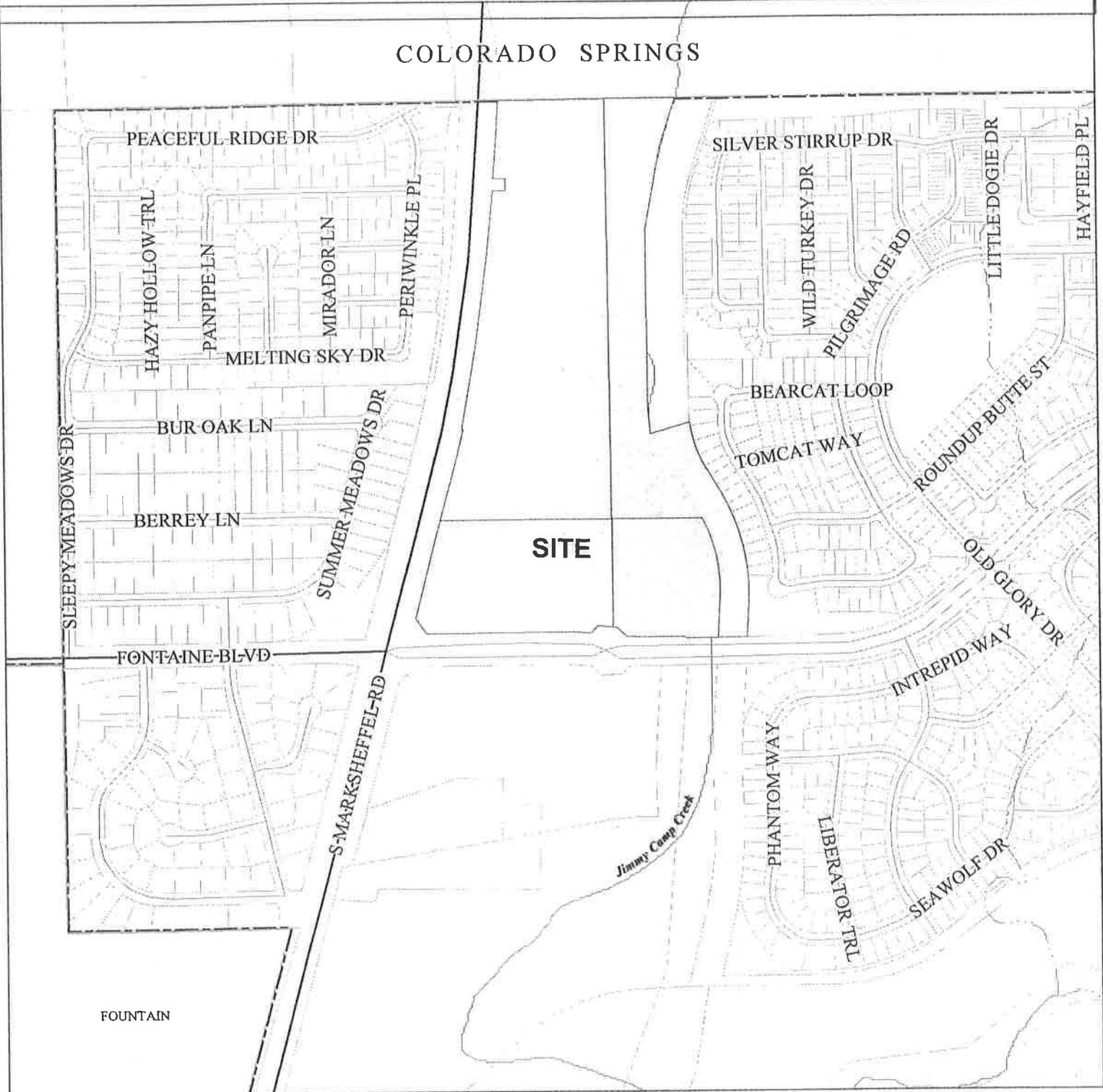
PARCEL	NAME
5500000336	CRADLAN LLC
5500000342	LORSON LLC NOMINEE FOR
5500000341	CRADLAN LLC
5514300008	LORSON LLC NOMINEE FOR

Zone Map No.:

Date:

