

September 16, 2022

Highland Park Neighborhood Association 1  
Highland Park Neighborhood Association 2  
Eagle Rising Owners Association

El Paso County Board of County Commissioners  
Centennial Hall  
200 South Cascade Ave., Suite 100  
Colorado Springs, CO 80903

Re: Extending Briargate Parkway from Black Forest Road to Vollmer Road / Wilson and Company

Dear Commissioners;

We five Home Owner Associations (HOAs) directly affected by the extension of Briargate Parkway, want to bring to your attention several errors and problems with the Wilson & Company plan for extending Briargate Parkway through our neighborhood from Black Forest Rd. to the underdeveloped Jaynes property further east extending to Vollmer Rd. We urge you to not accept the Wilson & Company Briargate-Stapleton Studies without reducing the right-of-way (ROW) design to the current 120 feet adjacent to our homes, eliminating the interchange at Loch Linneh Pl. and adding a major Colorado Springs Utilities water main through the Briargate Parkway corridor.

Many of our homes are immediately adjacent to the Briargate Parkway roadway and were planned and constructed relying on the current platted 120' ROW. In the 1990's El Paso County accepted the Preliminary Plan and Final Plat for Highland Park Subdivision submitted by Ken and Doug Barber's development company, Rawhide Real Estate. At that time the 120 foot right of way (ROW) was platted for future Briargate Blvd. This 120 ft ROW met the Engineering Criteria for the four lane principal arterial roadway planned for the future specified in the 2040 Major Transportation Corridor Plan (MTCP). This is the same ROW that exists today, yet Wilson & Company plan to increase the ROW to 168 ft. by taking an additional 24 ft. from properties on each side of the current 120 ft ROW. Our neighborhood of 2 1/2 acre lots, while larger than many urban city lots, are more akin to urban city lots than to large rural parcels without homes adjacent to the roadway. The current Engineering Criteria Manual (ECM) specifies 130' for an urban four lane principle arterial roadway so the 120 ft ROW still serves its purpose. We want to emphasize that the 168' ROW contemplated by the Wilson engineers is not appropriate adjacent to our homes, nor are 6 lanes in the future. With proper mitigation of noise, light, air and water pollution problems created by principle arterial roadways, we can live with the current 120' ROW. 120 ft is the ROW we have been counting on for over 30 years and residents that have bought properties as recently as this month have accounted for only 120 ft.

Increasing the current 120' ROW will require Eminent Domain taking of 24' from each of our 40 properties. Loss of this area renders each property out of compliance with the RR2.5 zoning. There are many of our septic leach fields that are in this zone of taking. Many of us planted trees to mitigate the

noise, dust and the view of traffic anticipated when the Briargate roadway is constructed. Many of these mature trees are in the zone of taking. On one property, the taking may involve reconstructing a dam. The expenses to the County from taking our property by Eminent Domain are not warranted. Given the high value of properties along the Briargate Parkway extension, the cost of taking the 24 feet could be in excess of \$10 million. Providing us notice of the County's intent in this manner is poor public policy.

A roadway that allows traffic to speeds in excess of 70 mph on Briargate is not safe in our neighborhood. While the speed limit is likely to be 45 mph, 70 mph and faster is commonly observed on similar roadways. Briargate will separate our now quiet neighborhood. The roadway should not also be dangerous and deadly. Briargate traffic is not only dangerous for pedestrians crossing to connect with neighbors, but Cottonwood Creek is also a significant wildlife corridor. Deer crossing Briargate will be dangerous and deadly to drivers. Please, take strong measures to slow traffic.

Wilson & Company asserts that there is no Preble's mouse habitat on Cottonwood Creek in the area of contemplated construction. Reports to the contrary exist and a study will be required by Federal officials. Preble's mouse is only one of several reasons why a bridge, not the box culvert Wilson & Company specify could be required for the Cottonwood Creek crossing, which is within the FEMA flood zone. The expense of a bridge designed for future 6 lane traffic is not warranted in our neighborhood.

The traffic signal planned for the Briargate Parkway intersection with Lochlinne PI. is not justified as it will never meet the required warrants. There is no reason to preserve a full movement intersection in this location. The accepted Development Plan for Eagle Rising, the property to the north, demonstrates no access to Briargate Blvd. Very little traffic will turn left from west bound Briargate to access three blocks of the Highland Park neighborhood. Very few trips from Highland Park will turn left onto westbound Briargate Parkway. A traffic signal at this location does not justify the more than \$350,000 installation expense, nor the light pollution in this dark sky neighborhood, nor the stop-and-go traffic noise in this quiet neighborhood. Loch Linneh currently terminates in a cul-de-sac turn around. This traffic solution is superior to a right-in/right-out with costly acceleration and deceleration lanes. We ask that you place this traffic signal at the intersection of Volmer and Burgess, which remains a very dangerous intersection after numerous crashes and fatalities.

We thank you for your time and attention to this matter and appreciate your continued support in protecting the rights of Homeowners in Colorado Springs. Again we urge you to not accept the Wilson & Company Briargate-Stapleton product without reducing the ROW design to the current 120 feet adjacent to our homes, eliminating the interchange at Loch Linneh and adding a major Colorado Springs Utilities water main through the Briargate Parkway Corridor.

Respectfully submitted,



Dana King, President  
Highland Park 1&2 Neighborhood Association



Stephen Jacobs, President  
Eagle Rising Owners Association

The letter signed by Dana King and Stephen Jacobs regarding the Briargate-Stapleton corridor states the following:

#	Comment	Evaluation/Response
1	Many of our homes were planned and constructed relying on the current platted 120' ROW.	The subdivision filing documents for Highland Park and Eagle Rising show a 120' wide ROW for Briargate Parkway and two thirty-foot-wide public utility easements located adjacent to the platted ROW on the north and the south for a total of 180'. This total width is twelve feet more than the 168' total width shown in the report exhibits. Although the exhibits are labeled as ROW, the full width shown in the illustrative typical sections includes both roadway infrastructure and public utility easements. All typical section exhibits are conceptual and illustrate a progression of the roadway from a rural setting to a potential future urban setting. The illustrative ultimate (future) typical section includes urban drainage infrastructure (curb & gutter to replace the drainage swales), four 11-foot-wide travel lanes, two 6-foot-wide shoulders (a carryover from El Paso County standards), a six-foot-wide detached sidewalk that is separated from the travel lanes by a seven-foot-wide buffer, a 12-foot-wide bike trail (located in the utility corridor on one side), and two 25-foot-wide utility corridors. The back-of-curb to back-of-curb roadway width in the illustrative ultimate typical section is 92'. The detached sidewalk and seven-foot-wide buffer bring the total typical section width to 105'. Were a detached sidewalk added to the other side of the roadway as an alternative to a bike trail, the roadway section width would increase to 118'. Were the trail relocated, adjacent to the travel lanes in lieu of a second detached sidewalk, the roadway section would increase to 124', four feet wider than the platted ROW. Drainage swales are the permitted/intended uses in the platted 30' public utility easements located to north/south of 120' ROW.
2	We want to emphasize that the 168' ROW contemplated by the Wilson engineers is not appropriate adjacent to our homes, nor are six lanes in the future.	The ultimate (future) conceptual typical roadway section included in the report is consistent with the platted 120-foot-wide ROW and two adjacent thirty-foot-wide public utilities easements. Widening of Briargate Parkway to six lanes is not planned. Widening of the illustrative ultimate typical section to six lanes would require additional ROW and significant throw-away and reconstruction.
3	Increasing the current 120' ROW will require eminent domain taking from each of out 40 properties.	Acquisition of ROW in addition to that already platted is not needed to accommodate the illustrative four-lane ultimate typical section for Briargate Parkway.
4	A roadway that allows traffic to speeds in excess of 70 mph on Briargate is not safe for our neighborhood.	Per the El Paso County Engineering Design Criteria, a Major Arterial class roadway is designed to operate safely with an 85 <sup>th</sup> percentile operating speed of 45 mph. Data from local speed studies for existing roadways of similar configuration do not support the assertion that traffic would reach speeds in excess of 70 mph.

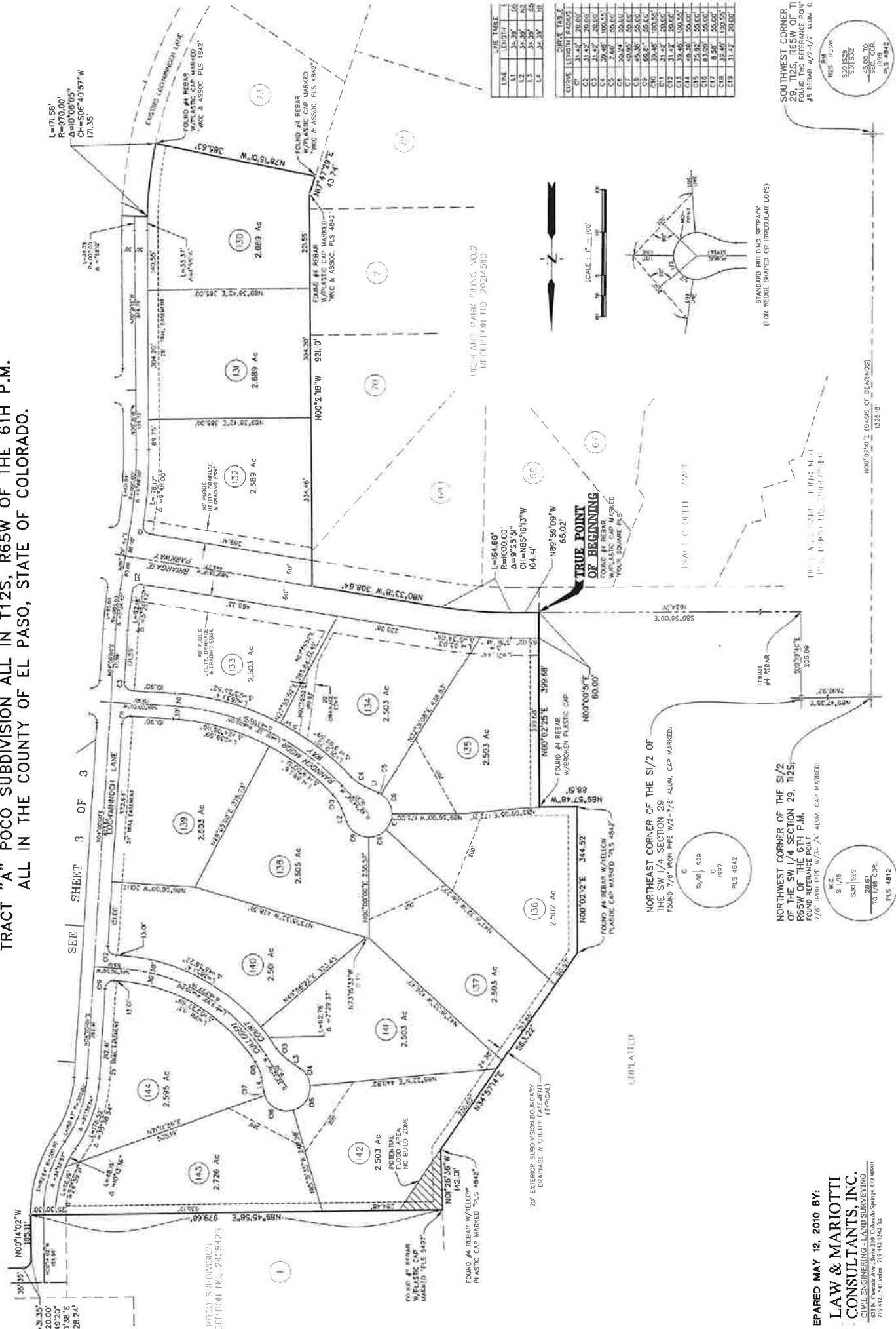
5	There is no reason to preserve a full-movement intersection in this location (Loch Linneh Place).	It was assumed that the existing neighborhoods would desire access at this location. Reducing this access to RIRO or eliminating this access would be desirable from an access management standpoint as it would improve access spacing, bringing it into better compliance with optimal spacing. However, at least RIRO access or emergency access may be desirable/needed for emergency response.
6	We ask that you place this traffic signal (Loch Linneh Place) at the intersection of Volmer and Burgess, which remains a very dangerous intersection after many crashes.	The Vollmer/Burgess intersection is not part of this study. The County recently completed the El Paso County Roadway Safety Plan ( <a href="https://www.epcsaferroads.com">https://www.epcsaferroads.com</a> ). The Plan prioritized intersections and roadway segments for additional analysis and identified strategies to improve safety at these locations. Signalization the Vollmer/Burgess intersection is one strategy that could be implemented to improve safety, but only if signal warrants, including traffic volumes through the intersection, are met. Similarly, a signal at a future Loch Linneh Place/Briargate Parkway intersection, or any other future corridor intersection could only be installed when signal warrants are met.
7	Wilson & Company asserts that there is no Preble's mouse habitat on Cottonwood Creek in the area.	The statement is not true. Perhaps the commenter does not understand the difference between ordinary habitat and critical habitat.  Page 20 of the report states that there is no habitat designated as <u>critical</u> by the U.S. Fish and Wildlife Service in the Briargate-Stapleton corridor. See Federal Register of December 15, 2010, at: <a href="https://www.govinfo.gov/content/pkg/FR-2010-12-15/pdf/2010-30571.pdf">https://www.govinfo.gov/content/pkg/FR-2010-12-15/pdf/2010-30571.pdf</a>  For a USFWS description of Designated Critical Habitat, see: <a href="https://www.fws.gov/sites/default/files/documents/critical-habitat-fact-sheet.pdf">https://www.fws.gov/sites/default/files/documents/critical-habitat-fact-sheet.pdf</a>  Apart from the issue of critical habitat, the report indicates that the Preble's Meadow Jumping Mouse (PMJM) uses riparian habitat (along streams), and that our biologist identified 13 streams with riparian habitat that would be crossed by the project. See Figure 5.6 in the report. This means that there IS potential PMJM habitat in the project area.
8	Reports to the contrary exist and a study will be required by Federal officials.	See comment above. The report indicates that there IS potential PMJM habitat in the project area. So, yes – it is recognized that assessment of any PMJM impacts will be needed as part of future environmental clearances for the project.
9	Preble's mouse is only one of several reasons why a bridge, not the box culvert Wilson & Company specify could be required for the Cottonwood Creek crossing, which is within the FEMA flood zone.	Figure 5.1 of the report indeed shows the FEMA flood designation for Cottonwood Creek. Any new structure over this drainage would be designed in accordance with FEMA requirements. Additionally, a bridge generally is more compatible with wildlife needs than a culvert, if the impacts of building the bridge are not highly adverse.

10	The expense of a bridge designed for the future six lane traffic is not warranted in our neighborhood.	A bridge, if built, would not be intended to be used only by any one neighborhood, but for the benefit of all corridor users of the roadway.
11	Again, we urge you to not accept the Wilson& Company Briargate-Stapleton product without reducing the ROW design to the current 120 feet adjacent to our homes, eliminating the interchange at Loch Linneh and adding a major Colorado Springs Utilities water main through the Briargate Parkway corridor.	The conceptual typical roadway sections included in the report are consistent with the platted 120'-wide ROW and two adjacent thirty-foot-wide public utilities easements. The future signalized intersection at Loch Linneh Place was included in the belief that the existing neighborhoods would want access to Briargate Parkway at this location; the access will be removed. El Paso County cannot extend a CSU water main within the County but is providing a utility corridor as part of the plan to accommodate utility extension within the corridor. CSU, as part of stakeholder coordination has expressed the desire to extend gas in the corridor.



