


**EL PASO COUNTY**  
**COLORADO**

**COMMISSIONERS:**  
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PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT  
 CRAIG DOSSEY, EXECUTIVE DIRECTOR

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

**FROM:** Nina Ruiz, Planning Manager  
 Gilbert LaForce, PE Engineer III  
 Craig Dossey, Executive Director

**RE:** Project File #: SF-19-029  
 Project Name: Glenarm Subdivision Filing No. 2  
 Parcel No.: 65033-22-006 and 65033-22-007

<b>OWNER:</b>	<b>REPRESENTATIVE:</b>
Stratmoor Hills Water District 1811 B Street Colorado Springs, CO 80906	Chuck Crum M.V.E., Inc. 1903 Lelaray Street, Suite 200 Colorado Springs, CO 80909

**Commissioner District: 4**

Planning Commission Hearing Date:	9/3/2020
Board of County Commissioners Hearing Date	9/22/2020

**EXECUTIVE SUMMARY**

A request by the Stratmoor Hills Water District for approval of a final plat to vacate Tract A of the Glenarm Subdivision and replat it as Tract A and Lot 1 of the Glenarm Subdivision Filing No. 2. Lot 1 will be utilized for construction of a water treatment facility. The final plat to vacate and replat Tract A includes two parcels totaling 5.71

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acres which are zoned PUD (Planned Unit Development) and are located on the north side of Glenarm Road, approximately 1000 feet west of Las Vegas Street.

The area included within the request is currently platted as Lot 1 and Tract A of the Glenarm Subdivision. The purpose of Tract A, per the recorded plat, is as a recreation area. Section 8.4.3.D.1 of the El Paso County Land Development Code (2019) states:

“Tracts shall not be used for structures and are not considered eligible for building permits, unless authorized by the approving authority and expressly noted on the plat.”

The Glenarm Subdivision final plat does not include a notation allowing for the authorization of a building permit, or for the tract to be utilized for any purpose other than as a recreation area. The applicants have requested a final plat to vacate and replat the common lot line between Lot 1 and Tract A and to reclassify Tract A as a lot eligible for building permit. The applicant received approval of a 1041 Permit from the Planning and Community Development Director, serving as the permit authority under the County’s 1041 Regulations, on August 14, 2020. Should the Board of County Commissioners approve the final plat to vacate and replat the common lot line between Lot 1 and Tract A, the applicant would also be required to receive approval of a site development plan for the proposed water treatment facility prior to building permit authorization..

**A. REQUEST/WAIVERS/DEVIATIONS/AUTHORIZATION**

**Request:** A request by the Stratmoor Hills Water District for approval of a final plat to vacate Tract A of the Glenarm Subdivision and replat it as Tract A and Lot 1 of the Glenarm Subdivision Filing No. 2. Lot 1 will be utilized for construction of a water treatment facility.

**Waiver(s)/Deviation(s):** There are no waivers associated with the request.

**Authorization to Sign:** Final plat 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**

In approving a final plat, the BoCC shall find that the request meets the criteria for approval outlined in Section 7.2.1 (Subdivisions) of the El Paso County Land Development Code (2019):

- The subdivision is in conformance with the goals, objectives, and policies of the Master Plan;
- The subdivision is in substantial conformance with the approved preliminary plan;
- The subdivision is consistent with the subdivision design standards and regulations and meets all planning, engineering, and surveying requirements of the County for maps, data, surveys, analyses, studies, reports, plans, designs, documents, and other supporting materials;
- A sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of subdivision proposed, as determined in accordance with the standards set forth in the water supply standards [C.R.S. §30-28-133(6)(a)] and the requirements of Chapter 8 of this Code;
- 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 that the proposed subdivision is compatible with such conditions [C.R.S. §30-28-133(6)(c)];
- Adequate drainage improvements are proposed that comply with State Statute [C.R.S. §30-28-133(3)(c)(VIII)] and the requirements of this Code and the ECM;
- Legal and physical access is provided to all parcels by public rights-of-way or recorded easement, acceptable to the County in compliance with this Code and the ECM;
- Necessary services, including police and fire protection, recreation, utilities, and transportation systems, are or will be made available to serve the proposed subdivision;
- The final plans provide evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code;

- Off-site impacts were evaluated and related off-site improvements are roughly proportional and will mitigate the impacts of the subdivision in accordance with applicable requirements of Chapter 8;
- Adequate public facilities or infrastructure, or cash-in-lieu, for impacts reasonably related to the proposed subdivision have been constructed or are financially guaranteed through the SIA so the impacts of the subdivision will be adequately mitigated;
- The subdivision meets other applicable sections of Chapter 6 and 8; and
- The extraction of any known commercial mining deposit shall not be impeded by this subdivision [C.R.S. §34-1-302(1), et seq.]

**D. LOCATION**

North: MHP (Mobile Home Park)	Asphalt Plant
South: MHP (Mobile Home Park)	Residential
East: PUD (Planned Unit Development)	Residential
West: MHP (Mobile Home Park)	Agricultural

**E. BACKGROUND**

This area of the County was zoned A-1 on May 10, 1942, by Board of County Commissioner Resolution No. 669212. A portion of the subject parcel was then rezoned to the C-2 (Commercial) zoning district in the early 1960’s. A County initiated rezone to the MHS (Mobile Home Subdivision) zoning district was completed in 1985, which included a portion of the plat area. The County initiated rezoning was completed due to the C-2 zoning district being rendered obsolete by action of the Board of County Commissioners, which had the effect of no longer allowing for the existing residential development (PCD File No. MHS-85-001). The Board of County Commissioners approved a map amendment (rezoning) of the subject parcels from the A-1 and MHS zoning districts to the Graham Mobile Home Park Expansion PUD (Planned Unit Development) on January 6, 2005 (PCD File No. PUD-04-011).

The PUD included an overall development area allowing for manufactured mobile homes and modular homes, “Tract A” designated specifically as recreation area, and “Tract B” designated for recreational vehicle and boat storage, laundry facilities, and child care. The PUD area was then platted as the Glenarm Subdivision on June 5, 2007. The plat created Lot 1 (overall development area for mobile homes and modular homes), Tract A (recreation area), Tract B (Recreational vehicle and boat storage, laundry facilities, and child care), and Tract C (public right-of-way).

The area included within the request is currently platted as Lot 1 and Tract A of the Glenarm Subdivision. Section 8.4.3.D.1 of the El Paso County Land Development Code (2019) states:

“Tracts shall not be used for structures and are not considered eligible for building permits, unless authorized by the approving authority and expressly noted on the plat.”

The plat did not include a notation allowing for the authorization of a building permit, or for the tract to be utilized for any purpose other than as a recreation area. The applicants have requested to reconfigure the common lot line between Lot 1 and Tract A and to re-designate Tract A as a lot eligible for a building permit.

The Widefield Aquifer, which the Stratmoor Hills Water District draws water from, contains known contamination of perfluorooctane sulfonate (PFOS) and perfluorooctanoic acid (PFOA). The United States Environmental Protection Agency (USEPA) has set a health advisory level for these compounds. The District’s raw well water levels have risen above these levels, thus, necessitating additional measures be taken to clean and purify the water prior to it being piped into the Stratmoor Hills Water District drinking water system. The District has proposed to construct a new centralized water treatment plant to provide filtration for the existing wells, a new waterline to convey raw well water to the treatment building, and water storage tanks. The applicant received approval by the Planning and Community Development Director for an administrative 1041 permit on August 14, 2020. The applicant is proposing to preserve approximately one-half of the site as recreation and open space area, thus meeting the intent of the PUD and original final plat.

Should the Board of County Commissioners approve the final plat to vacate and replat the common lot line between Lot 1 and Tract A, the applicant would also be required to receive approval of a site development plan for the proposed water treatment facility prior to building permit authorization..

## **F. ANALYSIS**

### **1. Land Development Code Compliance**

The final plat application to vacate and replat Tract A and Lot 1 meets the final plat submittal requirements, the standards for Divisions of Land in Chapter 7, and the standards for Subdivision in Chapter 8 of the El Paso County Land Development Code (2019).

## 2. Zoning Compliance

The Graham Mobile Home Park Expansion PUD established the permitted and accessory uses, density, and dimensional standards such as setbacks, maximum lot coverages, and maximum building heights; as well as landscaping requirements. The dimensional standards of the Graham Mobile Home Park Expansion PUD are as follows:

Minimum Lot Size: No minimum

Minimum Setbacks: 25 feet from Glenarm Road and 10 feet from the northern boundary.

Lot 1 is proposed to be 4.951 acres and Lot 2 (previously Tract A) to be 0.759 acres. The proposed lot line adjustment will result in the lot size of Lot 1 being decreased by 0.249 acres. The water treatment facility is proposed to be located approximately 17 feet from Glenarm Road, which does not meet the PUD setback requirement of 25 feet. Section 5.4.3.C.3. of the Code states:

“Public or Quasi-Public Utility Buildings not subject to standards: Utility buildings or facilities owned by a governmental, quasi-governmental or public entity are not subject to the development standards of the respective zoning district, but are instead governed by the standards of the approval of location, site development plan, or site plan submitted with the development application.”

The water treatment facility is a quasi-public utility building and, therefore, is not subject to the setback requirements. Siting of the facility is regulated by the associated 1041 Permit and will need to be implemented pursuant to an administratively approved site development plan.