ADDRESS	CITY	STATE
212 N WAHSATCH AVE STE 301	COLORADO SPRINGS	CO
212 N WAHSATCH AVE STE 301	COLORADO SPRINGS	CO
212 N WAHSATCH AVE STE 301	COLORADO SPRINGS	CO
212 N WAHSATCH AVE STE 301	COLORADO SPRINGS	CO

ZIP	ZIPLUS
80903	3476
80903	3476
80903	3476
80903	3476



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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Carriage Meadows North Filing No. 1
LETTER OF INTENT (Early Grading Plan Including Wet Utilities)

- ❑ **SUBDIVISION NAME:** Carriage Meadows North Filing No. 1 is situated to the east of Marksheffel Road, north of Fontaine Boulevard, and west of Jimmy Camp Creek, located generally east of Fountain, Colorado and south of the Colorado Springs Airport and is approximately 68.67 acres. Carriage Meadows Preliminary Plan (SP-06-005) was approved in October 2006 and the Carriage Meadows at Lorson Ranch Planned Unit Development (PUD-06-002) was recorded in July 2008. This project includes portions of parcels 5500000336, 5500000341, 5500000342, 5514300008.
- ❑ **OWNER/APPLICANT AND CONSULTANT, INCLUDING ADDRESSES AND TELEPHONE NUMBERS:**
Owner = Lorson, LLC/Cradlan, LLC; 212 North Wahsatch Ave., Suite 301; Colorado Springs, CO 80903 (attn: Jeff Mark, 719-635-3200)
Engineering Consultant = Core Engineering Group, 15004 1st avenue s., Burnsville, MN 55306 (attn: Richard Schindler, 719-570-1100).
- ❑ **REQUEST AND JUSTIFICATION:** Carriage Meadows North Filing No. 1 is based on the approved zoning and preliminary plan. This site was partially graded in 2006 as part of the Jimmy Camp Creek Realignment. Lorson, LLC intends to verify existing elevations and finish grading this site in advance of preparation of construction plans to meet the demand for additional housing in this area. We also request that the watermain, sanitary sewer, and storm sewer be constructed with the early grading plan. Lorson Ranch intends to construct these utilities at their own risk.
- ❑ **TOTAL NUMBER OF ACRES IN THE REQUESTED AREA:** Carriage Meadows North Filing No. 1 comprises of 68.67 acres and 30 acres will be disturbed. We propose to grade the 30 acres in one phase in the early grading process. The remaining areas are located in future commercial development tracts which will be platted and graded at a later date.
- ❑ **TOTAL NUMBER OF RESIDENTIAL UNITS AND DENSITIES FOR EACH DWELLING TYPE:** 155 Single Family Residential Dwelling Units on 34.05 acres (4.55 Du/ Acre).
- ❑ **TYPICAL LOT SIZES (Length and width):** The majority of the lots are Single Family Residential with an average lot size of 5500 sq. ft. (50' x 110' typical)
- ❑ **APPROXIMATE ACRES AND PERCENT OF LAND TO BE SET ASIDE AS OPEN SPACE, DETENTION, and PARK:** Final Plat = 68.67 acres. Open Space, detention = 23.91 acres (34.8% of 68.67 acres). This includes one detention pond tract and several tracts for buffers, and Jimmy Camp Creek as open space.
- ❑ **IF PHASED CONSTRUCTION IS PROPOSED, HOW WILL IT BE PHASED?** There is no phasing for this construction.
- ❑ **AREAS OF REQUIRED LANDSCAPING:** Tracts that require landscaping along Marksheffel Road will be landscaped as part of the final plat process. A separate landscaping plan has been submitted as part of the final plat.
- ❑ **PROPOSED ACCESS LOCATIONS:** Carriage Meadows Drive at Fontaine Boulevard

RESOLUTION NO. 18-

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

APPROVE EARLY GRADING PERMIT REQUEST CRADLAN LLC AND LORSON LLC. (EGP-18-001)

WHEREAS, Cradlan LLC, and Lorson LLC, did file an application with the Planning and Community Development Department of El Paso County to authorize the County Engineer to issue a construction permit for pre-development site grading, storm sewer and wet utilities installation associated with the 68.67 acre proposed Carriage Meadows North Filing No. 1 development in advance of the approval of a Carriage Meadows North Filing No. 1 final plat. (SF-17-023), for the herein described property in the unincorporated area of El Paso County; and