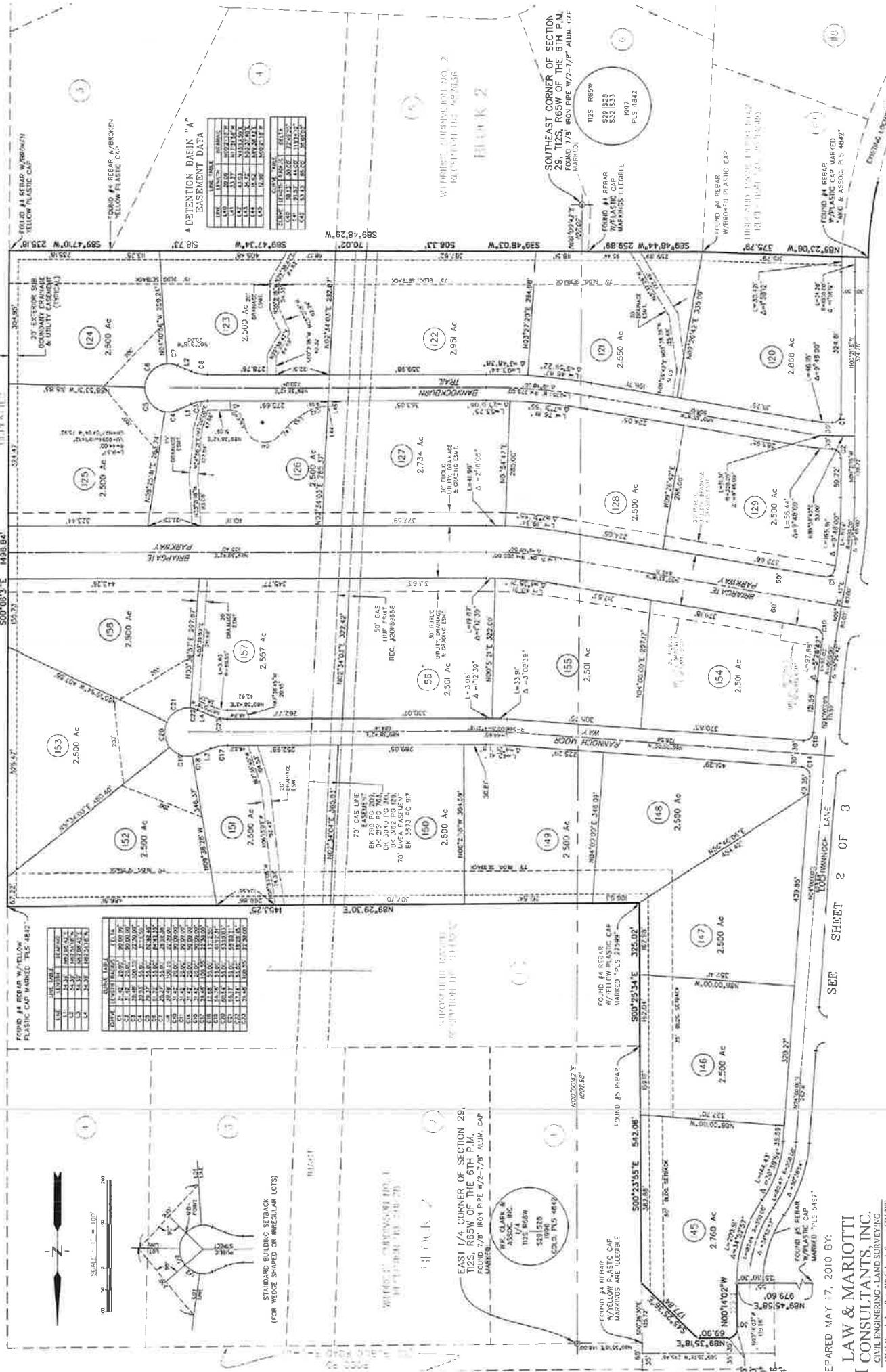
HIGHLAND PARK FILING NO. 3

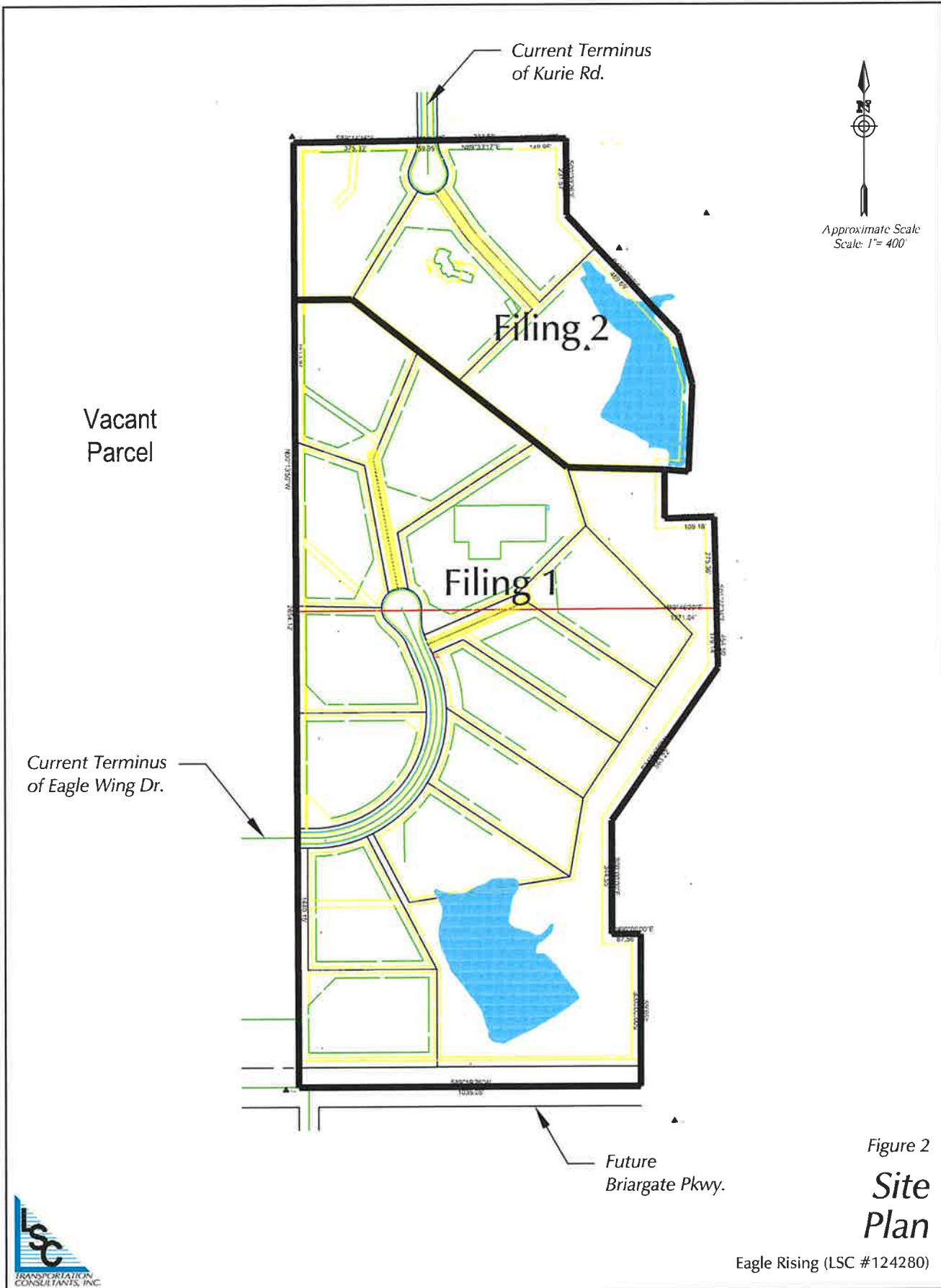
A SUBDIVISION OF A PORTION OF SECTIONS 28, 29 & 32 AND A PORTION OF TRACT "A" POCO SUBDIVISION ALL IN T12S, R65W OF THE 6TH P.M.  
ALL IN THE COUNTY OF EL PASO, STATE OF COLORADO.



**PREPARED MAY 12, 2010 BY:**  
**LAW & MARIOTT**  
**CONSULTANTS, INC.**  
**CIVIL ENGINEERING LAND SURVEYORS**  
625 N. Cheesman Ave., Suite 2100, Colorado Springs, CO  
719.442.1511 voice, 719.442.1242 fax

**HIGHLAND PARK FILING NO. 3**  
**A SUBDIVISION OF A PORTION OF SECTIONS 28, 29 & 32 AND A PORTION OF**  
**TRACT "A" POCO SUBDIVISION ALL IN T12S, R65W OF THE 6TH P.M.**  
**ALL IN THE COUNTY OF EL PASO, STATE OF COLORADO.**

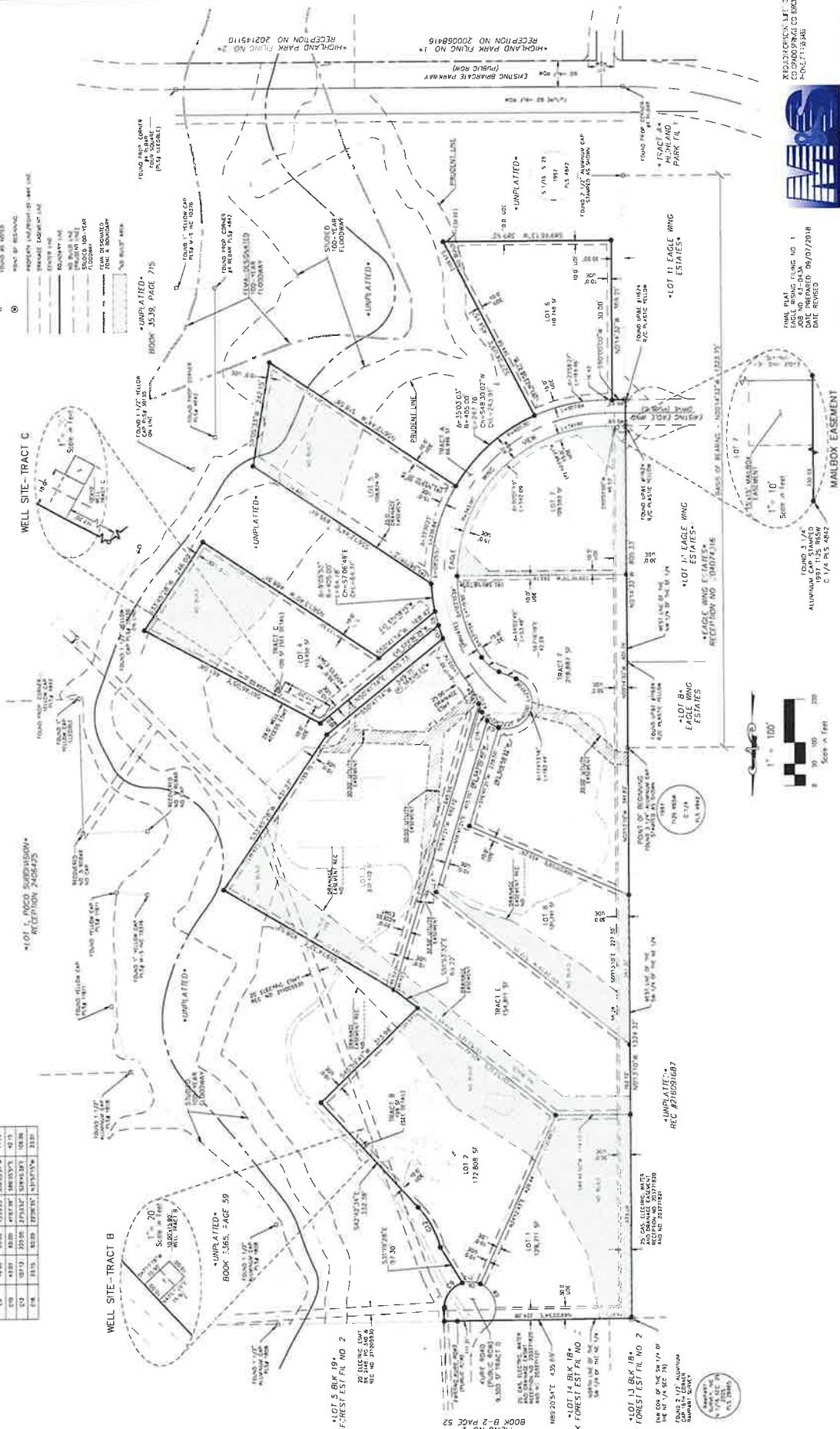






EAGLE RISING FILING NO. 1

A PORTION OF THE SW 1/4 OF THE NE 1/4 AND THE WEST 1/2 SE 1/4 OF SECTION 29, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, STATE OF COLORADO.



SHEET 2 OF 2



October 18, 2023

Steve Jacobs, MD  
P O Box 2076  
Colorado Springs, CO 80901  
[JacobsMD@me.com](mailto:JacobsMD@me.com)  
719-359-1470

Vice-Chairman Jay Carlson  
El Paso County Planning Commission  
Via email attachment

**Re: Eagle Rising Subdivision @ Cottonwood Creek and the EPC Planning Commission rejection of the Wilson Company's Briargate-Stapleton Corridor Alignment Plan and Access Control Plan without modifications**

Dear Vice-Chairman Carlson,

El Paso County represents the Briargate-Stapleton Plan as preserving the Briargate-Stapleton corridor. Instead, the Plan initiates condemnation and taking twenty-four (24) feet of property from thirty six (36) homeowners plus three (3) other property owners in the already plated area from Black Forest Road east to the "Jayne's Subdivision."

**Please, do not approve the Wilson Report on Briargate-Stapleton Corridor as it stands.**

**Most importantly, your Planning Commission has the authority to limit the width of the Corridor to its current 120 feet total from Black Forest Road to the recently approved Jayne's Subdivision, as this ROW cuts through the 5 Subdivisions that have long counted on this 120 feet access width. Please, don't start eminent domain condemnation on our properties.**

**Number two; eliminate the traffic signal at Loch Linneh Place.** Wilson and the County appear to agree.

**Number three; remove the over-reach and errors in the report and send review of this material to the appropriate forums for resolution.**

Following is the **September 16, 2022 Letter signed by five HOAs to the BOCC**, which was cited in the October 5, 2023 Planning Commission meeting, howbeit at the last minute. The only response to this letter we received prior to the October 5, 2023 Planning Commission (PC) meeting is from Commissioner Williams, acknowledging receipt without comment. After the PC meeting, anonymous responses were entered on October 10, 2023 into EDARP as responses to "the letter signed by Dana King and Stephen Jacobs" without identifying "the letter". Again, there was no direct notification to the Home Owner Associations which wrote the letter. The **responses** are compiled for your convenience following the letter. My response to the somewhat confusing response from Wilson or the County engineers is that taking 24 feet of the 32 foot utility easement for new right of way access (ROW) requires condemning our properties. ROW and easement access are not synonyms. EPC will own the ROW. Easements are owned by the current property owners.

**Responses:**

Contrary to Presenter Ms. Paz de Araujo's statements during her October 5th presentation regarding Wilson Engineering's answers to public comments, and Engineer Schwartz written statement in the PC packet, neither myself nor my family have ever received responses to our September 15, 2022 comments to Wilson Engineering's public survey. Our comments can still be found on the Briargate-Stapleton website. Oddly, our comments are not in the County compilation in e-Darp, nor in your packet. See the screen shots of our comments which follow the EDARP responses. By the way, there are about 30 comments from other people without responses on the website (for instance, Amy Phillips makes a particularly cogent argument for upgrading the Woodman Road corridor for your consideration, which also received no response, so I also included her comment to follow.)

We further note that the spreadsheet of Public Comments-Responses in the Wilson Report in your packet cannot be legible. We now see that this document is legible in EDARP and don't think the public should be expected to be detectives to find legible documents.

**Stakeholder meetings:**

Both Ms. Paz de Araujo and Ms. Herrington stated that meetings were held with developer stakeholders in the B-S corridor. Our developer, MyPad, Inc., for Eagle Rising Subdivision was never contacted even though contact information is plainly clear in our EDARP file. MyPad is not as large as Classic and Norwood, however MyPad is important because both Cottonwood Creek and future ROW for Briargate are on our Eagle Rising Subdivision property.

**Errors:**

The Wilson Report errors in stating there is no history of the presence of **Preble's jumping mouse** in this area of Cottonwood Creek and now makes a distinction between habitat and critical habitat. Environmental consultants for our Eagle Rising Subdivision refer to the floodplain, riparian area south of our dam/south of our property as prime mouse habitat. This is not shown on Wilson documents as such. As we have been planning our subdivision for over ten years, our documents for our submittal can be publicly accessed in e-Darp. My family is developing our 70 acres impacted by the Corridor, yet we have never been contacted by anyone with the Wilson Company.

A field study will be required to make the Preble's mouse determination. When Preble's mouse is trapped, a bridge crossing of Cottonwood Creek south of our property may be required: but the expense of this bridge is not contained in the Wilson Study cost projections. Furthermore, the proposed **24 feet expansion in the width ROW would encroach upon the foot of our dam** for our pond on Cottonwood Creek to the north of the Briargate crossing. Moving and reconstructing our dam will bear considerable cost to the County. Please, see comment to follow.

Wilson discusses the **ponds** on Cottonwood Creek as "stock ponds". I think "ponds for fire fighting" is better. Use of these ponds includes "standing water reservoirs for fire fighting, wildlife habitat, recreation and aesthetics." The water in our pond was critical for fire fighting in the 2013 Black Forest Fire as the private wells and Park Forest Water District community water hydrants deliver limited, small water flows. The Wilson Report states that our pond is part of Park Forest Water District's reservoir system. **This is not the case.**

**Regulation by outside consultants:**

Wilson states that future upstream development of more than one acre - i.e. our Eagle Rising Subdivision property - will be required to provide full spectrum water detention. Our MVE Engineer, Inc. engineers have determined that developed stormwater flows off Eagle Rising Subdivision's lots which are larger 2 ½ acre lots in this area, **do not require detention of stormwater flows**. The Wilson Report does not refer to our Master Development Drainage Plan performed by MVE Engineering for our Eagle Rising Subdivision. Is this "corridor and access plan" the place for these policies? This subject does not seem proper for the stated purpose of the Wilson report.

After more than 10 years of unending process delays and changes in regulations, we have come to believe the legal, engineering and planning staff and dysfunctional culture of El Paso County Public Works and Planning appear to be intentionally delaying approvals of our subdivision in order to take our property by regulatory and inverse condemnation and to require us to become subject to these future requirements that seem to be attempts to compel us to pay for drainage improvements not required for our proposed Eagle Rising Subdivision project; all to the benefit of the County. As Ms. Herington gets up to speed as new Director of Planning, we hope it will be possible to resolve these issues.

Please, reject this "outside consultant approach" by County Staff to add new requirements for our subdivision.

Please, distribute this memo to all the other members of Planning  Commission.