## 3. Policy Plan Analysis

The El Paso County Policy Plan (1998) has a dual purpose; it serves as a guiding document concerning broader land use planning issues and provides a framework to tie together the more detailed sub-area elements of the County Master Plan. Relevant policies are as follows:

Goal 3.1-- Protect and enhance the quality, quantity and dependability of water supplies.

The Widefield Aquifer, which the Stratmoor Hills Water District water draws from, contains known contamination of PFOS and PFOA. The USEPA has set a health advisory level for these compounds. The District's raw well water levels have

risen above these levels, thus, necessitating additional measures will be taken to clean and purify the water prior to it being piped into the Stratmoor Hills Water District drinking water system. The District has proposed to construct a new centralized water treatment plant to provide filtration for the existing wells, a new waterline to convey raw well water to the treatment building, and water storage tanks.

The District proposes to construct the new facility on the land presently platted as “Tract A”. Section 8.4.3.D.1 of the El Paso County Land Development Code (2019) states:

“Tracts shall not be used for structures and are not considered eligible for building permits, unless authorized by the approving authority and expressly noted on the plat.”

The applicant has requested to final plat to vacate and replat “Tract A” as a buildable lot to allow for the construction of the water treatment facility, which will allow the Stratmoor Hills Water District to remove the ground water contaminants and provide treated water to customers. Staff recommends that the proposed application is consistent with the Policy Plan.

#### **4. Small Area Plan Analysis**

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

#### **5. Water Master Plan Analysis**

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

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

Policy 4.1.1 – Protect and enhance the quality of drinking water in the County.

Policy 4.1.2 – Encourage more systematic monitoring and reporting of water quality in individual wells.

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.

The subject parcels are within Region 7, which includes Fountain, Security, Widefield, and Stratmoor Hills. This region is anticipated to experience the largest demand growth in the County by 2060. The Water Master Plan identifies a current water demand of 10,141 acre feet (AF) and a current supply of 15,376 AF, resulting in a surplus of water (decreed water rights) of 5,236 AF. The Plan ultimately projects a water supply deficit for Region 7 of 11,593 AF by year 2060.

The proposed final plat to vacate and replat Tract A and Lot 1 proposes to create one additional lot within Region 7. The lot is proposed to be the location for the construction of a new water treatment facility for Stratmoor Hills Water District and, therefore, will not result in an increased water demand for the Region. The Stratmoor Hills Water District draws from the Widefield Aquifer, which contains known contaminate levels of PFOS and PFOA which exceed the health advisory levels established by the USEPA. The Plan includes several goals and policies which stress the importance of providing drinking water of an adequate quality. The treatment facility will allow the District to remove the PFOS and PFOA contaminants. Staff recommends that the proposed application is consistent with the Water Master Plan.

## **6. Other Master Plan Elements**

The El Paso County Wildlife Habitat Descriptors (1996) identifies the parcels as having a high wildlife impact potential. The Environmental Division of the Community Services Department was sent a referral and have no outstanding comments.

The Master Plan for Mineral Extraction (1996) identifies potential conglomerate deposits 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 El Paso County Parks Master Plan (2013) does not identify any potential parks or trails on the subject parcels. The subject parcels are within the vicinity of the following trails and open space areas: Fountain Creek Primary Regional Trail, Stratmoor Valley Trailhead Park, Stratmoor Hills and Stratmoor Valley Parks.



No inconsistencies with the 2016 Major Transportation Corridor Plan (MTCP) were identified in the review of the plat.

## **G. PHYSICAL SITE CHARACTERISTICS**

### **1. Hazards**

No hazards were identified in the review of the final plat to vacate and replat Tract and Lot 1 of the Glenarm Subdivision.

### **2. Wildlife**

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

### **3. Floodplain**

The parcels are located in Zone X (area determined to be out of the 500-year floodplain) as determined by the FEMA Flood Insurance Rate Map number 08041C0744G which has an effective date of December 7, 2018.

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

The parcels are in the Little Johnson drainage basin (FOFO3200), which is a studied basin with a drainage fee and no bridge fees. No drainage basin planning study public improvements are required with this subdivision filing. Drainage fees have been previously paid. The replat results in an increase in the impervious acreage. The drainage fee assessed with this application accounts for the acreage of additional impervious coverage. Drainage fees in the amount of \$1,175.76 will be due at the time of plat recordation.

The site generally drains to the south. The development of this site will not change the existing drainage patterns of the site and continues to be in conformance with the approved Preliminary and Final Drainage Report for Glenarm Subdivision prepared by M.V.E., Inc. A Private Detention Basin/Stormwater Quality Best Management Practice Maintenance Agreement and Easement is required with this application for the existing pond located on Lot 2. Per the drainage letter, this application will have no adverse impacts to downstream and surrounding developments or downstream drainageways or storm drain facilities.

### **5. Transportation**

Access to the parcels is provided from Glenarm Road. No MTCP roadway improvement projects are required with this project. Lots within the subdivision

are subject to the El Paso County Road Impact Fee Program (Resolution No. 19-471). Fees shall be paid in full at the final land use approval required.

## **H. SERVICES**

### **1. Water**

Sufficiency:

Quality: Sufficient

Quantity: Sufficient

Dependability: Sufficient

Attorney's summary: The State Engineer's office has made a finding of adequacy and has stated water can be provided without causing injury to decreed water rights. 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.

### **2. Sanitation**

The parcels are served by the Stratmoor Sanitation District.

### **3. Emergency Services**

The parcels are within the Stratmoor Hills Fire Protection District. The District was sent a referral and responded with no objection.

### **4. Utilities**

Colorado Springs Utilities provides natural gas and electrical service to the subject parcels. Colorado Springs Utilities has provided a will-serve letter.

### **5. Metropolitan Districts**

The property is not within a metropolitan district.

### **6. Parks/Trails**

The Park Advisory Committee is not requiring park land dedication or fees in lieu of land dedication since the proposed plat is intended to allow for the construction of a water treatment facility for a quasi-governmental entity.

### **7. Schools**

The dedication of school land dedication or fees in lieu of school land dedication is not required since the proposed lot is intended to be used for a water treatment facility, owned by a quasi-governmental entity, rather than as a residential lot.

**I. APPLICABLE RESOLUTIONS**

Approval                      Page 19  
Disapproval                  Page 20

**J. STATUS OF MAJOR ISSUES**

There are no major outstanding issues.

**K. RECOMMENDED CONDITIONS AND NOTATIONS**

Should the Planning Commission and Board of County Commissioners find that the request meets the criteria for approval outlined in Section 7.2.1 (Subdivisions) of the El Paso County Land Development Code (2019) staff recommends the following conditions and notations:

**CONDITIONS**

1. All Deed of Trust holders shall ratify the plat. The applicant shall provide a current title commitment at the time of submittal of the Mylar for recording.
2. Colorado statute requires that at the time of the approval of platting, the subdivider provides the certification of the County Treasurer's Office that all ad valorem taxes applicable to such subdivided land, or years prior to that year in which approval is granted, have been paid. Therefore, this plat is approved by the Board of County Commissioners on the condition that the subdivider or developer must provide to the Planning and Community Development Department, at the time of recording the plat, a certification from the County Treasurer's Office that all prior years' taxes have been paid in full.
3. The subdivider or developer must pay, for each parcel of property, the fee for tax certification in effect at the time of recording the plat.
4. The Applicant shall submit the Mylar to Enumerations for addressing.
5. 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 Division of Wildlife, Colorado Department of Transportation, U.S. Army Corps of Engineers and the U.S. Fish and Wildlife Service regarding the Endangered Species Act, particularly as it relates to the Preble's Meadow Jumping Mouse as a listed species.

6. Driveway permits will be required for each access to an El Paso County owned and maintained roadway. Driveway permits are obtained from the El Paso County Planning and Community Development Department.
7. The Subdivider(s) agrees on behalf of him/herself and any developer or builder successors and assignees that Subdivider and/or said successors and assigns shall be required to pay traffic impact fees in accordance with the El Paso County Road Impact Fee Program Resolution (Resolution No. 19-471), or any amendments thereto, at or prior to the time of building permit submittals. The fee obligation, if not paid at final plat recording, shall be documented on all sales documents and on plat notes to ensure that a title search would find the fee obligation before sale of the property.
8. The County Attorney's Conditions of Compliance shall be adhered to at the appropriate time.
9. Drainage fees in the amount of \$1,175.76 for the Little Johnson drainage basin (FOFO320) shall be paid to El Paso County at the time of plat recordation.
10. All remaining Planning and Community Development Department technical comments shall be addressed prior to recordation of the final plat.

#### **NOTATIONS**

1. Final plats not recorded within 24 months of Board of County Commissioner approval shall be deemed expired, unless an extension is approved.
2. Site grading or construction, other than installation or initial temporary control measures, may not commence until a Preconstruction Conference is held with Planning and Community Development Inspections and a Construction Permit is issued by the Planning and Community Development Department.

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

The Planning and Community Development Department notified seven (7) adjoining property owners on August 13, 2020, for the Planning Commission meeting. Responses will be provided at the hearing.