WHEREAS, a public hearing was held by this Board on March 20, 2018; and

WHEREAS, based on the evidence, testimony, exhibits, study of the master plan for the unincorporated area of the county, comments of the El Paso County Development Services Department, comments of public officials and agencies, and comments from all interested parties, this Board finds as follows:

1. That proper posting, publication and public notice were provided as required by law for the hearing before the Board of County Commissioners of El Paso County.
2. That the hearing before the Board of County Commissioners was extensive and complete, that all pertinent facts, matters and issues were submitted and that all interested parties were heard at the hearing.
3. That adequate drainage improvements complying with State law [C.R.S. §30-28-133(3)(c)(VIII)] and the requirements of the Land Development Code and the Engineering Criteria Manual are provided by the design.
4. That all data, surveys, analyses, studies, plans, and designs as are required by the State of Colorado and El Paso County have been submitted, reviewed, and found to meet all sound planning and engineering requirements of the El Paso County Subdivision Regulations.
5. That for the above-stated and other reasons, the proposed plan is in the best interest of the health, safety, morals, convenience, order, prosperity and welfare of the citizens of El Paso County.

NOW, THEREFORE, BE IT RESOLVED THAT THE Board of County Commissioners of the El Paso County, Colorado, hereby approves the request by Cradlan LLC, and Lorson LLC., for Carriage Meadows North Filing No. 1 development to authorize the County Engineer to issue a construction permit for pre-development site grading, storm sewer and wet utilities installation associated with the 68.67 acre proposed Carriage Meadows North Filing No. 1 development in advance of the approval of a Carriage Meadows North Filing No. 1 final plat more particularly described in the attached exhibit A, reference.

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

CONDITIONS OF APPROVAL

1. Grading and erosion control collateral shall be posted prior to issuance of the construction permit.
2. Grading activities shall not occur until the applicant has secured all applicable federal, state and county permits.

DONE THIS 20th day of March, 2018 at Colorado Springs, Colorado.

BOARD OF COUNTY COMMISSIONERS
OF EL PASO COUNTY, COLORADO

ATTEST:

By: _____
President

By: _____
County Clerk & Recorder

Exhibit
CARRIAGE MEADOWS NORTH

BASIS OF BEARING: THE EAST-WEST CENTERLINE OF SECTION 14, T15S, R65W, OF THE 6TH P.M. EL PASO COUNTY, COLORADO AS MONUMENTED. THE QUARTER CORNER COMMON TO SECTION 14 AND SECTION 15 IS A 3.25 INCH ALUMINUM CAP STAMPED "J.R. DEVELOPERS, T15S R65W, E1/4 S15 W1/4 S14, 1986, PLS 10377" FROM WHICH THE CENTER OF SECTION 14 BEARS N89°42'02"E, 2646.02 FEET AND IS MONUMENTED BY A 3.25 IN ALUMINUM CAP STAMPED "KM, T15S R65W, S14, C1/4, 2004, LS 16109".

A PARCEL OF LAND IN THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 15 AND IN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 14, T15S, R65W OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT A POINT ON THE SOUTHERLY LINE OF PARCEL NO. 21 AS DESCRIBED IN WARRANTY DEED UNDER RECEPTION NO. 214104176 IN THE RECORDS OF EL PASO COUNTY, COLORADO SAID POINT BEING THE QUARTER CORNER COMMON TO SECTION 14 AND SECTION 15, T15S, R65W OF THE 6TH P.M., EL PASO COUNTY COLORADO;
THENCE N89-42-02E ALONG SAID SOUTHERLY LINE, 192.66 FEET;
THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 2030.00 FEET, A CENTRAL ANGLE OF 05°03'38", (THE CHORD OF WHICH BEARS S19-09-08W A DISTANCE OF 179.24 FEET), AN ARC DISTANCE OF 179.30 FEET;
THENCE ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1240.00 FEET, A CENTRAL ANGLE OF 21°57'25", (THE CHORD OF WHICH BEARS S10-42-15W A DISTANCE OF 472.29 FEET), AN ARC DISTANCE OF 475.19 FEET;
THENCE S00-16-28E A DISTANCE OF 850.78 FEET;
THENCE ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 930.00 FEET, A CENTRAL ANGLE OF 30°42'13", (THE CHORD OF WHICH BEARS S15-37-34E A DISTANCE OF 492.43 FEET), AN ARC DISTANCE OF 498.37 FEET;
THENCE S30-58-32E A DISTANCE OF 128.77 FEET;
THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A