**Please, do not approve the Wilson Report on Briargate-Stapleton Corridor as it stands.**

Thanks for your interest in this matter and for your service,

Regards,

Steve Jacobs, MD

The letter signed by Stephen Jacobs Lane regarding the Briargate-Stapleton corridor includes the following comments:

#	Comment	Evaluation/Response
1	El Paso County represents the Briargate-Stapleton Plan as preserving the Briargate-Stapleton corridor. Instead, the Plan initiates condemnation and taking twenty-four (24) feet of property from thirty six (36) homeowners plus three (3) other property owners in the already platted area from Black Forest Road east to the "Jayne's Subdivision."	The County does not anticipate any ROW acquisition (either taking or acquisition/purchases) in addition to the platted/planned width of 120'. The overall corridor width of 168', as presented in the CPP conceptual, illustrative typical sections includes public utility/drainage easements (30' on each side of the ROW). The conceptual roadway section as illustrated will be accommodated by the 168' corridor in most places and drainage structures (swales for the initial and interim rural section) are intended be located within dedicated public utility easements. During preliminary and final design for the roadway it is anticipated that additional width (either temporary for construction or permanent) may be required at some locations. As an example, this may be required at the Cottonwood Creek crossing because the roadway elevation will be significantly higher than the creek, increasing the required width of the roadway embankment. In such locations the reserved 30' public utility easement width may prove to be inadequate. Any additional ROW needed would be purchased at fair market value and cost for replacement of any existing improvement impacted by the project would be project cost, not property owner costs.
2	Most importantly, your Planning Commission has the authority to limit the width of the Corridor to its current 120 feet total from Black Forest Road to the recently approved Jayne's Subdivision, as this ROW cuts through the 5 Subdivisions that have long counted on this 120 feet access width. Please, don't start eminent domain condemnation on our properties.	See response to #1 above.
3	Increasing the current 120' ROW will require eminent domain taking from each of out 40 properties.	See response to #1 above.
4	Number two; eliminate the traffic signal at Loch Linneh Place. Wilson and the County appear to agree.	It was assumed that the existing neighborhoods would desire access at this location. Reducing this access to RIRO or eliminating this access would be desirable from an access management standpoint as it would improve access spacing, bringing it into better compliance with optimal spacing. However, at least RIRO access or emergency access may be desirable/needed for emergency response.

5	<p>Number three; remove the over-reach and errors in the report and send review of this material to the appropriate forums for resolution.</p>	<p>The drainage, traffic, and environmental analysis conducted for the CPP represent high-level analysis to identify potential issues and consideration to be addressed during future preliminary and final design. The use of these findings was confined to screening of alternative alignments and identification of studies, analysis, and potential mitigation needs that should be undertaken as part of future project design and implementation. The single exception to this is the Access Control Plan which will be applied for the process of issuing access permits to the future roadway. Otherwise, adopted design criteria and standards still will be applied.</p>
6	<p>Following is the September 16, 2022, Letter signed by five HOAs to the BOCC, which was cited in the October 5, 2023, Planning Commission meeting, howbeit at the last minute. The only response to this letter we received prior to the October 5, 2023, Planning Commission (PC) meeting is from Commissioner Williams, acknowledging receipt without comment. After the PC meeting, anonymous responses were entered on October 10, 2023, into EDARP as responses to "the letter signed by Dana King and Stephen Jacobs" without identifying "the letter". Again, there was no direct notification to the Home Owner's Associations which wrote the letter. The responses are compiled for your convenience following the letter. My response to the somewhat confusing response from Wilson or the County engineers is that taking 24 feet of the 32 foot utility easement for new right of way access (ROW) requires condemning our properties. ROW and easement access are not synonyms. EPC will own the ROW. Easements are owned by the current property owners.</p>	<p>The table of responses was prepared in September 2022 at the request of the County. It was also provided to the County at that time. PDF copies of the letter and the table were provided to the PC in EDARP.</p> <p>As noted, the responses were prepared by Wilson &amp; Company and the was relayed to the PC; they were not anonymous. The PC was also informed that Wilson &amp; Company did not receive a copy of a response letter to the authors and did not know if such a letter was prepared.</p> <p>It should be further noted that most of the comments included in the letter were also submitted via the project website Comment Form as well as the website Interactive Map comment app. Individual email responses were sent to each the author of each comment (145) that was transmitted via the Comment Form. A full listing of those emails with comment, author, dates, and responses was also provided to the PC (uploaded to EDARP per October 5<sup>th</sup> with and updated version updated for November 2<sup>nd</sup>).</p>

7	<p><b>Responses:</b> Contrary to Presenter Ms. Paz de Araujo's statements during her October 5th presentation regarding Wilson Engineering's answers to public comments, and Engineer Schwartz written statement in the PC packet, neither myself nor my family have ever received responses to our September 15, 2022, comments to Wilson Engineering's public survey. Our comments can still be found on the Briargate-Stapleton website. Oddly, our comments are not in the County compilation in EDARP, nor in your packet. See the screen shots of our comments which follow the EDARP responses. By the way, there are about 30 comments from other people without responses on the website (for instance, Amy Phillips makes a particularly cogent argument for upgrading the Woodman Road corridor for your consideration, which also received no response, so I also included her comment to follow.) We further note that the spreadsheet of Public Comments-Responses in the Wilson Report in your packet cannot be legible. We now see that this document is legible in EDARP and don't think the public should be expected to be detectives to find legible documents.</p>	<p>A total of 64 comments were submitted using the website Interaction Map comment feature. Again, many were duplicative, and some were anonymous. Over half of those comments were tagged with Project Team responses within the app following the Virtual Open House Meeting in 2021. After that point we no longer tracked the map app comments and should have deactivated the app to avoid confusion. To bring all responses up to date we have prepared an Interactive Map app comment plus response summary. It is now posted on EDARP and on the website. The fact that full letter was submitted via the map app complicated adding responses using the HTML link we had used previously.</p> <p>All 145 comments received via the website comment form were answered by individual emails and the response emails that sometimes included multiple emails to your family and neighbors. A full listing of emails with content, dates, and responses was also provided to the PC (see attached comment-response transcript summary). Comments from Stephen Jacobs, Cathy Lane, Amy Phillips, Christine and Michael Mohr and others, including the documentation of the email responses, are included in the email comment-response listing loaded on EDARP.</p> <p>A total of 64 additional comments were submitted using the Interaction Map comment feature. Well over half of those comments were tagged with Project Team responses within the app following the Virtual Open House Meeting in 2021.</p>
8	<p><b>Stakeholder meetings:</b></p> <p>Both Ms. Paz de Araujo and Ms. Herrington stated that meetings were held with developer stakeholders in the B-S corridor. Our developer, MyPad, Inc., for Eagle Rising Subdivision was never contacted even though contact information is plainly clear in our EDARP file. MyPad is not as large a Classic and Norwood, however MyPad is important because both Cottonwood Creek and future ROW for Briargate are on our Eagle Rising Subdivision property.</p>	<p>Stakeholder meetings, including agency/jurisdictional and developer/utilities stakeholder breakout meeting were held in early 2020, at the beginning of the planning process. The focus of the stakeholder meeting was on data collection to support alignment alternatives development and screening. At that time, the County and the City of Colorado Springs provided contacts for then active developments within the project area. The County also posted notices and project updates including links to the project website. Review of Eagle Rising filings in EDARP shows that initial planning for Rising Eagle took place in 2013 with reconsideration beginning in March of 2020. According to County staff the Preliminary Plan has since been conditionally approved, with requirements to update various elements to current standards. Based on the dates of Eagle Rising filings in EDARP, it is likely that the stakeholder meetings were held before significant renewed interaction with the County regarding your recent subdivision filings had</p>

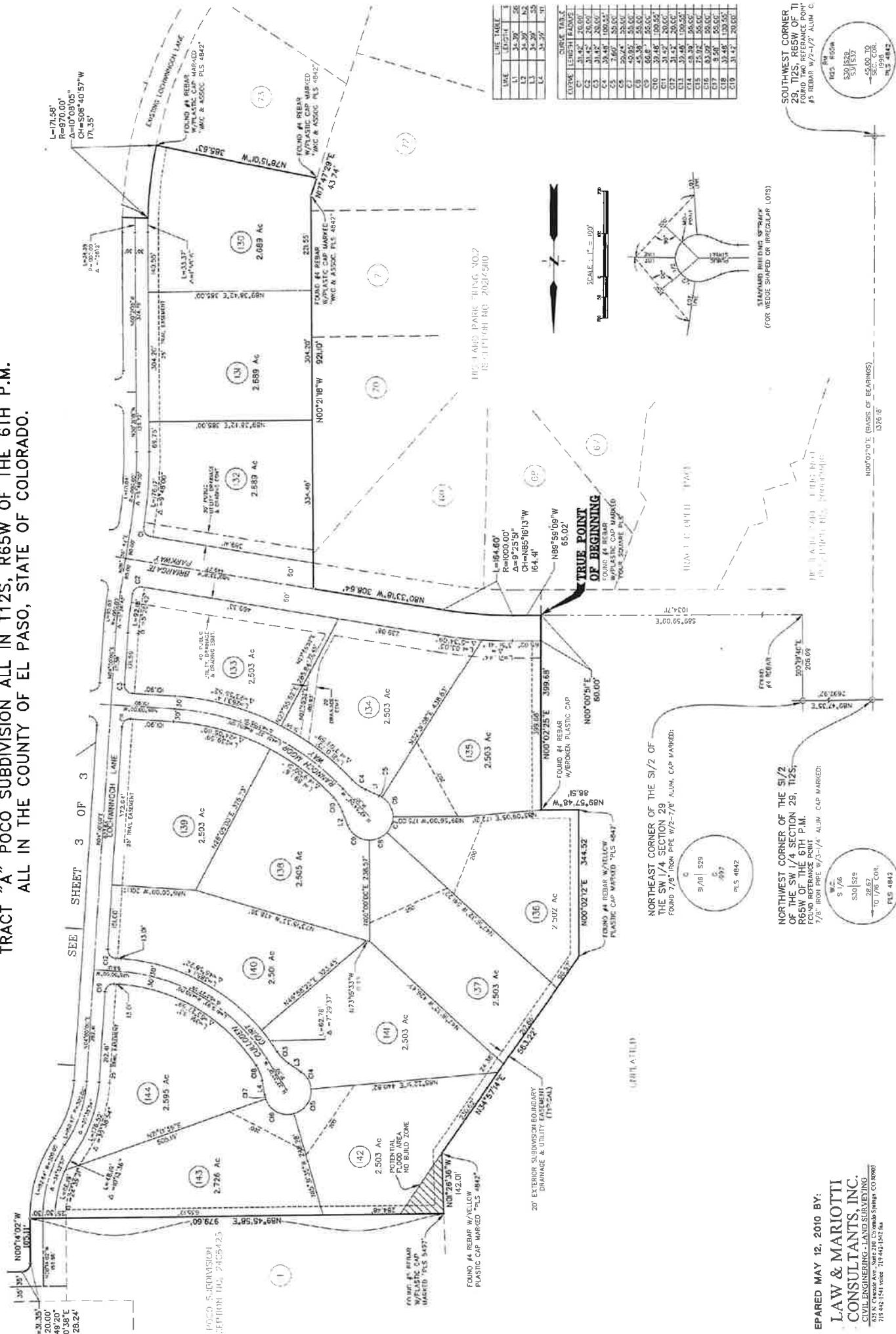
		kicked off. Similarly, developers for the Jayne's property (2021 rezoning, 2022 sketch plan) were not included in the develop stakeholder meetings because plans because at the time planning for that parcel was also in transitional and/or early stages. Prior and ongoing planning for both parcels was, however, included in analysis and alternatives screening for the Corridor Preservation Plan and Access Control Plan.
9	<p><b>Errors:</b></p> <p>The Wilson Report errors in stating there is no history of the presence of Preble's jumping mouse in this area of Cottonwood Creek and now makes a distinction between habitat and critical habitat. Environmental consultants for our Eagle Rising Subdivision refer to the floodplain, riparian area south our dam/south of our property as prime mouse habitat. This is not shown on Wilson documents as such. As we have been planning our subdivision for over ten years, our documents for our submittal can be publicly accessed in EDARP. My family is developing our 70 acres impacted by the Corridor, yet we have never been contacted by anyone with the Wilson Company. A field study will be required to make the Preble's mouse determination. When Preble's mouse is trapped, a bridge crossing of Cottonwood Creek south of our property may be required: but the expense of this bridge is not contained in the Wilson Study cost projections. Furthermore, the proposed 24 feet expansion in the width ROW would encroach upon the foot of our dam for our pond on Cottonwood Creek to the north of the Briargate crossing. Moving and reconstructing our dam will bear considerable cost to the County. Please, see comment to follow. Wilson discusses the ponds on Cottonwood Creek as "stock ponds". I think "ponds for fire fighting" is better. Use of these ponds includes "standing water reservoirs for fire fighting, wildlife habitat, recreation and aesthetics." The water in our pond was critical for fire fighting in the 2013</p>	

	Black Forest Fire as the private wells and Park Forest Water District community water hydrants deliver limited, small water flows. The Wilson Report states that our pond is part of Park Forest Water District's reservoir system. This is not the case.	
10	<p>Regulation by outside consultants:</p> <p>Wilson states that future upstream development of more than one acre - i.e. our Eagle Rising Subdivision property - will be required to provide full spectrum water detention. Our MVE Engineer, Inc. engineers have determined that developed stormwater flows off Eagle Rising Subdivision's lots which are larger 2 ½ acre lots in this area, do not require detention of stormwater flows. The Wilson Report does not refer to our Master Development Drainage Plan performed by MVE Engineering for our Eagle Rising Subdivision. Is this "corridor and access plan" the place for these policies? This subject does not seem proper for the stated purpose of the Wilson report.</p> <p>After more than 10 years of unending process delays and changes in regulations, we have come to believe the legal, engineering and planning staff and dysfunctional culture of El Paso County Public Works and Planning appear to be intentionally delaying approvals of our subdivision in order to take our property by regulatory and inverse condemnation and to require us to become subject to these future requirements that seem to be attempts to compel us to pay for drainage improvements not required for our proposed Eagle Rising Subdivision project; all to the benefit of the County.</p> <p>As Ms. Herington gets up to speed as new Director of Planning, we hope it will be possible to resolve these issues.</p>	