#### **M. ATTACHMENTS**

Vicinity Map  
Letter of Intent  
Plat Drawing

State Engineer's Letter  
County Attorney's Letter  
El Paso County Public Health Recommendation Letter

# El Paso County Parcel Information

File Name: SF-19-029

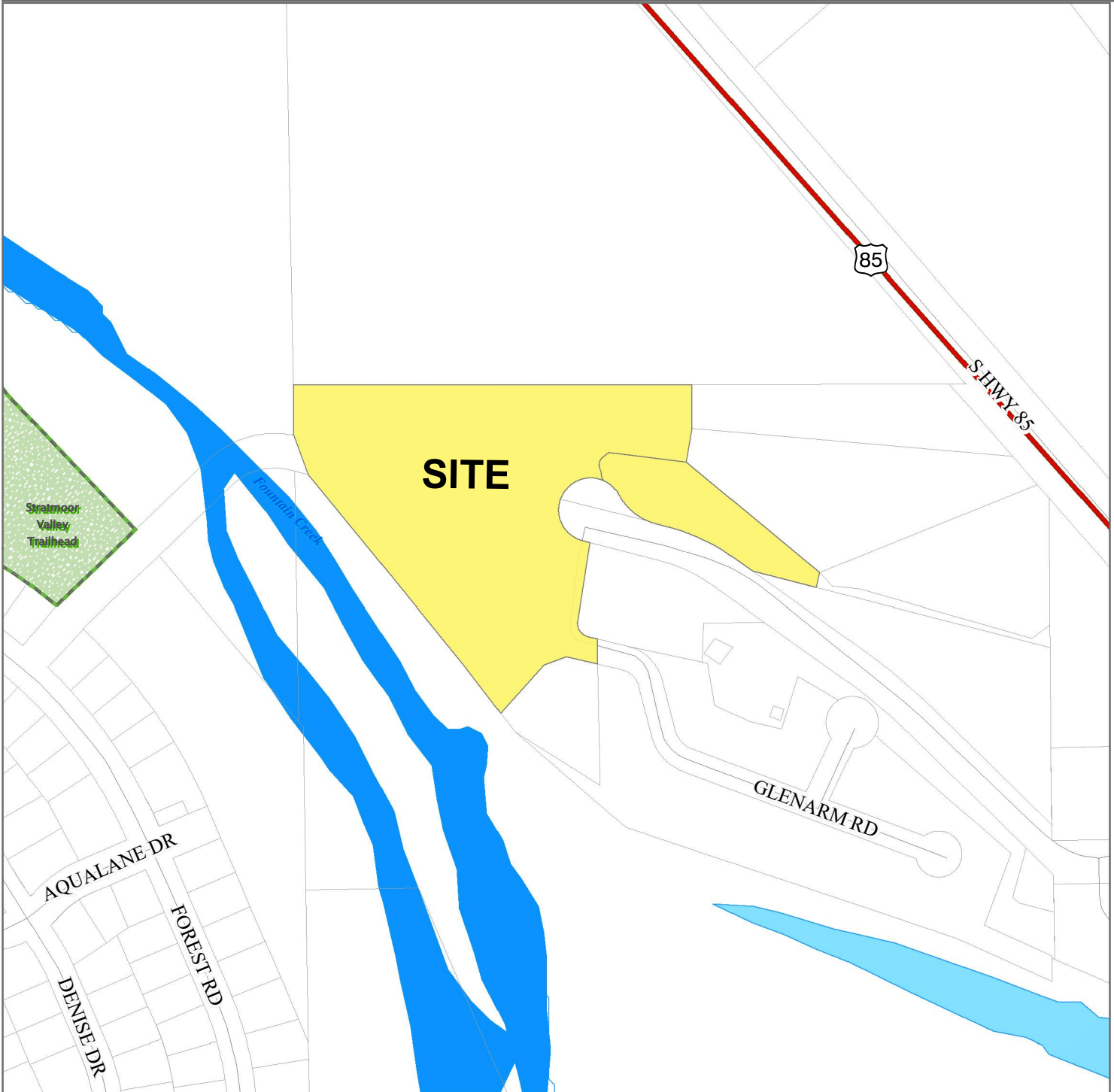
Zone Map No. --

Date: August 12, 2020

PARCEL	NAME
6503322006	GOLDEN SQUARE DEVELOPMENT LLC
6503322007	STRATMOOR HILLS WATER DISTRICT

ADDRESS	CITY	STATE
3115 GLENARM RD	COLORADO SPRINGS	CO
1811 B ST	COLORADO SPRINGS	CO

ZIP	ZIPLUS
80911	6800
80906	5303



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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June 16, 2020

SF1929

**LETTER OF INTENT  
GLENARM SUBDIVISION FILING NO. 2  
A VACATION AND REPLAT OF TRACT A & LOT 1, GLENWOOD SUBDIVISION  
(MVE Proj. No. 61122)**

**Owner/Applicant:**

Stratmoor Hills Water District  
1811 B Street  
Colorado Springs, CO 80906  
(719) 576-0311

**Consultant:**

M.V.E., Inc.  
1903 Lelaray Street, Suite 200  
Colorado Springs, CO 80909  
(719) 635-5736

**Owner/Applicant:**

Golden Square Development LLC  
115 Glenarm Road  
Colorado Springs, CO 80831  
(720) 256-5450

**Site Location Size and Zoning:**

The proposed subdivision to be known as "GLENARM SUBDIVISION FILING No. 2" is located in the Southwest Quarter of Section 3, Township 15 South, Range 66 West of the 6<sup>th</sup> P.M., El Paso County, Colorado. The property has El Paso County Tax Schedule No.'s 65033-22-006 & 65033-22-007. The current addresses for the properties are 3115 & 3118 Glenarm Road which are currently a vacant parcels. The proposed subdivision is located on the north side of Glenarm Road, and north, west, & south of the cul-de-sac at the end of Glenarm Road. The area of land under consideration for vacating and replatting is 5.710± acres and the property is zoned PUD (Planned Unit Development).

**Request and Justification:**

The request is for approval of a Vacation and Replat of a parcel of land currently composed of a portion of Tract A & Lot 1, Glenarm Subdivision as recorded under Reception Number 207712593 of the records of El Paso County, Colorado. Tract A & Lot 1, Glenarm Subdivision were designated in 2007 as the Graham Mobile Home Park in the PUD District Zone Plan . A portion of the subject parcel was separated from said Tract A & Lot 1 by deed in 2019. The proposed vacation and replat will create two (2) lots with an area of 5.710± acres to be designated as Glenarm Subdivision Filing No. 2. The property is proposed to be vacated and replatted in order to create legal lots of the separated parcels to allow construction of a potable water treatment facility for Stratmoor Hills Water District, a Colorado Special District. The new lot will also be used for recreational purposes in accordance with the PUD plan. The vacation and replat will create one (1) less unit for the Graham Mobile Home Park which will not negatively effect the existing Gross density of 4.7 DU/Ac. This vacation and replat will generally comply with the zone density requirements. The proposed use will be complimentary to the existing adjacent development surrounding the site.

*Engineers • Surveyors  
1903 Lelaray Street, Suite 200 • Colorado Springs, CO 80909 • Phone 719-635-5736  
Fax 719-635-5450 • e-mail mve@mvecivil.com*

The Owner/Applicant is requesting approval of the Replat for “Glenarm Subdivision Filing No. 2”. The property is eligible for subdivision under El Paso County Land Development Code. The proposed lots will provide an adequate site for the Graham Mobile Home park units and the proposed potable water treatment facility is in a location fitting for the purpose.

This application meets the Vacation and Replat submittal requirements, the standards for Divisions of Land in Chapter 7 (Section 7.2.3(A)(3) and Section 7.2.3(C)., and the standards for Subdivision in Chapter 8 of the El Paso County Land Development Code (2016). Vacation and Replats are reviewed and approved in consideration of the following review criteria found in the El Paso County Land Development Code.

#### Vacation

1. *Vacation of the recorded plat will not leave any lots or parcels without adequate utility or drainage easements.* This vacation is accompanied by the replat creating Lots 1 & 2 of which will provide the necessary utility and drainage easements.
2. *Vacation of the recorded plat will not vacate road rights-of-way or access easements needed to access other property.* No road right-of-way or access easements are being vacated with this proposed vacation action.
3. *Vacation of the recorded plat will not inhibit the provision of adequate public facilities or services to other property as required by this Code.* There are not public facilities or services that will be affected by the vacation of the subject property. Also, the vacation action is accompanied by the replat that will replace the vacated portion with viable legal conforming lots for mobile home park and potable water treatment use.
4. *Vacation of the recorded plat is consistent with the Master Plan.* This proposed vacation is accompanied by a replat which is consistent with the Master Plan and satisfies the required findings for a Final Plat. There is no aspect of the proposed vacation that conflicts with the goals and policies of the Master Plan.
5. *Vacation of the recorded plat will not adversely affect the public health, safety, and welfare.* There is no aspect of this vacation that will adversely affect the public health, safety, and welfare. The proposed vacation action will make way for the proposed replat which will enable the use of this long-vacant property which is in an established neighborhood.
6. *Where the lots or parcels are subject to any CC&Rs or other restrictions, that any potential conflict with the CC&Rs or other restrictions resulting from the vacation of the plat has been resolved.* The recorded Development Standards for the Graham Mobile Home Park – PUD Zone District Development Plans at Reception Number 207075582 of the records of El Paso County have been reviewed by the applicants and contain no restrictions that conflict with the implementation of the proposed vacation action.

#### Replat

1. *The replat complies with this Code, and the original conditions of approval associated with the recorded plat.* The proposed replat complies with the Land Development Code. The replat does



not affect any original conditions of approval of the 2007 recorded plat. The replat will establish the deeded parcel as a platted lot. The adjacent street right-of-way will remain in place. Appropriate easements will be established in the subdivision.