RADIUS OF 580.00 FEET, A CENTRAL ANGLE OF 34°19'25", (THE CHORD OF WHICH BEARS S13-48-49E A DISTANCE OF 342.28 FEET), AN ARC DISTANCE OF 347.45 FEET;

THENCE S03-20-53W A DISTANCE OF 189.10 FEET;

THENCE S89-27-28W A DISTANCE OF 183.12 FEET;

THENCE N87-28-23W A DISTANCE OF 87.83 FEET;

THENCE N47-38-17W A DISTANCE OF 61.43 FEET;

THENCE N83-57-54W A DISTANCE OF 90.63 FEET;

THENCE S43-43-48W A DISTANCE OF 49.76 FEET;

THENCE N84-44-11W A DISTANCE OF 81.43 FEET;

THENCE S89-27-28W A DISTANCE OF 679.00 FEET;

THENCE N35-13-35W A DISTANCE OF 113.92 FEET;

THENCE N14-49-54E A DISTANCE OF 298.16 FEET;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 12070.00 FEET, A CENTRAL ANGLE OF 01°57'34", (THE CHORD OF WHICH BEARS N13-51-07E A DISTANCE OF 412.74 FEET), AN ARC DISTANCE OF 412.76 FEET;

THENCE N14-51-00E A DISTANCE OF 109.41 FEET;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 5809.75 FEET, A CENTRAL ANGLE OF 00°58'38", (THE CHORD OF WHICH BEARS N14-21-44E A DISTANCE OF 99.09 FEET), AN ARC DISTANCE OF 99.09 FEET;

THENCE N76-07-58W A DISTANCE OF 8.19 FEET;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 12070.00 FEET, A CENTRAL ANGLE OF 05°31'33", (THE CHORD OF WHICH BEARS N09-06-53E A DISTANCE OF 1163.65 FEET), AN ARC DISTANCE OF 1164.10 FEET;

THENCE S89-53-02E A DISTANCE OF 62.40 FEET;

THENCE N00-41-16E A DISTANCE OF 57.06 FEET;

THENCE N89-53-02W A DISTANCE OF 56.87 FEET;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 12070.00 FEET, A CENTRAL ANGLE OF 01°47'06", (THE CHORD OF WHICH BEARS N05-11-13E A DISTANCE OF 376.01 FEET), AN ARC DISTANCE OF 376.02 FEET TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 15;

THENCE N89-28-36E ALONG SAID NORTH LINE 6.30 FEET TO THE SOUTHWEST CORNER OF AFORESAID PARCEL NO. 21 AS DESCRIBED IN WARRANTY DEED UNDER RECEPTION NO. 214104176;

THENCE N89-28-36E ALONG THE SOUTHERLY LINE THEREOF 496.10 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS A CALCULATED AREA OF 2,096,822 SQUARE FEET (48.136 ACRES), MORE OR LESS.

TOGETHER WITH A PARCEL OF LAND IN THE SOUTHWEST QUARTER OF SECTION 15, BEING A PORTION OF "EXHIBIT C" AS DESCRIBED IN THE POSSESSION AND USE AGREEMENT UNDER RECEPTION NO. 216022299 IN THE EL PASO COUNTY RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE QUARTER CORNER COMMON TO SECTION 14 AND SECTION 15, T15S, R65W OF THE 6TH P.M., EL PASO COUNTY COLORADO;

THENCE S54°45'03"W, 656.79 FEET TO THE EASTERLY LINE OF SAID "EXHIBIT C" BEING A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF MARKSHEFFEL ROAD;

THENCE SOUTHWESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 12070.00 FEET, A CENTRAL ANGLE OF 00°16'21", (THE CHORD OF WHICH BEARS S06°-13'-04"W, 57.38 FEET), AN ARC DISTANCE OF 57.38 FEET;

THENCE S89-53-02E A DISTANCE OF 62.40 FEET;
THENCE N00-41-16E A DISTANCE OF 57.06 FEET;
THENCE N89-53-02W A DISTANCE OF 56.87 FEET TO THE POINT OF BEGINNING;

SAID PORTION OF "EXHIBIT C" CONTAINS 3,401 S.F. MORE OR LESS.