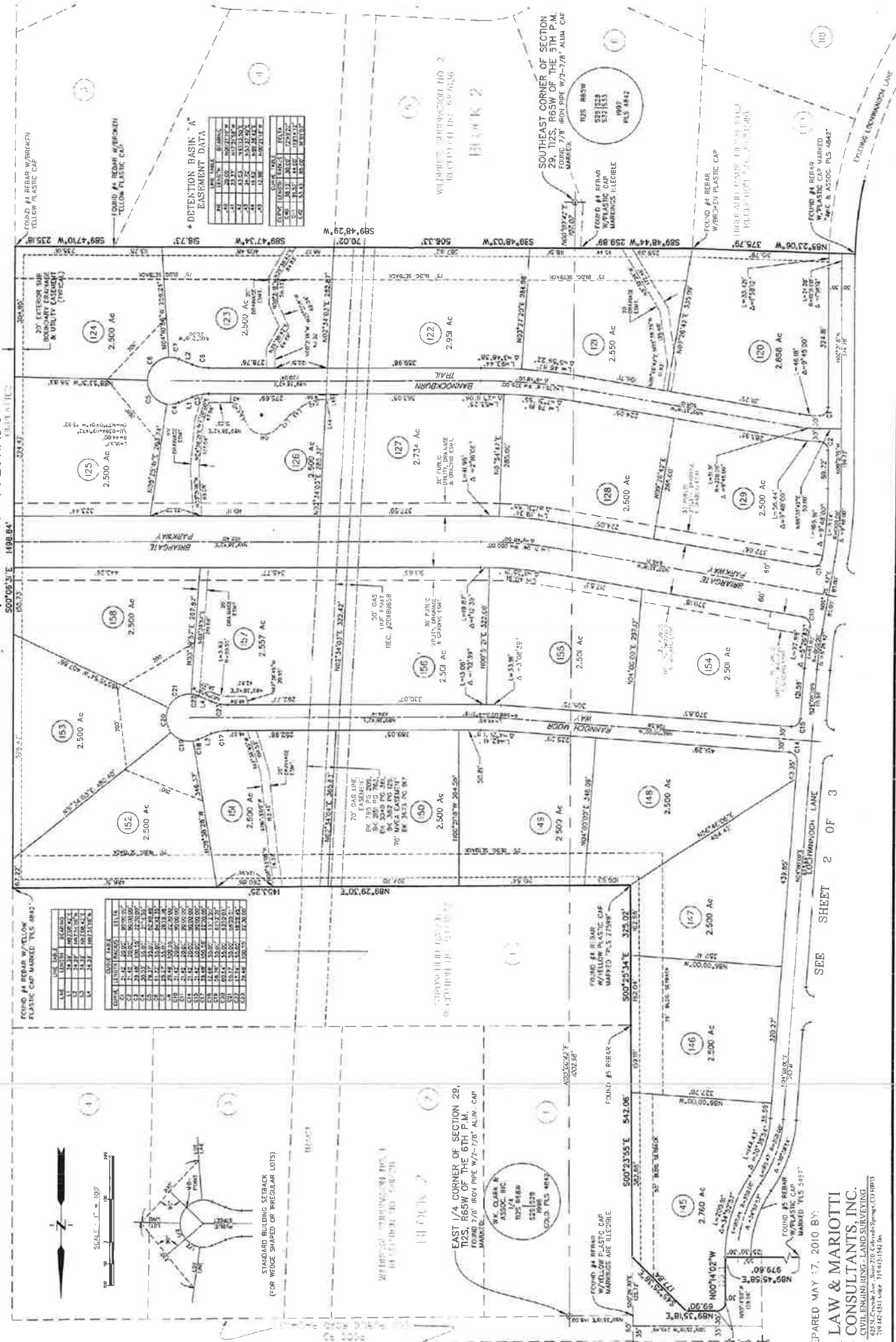


HIGHLAND PARK FILING NO. 3

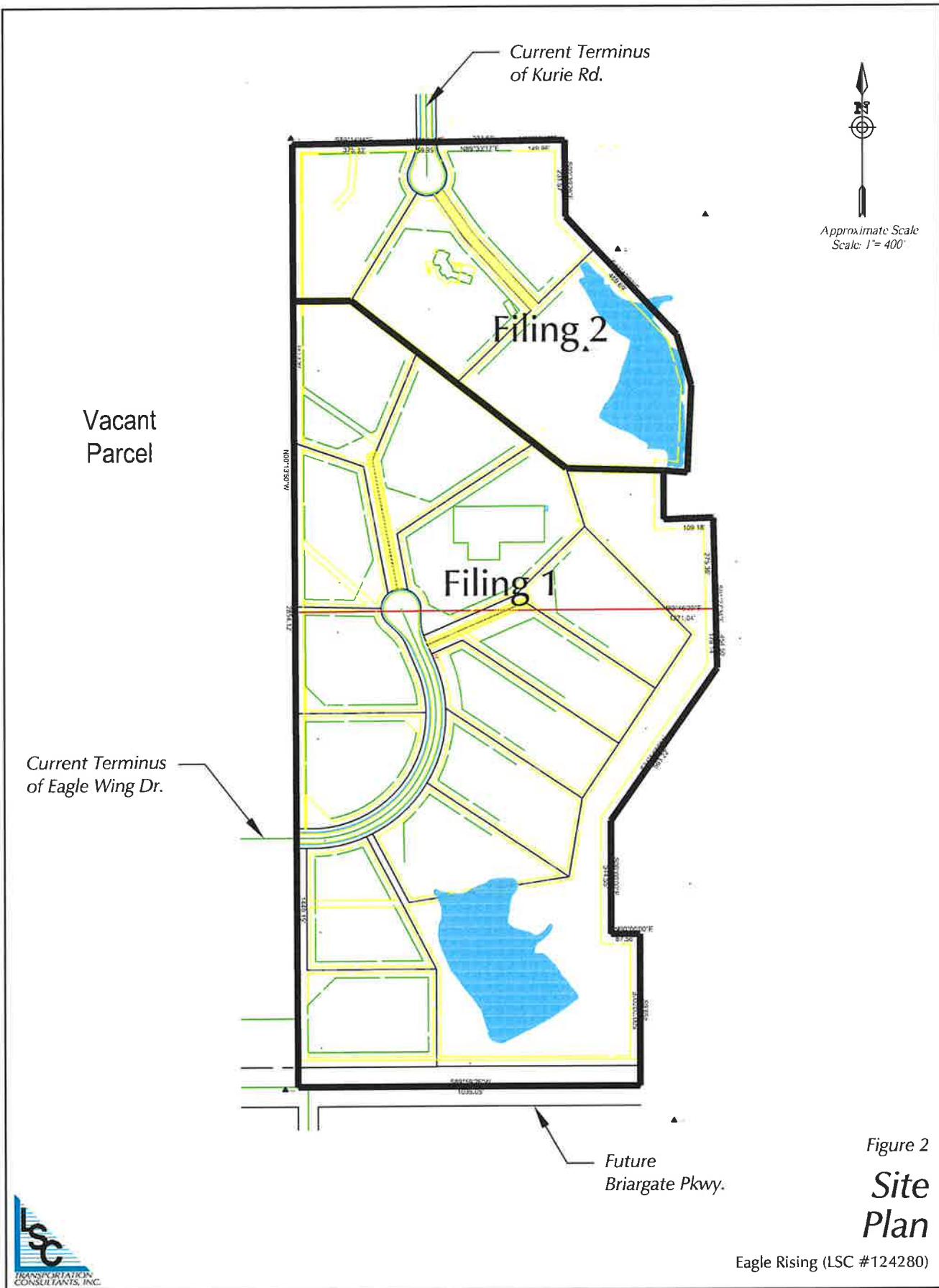
A SUBDIVISION OF A PORTION OF SECTIONS 28, 29 & 32 AND A PORTION OF  
TRACT "A" POCO SUBDIVISION ALL IN T12S, R65W OF THE 6TH P.M.  
ALL IN THE COUNTY OF EL PASO, STATE OF COLORADO.



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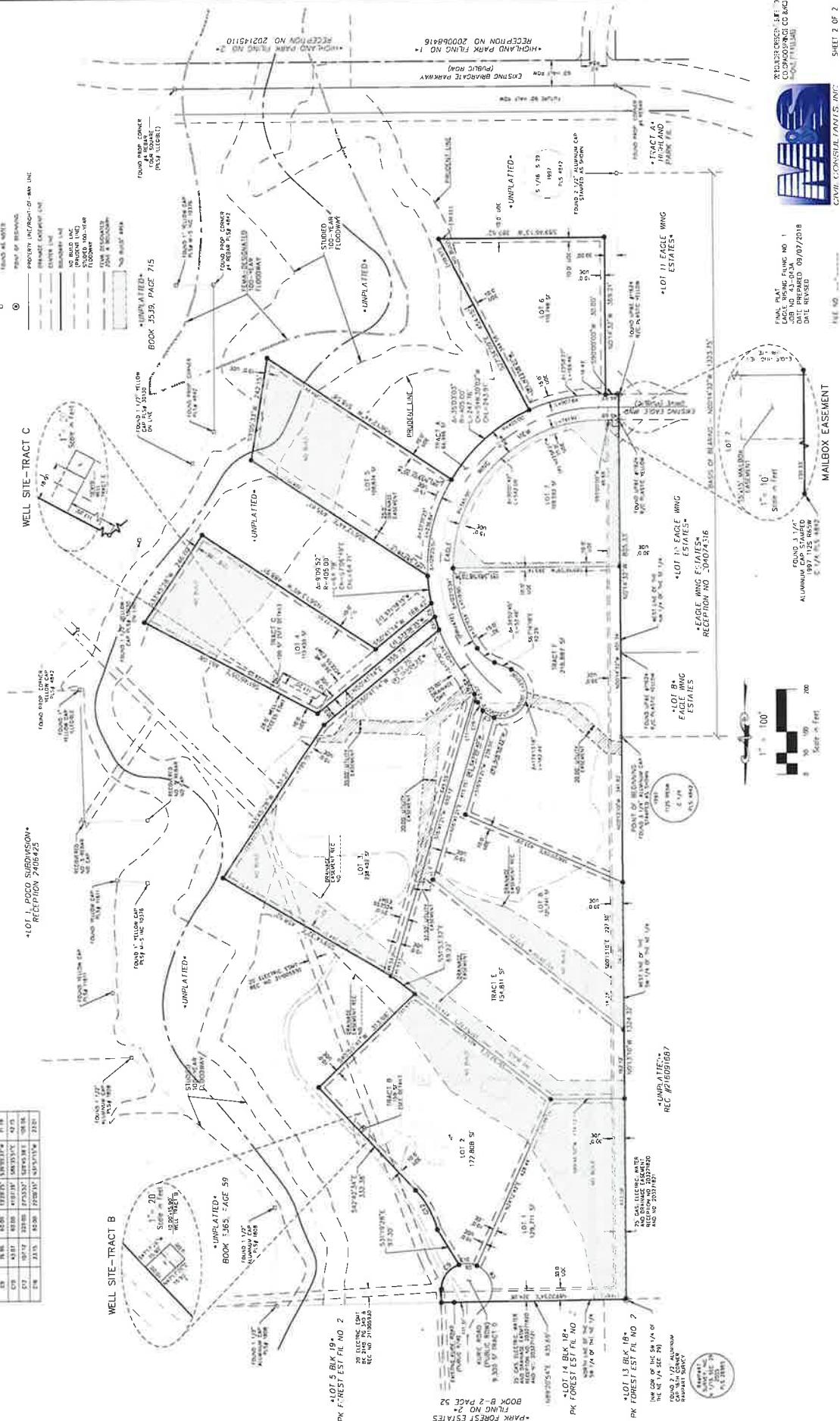
**LAW & MARIOTTI**  
CONSULTANTS, INC.  
CIVIL ENGINEERING - LAND SURVEYING  
625 Columbia Avenue, Suite 210 • Colorado Springs, CO 80903  
(719) 542-1351 • Fax: (719) 542-5562





EAGLE RISING FILING NO. 1

A PORTION OF THE SW 1/4 OF THE NE 1/4 AND THE WEST 1/2 SE 1/4 OF SECTION 29, TOWNSHIP 12 SOUTH,  
RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, STATE OF COLORADO.



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# El Paso County Parcel Information

Parcel Number: 5229000011

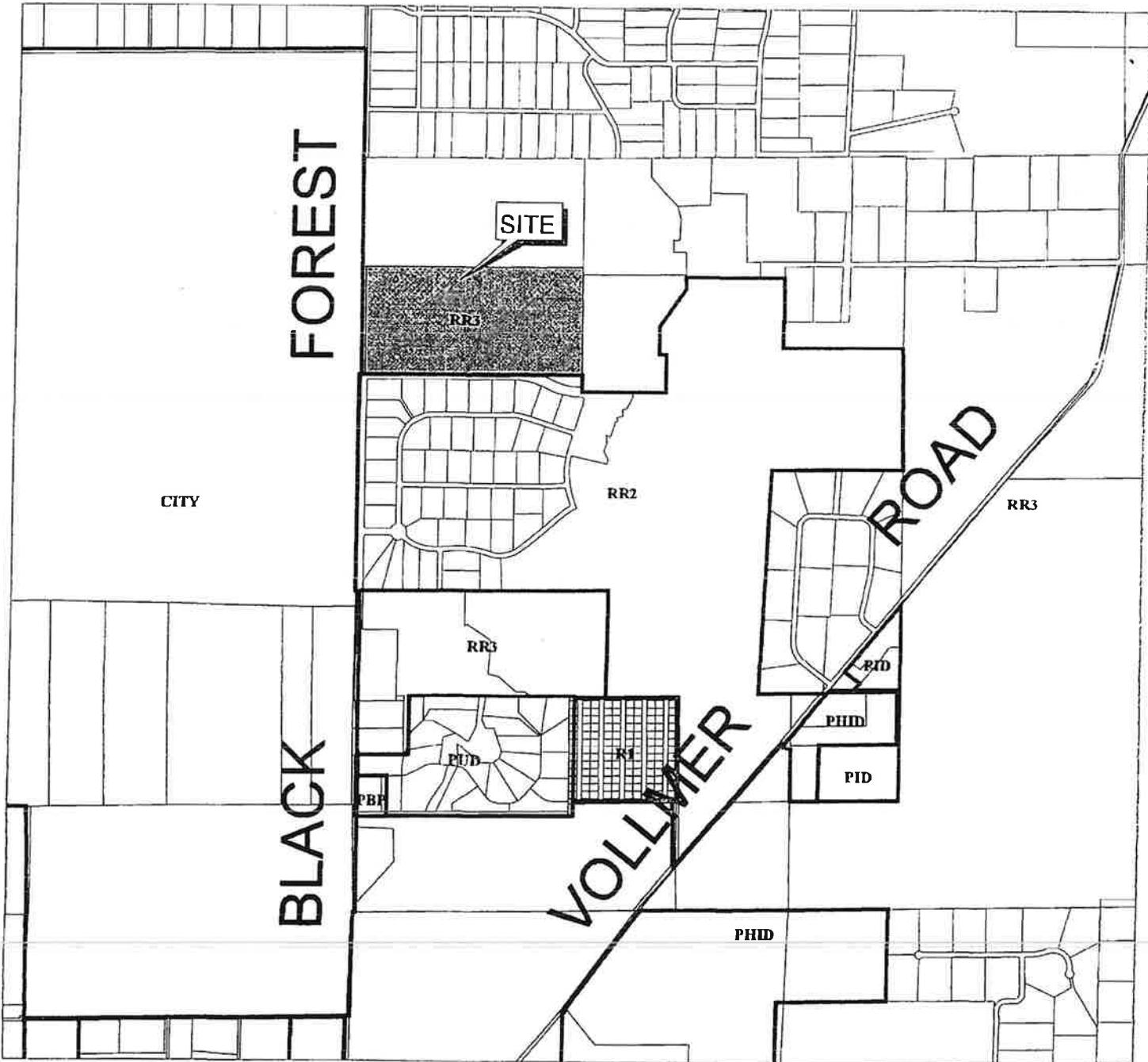
File Name: SP-01-017

Parcel Address: 0 BLACK FOREST RD

Zone Map No.: 523.29

Parcel Owner: SHAMROCK RANCH DEVELOPMENT LLC

Owner Mailing Address: 7945 DAN POND RD, COLORADO SPRINGS, CO, 80908



Please report any discrepancies to:  
El Paso County GIS/Mapping  
27 E. Vermijo  
Colorado Springs, CO 80903  
(719)520-6523

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October 19, 2023

El Paso County Planning Commissioners,

On-line, I attended your October 5, 2023 Planning Commission meeting, to make my comments on the Briargate Stapleton Corridor Item, and was surprised to have no opportunity for public comment for **Items on the Agenda**. I heard the County DPW Engineer and the Wilson Company Presenter speak, and I still have these concerns that I would like addressed by you and the Wilson Company.

If I am wrong about a matter, please tell me where I am wrong. I am concerned about the County wasting taxpayer money. And about swift adoption of Plans that need more study.

- Our family is developing our 70 acres, located along the **north side of the Briargate-Stapleton Corridor at Cottonwood Creek**. That makes us, in our view, a “Stakeholder...Developers especially those with active sketch plans or in the process” yet we were not included in any Stakeholder meetings.
- None of our family’s comments on the Wilson Company website for public comment were responded to, nor were any of our comments in the County EDARP matrix of comments, nor in the Planning Commissioners’ packet. Who eliminated our comments? Why was our September 2022 5 HOAs letter to the BOCC not in your packet?
- If the 120’ width of the Corridor (the width planned for decades for our western section) increases to the “Ultimate 168’ width” as the Wilson Report (Appendix D, 3.1 Design Criteria) envisions, then the County will be making the existing Highland Park Filings and Eagle Wing Estates 2.5 acres Lots smaller than 2.5 acres, making these Lots “illegal”.

Please explain how you are even considering approving/allowing/planning for this change of width from 120’ to 168’ outlined in the Wilson Report as the “ultimate width”. This action begins the eminent domain process to take property from 39 owners near us that are directly adjacent to the Corridor. People have built houses/decks/garages/domestic wells/septic fields/berms/trees/ponds that will be taken for this plan and the Wilson Report does not even mention this “taking”. Where in the Wilson Report are these acquisition costs?

- Wilson Report elevations for our pond & our dam are not current information. The Report seems to use elevations from 23 years ago from work by Drexel Barrell done for our property. We have full Submittals in EDARP with current information. Our dams were rebuilt in 2014 at significant cost. Wilson’s Appendix C, Drainage Report, page 9 states “considerable work is needed” cites “impacts” to our pond dam, forecasts “bridge in the future”.
- Our pond is not “in the Park Forest Water District reservoir system”. Where did this language come from? We own our ponds.
- Wilson Report presentation slide titled “Environmental Considerations Wetlands” does not seem to depict the wetlands at our southern boundary. Why was the “Color Orange” not used?

- Wilson Report presentation slide titled “Noise” shows a 500’ buffer line if the “ultimate width” for the Corridor is adopted by the Planning Commission; that impact would be across our entire south pond and therefore its wildlife and fowl, as well as many of our planned Lots.
- The impact to our pond, which was instrumental in fighting the 2013 Black Forest Fire, would be a significant loss to far more people.
- Our access to our eastern pastures for grazing animals is across our southern dam. If the “Ultimate width” to be taken by the County in eminent domain were to encroach on the foot of our dam to require our dam be reconstructed to maintain its integrity, the cost to the County to replace our access would be significant.
- Our southern berm was built, along with 20+ year old trees that were planted to buffer our Lots from the Corridor, for the planned 120’ width. Wilson Report Appendix D, 5.2 Phasing puts our section as “first built”. If 24’ or more land is taken by the County in eminent domain, we anticipate that the County will need to move our trees and re-build our berm to its current dimensions. Its extensive length/breadth/width/vegetation would be a significant cost to the County. Where is that cost in the Wilson Report?
- Wilson Report Appendix D, 5.2 Phasing puts our section as “first built”. Our southern fence is along our entire southern property line. It could be that we are the only property in this section of the Corridor with fence to the middle of the proposed Corridor. We reasonably expect our fence to be relocated at County expense before any Corridor construction begins. Where is that cost in the Wilson Report?

We seek no direct access to the Corridor. Please, eliminate the intersection and traffic light at Loch Linneh Place.

- As a box culvert is not likely the way the Corridor will be built across Cottonwood Creek, where in the Report is the cost of that potential bridge? Wouldn’t you want to know how much more that bridge will cost the County before changing the current 120’ planned corridor into a 168’ Corridor?
- All told, we think there are significant costs to the County that are not found in the Wilson Report.