2. *No nonconforming lots are created, and in the case of existing nonconforming lots, the nonconformity is not increased.* The purpose of the replat is to establish the existing deeded parcel as a legal conforming lot. No nonconforming lots will be created as indicated on the proposed Vacation and Replat.
3. *The replat is in keeping with the purpose and intent of this Code.* The proposed replat will establish two (2) new lots in place of the existing illegal subdivision created by the deeded parcel in order to meet the requirements contained in the Land Development Code in size, area and provision of adequate public facilities and services. The development and use of the lots will be in conformance with the requirements of the Land Development Code.
4. *The replat conforms to the required findings for a minor or major subdivision, whichever is applicable.* This replat conforms to the required findings for a Minor Subdivision Plat as contained within the standards for Divisions of Land in Chapter 7, and the standards for Subdivisions in Chapter 8 of the El Paso County Land Development Code (2016). Minor Subdivisions are reviewed and approved in consideration of the review criteria found in the El Paso County Land Development Code. Each criteria is listed below followed by the appropriate justification:
  - 1) *The subdivision is in conformance with the goals, objectives, and policies of the Master Plan.* The Master Plan is comprised of several elements. One of the elements is the El Paso County Policy Plan (1998), which does not include site-specific land use policies, but establishes broad policies and goals which are intended to serve as a framework for decision-making regarding development of the County. The project satisfies the following policies from the Policy Plan as they specifically relate to this request:
    - *Goal 3.1 Protect and enhance the quality, quantity and dependability of water supplies.*  
*Policy 3.1.4 Encourage more systematic monitoring and reporting of water quality in individual wells.* The replat will allow Stratmoor Hills Water District to have a lot for the construction of a water treatment facility which will increase the District's water quality with more systematic monitoring and reporting of water quality.
    - *Goal 4.1 Encourage preservation and enhancement of historical resources.*  
*Policy 4.1.3 Encourage proposed developments to consider scale and use of innovative siting and design techniques to preserve significant historical and visual resources.* The replat will allow the Stratmoor Hills Water District to continue the past Dairy type stone faced building facade in the the treatment facility architecture.
    - *Goal 6.1.b Support growth and development in the unincorporated County in a manner which reasonably limits long term public costs, provides for the development of supporting infrastructure, preserves environmental quality, provides economic opportunities, and otherwise enhance the quality of life.*  
*Policy 6.1.3 Encourage new development which is contiguous and compatible with previously developed areas in terms of factors such as density, land use and access.* The replat will allow the Stratmoor Hills Water District to utilize the existing infrastructure adjacent to the lot to preserve environmental quality of adjacent lands.

**Policy 6.1.11** Plan and implement land development so that it will be functionally and aesthetically integrated within the context of adjoining properties and uses. The replat will allow the Stratmoor Hills Water District utilize adjacent street and drive curb & gutter alignments along with planned parking areas and utilize past planned access areas.

- **Goal 10.1** Recognize the unique importance of water and wastewater service provision in the location, type and density of land use.

**Policy 10.2.8** Consider the impact that land use patterns and densities will have on the ability to provide effective centralized water and sewer services. The replat will allow the Stratmoor Hills Water District to have their new potable water treatment facility blend in with the existing - proposed land use characteristics by providing treated potable water to the existing water service mains within Graham mobile Home Park.

- Another element of the Master Plan is the Small Area Plan. The proposed replat location is not contained within the boundaries of any effective small area plan.
- The proposed replat is in compliance with the Parks Master Plan, which does not appear to call for new trails or parks in the site vicinity. The site is located near a completed portion of Fountain Creek Trail and is also located just south of Stratmoor Valley Park and Trailhead. Park fees were paid for the previous plat in 2007.
- The proposed subdivision is in compliance with the 2040 Major Transportation Corridors Plan (MTCP). The site is not adjacent to existing or proposed transportation thoroughfares.
- The proposed subdivision is in compliance with the Master Plan for Mineral Extraction. No separate mineral estate owners were found for the property. Although the proposed and existing development on this and the surrounding properties is not compatible with potential mineral extraction operations, the site will not hinder mineral extraction to a greater degree than other typical residential developments.
- The proposed subdivision is in compliance with the El Paso County Water Master Plan (2018). The Water Resources for the site are to be provided by Stratmoor Hills Water and Sanitation Districts in accordance with the District's commitment letter without causing injury to decreed water rights. A listing of some of the policies of the Water Master Plan that are supported by the proposed development is provided as follows:
  - **Policy 3.1.1** – Encourage advanced planning and cooperation among water providers to reduce the overall number of water main lines running through the County; **Policy 3.2.1** – Where possible, treatment plants should provide potable water to different water providers in order to save on capital, maintenance and operational costs; **Policy 4.1.1** – Protect and enhance the quality of drinking water in the County; **Policy 4.2.2** – Allow for the potential to import new and preferably, renewable water supplies from outside the various planning areas, potentially including the Arkansas River; in order to reduce the dependency on non-renewable water supplies and accommodate new development. The purpose of this replat is to provide an additional water treatment plant and water source for the Stratmoor Hills Water and Sanitation Districts which provides water to the Stratmoor Hills area. The District already cooperates with area entities in the provision of water to the district members. The district receives up to 600 acre feet of water from the Fountain Valley Authority's (FVA) Water Treatment Plant annually. This water is delivered from the mountains through a series of tunnels and aqueducts leading through the Arkansas

**M.V.E., Inc. • Engineers • Surveyors**

**1903 Lelaray Street, Suite 200 • Colorado Springs, CO 80909 • Phone 719-635-5736**

**Fax 719-635-5450 • e-mail mve@mvecivil.com**

River Basin and is eventually stored in Pueblo Reservoir. It is then pumped to the FVA treatment plant located just south of The City of Fountain near the Ray Nixon Power Plant. The Water District also has ground water rights that can be used to supplement the FVA surface water during high demand periods. The proposed treatment plant on this replat site will provide additional water resource reliability to the district. The District's water quality meets all Colorado and EPA Drinking Water Regulations with bacteriological samples taken at more than 7 sites throughout the District each month. Chlorine analyses are performed daily to ensure the proper disinfection of the drinking water.

- 2) *The subdivision is in substantial conformance with the approved preliminary plan.* The replat is in an area of the approved Graham Mobile Home Park PUD. The replat is in conformance with the PUD, does not increase density and maintains the approved uses.
- 3) *The subdivision is consistent with the subdivision design standards and regulations and meets all planning, engineering, and surveying requirements of the County for maps, data, surveys, analyses, studies, reports, plans, designs, documents, and other supporting materials.* The proposed replat is prepared in accordance with applicable subdivision design standards. The replat is in conformance with the approved PUD. No public improvements are required for this replat.
- 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.* Water service is to be provided by Stratmoor Hills Water and Sanitation Districts in accordance with the commitment letter provided by the District. The District possesses a water supply that is adequate in terms of water quantity, water quality, and dependability.
- 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.* Wastewater service is to be provided by Stratmoor Hills Water and Sanitation Districts in accordance with the commitment letter provided by the District. The District operates and maintains its wastewater collection and treatment facilities in accordance with all applicable state and federal regulations. The District has capacity to serve the site as determined by the District as stated in the referenced commitment letter.
- 6) *All areas of the proposed subdivision which may involve soil or topographical conditions presenting hazards or requiring special precautions have been identified and that the proposed subdivision is compatible with such conditions [C.R.S. §30-28-133(6)(c)].* The area of the proposed replat is contained within the approved Graham Mobile Home Park PUD. All hazard areas are identified by the PUD and the site will continue to be developed according to the PUD.
- 7) *Adequate drainage improvements are proposed that comply with State Statute [C.R.S. §30-28-133(3)(c)(VIII)] and the requirements of this Code and the ECM.* The proposed Replat is consistent with the previously approved Final Drainage Report and Drainage Letter for the replat. The owner will comply with the requirements of the drainage letter.
- 8) *Legal and physical access is provided to all parcels by public rights-of-way or recorded easement, acceptable to the County in compliance with this Code and the ECM.* Access to the new lots is provided by existing Glenarm Road, a 60' wide public right-of-way that is

- constructed with asphalt surface with curb & gutter and roadside ditches. The replatted lots will access the public street with standard El Paso County rural driveway entrances.
- 9) *Necessary services, including police and fire protection, recreation, utilities, and transportation systems, are or will be made available to serve the proposed subdivision.* The site is located within the jurisdiction of the El Paso County Sheriff's Office. The Sheriff's office currently provides police protection for the site and surrounding area. The site is located within the Stratmoor Hills Fire Protection District which is providing fire protection for the site and has agreed to serve this subdivision. Water and sanitary sewer provisions are discussed in items 4 & 5 above. The property is located within the service areas of Colorado Springs Utilities (natural gas and electric), Centurylink Telephone, and Harrison School District 2, which will serve the subdivision. Transportation is being facilitated by the existing adjacent roadway system.
  - 10) *The Minor Subdivision plans provide evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code.* The site is located within the Stratmoor Hills Fire Protection District which is providing fire protection for the site and the surrounding area. The District has agreed to serve this subdivision. Building permits for each structure shall be in accordance with the requirements of the Fire District as administered by the Pikes Peak Regional Building Department.
  - 11) *Off-site impacts were evaluated and related off-site improvements are roughly proportional and will mitigate the impacts of the subdivision in accordance with applicable requirements of Chapter 8.* All Offsite impacts are determined to be insignificant with the removal of one residence and the additional of a small water treatment plant top a site that already contains the existing infrastructure such as paved drives and parking and utilities.
  - 12) *Adequate public facilities or infrastructure, or cash-in-lieu, for impacts reasonably related to the proposed subdivision have been constructed or are financially guaranteed through the SIA so the impacts of the subdivision will be adequately mitigated.* There are no public facilities or infrastructure required or proposed for this subdivision. Applicable Drainage Fees, Park Fees and School Fees were paid at the time of the 2007 previous plat recording. A minor differential of Drainage Fees will be due for this project.
  - 13) *The subdivision meets other applicable sections of Chapter 6 and 8.* The subdivision meets the requirements of the Land Development Code.
  - 14) *The extraction of any known commercial mining deposit shall not be impeded by this subdivision [C.R.S. §§34-1-302(1), et seq.].* Mineral estate owners have been notified of this application. It is unlikely that mineral extraction operations would be feasible in this area.
5. *Legal and physical access is provided to all parcels by public rights-of-way or recorded easement, acceptable to the County in compliance with this Code and the ECM.* Access to the new lots is provided by existing Glenarm Road, a 60' wide public right-of-way that is constructed with asphalt surface with curb & gutter and roadside ditches. The replatted lots will access the public street with standard El Paso County rural driveway entrances.
  6. *The approval will not adversely affect the public health, safety, and welfare.* There is no aspect of this replat that will adversely affect the public health, safety, and welfare.
  7. *Where the lots or parcels are subject to any CC&Rs or other restrictions, that any potential conflict with the CC&Rs or other restrictions resulting from the replat has been resolved.* The recorded Development Standards for the Graham Mobile Home Park – PUD Zone District Development Plans at Reception Number 207075582 of the records of El Paso County have been