**I ask that the Planning Commission not approve the Wilson Report as it stands.  
I ask that you use your approving authority as the Planning Commission to**

- **Limit the Corridor to 120’ total width in the section from Black Forest Road to the Jaynes property**
- **Eliminate the Corridor access to our property to the north/Loch Linneh Place to the south**
- **Move discussion of our property’s Subdivision Filing along without further delay.**

**The recent “third or fourth County Engineering Review” for our Eagle Rising Subdivision Submittals added so many new comments for us to “respond to” that it exceeds hundreds of line items (County comments made 9/15/23, 9/27/23, 9/29/23, 10/4/23, 10/5/23, 10/9/23) that force delay in processing our Submittals while you are being encouraged by EPC Staff to swiftly adopt the Corridor Preservation Plan and the Corridor Access Control Plan parts of the Wilson Report right now.**

Lastly, I think my **neighbors** Thomas Bailey (Chair, El Paso County Planning Commission) and Kevin Mastin (recently El Paso County Interim Director of Planning, now Executive Director, El Paso County Department of Public Works), along with County Attorney Lori Seago, could disclose their close interests in these matters.

Of interest, Mr. Mastin’s HOA is one of the 5 HOAs that signed the September 16, 2022 Letter to the BOCC.

Respectfully,



Cathy Lane  
tel 719.859.1471

The letter signed by Cathy Lane regarding the Briargate-Stapleton corridor includes the following comments:

#	Comment	Evaluation/Response
1	On-line, I attended your October 5, 2023, Planning Commission meeting, to make my comments on the Briargate-Stapleton Corridor Item and was surprised to have no opportunity for public comment for items on the Agenda. I heard the County DPW Engineer, and the Wilson Company Presenter speak, and I still have these concerns that I would like addressed by you and the Wilson Company.	At the close of the presentation and after questions were posed by the Planning Commission and responded to, the Chair asked for public comment and hearing none adjourned the meeting. In reviewing your testimony and this letter, it became clear that a slide with the link for online testimony had not been included in the slide deck. This was inadvertent – the slide/link were not provided to Wilson - and the link will be included in the slide deck for the 2 <sup>nd</sup> Reading meeting on November 2 <sup>nd</sup> .
2	Our family is developing our 70 acres, located along the north side of the Briargate-Stapleton Corridor at Cottonwood Creek. That makes us, in our view, a "Stakeholder ... Developers especially those with active sketch plans or in the process" yet we were not included in any Stakeholder meetings.	Stakeholder meetings, including agency/jurisdictional and developer/utilities stakeholder breakout meeting were held in early 2020, at the beginning of the planning process. The focus of the stakeholder meeting was on data collection to support alignment alternatives development and screening. At that time, the County and the City of Colorado Springs provided contacts for then active developments within the project area. The County also posted notices and project updates including links to the project website. Review of Eagle Rising filings in EDARP shows that initial planning for Eagle Rising took place in 2013 with reconsideration beginning in March of 2020. According to County staff the Preliminary Plan has since been conditionally approved, with requirements to update various elements to current standards. Based on the dates of Eagle Rising filings in EDARP, it is likely that the stakeholder meetings were held before significant renewed interaction with the County regarding your recent subdivision filings had kicked off. Similarly, developers for the Jayne's property (2021 rezoning, 2022 sketch plan) were not included in the develop stakeholder meetings because plans because at the time planning for that parcel was also in transitional and/or early stages. Prior and ongoing planning for both parcels was, however, included in analysis and alternatives screening for the Corridor Preservation Plan and Access Control Plan.

3	<p>None of our family's comments on the Wilson Company website for public comment were responded to, nor were any of our comments in the County EDARP matrix of comments, nor in the Planning Commissioners' packet. Who eliminated our comments? Why was our September 2022 5 HOAs letter to the BOCC not in your packet?</p>	<p>The September 2022 5 HOA letter was provided to the Planning Commissioners as was a response table prepared for County staff and the BoCC in September 2022. All 145 comments received via the website comment form were answered by individual emails and the response emails that sometimes included multiple emails to your family and neighbors. A full listing of emails with content, dates, and responses was also provided to the PC (see attached comment-response transcript summary). A total of 64 additional comments were submitted using the Interaction Map comment feature. Well over half of those comments were tagged with Project Team responses within the app following the Virtual Open House Meeting in 2021. We prepared a comment plus response for all comments and will post a PDF listing of the full set on comments and responses on the website and EDARP.</p>
4	<p>If the 120' width of the Corridor (the width planned for decades for our western section) increases to the "Ultimate 168' width" as the Wilson Report (Appendix D, 3.1 Design Criteria) envisions, then the County will be making the existing Highland Park Filings and Eagle Wing Estates 2.5 acres Lots smaller than 2.5 acres, making these Lots "illegal." Please explain how you are even considering approving/ allowing/ planning for this change of width from 120' to 168' outlined in the Wilson Report as the "ultimate width". This action begins the eminent domain process to take property from 39 owners near us that are directly adjacent to the Corridor. People have built houses/decks/garages/domestic wells/septic fields/ berms/ trees/ponds that will be taken for this plan and the Wilson Report does not even mention this "taking". Where in the Wilson Report are these acquisition costs?</p>	<p>The subdivision filing documents for Highland Park and Eagle Wing Estates show a 120' wide ROW for Briargate Parkway and two thirty-foot-wide public utility easements located adjacent to the platted ROW on the north and the south for a total of 180'. The 2013 filing for the Eagle Rising subdivision (located north of the Briargate Parkway alignment) shows half of the 120' ROW (60') and a 30' public utility/drainage easement to the north of the ROW, with the other half to be provided by the property to the south. In all three cases the total width of reservations for ROW and public utility/drainage easements is/will be twelve feet more than the 168' total width shown in the report exhibits. Although the exhibits are labeled as ROW, the full width shown in the illustrative typical sections includes both roadway infrastructure and public utility easements. All typical section exhibits are conceptual and illustrate a progression of the roadway from a rural setting to a potential future urban setting. The illustrative ultimate (future) typical section includes urban drainage infrastructure (curb &amp; gutter to replace the drainage swales), four 11-foot-wide travel lanes, two 6-foot-wide shoulders (a carryover from El Paso County standards), a six-foot-wide detached sidewalk that is separated from the travel lanes by a seven-foot-wide buffer, a 12-foot-wide bike trail (located in the utility corridor on one side), and two 25-foot-wide utility corridors. The back-of-curb to back-of-curb roadway width in the illustrative ultimate typical section is 92'. The detached sidewalk and seven-foot-wide buffer bring the total typical section width to 105'. Were a detached sidewalk added to the other side of the roadway as an alternative to a bike trail, the roadway section width would increase to 118'. Were the trail relocated, adjacent to the travel lanes in lieu of a second detached sidewalk, the roadway section would increase to 124', four feet wider than the platted ROW. Drainage swales are the permitted/intended uses in the platted 30' public utility easements located to north/south of 120' ROW. Acquisition of ROW in addition to that already platted is not needed to accommodate the illustrative four-lane ultimate typical section for Briargate Parkway.</p>

5	<p>Wilson Report elevations for our pond &amp; our dam are not current information. The Report seems to use elevations from 23 years ago from work by Drexel Barrell done for our property. We have full Submittals in EDARP with current information. Our dams were rebuilt in 2014 at significant cost. Wilson's Appendix C, Drainage Report, page 9 states "considerable work is needed" cites "impacts" to our pond dam, forecasts "bridge in the future."</p> <ul style="list-style-type: none"> <li>• Our pond is not "in the Park Forest Water District reservoir system". Where did this language come from? We own our ponds.</li> <li>• Wilson Report presentation slide titled "Environmental Considerations Wetlands" does not seem to depict the wetlands at our southern boundary. Why was the "Color Orange" not used?</li> <li>• The impact to our pond, which was instrumental in fighting the 2013 Black Forest Fire, would be a significant loss to far more people.</li> </ul>	<p>The drainage appendix to the Corridor Preservation Plan represents high-level screening review and analysis of drainage factors that will affect future construction of the roadway. The analysis was conducted solely to support identification of a recommended alignment in the context of existing conditions and planned development along the corridor. The analysis was based on best available information and represents an overview rather than design level analysis. In this context, the drainage analysis included in the report was used to identify potential issues and concerns for alignment screening and future roadway design and construction. Similarly, the included environmental and traffic analysis were used to the presence of habitat and resources and traffic and access requirements to be addressed in preliminary and final design, including access permitting.</p> <p>The drainage report finding identified a need for more in depth analysis to design around and avoid impacts to your ponds and dam. The drainage report further identified the potential that a bridge versus a culvert(s) would be needed in this reach of the corridor. None of the finding documented in the drainage appendix supersede the analysis and conclusions from more recent of detailed studies conducted by your engineer, nor do they convey responsibility for you, as the property owners to make improvements that might be needed for the roadway.</p>
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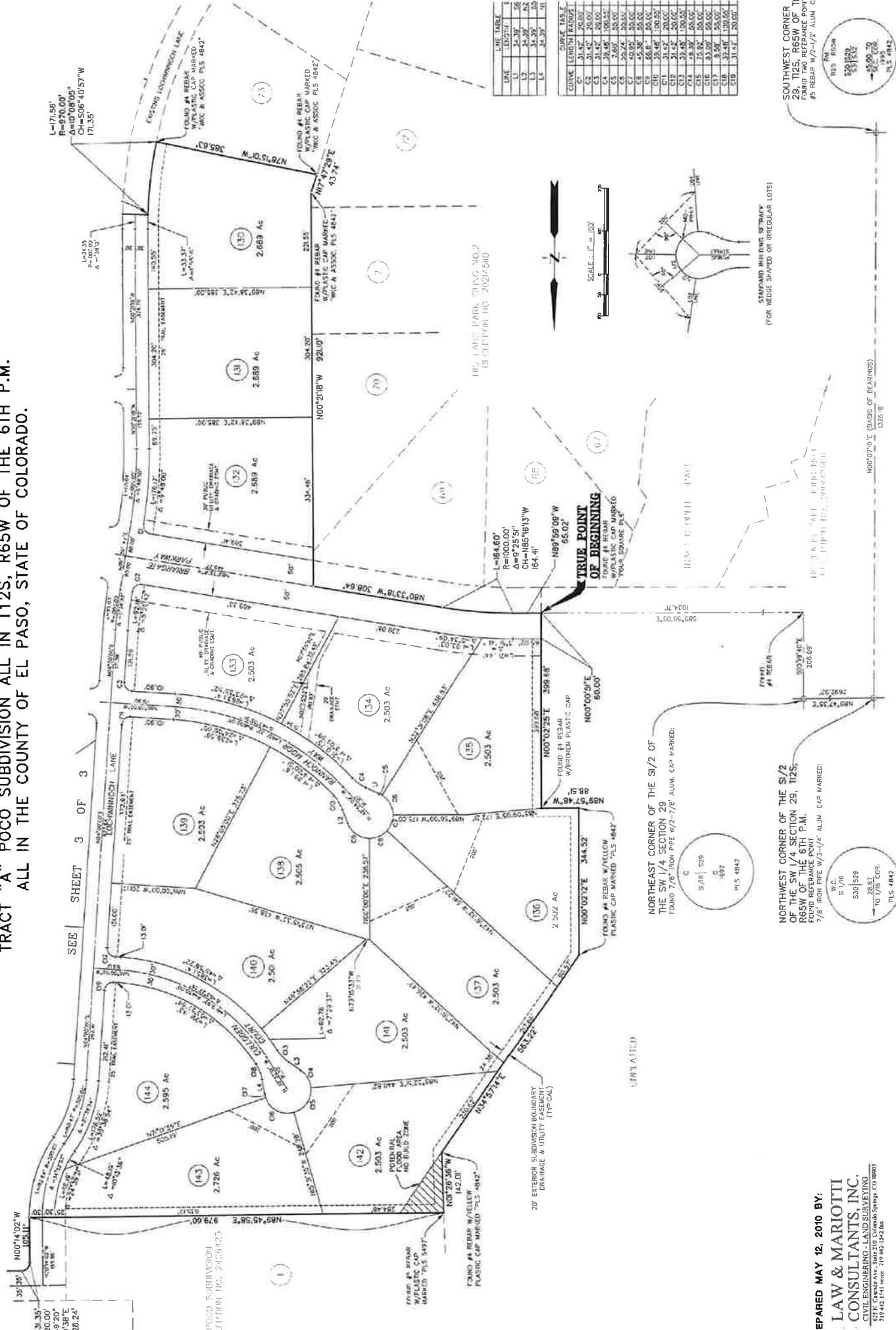
6	<p>Our access to our eastern pastures for grazing animals is across our southern dam. If the "Ultimate width" to be taken by the County in eminent domain were to encroach on the foot of our dam to require our dam be reconstructed to maintain its integrity, the cost to the County to replace our access would be significant.</p>	<p>The County is not changing the ROW width to 168', and the CPP report does not recommend an increase in the ROW width. The illustrative, conceptual roadway section for the roadway is accommodated within the 120' ROW with drainage structures (swales for the initial and interim rural section) to be located within dedicated public utility easements.</p>
7	<p>Our southern berm was built, along with 20+ year old trees that were planted to buffer our Lots from the Corridor, for the planned 120' width. Wilson Report Appendix D, 5.2 Phasing puts our section as "first built". If 24' or more land is taken by the County in eminent domain, we anticipate that the County will need to move our trees and re-build our berm to its current dimensions. Its extensive length/breadth/width/ vegetation would be a significant cost to the County. Where is that cost in the Wilson Report?</p>	<p>The County does not anticipate increasing the ROW width to 168', either through takings (eminent domain) or acquisition/purchase from property owners. The CPP report does not recommend any increase in the ROW width. The illustrative, conceptual roadway section for the roadway is accommodated within the 120' ROW with drainage structures (swales for the initial and interim rural section) to be located within 30' wide dedicated public utility easements located on either side of the ROW. Should small acquisitions be required at selected locations (see #10) the required rights will be purchased from the property owner(s).</p> <p>Mitigation of any impacts to existing improvements that are located within the public utility easement that result of roadway related (drainage improvements) within the Public utility easement would be a project cost as noted and would be avoided to the extent possible.</p>
8	<p>Wilson Report Appendix D, 5.2 Phasing puts our section as "first built". Our southern fence is along-our-entire south-ern-property line. It could be-that we are the only property in this section of the Corridor with fence to the middle of the proposed Corridor. We reasonably expect our fence to be relocated at County expense before any Corridor construction begins. Where is that coast in the Wilson Report?</p>	<p>Costs estimates are high-level and will be refined during preliminary and final design - refer to #10 for costs information.</p> <p>There is no funding currently available to construct the roadway to the timeline for first-built" is not known.</p> <p>From your comment it is unclear whether your fence is located within the dedicated ROW (60'- half of the total 120' wide ROW dedication)) or the public utility/drainage easement. Regardless of the fence location, relocation of existing improvements it is a project cost and is not the responsibility of the property owner.</p>

9	We seek no direct access to the Corridor. Please, eliminate the intersection and traffic light at Loch Linneh Place.	It was assumed that the existing neighborhoods would desire access at this location. Reducing this access to RIRO or eliminating this access would be desirable from an access management standpoint as it would improve access spacing, bringing it into better compliance with optimal spacing. However, at least RIRO access or emergency access may be desirable/needed for emergency response.
10	As a box culvert is not likely the way the Corridor will be built across Cottonwood Creek, where in the Report is the cost of that potential bridge? Wouldn't you want to know how much more that bridge will cost the County before changing the current 120' planned corridor into a 168' Corridor?	The County does not anticipate any ROW acquisition in addition to the platted/planned width of 120'. The overall corridor width of 168', as presented in the CPP conceptual, illustrative typical sections includes public utility/drainage easements (30' on each side of the ROW). During preliminary and final design for the roadway it is anticipated that additional width may be required at some locations. As an example, this may be required at the Cottonwood Creek crossing because the roadway elevation will be significantly higher than the creek, increasing the required width of the roadway embankment. In such locations the reserved 30' public utility easement width may prove to be inadequate. The conceptual roadway section as illustrated will be accommodated by the 168' corridor in most places and drainage structures (swales for the initial and interim rural section) are intended be located within dedicated public utility easements.
11	All told, we think there are significant costs to the County that are not found in the Wilson Report.	The cost estimates included in the report are planning level estimates intending to support grant and funding applications. The cost will be refined during preliminary and final design as better information is developed. Throughout the report potential concerns, issues and supporting improvements are identified as needs to be confirmed and evaluated for function, feasibility, and cost as a part of preliminary and final design.



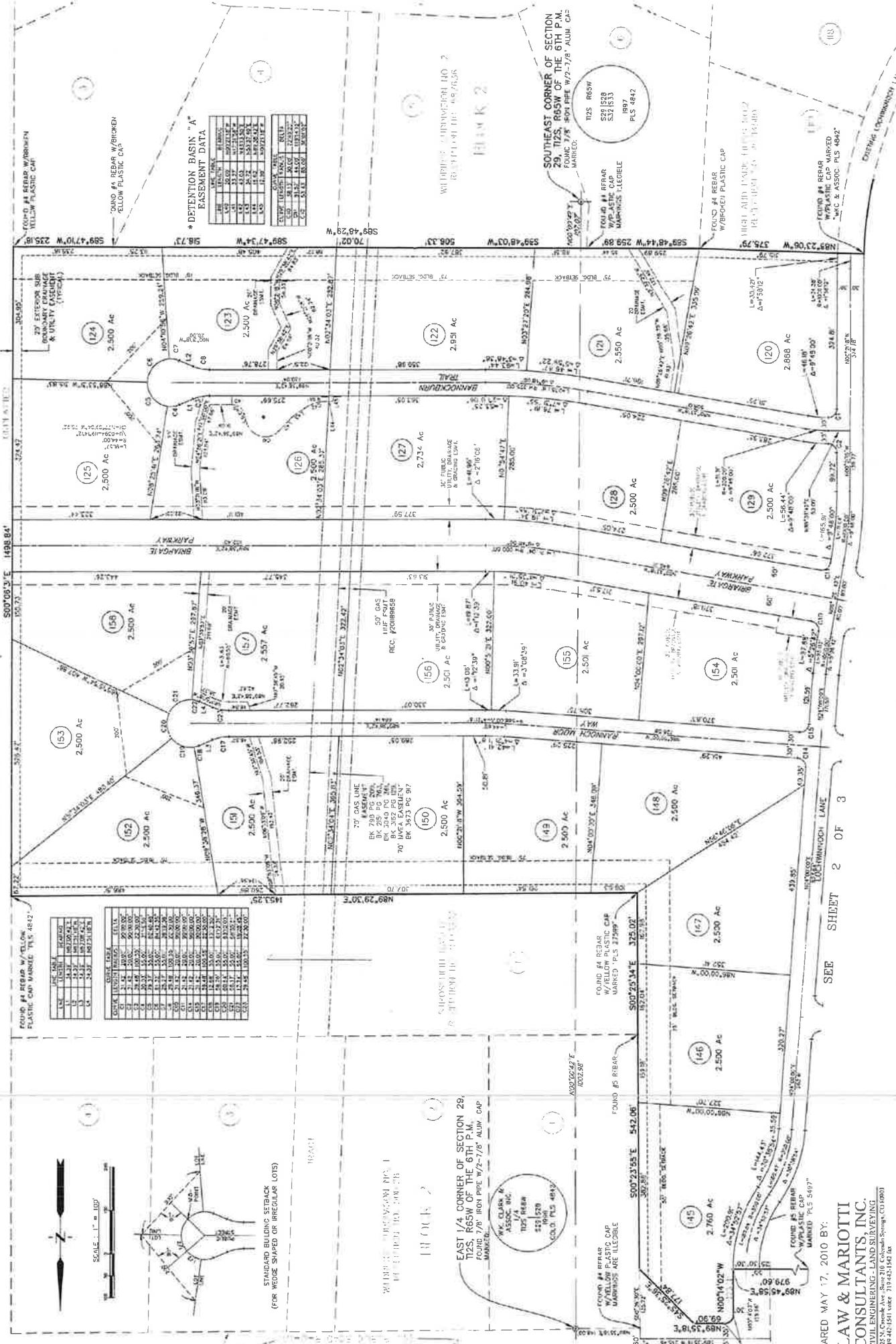
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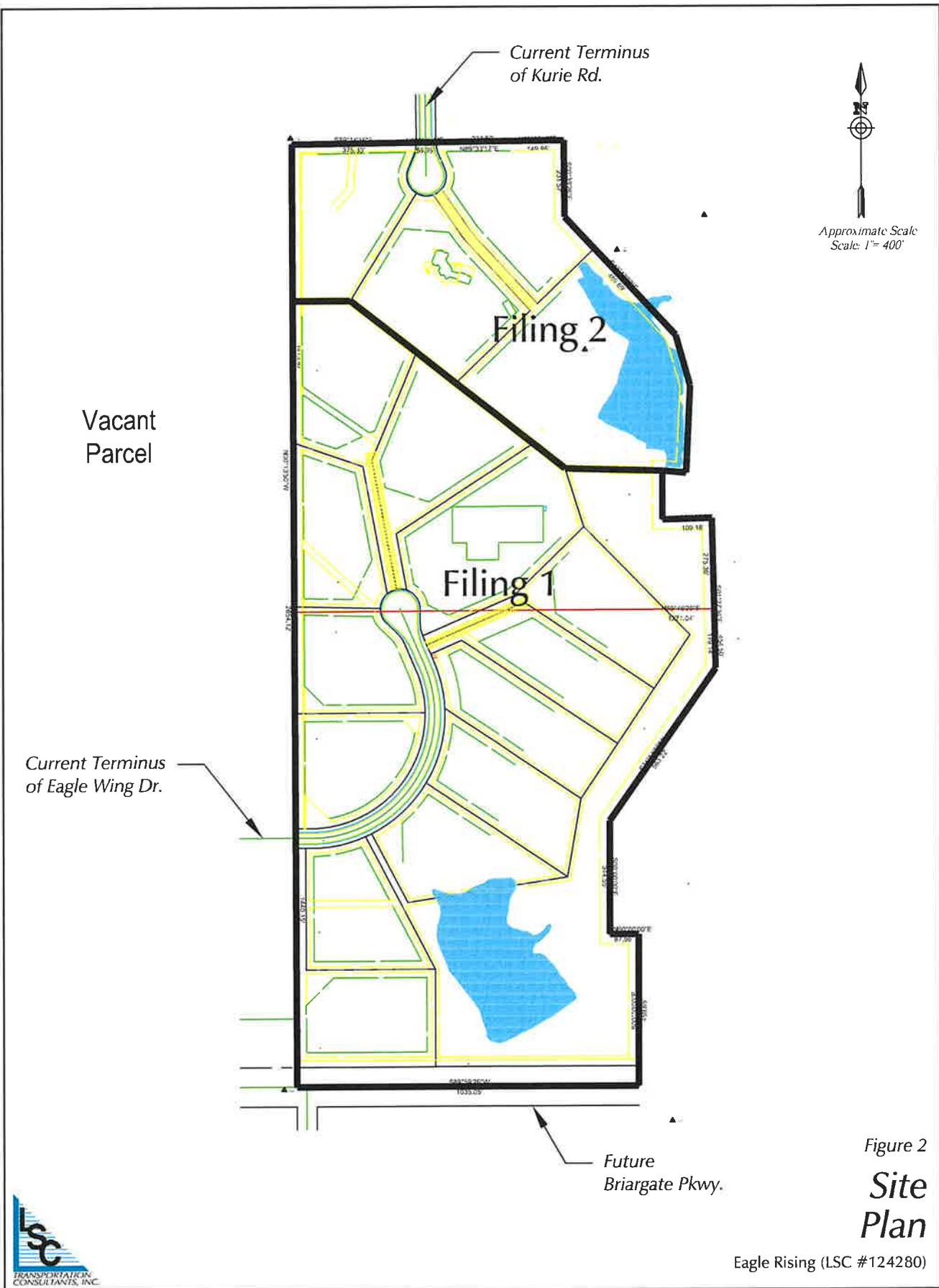
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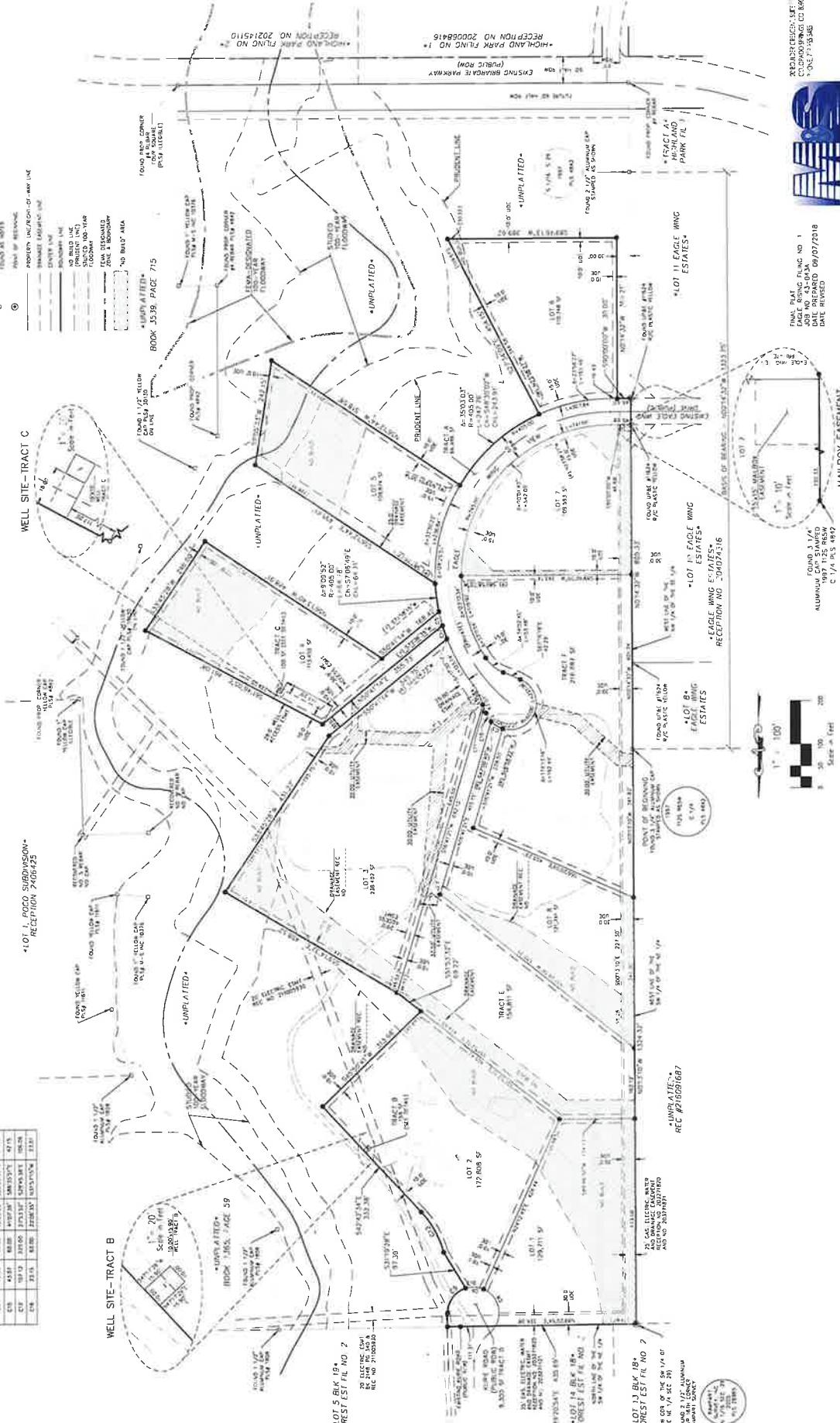




EAGLE RISING FILING NO. 1

A PORTION OF THE SW 1/4 OF THE NE 1/4 AND THE WEST 1/2 SE 1/4 OF SECTION 29, TOWNSHIP 12 SOUTH,  
RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, STATE OF COLORADO.

Curve Table							
Curve #	Length	Radius	Delta	CHORD	CHORD	CHORD	CHORD
1.0	15.00	5.674719	1.4707	4.6250	4.6250	4.6250	4.6250
1.1	22.00	8.710156	2.1754	7.0000	6.9999	7.0000	7.0000
1.2	28.00	9.735724	3.3181	8.4444	8.4444	8.4444	8.4444
1.3	34.00	10.204247	4.2729	9.8888	9.8888	9.8888	9.8888
1.4	40.00	10.672770	5.1367	11.3333	11.3333	11.3333	11.3333
1.5	46.00	11.141293	5.9999	12.7778	12.7778	12.7778	12.7778
1.6	52.00	11.609816	6.8637	14.2222	14.2222	14.2222	14.2222
1.7	58.00	12.078339	7.7274	15.6667	15.6667	15.6667	15.6667
1.8	64.00	12.546862	8.5911	17.1111	17.1111	17.1111	17.1111
1.9	70.00	13.015385	9.4548	18.5556	18.5556	18.5556	18.5556
2.0	76.00	13.483908	10.3185	20.0000	20.0000	20.0000	20.0000
2.1	82.00	13.952431	11.1822	21.4444	21.4444	21.4444	21.4444
2.2	88.00	14.420954	12.0459	22.8889	22.8889	22.8889	22.8889
2.3	94.00	14.889477	12.9096	24.3333	24.3333	24.3333	24.3333
2.4	100.00	15.357000	13.7733	25.7778	25.7778	25.7778	25.7778
2.5	106.00	15.825523	14.6370	27.2222	27.2222	27.2222	27.2222
2.6	112.00	16.293046	15.5007	28.6667	28.6667	28.6667	28.6667
2.7	118.00	16.760569	16.3644	30.1111	30.1111	30.1111	30.1111
2.8	124.00	17.228092	17.2281	31.5556	31.5556	31.5556	31.5556
2.9	130.00	17.695615	18.0918	33.0000	33.0000	33.0000	33.0000
3.0	136.00	18.163138	18.9555	34.4444	34.4444	34.4444	34.4444
3.1	142.00	18.630661	19.8192	35.8889	35.8889	35.8889	35.8889
3.2	148.00	19.098184	20.6829	37.3333	37.3333	37.3333	37.3333
3.3	154.00	19.565707	21.5466	38.7778	38.7778	38.7778	38.7778
3.4	160.00	20.033230	22.4103	40.2222	40.2222	40.2222	40.2222
3.5	166.00	20.499753	23.2740	41.6667	41.6667	41.6667	41.6667
3.6	172.00	20.967276	24.1377	43.1111	43.1111	43.1111	43.1111
3.7	178.00	21.434799	24.9999	44.5556	44.5556	44.5556	44.5556
3.8	184.00	21.902322	25.8626	46.0000	46.0000	46.0000	46.0000
3.9	190.00	22.369845	26.7253	47.4444	47.4444	47.4444	47.4444
4.0	196.00	22.837368	27.5880	48.8889	48.8889	48.8889	48.8889
4.1	202.00	23.304891	28.4507	50.3333	50.3333	50.3333	50.3333
4.2	208.00	23.772414	29.3134	51.7778	51.7778	51.7778	51.7778
4.3	214.00	24.239937	30.1761	53.2222	53.2222	53.2222	53.2222
4.4	220.00	24.707460	31.0388	54.6667	54.6667	54.6667	54.6667
4.5	226.00	25.174983	31.9015	56.1111	56.1111	56.1111	56.1111
4.6	232.00	25.642506	32.7642	57.5556	57.5556	57.5556	57.5556
4.7	238.00	26.109929	33.6269	59.0000	59.0000	59.0000	59.0000
4.8	244.00	26.577452	34.4896	60.4444	60.4444	60.4444	60.4444
4.9	250.00	27.044975	35.3523	61.8889	61.8889	61.8889	61.8889
5.0	256.00	27.512500	36.2150	63.3333	63.3333	63.3333	63.3333
5.1	262.00	27.979923	37.0777	64.7778	64.7778	64.7778	64.7778
5.2	268.00	28.447446	37.9404	66.2222	66.2222	66.2222	66.2222
5.3	274.00	28.914969	38.8031	67.6667	67.6667	67.6667	67.6667
5.4	280.00	29.382492	39.6658	69.1111	69.1111	69.1111	69.1111
5.5	286.00	29.849915	40.5285	70.5556	70.5556	70.5556	70.5556
5.6	292.00	30.317438	41.3912	72.0000	72.0000	72.0000	72.0000
5.7	298.00	30.784961	42.2539	73.4444	73.4444	73.4444	73.4444
5.8	304.00	31.252484	43.1166	74.8889	74.8889	74.8889	74.8889
5.9	310.00	31.719907	43.9793	76.3333	76.3333	76.3333	76.3333
6.0	316.00	32.187430	44.8420	77.7778	77.7778	77.7778	77.7778
6.1	322.00	32.654953	45.7047	79.2222	79.2222	79.2222	79.2222
6.2	328.00	33.122476	46.5674	80.6667	80.6667	80.6667	80.6667
6.3	334.00	33.589999	47.4301	82.1111	82.1111	82.1111	82.1111
6.4	340.00	34.057522	48.2928	83.5556	83.5556	83.5556	83.5556
6.5	346.00	34.525045	49.1555	85.0000	85.0000	85.0000	85.0000
6.6	352.00	34.992568	49.0182	86.4444	86.4444	86.4444	86.4444
6.7	358.00	35.459991	49.8809	87.8889	87.8889	87.8889	87.8889
6.8	364.00	35.927514	50.7436	89.3333	89.3333	89.3333	89.3333
6.9	370.00	36.394937	51.6063	90.7778	90.7778	90.7778	90.7778
7.0	376.00	36.862460	52.4690	92.2222	92.2222	92.2222	92.2222
7.1	382.00	37.329983	53.3317	93.6667	93.6667	93.6667	93.6667
7.2	388.00	37.797506	54.1944	95.1111	95.1111	95.1111	95.1111
7.3	394.00	38.264929	55.0571	96.5556	96.5556	96.5556	96.5556
7.4	400.00	38.732452	55.9298	98.0000	98.0000	98.0000	98.0000
7.5	406.00	39.199975	56.7925	99.4444	99.4444	99.4444	99.4444
7.6	412.00	39.667500	57.6552	100.8889	100.8889	100.8889	100.8889
7.7	418.00	40.134923	58.5179	102.3333	102.3333	102.3333	102.3333
7.8	424.00	40.602446	59.3806	103.7778	103.7778	103.7778	103.7778
7.9	430.00	41.069969	60.2433	105.2222	105.2222	105.2222	105.2222
8.0	436.00	41.537492	61.1060	106.6667	106.6667	106.6667	106.6667
8.1	442.00	41.999999	61.9687	108.1111	108.1111	108.1111	108.1111
8.2	448.00	42.467512	62.8314	109.5556	109.5556	109.5556	109.5556
8.3	454.00	42.935025	63.6941	111.0000	111.0000	111.0000	111.0000
8.4	460.00	43.402538	64.5568	112.4444	112.4444	112.4444	112.4444
8.5	466.00	43.870051	65.4195	113.8889	113.8889	113.8889	113.8889
8.6	472.00	44.337564	66.2822	115.3333	115.3333	115.3333	115.3333
8.7	478.00	44.805077	67.1449	116.7778	116.7778	116.7778	116.7778
8.8	484.00	45.272590	67.1076	118.2222	118.2222	118.2222	118.2222
8.9	490.00	45.740103	68.0703	119.6667	119.6667	119.6667	119.6667
9.0	496.00	46.207616	68.9330	121.1111	121.1111	121.1111	121.1111
9.1	502.00	46.675129	69.7957	122.5556	122.5556	122.5556	122.5556
9.2	508.00	47.142642	70.6584	124.0000	124.0000	124.0000	124.0000
9.3	514.00	47.610155	71.5211	125.4444	125.4444	125.4444	125.4444
9.4	520.00	48.077668	72.3838	126.8889	126.8889	126.8889	126.8889
9.5	526.00	48.545181	73.2465	128.3333	128.3333	128.3333	128.3333
9.6	532.00	49.012694	74.1092	129.7778	129.7778	129.7778	129.7778
9.7	538.00	49.480207	74.9719	131.2222	131.2222	131.2222	131.2222
9.8	544.00	49.947720	75.8346	132.6667	132.6667	132.6667	132.6667
9.9	550.00	50.415233	76.6973	134.1111	134.1111	134.1111	134.1111
10.0	556.00	50.882746	77.5600	135.5556	135.5556	135.5556	135.5556