reviewed by the applicants and contain no restrictions that conflict with the implementation of the proposed vacation action.

#### Easements

Existing platted easements are being vacated with the Vacation Request and new easements are being created by the Replat to replace them. New side lot line easements will also be added on the common lot line between existing Lots 1 & 2. The sole responsibility for maintenance of these easements will be vested with the property owner.

#### Traffic Impact

The proposed replat, Glenarm Subdivision No. 2, will access the public Glenarm Road, an asphalt road which connects to US Highway 85/87 to the east. The subject replatted property with one less unit is expected to generate 9.52 trips per day less. The new water treatment facility with 1 to 2 employees would add the same number of trips per day or less. This number of trips has previously been accounted for during said platting in 2007. Therefore, a Transportation Impact Study (TIS) is not required for the replat. This replat creates one (1) additional lot in the existing subdivision and eliminates one (1) unit from the Graham Mobile Home Park will not have the effect of generating additional traffic compared to the previously platted subdivision.

*Z:\61122\Documents\Correspondance\61122 LetterOfIntent-Vacation Replat.odt*

# GLENARM SUBDIVISION FILING NO. 2

A VACATION AND REPLAT OF TRACT A & LOT 1, GLENARM SUBDIVISION, SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 15 SOUTH, RANGE 66 WEST of the 6th PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

## KNOW ALL MEN BY THESE PRESENTS

THAT STRATMOOR HILLS WATER DISTRICT, A COLORADO SPECIAL DISTRICT AND GOLDEN SQUARE DEVELOPMENT LLC, A COLORADO LIMITED LIABILITY COMPANY ARE THE OWNERS OF THE FOLLOWING DESCRIBED TRACT OF LAND, TO WIT:

LOT 1 & TRACT A, GLENARM SUBDIVISION AS RECORDED IN RECEPTION NO. 207712593 OF THE RECORDS OF EL PASO COUNTY, COLORADO,

CONTAINING 5.710 ± ACRES MORE OR LESS.

## OWNER'S CERTIFICATE

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAVE VACATED, LAID OUT, SUBDIVIDED, AND REPLATED SAID LANDS INTO LOTS, AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF GLENARM SUBDIVISION FILING NO. 2. THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND COMMUNICATION SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES.

STRATMOOR HILLS WATER DISTRICT, A COLORADO SPECIAL DISTRICT

MANAGER

STATE OF COLORADO )

COUNTY OF EL PASO ) SS

ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020 BY \_\_\_\_\_ AS \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

GOLDEN SQUARE DEVELOPMENT LLC, A COLORADO LIMITED LIABILITY COMPANY

MANAGER

STATE OF COLORADO )

COUNTY OF EL PASO ) SS

ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020 BY \_\_\_\_\_ AS \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

## SURVEYOR'S STATEMENT

I, RANDALL D. HENCY, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON 10/01/2018, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:10,000; AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISION, OR SURVEYING OF LAND AND ALL APPLICABLE PROVISIONS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE.

I ATTEST THE ABOVE ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

RANDALL D. HENCY

COLORADO REGISTERED PLS #27605

FOR AND ON BEHALF OF M.V.E., INC.

## BOARD OF COUNTY COMMISSIONERS CERTIFICATE

THIS PLAT FOR GLENARM SUBDIVISION FILING NO. 2 WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RESOLUTION OF APPROVAL. THE DEDICATIONS OF LAND TO THE PUBLIC, (EASEMENTS) ARE ACCEPTED, BUT PUBLIC IMPROVEMENTS THEREON WILL NOT BECOME THE MAINTENANCE RESPONSIBILITY OF EL PASO COUNTY UNTIL PRELIMINARY ACCEPTANCE OF THE PUBLIC IMPROVEMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL, AND THE SUBDIVISION IMPROVEMENTS AGREEMENT.

PREVIOUS PLAT NAME IN ENTIRETY IS VACATED AND AMENDED FOR THE AREAS DESCRIBED BY THIS REPLAT SUBJECT TO ALL COVENANTS, CONDITIONS, AND RESTRICTIONS RECORDED AGAINST AND APPURTENANT TO THE ORIGINAL PLAT RECORDED IN THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER, RECEPTION # 207712593.

CHAIR, BOARD OF COUNTY COMMISSIONERS

DATE

PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR

DATE

## CLERK AND RECORDER

STATE OF COLORADO )

COUNTY OF EL PASO ) SS

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020, A.D. AND IS DULY RECORDED AT RECEPTION NO. \_\_\_\_\_ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

CHARLES D. BROERMAN, RECORDER

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

SCHOOL FEE: \_\_\_\_\_

BRIDGE FEE: \_\_\_\_\_

PARK FEE: \_\_\_\_\_

DRAINAGE FEE: \_\_\_\_\_

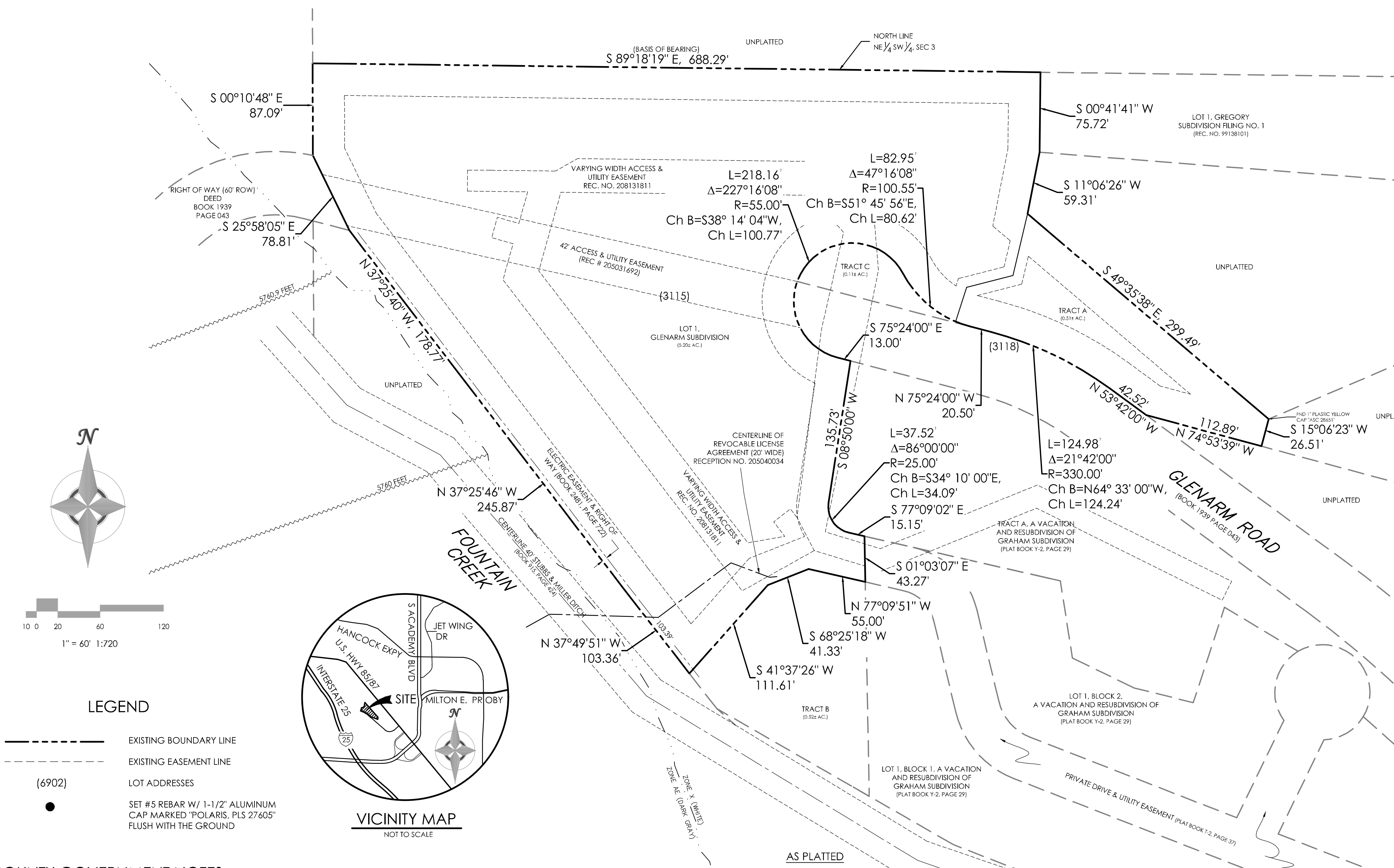
MINOR SUBDIVISION PLAT  
GLENARM SUBDIVISION  
FILING NO. 2

**MVE, INC.**  
ENGINEERS SURVEYORS

MVE PROJECT: 61122  
MVE DRAWING: -PLAT-CS  
DATE: JULY 31, 2020  
SHEET: 1 OF 2

1903 LeBarry Street, Suite 200  
Colorado Springs, CO 80909  
719.635.5736 www.mvecd.com

PCD FILE NO. SF-1929



## COUNTY GOVERNMENT NOTES

- THE FOLLOWING REPORTS ARE ON FILE FOR GLENARM SUBDIVISION AT THE COUNTY DEVELOPMENT SERVICES DEPARTMENT AND ARE RELEVANT TO GLENARM SUBDIVISION FILING NO. 2: SOIL, GEOLOGY AND GEOLOGIC HAZARD STUDY (ENITECH JOB NO. 65842); PRELIMINARY AND FINAL DRAINAGE REPORT FOR GLENARM SUBDIVISION (PREPARED BY M.V.E., INC. - PROJECT NO. 60737); FEDERAL EMERGENCY MANAGEMENT AGENCY LOMR-F FOR GLENARM SUBDIVISION (FEMA CASE NO. 04-08-0496A); TRAFFIC STUDY FOR GLENARM SUBDIVISION (LSC JOB NO. 026500); PUD DEVELOPMENT PLAN/PRELIMINARY PLAT SHOWING UTILITY INFORMATION AND GRADING DESIGN (FILE NO. PUD-04-011) AND PUD DEVELOPMENT GUIDELINES (FILE NO. PUD-04-011)
- ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGHOUT THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICATED. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPED THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
- 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 DIVISION OF 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 LISTED SPECIES (E.G., PREBLE'S MEADOW JUMPING MOUSE).
- THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
- NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.
- MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATIONS.
- THE SUBDIVIDER(S) AGREES ON BEHALF OF HIM/HERSELF AND ASSIGNEES THAT SUBDIVIDER AND/OR SAID SUCCESSORS AND ASSIGNEES SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTION (RESOLUTION NO. 18-471), OR ANY AMENDMENTS THEREOF, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTALS

## NOTES

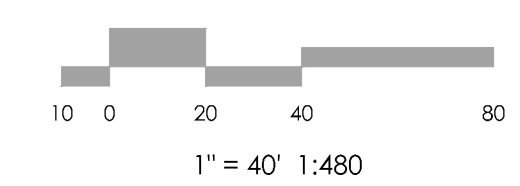
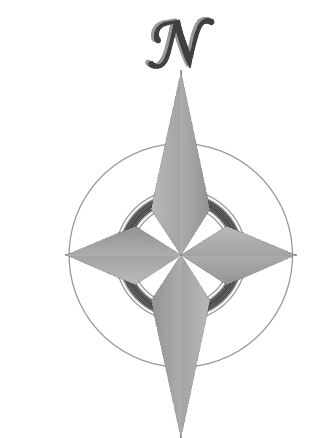
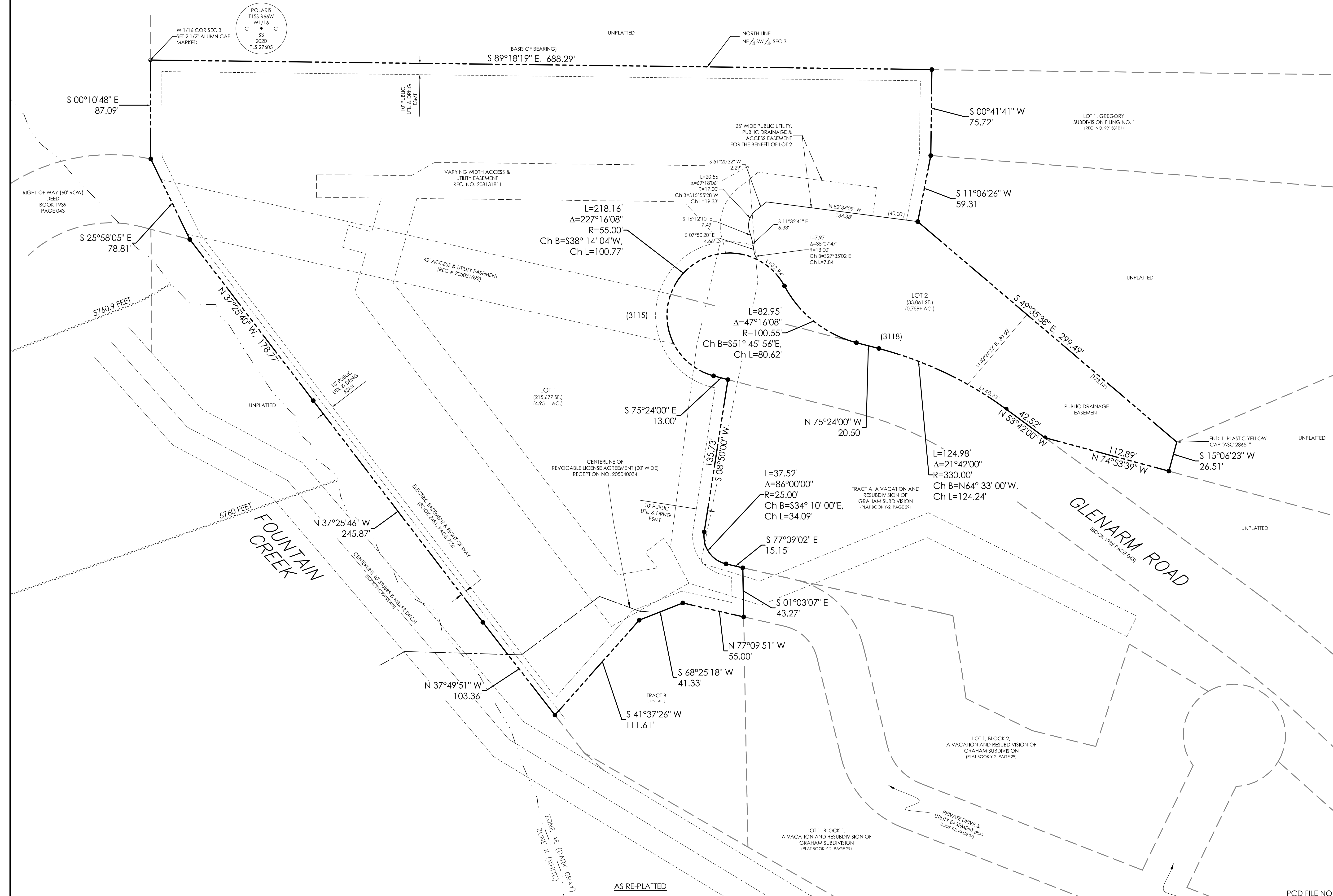
- BEARING REFERRED TO HEREIN ARE BASED ON THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 3, MONUMENTED AT THE WEST WITH A SET 2-1/2" ALUMN. CAP AND AT THE EAST BY A SET 1-1/2" ALUMN. CAP AS SHOWN.
- THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY M.V.E., INC. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY, TITLE, AND OTHER MATTERS OF RECORD, M.V.E., INC. RELIED ON TITLE COMMITMENT ORDER NO. SC55076594 AS PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY FOR LAND TITLE GUARANTEE COMPANY, JULY 10, 2019.
- ALL CORNERS SET WITH NO. 5 REBAR WITH 1-1/2" ALUMINUM CAP PLS 27605. FLUSH WITH THE GROUND UNLESS OTHERWISE NOTED.
- ACCORDING TO FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 08041C0744 G, DATED DECEMBER 7, 2018, THE PROPERTY IS NOT LOCATED IN A FEMA DESIGNATED FLOOD HAZARD AREA.
- NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON. (SECTION 13-80-105 C.R.S.).
- EASEMENT NOTE: UNLESS OTHERWISE INDICATED THE EXTERIOR BOUNDARY FOR LOT 1 ONLY IS HEREBY PLATTED WITH A 10' DRAINAGE AND UTILITY EASEMENT. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.
- ALL FOUNDATIONS SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF COLORADO.
- LOT 2, OF GLENARM SUBDIVISION IS SUBJECT TO A PRIVATE DETENTION BASIN/STORMWATER QUALITY BMP MAINTENANCE AGREEMENT AND EASEMENT AS RECORDED IN RECEPTION NO. \_\_\_\_\_ OF THE RECORDS OF EL PASO COUNTY, STRATMOOR HILLS WATER DISTRICT IS RESPONSIBLE FOR MAINTENANCE OF THE SUBJECT DRAINAGE FACILITIES.