SHEET 2 OF 2



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# El Paso County Parcel Information

Parcel Number: 5229000011

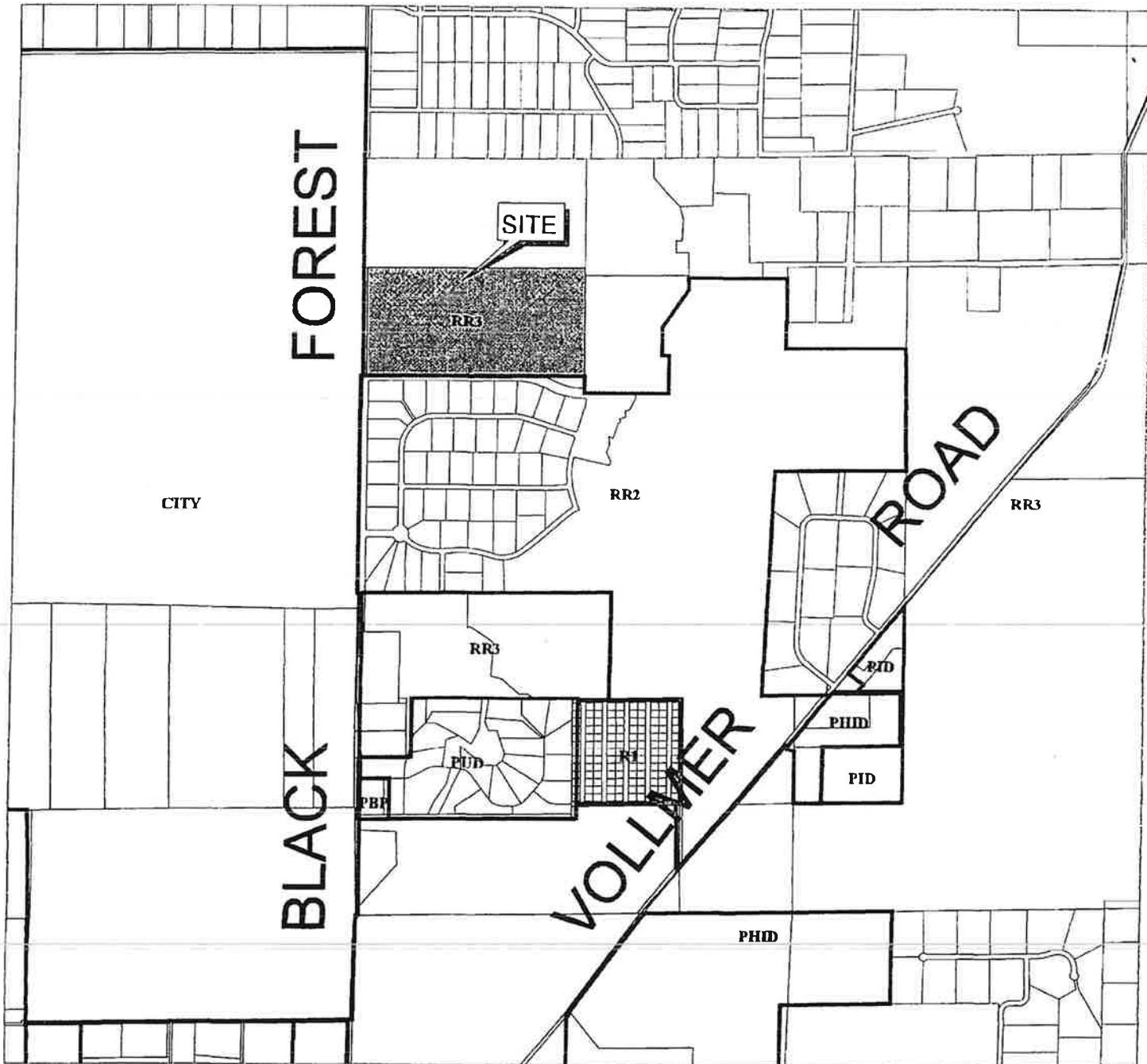
File Name: SP-01-017

Parcel Address: 0 BLACK FOREST RD

Zone Map No.: 523.29

Parcel Owner: SHAMROCK RANCH DEVELOPMENT LLC

Owner Mailing Address: 7945 DAN POND RD, COLORADO SPRINGS, CO, 80908



Please report any discrepancies to:  
El Paso County GIS/Mapping  
27 E Vermijo  
Colorado Springs, CO 80903  
(719)520-6523

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of plotting and is for internal use only. El Paso County, Colorado, makes no  
claim as to the completeness or accuracy of the data contained herein.



**From:** Miranda Benson2  
**Sent:** Monday, October 30, 2023 1:23 PM  
**To:** PCD Hearings  
**Subject:** FW: Request for Response to all Briargate-Stapleton Q&A Public Comments on Project Website  
**Attachments:** Missing signatures on HOA Briigate Stapleton Nov 2 Planning Commission Report.pdf

**From:** Stephen Jacobs <[striplejacobs@gmail.com](mailto:striplejacobs@gmail.com)>  
**Sent:** Monday, October 30, 2023 11:44 AM  
**To:** Paz de Araujo, Maureen <[Maureen.PazdeAraujo@wilsonco.com](mailto:Maureen.PazdeAraujo@wilsonco.com)>  
**Cc:** Kari Parsons <[kari.parsons@elpasoco.com](mailto:kari.parsons@elpasoco.com)>  
**Subject:** Re: Request for Response to all Briargate-Stapleton Q&A Public Comments on Project Website

**CAUTION: This email originated from outside the El Paso County technology network. Do not click links or open attachments unless you recognize the sender and know the content is safe. Please call IT Customer Support at 520-6355 if you are unsure of the integrity of this message.**

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Maureen Paz de Araujo,

How are 42% (27 out of the 64) map comments on the Briargate Stapleton Project's Public Website not responded to until I asked for a response on October 19, 2023?

I cannot believe it took more than 1 year for Wilson & Company to respond to Q&A Public Comments on the website. **This is not a transparent process** that my individual comment requires me asking the Wilson & Company Project Team for a response after I heard you, Wilson & Company Senior Transportation Planner Maureen Paz de Araujo, tell the Planning Commission at the October 5, 2023 Planning Commission Meeting that the public comments had all been addressed.

My name is Stephen Jacobs Jr.. I am the President of the Eagle Rising Owners Association and I live near the proposed Briargate corridor near Loch Linneh Place. You said I sent a new letter to the Planning Commission; no I did not.

The September 16, 2022 letter sent to the Board of County Commissioners on behalf of five Home Owner Associations including Eagle Rising has never received a proper response. Wilson's response on EDARP after the October 5, 2023 Planning Commission Hearing does not constitute a proper nor timely response, nor was it addressed to all of the signers.

It appears that someone at Wilson & Company or EPC Planning has left off the complete signers of the HOA letter to the BOCC. Where are Clarence Adams Eagle Wing Estates Homeowner's Association and Tim Cerniglia Highland Park 3 Neighborhood Association signatures? See the email attachment detailing the omitted signatures error.

Wilson & Company seems to be showing a significant scramble since October 5th to partially backfill responses to public comments and this cannot be all due to past "technical difficulties".

---

Thank you,  
Stephen Jacobs Jr.

On Mon, Oct 23, 2023 at 12:40 PM Paz de Araujo, Maureen <[Maureen.PazdeAraujo@wilsonco.com](mailto:Maureen.PazdeAraujo@wilsonco.com)> wrote:

Dear Stephen Jacobs Jr:

As of today, the project team has responded to 145 individual public comments submitted via the website comment forms. Many of the public comments that used the comment form were submitted after the Public Comment period closed in September 2022. Many of the comment form comments also duplicate comments submitted using the map app or included in letters to the Board of County Commissioners and/or Planning Commission.

The project team also received 64 public comments via the comment map app on the project website. Responses for over half of the map delivered comments, dating through July 2021, were posted on the map app administrative listing that is linked to the website for viewing. After completing initial map app comment responses, we encountered technical difficulties in adding the responses to the newer comments administration listing for the map app. We are working on a fix that will allow us to direct post the remaining responses. As an interim solution, we have created a PDF document includes all map app public comments and responses that will be posted on the website for download. That should be uploaded sometime today.

Finally, you and Dana King sent a letter to the Board of County Commissioners on September 16, 2022. The project team was asked to provide response to be used by staff or the Board to respond to your letter. Per your new letter to the Planning Commission, it appears that you have received those responses.

Responses to a second letter from you as well as a letter from your neighbor Cathy Lane to the Planning Commission will be submitted to the Planning Commission and posted as part of the PC “packet” for November 2<sup>nd</sup>.

Thank you.

Maureen Paz de Araujo, FAICP CTP CEP

Senior Transportation Planner

**Wilson & Company, Inc., Engineers & Architects**  
5755 Mark Dabling Blvd. Suite 220 | Colorado Springs, CO 80919  
719 302 6752 (direct) | 719 237 9890 (cell)  
[wilsonco.com](http://wilsonco.com)

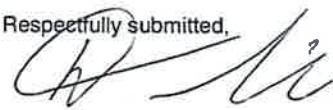
discipline | intensity | collaboration | shared ownership | solutions

**Missing:**

Clarence Adams Eagle Wing Estates Homeowner's Association and Tim Cerniglia Highland Park 3 Neighborhood Association signatures on page 157 of Revised Staff Report for 11/2/2023 Planning Commission

Response on page 158 do not include response to all HOA nor all signees

Respectfully submitted,



Dana King, President  
Highland Park 1&2 Neighborhood Association



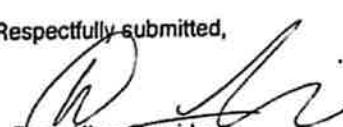
Stephen Jacobs, President  
Eagle Rising Owners Association

The letter signed by Dana King and Stephen Jacobs regarding the Briargate-Stapleton corridor states the following:

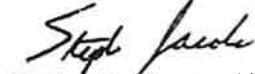
#	Comment	Evaluation/Response
1	Many of our homes were planned and constructed relying on the current platted 120' ROW.	The subdivision filing documents for Highland Park and Eagle Rising show a 120' wide ROW for Briargate Parkway and two thirty-foot-wide public utility easements located adjacent to the platted ROW on the north and the south for a total of 180'. This total width is twelve feet more than the 168' total width shown in

Signatures can be seen on page 352 of the report

Respectfully submitted,

  
Dana King, President  
Highland Park 1&2 Neighborhood Association

  
Clarence Adams, President  
Eagle Wing Estates Homeowner's Association, Inc.

  
Stephen Jacobs, President  
Eagle Rising Owners Association

  
Tim Cerniglia, President  
Highland Park 3 Neighborhood Association

November 1, 2023

Planning Commissioners:

To update:

EPC Senior Planner Kari Parsons told me to find the answers to my in-person questions to you (on October 19, 2023 at the Planning Commissioner Meeting), by me contacting EPC DPW's engineer Shultz and the Wilson Company presenter, as neither she nor El Paso County Planning had anything to do with the "their department's packet" presented to you on October 5, 2023. She said she had not "read" anything in that packet, nor "edited" it.

EDARP identifies Ms Parsons as the planner for Briargate-Stapleton Corridor Plan, so I apologized for calling her, thinking she would have actual answers.

Since then, I think I see that my September 15, 2022 comments way back then on the Wilson Company website have been very recently responded to now in late October 2023, but only if I look closely at their Report updated now on EDARP; I still see that **none** of my comments were included in your October 5, 2023 packet, nor did anyone call or email me to point out where to find the answers to my questions. Nonetheless, I seem to have been labeled "in opposition" by the El Paso County Planning Department; I thought I was asking questions to get answers to then form my opinion. Without facts, how can you?

Here is what I want to say today:

My family's land is unplatte and all of what the County seems to want from us is our land, as we now own to the middle of this proposed Corridor. Should we subdivide in the future, our commitment to negotiate the cost for our 60' foot ROW in the Corridor will not include any utility or access easement that allows for the Wilson Report's "ultimate" sidewalk/trail/fence installation to increase the eventual total width of the proposed Corridor, let alone more paved road lanes. That is not the language in any easement we have ever seen, so this plan will require "taking" more than a "60' strip" of our land for those "ultimate" ROW purposes.

In fact, the neighboring Subdivisions current "**drainage and utility easements**" **do not allow for uses of sidewalk/trail/fence/pavement either**. In fact, the individual Lot owners are solely responsible for maintenance of their easements.

The very recent Wilson Company response to my September, 2022 on-line comment last year seems to state that all the neighboring subdivisions have a 30' public utility easement that El Paso County can use for trails, fence and sidewalks. This is not fact. Several of these subdivisions have **20' easements for drainage and utilities by Plat**. How can the PC commence proceedings to override these recorded easements by approving this flawed study today?

Again, **please do not accept the Wilson Company study as presented to you today. It is flawed** for our section of Briargate Parkway from Black Forest Road to the Jaynes' Subdivision.

It's a marvel that you Commissioners can actually read and digest all of the information in packets such as this one. I hope my input helps you better understand the impact of this study on this stretch of future Briargate Parkway on my family and all the residents in the surrounding neighborhoods. Undisclosed financial costs will await a future date.

Respectfully,  
Cathy Lane tel. 719.359.1471

10/31/2023

El Paso County Planning Commission

Reference: MP231 Briargate / Stapleton Corridor Preservation Plan and Access Control Plan

My name is John Ogren and I live at 9640 Cairngorm Way in Highland Park Filing number 1 Lot #8. 280 feet of my property line lies along the Briargate Parkway Right of Way. My premise is that the planning board should reject this Plan because it is based on incorrect planning data. The plan specifies in several places that there is sufficient room for the planned road given the 120 ft Briargate Right of Way and the 30 foot easement on either side of the right of way, just as on page 149 and I quote "The subdivision filing documents for Highland Park and Eagle Rising show a 120' wide ROW for Briargate Parkway and two thirty-foot-wide public utility easements located adjacent to the platted ROW on the north and the south for a total of 180".

When I purchased this house almost 20 years ago, I received a plat of the Highland Park Filing number 1 and a separate one for my property. A partial copy of the Highland Park Filing number 1 with the easement section highlighted is enclosed. On both documents it shows that my Utilities Easement is 20 Feet. I have never been notified by the county of any change. Based on the 20 foot easement, my septic system's northern 2 laterals were built to end just short of this easement. The made up 30 foot easement would require moving a portion of my septic system.

Again, back to my premise. If the Contractor that created this plan cannot correctly determine the easement which is a mater of public record, how can you trust anything they say in this so-called plan. I conclude that you cannot and that you should reject it. Further as an El Paso County tax payer for the last 20 years, I feel that you should either not pay the contractor or if already paid you should sue for return of funds. Based on PPRTA 2022 Annual Report, this plan cost the country/city 1.1 million dollars. That is quite a bit of money for such poor work.