- THE INDIVIDUAL LOT PURCHASER(S) SHALL BE RESPONSIBLE FOR FINAL DESIGN, CONSTRUCTION, AND MAINTENANCE OF PRIVATE DETENTION POND/WATER QUALITY BMP(S) AS DESCRIBED IN THE APPROVED PRELIMINARY/FINAL DRAINAGE REPORT FOR THIS SUBDIVISION. FINAL DESIGN, CONSTRUCTION DRAWINGS AND DRAINAGE REPORT UPDATES FOR THE DETENTION POND/WATER QUALITY BMP(S) SERVING EACH LOT SHALL BE PROVIDED WITH SITE DEVELOPMENT PLAN SUBMITTALS. THE DETENTION POND/WATER QUALITY BMP(S) SHALL BE CONSTRUCTED AND COMPLETED PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS FOR THE SUBJECT LOTS. THE SUBDIVISION DEVELOPER IS RESPONSIBLE FOR PROVIDING FINANCIAL ASSURANCES AS INDICATED IN THE SUBDIVISION IMPROVEMENTS AGREEMENT AND ESTIMATE OF GUARANTEED FUNDS FOR ALL DETENTION POND/WATER QUALITY BMP(S). ALL DETENTION POND/WATER QUALITY BMP(S) SHALL BE CONSTRUCTED PRIOR TO THE RELEASE OF SAID FINANCIAL ASSURANCES. INDIVIDUAL LOT PURCHASERS SHALL ENTER INTO A PRIVATE DETENTION BASIN / STORMWATER QUALITY BMP MAINTENANCE AGREEMENT AND EASEMENT ("AGREEMENT") PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS FOR THE SUBJECT LOTS. IN THE CASE THAT THE DEVELOPER CONSTRUCTS THE DETENTION POND(S), THE DEVELOPER SHALL ENTER INTO AN AGREEMENT FOR EACH POND CONSTRUCTED.
- THE PROPERTY HEREBY DESCRIBED IS SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE GRAHAM MOBILE PARK - PUD ZONE DISTRICT DEVELOPMENT PLAN AS RECORDED UNDER RECEPTION NO. 207075582, OF THE PUBLIC RECORDS OF EL PASO COUNTY, COLORADO.



# GLENARM SUBDIVISION FILING NO. 2

A VACATION AND REPLAT OF TRACT A & LOT 1, GLENARM SUBDIVISION, SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 15 SOUTH, RANGE 66 WEST of the 6th PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO



### LEGEND

- EXISTING BOUNDARY LINE
- EXISTING EASEMENT LINE
- (6902) LOT ADDRESSES
- SET #5 REBAR W/ 1-1/2" ALUMINUM CAP MARKED "POLARIS, PLS 27605" FLUSH WITH THE GROUND

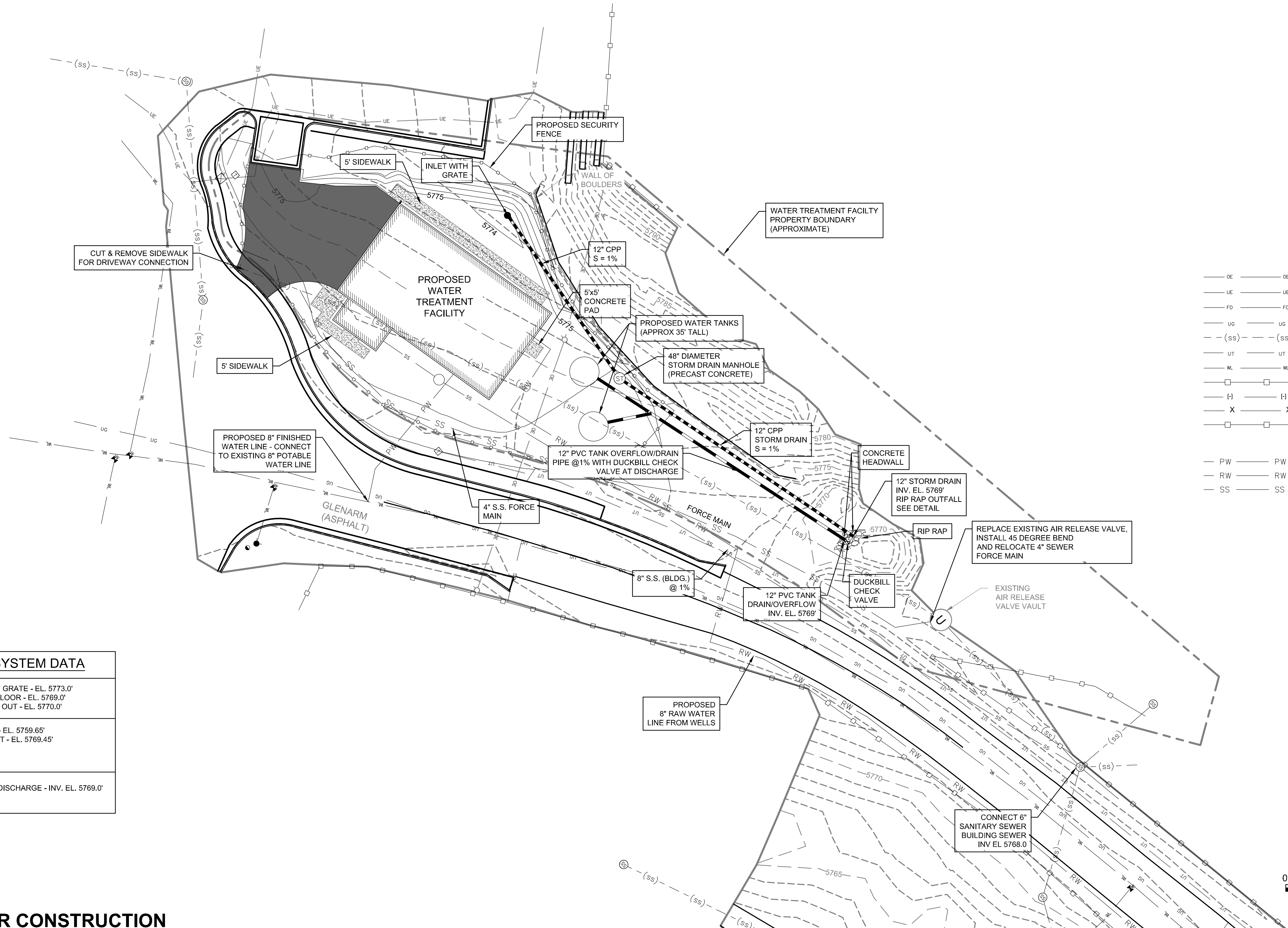
MINOR SUBDIVISION PLAT  
GLENARM SUBDIVISION  
FILING NO. 2

1903 LeBarry Street, Suite 300  
Colorado Springs CO 80909  
719.635.5736 www.mvecnl.com

MVE PROJECT:  
61122  
MVE DRAWING:  
-PLAT-PS  
DATE:  
JULY 31, 2020  
SHEET:  
2 OF 2

PCD FILE NO. SF-1929

Z:\61122\_Outside Dwg\Civil (Forsgren)\WATER TREATMENT PLANT AREA - GRADING PLAN - Standard\WATER TREATMENT PLANT AREA - GRADING PLAN-1.dwg - 7/31/2020 4:11 PM



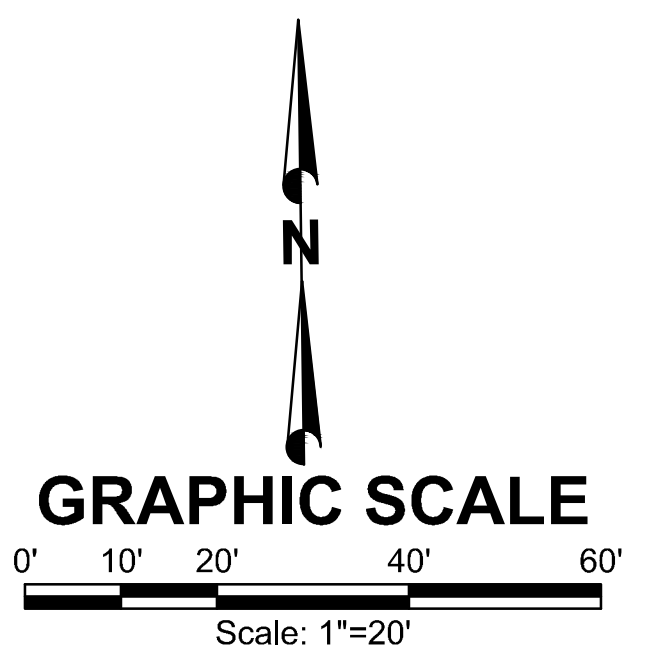
**EXISTING LEGEND**

- ~A~ ASPHALT SURFACE
- ~C~ CONCRETE SURFACE
- FL FLOW LINE
- TBC TOP/BACK OF CURB
- ROW RIGHT-OF-WAY
- ~LS~ LANDSCAPING
- FO FIBER OPTIC VAULT
- ⊕ GAS SIGN
- ☼ LIGHT POLE
- MB MAILBOX
- ⊙ SANITARY SEWER MANHOLE
- TRAFFIC BOLLARD
- ⚡ TRAFFIC SIGN
- ☎ TELEPHONE PEDESTAL
- ⊙ UNKNOWN MANHOLE
- UTILITY GUY WIRE
- UTILITY POLE
- VENT PIPE
- WATER HYDRANT
- ⊙ WATER METER
- ⊕ WATER VALVE
- ⊙ WATER MANHOLE
- CPP CORRUGATED PLASTIC PIPE
- OE — OE — OVERHEAD UTILITY LINE(S)
- UE — UE — UNDERGROUND ELECTRICAL LINE(S)
- FO — FO — UNDERGROUND FIBER OPTIC LINE(S)
- UG — UG — UNDERGROUND GAS LINE(S)
- (SS) — (SS) — UNDERGROUND SANITARY SEWER LINE(S)
- UT — UT — UNDERGROUND TELEPHONE LINE(S)
- WL — WL — UNDERGROUND WATERMAIN LINE(S)
- CHAIN-LINK FENCE
- H — H — WOOD FENCE
- X — X — PLASTIC FENCE
- WIRE STRAND FENCE

**PROPOSED LEGEND**

- PW — PW — POTABLE WATER LINE
- RW — RW — RAW WATER LINE
- SS — SS — SANITARY SEWER LINE

STORM DRAIN SYSTEM DATA	
INLET	<ul style="list-style-type: none"> <li>• TOP OF GRATE - EL. 5773.0'</li> <li>• INLET FLOOR - EL. 5769.0'</li> <li>• 12" INV. OUT - EL. 5770.0'</li> </ul>
STORM MANHOLE	<ul style="list-style-type: none"> <li>• INV. IN - EL. 5759.65'</li> <li>• INV. OUT - EL. 5769.45'</li> </ul>
EXISTING INFILTRATION BASIN	<ul style="list-style-type: none"> <li>• 12" SD DISCHARGE - INV. EL. 5769.0'</li> </ul>



**90% SUBMITTAL - NOT FOR CONSTRUCTION**

NO.	REVISIONS	BY	DATE

DRAWN E. WOODWARD  
 DESIGNED \_\_\_\_\_  
 APPROVED M. WARESAK  
 QA M. WARESAK

**ATTENTION**  
 LINE IS 2 INCHES  
 AT FULL SIZE  
 (IF NOT 2" SCALE ACCORDINGLY)

**STRATMOOR HILLS  
 WATER DISTRICT**

**FORSGREN**  
*Associates Inc.*  
 56 INVERNESS DRIVE EAST #112, ENGLEWOOD, CO 80112  
 PH: 720-214-5884

CENTRALIZED WATER TREATMENT

**WATER TREATMENT PLANT -  
 GRADING AND DRAINAGE PLAN**

PROJECT NO: <b>04-18-0103</b>
SHEET NO: <b>C-08</b>
DATE: NOV, 2019
PAGE NO: 12 OF 35



August 25, 2020

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

RE: Glenarm Subdivision Filing No. 2 (Tract A and Lot 1 Replat)  
Sec. 3, Twp. 15S, Rng. 66W, 6th P.M.  
Water Division 2, Water District 10  
CDWR Assigned Subdivision No. 26996

Dear Mrs. Ruiz:

We have received additional information concerning the above-referenced proposal to re-plat two lots in a subdivision in order to legalize a 4.9 acre parcel and a 0.8 acre parcel of land that were previously informally divided by the owner. This office previously provided written comments regarding this proposal on February 7, 2020; the comments contained herein shall supersede those prior comments. The proposed supply of water and wastewater is to be served by the Stratmoor Hills Water & Sanitation District.

#### **Water Supply Demand**

The Water Supply Information Summary, Form No. GWS-76, included in the updated materials indicates that the total water demand for the subdivision is estimated to be 10.244 acre-feet/year. This amount breaks down to 8.7 acre-feet/year for use in 29 single-family residences, 1.208 acre-feet/year for the irrigation of 0.55 acres, and 0.336 acre-feet/year for use in a water treatment plant.

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**

According to the application materials, the proposed water supply for the subdivision is to be served by the Stratmoor Hills Water & Sanitation ("District") and an updated letter of commitment, dated January 16, 2020, was included with the materials. The letter from the District commits to serving the proposed development with 10.244 acre-feet per year for all proposed uses.

#### **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**

According to this office's records, it appears the District has sufficient water resources to serve the proposed development. Based upon the above and pursuant to Section 30-28-136(1)(h)(II), C.R.S., it is the opinion of this office that the proposed water supply can be provided without causing injury to decreed water rights, and is expected to be adequate. Should you have any further questions, please feel free to contact me directly.

Sincerely,

A handwritten signature in black ink, appearing to read "Ivan Franco".

Ivan Franco, P.E.  
Water Resource Engineer

cc: Bill Tyner, Division 2 Engineer  
Doug Hollister, District 10 Water Commissioner

# EL PASO COUNTY



## OFFICE OF THE COUNTY ATTORNEY CIVIL DIVISION

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August 25, 2020

SF-19-29 Glenarm Tract A and Lot 1 Replat

Reviewed by: Lori Seago, Senior Assistant County Attorney *LS*  
Edi Anderson, Paralegal, ACP

### FINDINGS AND CONCLUSIONS:

1. This is a vacation and replat proposal by Stratmoor Hills Water District and Golden Square Development, LLC ("Applicant") to vacate and replat Tract A and Lot 1 of the Glenarm Subdivision (approximately 5.7 acres) to create 2 lots with amended common lot lines. The properties are identified as 3115 and 3118 Glenarm Road and include 30 existing mobile home sites (Lot 1) (Graham Mobile Home Park) and a proposed Stratmoor Hills Water Treatment Plant (Lot 2). Due to the replat, the number of mobile home sites is being reduced to 29. The property is zoned PUD (Planned Unit Development).

2. The Applicant has provided for the source of water to derive from the Stratmoor Hills Water District ("District"). Pursuant to the Water Supply Information Summary ("WSIS"), the annual water demand for the Subdivision is comprised of 8.7 acre-feet/year for the 29-unit mobile home park, which equates to 0.30 acre-feet for use in each unit, 1.208 acre-feet/year for community irrigation, and 0.336 acre-feet/year for a water treatment plant.

<b>Water use</b>	<b>Water Demand (acre-feet/year)</b>
29 single family lots	8.7
Irrigation	1.208
Water Treatment Plant	0.336
<b>Total</b>	<b>10.244</b>

Based on the Applicant's figures, the Applicant must be able to provide a supply from the District of 3,073.2 acre-feet of water (10.244 acre-feet per year x 300 years) to meet the County's 300-year water supply requirement.

200 S. CASCADE AVENUE  
OFFICE: (719) 520-6485



COLORADO SPRINGS, CO 80903  
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3. The District Manager provided a commitment letter dated June 16, 2020, in which the District noted that the properties with “street addresses of 3115 and 3118 Glenarm Road are located within the Stratmoor Hills Water and Sanitation District Service Area. This letter confirms that the Districts have the water and sanitation resources and capacities to serve these properties.” The District Manager further stated that “Stratmoor Hills Water agrees to serve the above referenced property with up to 29 single family water service taps and one water serve tap for the proposed water treatment plant (9,0145 gpd or 10.244 Ac-Ft/Yr).”

4. The Applicant provided a *Water Resources Report* dated August 10, 2020. The *Report* noted that the District has adequate water supply to serve its members. The District receives up to 600 acre-feet of water from the Fountain Valley Authority’s (“FVA”) Water Treatment Plant annually. The District also has ground water rights that can be used to supplement the FVA surface water during high demand periods.

5. In a letter dated February 7, 2020, the State Engineer reviewed the application to replat the 2 lots. The State Engineer noted that based on the “latest water supply report on file with this office, it appears the District has sufficient water supply requirements for the proposed subdivision;” however, the State Engineer noted that no information was provided to them concerning water supply requirements for the proposal. The State Engineer provided a subsequent letter dated August 25, 2020 following the receipt of additional information from the Applicant. In the August 25<sup>th</sup> letter, the State Engineer confirmed that the proposed water demand for the subdivision was 10.244 acre-feet/per year and that based on the letter received from the District, the District was committed to providing a water supply of 10.244 acre-feet/year for all proposed uses in the subdivision. Based on the updated information, the Engineer stated that “it appears the District has sufficient water resources to serve the proposed development” and that “pursuant to Section 30-28-136(1)(h)(II), C.R.S., it is the opinion of this office that the proposed water supply can be provided without causing injury to decreed water rights, and is expected to be adequate.”

6. Section 8.4.7(B)(10)(g), of the El Paso County Land Development Code allows for the presumption of acceptable water quality for projects such as this where water is supplied by an existing Community Water Supply operating in conformance with Colorado Primary Drinking Water Regulations, unless there is evidence to the contrary that may be provided by the El Paso County Health Department.

7. Analysis and Recommendation. Based on the Applicant’s estimated water demand of 10.244 acre-feet per year, the Stratmoor Hills Water District’s commitment to supply 10.244 acre-feet year to the Subdivision, and the finding of sufficiency and no injury to existing water rights by the State Engineer’s Office in their letter dated August 25, 2020, the County Attorney’s Office recommends a finding that the proposed water

supply is **sufficient** in terms of quantity and dependability. The County Attorney's Office recommendation is subject to the Conditions of Compliance noted below. The El Paso County Health Department may wish to confirm that the District is in compliance with the water quality regulations.

**CONDITION OF COMPLIANCE:**

- A. Applicant and all future owners of lots within this filing shall be advised of, and comply with, the conditions, rules, regulations, and specifications set by the District.

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*  
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[www.elpasocountyhealth.org](http://www.elpasocountyhealth.org)

**Glenarm Tract A and Lot 1 Replat, SF-19-029**

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

- The construction of the proposed potable water treatment facility must meet all the design criteria of the Colorado Department of Public Health and Environment, Water Quality Control Division.
- Per the 06 Aug2019 Letter of Commitment to Serve water and wastewater services to the proposed development from Stratmoor Hills Water and Sanitation Districts, there adequate resources and capacities existing within the District.
- 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.

Mike McCarthy  
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Environmental Health Division  
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26Feb2020