Thank you



John W Ogren

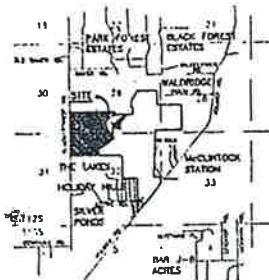
Referenced Plan: PC Staff Report - final with attachments Revised Staff Report and Corridor Plan for Planning Commission hearing on 11/2/2023. MB10/27/2023 7:58:57 AM

Attachment: Highland Park Filing #1.pdf (partial)



# HIGHLAND PARK FILING NO.

A SUBDIVISION OF A PORTION OF SECTIONS 29 & 32,  
TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M.  
EL PASO COUNTY, COLORADO



VICINITY MAP

NO SCALE

NOTES:

1. Bearings as shown hereon are based upon the West line of the Southwest quarter of Section 29, Township 12 South, Range 65 West of the 6th P.M., monumented as shown herein and assumed to be N00°07'10"E.
2. All corners are set No. 4 rebar with plastic surveyor's cap P.L.S. No. 4842, unless noted otherwise.
3. 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 herein. (C.R.S. 13-80-105)
4. This Subdivision plot does not constitute a title search by W.K. Clark & Associates, LLC to determine ownership, easements or rights-of-way of record. For all information regarding said matters of record W.K. Clark & Associates, LLC relied upon Title Commitment Case No. 763046 C-2 as prepared by Commonwealth Land Title Insurance Company and dated December 7, 1999 at 7:30 o'clock A.M.
5. **Easements:** In addition to any easements shown on the plat, all front lot lines and those lot lines which are the right-of-way lines of the platted roadways are hereby platted with a fifteen (15) foot public utility and drainage easement unless otherwise noted. All lot lines which are the outer boundary of the subdivision are hereby platted with a twenty (20) foot public utility, drainage easement unless otherwise noted. Both sides of all side and rear lot lines are hereby platted with a ten (10) foot public utility and drainage easement unless otherwise noted.
6. Trail easements for the exclusive use of owners in all filings of Highland Park are as shown on the plat. Responsibility for maintenance of these trail easements is hereby vested with the Highland Park Association, Inc.
7. There shall be no direct vehicular access to the round-about. Lots 17 and 18 are required to utilize the common access easement as depicted on the plat to access their lots.
8. All structural foundations shall be designed by a Professional Engineer, currently registered in the State of Colorado.
9. There shall be no direct vehicular access from any lot to Black Forest Road or Briargate Parkway, except for Tract "A" which shall have access from Briargate Parkway unless and until alternate access is created in the future. The El Paso County Department of Transportation shall be contacted prior to the establishment of any driveway.
10. Tract "A" shall not be used residentially, unless combined with other property and replatted in accordance with County zoning and subdivision criteria. It may be conveyed to an adjoining property owner as additional area to the property.
11. **Reports:** The following reports: public improvements agreement, recorded water augmentation plan, covenants, sketch plan, soils/geologic hazards, water supply plan and water quality analysis have been submitted and are on file at the El Paso County Planning Department.
12. Due to the geologic conditions associated with this area, it is likely that a number of lots in this subdivision will require mound-type individual sewage disposal systems. It is highly recommended that well and septic locations be established prior to locating residences and other structures. Additionally, all individual sewage disposal systems shall be located and designed by a Professional Engineer. No evaporative septic systems are permitted.
13. Lots 16, 17, 18, 19, 20, 21, 22 and 23 are crossed by a Colorado Springs Department of Utilities natural gas pipeline easement. The protective covenants contain pertinent information regarding this easement.
14. **Temporary Easement:** The temporary access easement between Lots 7 and 8 shall be vacated at such time as a second public access in the subdivision has been platted and constructed.
15. **General:** 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 Department of Wildlife, Colorado Department of Transportation, and U.S. Army.
16. **Pond:** The Highland Park Association, Inc. and not El Paso County, shall be responsible for maintaining, repairing, and/or replacing the Highland Park pond and any impoundment or spillway structures related thereto, and for breaching the dam at the time required by the water augmentation plan, and shall be liable for any and all damages and claims resulting from the Highland Park pond.
17. Lot owners are advised that several areas on this filing contain geologic hazards including standing water, wet areas, seasonally high water, potentially seasonally wet areas, and potentially unstable slopes. Locations of these constraints are referenced in the EnTech Engineering, Inc. report titled "Soil, Geology and Wastewater Study, Gildersport #1, El Paso County, CO" dated July 3, 1997. Builders and homeowners should consult this report which is on file at the El Paso County Planning Department.
18. Water in the Denver Basin Aquifer is allocated based on a 100 year aquifer life; however, for El Paso County planning purposes water in the Denver Basin Aquifer is evaluated based on a 300 year aquifer life. Applicants, the Home Owners Association and all future owners in the subdivision should be aware that the economic life of a water supply based on wells in a given Denver Basin Aquifer may be less than either the 100 years or 300 years indicated due to the anticipated water level declines. Furthermore, the water supply plan should not rely solely upon nonrenewable aquifers. Alternative renewable water resources should be acquired and incorporated in a permanent water supply plan that provides future generations with a water supply.
19. The addresses exhibited on this plat are for informational purposes only. They are not the legal description and are subject to change.
20. This property may be subject to that right-of-way Easement recorded in Book 3473 at Page 917 of the records of El Paso County, the exact location of which is non-specific.
21. Lot owners acknowledge acceptance of stormwater runoff onto their property which may occur from both roads and adjacent properties. The property owner will be responsible for maintaining these flow paths and providing measures to minimize erosion.
22. The sixty (60) foot drainage easement is provided to El Paso County for maintenance. All other drainage easements are the responsibility of the property owners.

KNOW ALL MEN BY THESE PRESENTS:

That Little London, LLC, being the owner of a parcel of land West, of the 6th P.M., County of El Paso, State of Colorado

LEGAL DESCRIPTION:

That portion of Sections 29 & 32, Township 12 South, Range Colorado, more particularly described as follows: BEGGINN thence N00°07'10"E [or bearings used in this description are of said Section 29, which was assumed to be N00°07'10"E] to the Northwest; corner of the South half of the Southwest quarter of said Southwest quarter, thence S00°19'40"E on the East 1 206.09 feet; thence S89°55'09"E, 621.11 feet thence S00°00'165.00 feet; thence S 75°27'00" W, -6.00 feet; thence S 09°00'00" E, 2070.500' E, 42.00 feet; thence S 67°30'00" thence N 53°03'00" W, 54.00 feet; thence S 00°36'00" E, 16' thence S 28°38'00" E, 116.00 feet; thence S 12°39'00" W, 1' thence on the arc of a curve to the left whose chord bears a radius of 970.00 feet and an arc length of 586.25 feet; mentioned curve, 78.57 feet; thence on the arc of a curve central angle of 21°49'01", a radius of 420.00 feet and an forward tangent to the last mentioned curve, 674.73 feet; a angle of 38°00'48", a radius of 430.00 feet end on arc length to the last mentioned curve, 400.04 feet to a point on of said Section 32; thence S 89°39'11" W on said South in of said Northwest quarter; thence N 00°06'29" E on the West 1318.32 feet to the Point of Beginning and containing 155.0

DEDICATION:

The above owner has caused said tract to be surveyed and as shown on the accompanying plat, which plat is drawn to forth the boundaries and dimensions of said tract and the same shall be known as "HIGHLAND PARK FILING NO. 1" El Paso dedicated to public use and said owner does hereby promise to grade and paved and that proper drainage for some use of the Board of County Commissioners of El Paso County, so dedicated will become matters of maintenance by El Pas

IN WITNESS WHEREOF:

The aforementioned Little London, LLC, by John L. Miller  
This 25th day of May, A.D. 2000.

Little Le  
Keonetha L. Miller

STATE OF COLORADO S.S.  
COUNTY OF EL PASO

The foregoing instrument was acknowledged before me this Little London, LLC, by Keonetha L. Miller, Manager.

WITNESS MY HAND AND OFFICIAL SEAL:

My Commission Expires: 4/19/2000

CERTIFICATION:

The undersigned Professional Land Surveyor in the State of Colorado surveyed and drawn under his supervision and occurs thereof, and that the requirements of Title 38 of the Colorado met to the best of his knowledge and belief.

COUNTY APPROVAL:

Approval is granted this 27th day of JAN.

Chairman, Board of County Commissioners

STATE OF COLORADO S.S.

COUNTY OF EL PASO

I hereby certify that this instrument was filed for record in day of Jan, A.D. 2000 and is duly filed.

FEE: \$20.00

Park Fees: \$2,370.00 - Residential  
Bridge Fees: \$750.88 - Snow Creek  
Drainage Fees: \$16,163.16 - Snow Creek  
School Fees: \$18,057.00 - District 20

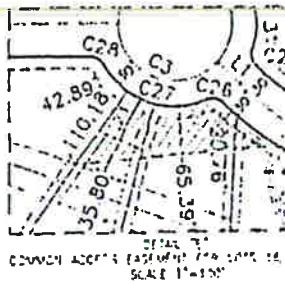
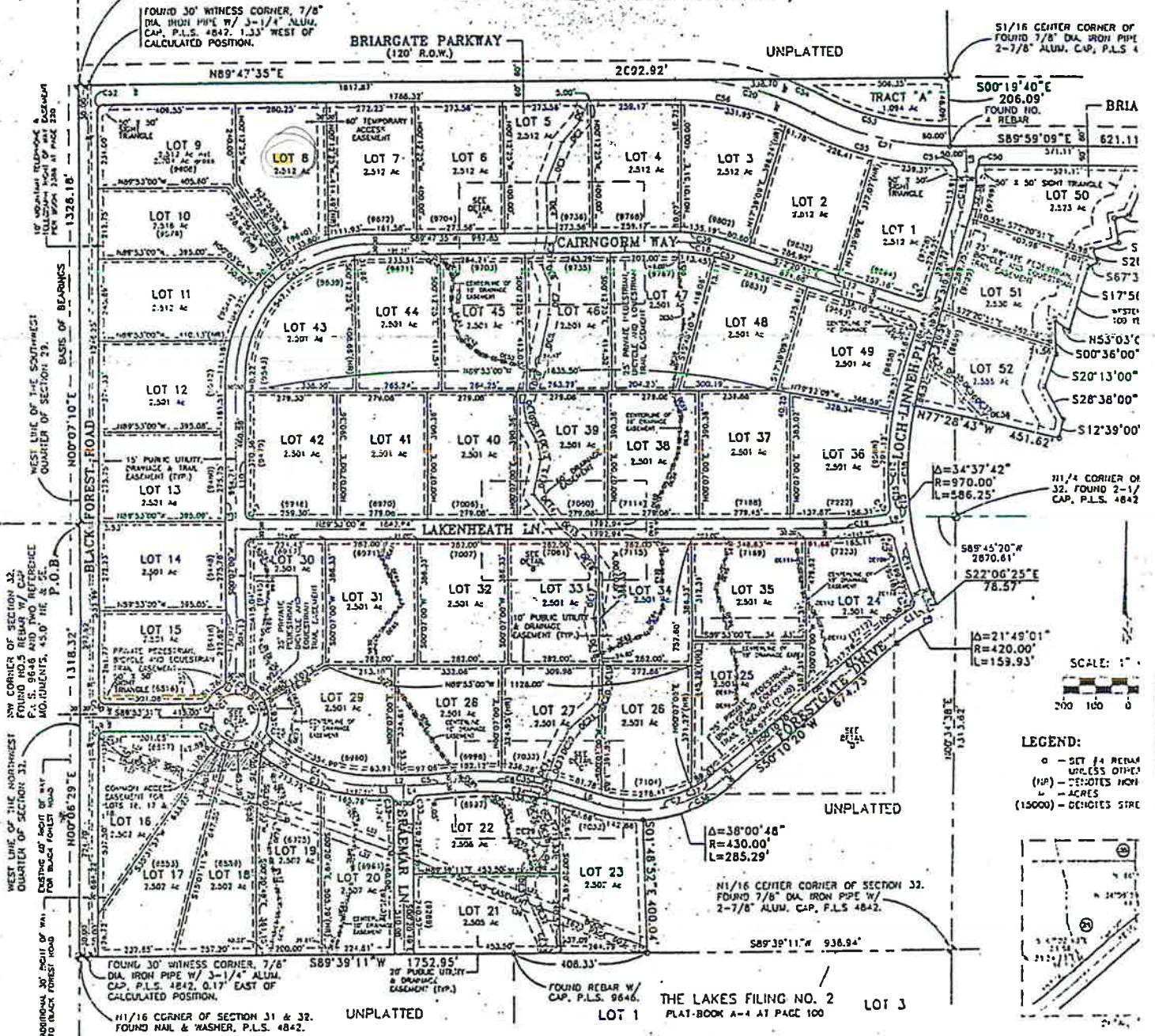
# HIGHLAND PARK FILING NO.

A SUBDIVISION OF A PORTION OF SECTIONS 29 & 32,  
TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M.  
EL PASO COUNTY, COLORADO

51/16 CORNER OF SECTION 29 & 30.  
FOUND NAIL & WASHER, P.L.S. 4842.

FOUND 30' WITNESS CORNER, 7/8"  
DIA. IRON PIPE W/ 3-1/4" ALUM.  
CAP, P.L.S. 4842, 0.17' EAST OF  
CALCULATED POSITION.

51/16 CENTER CORNER OF  
FOUND 7/8" DIA. IRON PIPE  
2-7/8" ALUM. CAP, P.L.S. 4



CORNER ACCESS EASEMENT FOR 10' DR.

SCALE 1"-12'

CENTERLINE OF 60' DRAINSAGE EASEMENTS

COURSE	BEARING	DISTANCE	COURSE	BEARING	DISTANCE
DE1	S 17°30'00"E	82.00'	DE23	S 07°45'00"E	50.00'
DE2	S 11°30'00"E	82.00'	DE24	S 10°00'00"E	142.00'
DE3	S 27°00'00"E	130.00'	DE25	S 07°20'00"E	41.46'
DE4	S 00°30'00"E	147.00'	DE26	S 29°45'00"E	33.00'
DE5	N 11°30'00"E	99.00'	DE27	S 06°31'00"E	181.00'
DE6	N 11°30'00"E	94.00'	DE28	S 17°27'00"W	87.00'
DE7	N 07°20'00"W	90.00'	DE29	S 15°11'00"W	106.00'
DE8	N 17°27'00"W	19.00'	DE30	S 14°07'00"W	131.00'
DE9	N 21°34'00"W	125.00'	DE31	S 01°14'00"E	88.00'
DE10	N 09°00'00"E	125.00'	DE32	S 06°18'00"E	100.00'
DE11	N 17°27'00"E	65.00'	DE33	S 35°45'00"E	49.00'
DE12	N 17°27'00"E	62.00'	DE34	S 27°45'00"E	57.00'
DE13	N 17°27'00"E	53.00'	DE35	S 37°45'00"E	70.00'
DE14	N 17°27'00"E	111.00'	DE36	S 32°40'00"E	32.57'
DE15	S 17°31'00"E	130.00'	DE37	S 07°31'00"E	103.00'
DE16	S 17°31'00"E	92.00'	DE38	S 17°27'00"E	116.00'
DE17	S 17°31'00"E	99.00'	DE39	S 17°27'00"E	92.00'
DE18	S 07°03'00"E	142.00'	DE40	S 17°27'00"E	96.00'
DE19	S 07°03'00"E	57.00'	DE41	S 15°03'00"E	131.00'
DE20	S 17°27'00"E	134.00'	DE42	S 11°47'00"E	171.00'
DE21	S 17°27'00"E	109.00'	DE43	S 12°11'00"E	157.00'
DE22	S 17°27'00"E	97.00'	DE44	S 12°20'00"E	107.00'
DE23	S 17°27'00"E	52.00'	DE45	S 13°30'00"E	84.00'
DE24	S 17°27'00"E	54.00'	DE51	S 13°30'00"E	90.00'
DE25	S 17°27'00"E	75.00'	DE52	S 17°27'00"E	83.00'
DE26	S 14°18'00"E	52.00'	DE53	S 17°27'00"E	57.00'
DE27	S 13°30'00"E	38.00'	DE54	S 17°27'00"E	163.00'
DE28	S 17°27'00"E	41.00'	DE55	S 10°40'00"E	133.00'
DE29	S 17°27'00"E	100.00'	DE56	S 10°40'00"E	264.00'
DE30	S 17°27'00"E	112.00'	DE57	S 05°13'00"E	112.00'
DE31	S 17°27'00"E	112.00'	DE58	S 17°27'00"E	83.00'
DE32	S 17°27'00"E	112.00'	DE59	S 17°27'00"E	133.00'
DE33	S 17°27'00"E	112.00'	DE60	S 13°30'00"E	112.00'

CENTERLINE OF 60' DRAINSAGE EASEMENTS

COURSE	BEARING	DISTANCE	COURSE	BEARING	DISTANCE
CE1	S 07°37'00"E	46.00'	CE10	S 17°27'00"E	73.00'
CE2	S 14°00'00"E	142.00'	CE11	S 14°45'00"E	110.00'
CE3	S 07°37'00"E	41.46'	CE12	S 29°45'00"E	271.00'
CE4	S 29°45'00"E	33.00'	CE13	S 16°40'00"E	92.00'
CE5	S 07°31'00"E	181.00'	CE14	S 17°00'00"E	101.00'
CE6	S 17°27'00"W	87.00'	CE15	S 09°27'00"E	108.00'
CE7	S 15°11'00"W	106.00'	CE16	S 15°00'00"E	111.00'
CE8	S 14°07'00"W	131.00'	CE17	S 12°19'00"E	34.74'
CE9	S 06°18'00"E	100.00'	CE18	S 17°27'00"E	114.00'
CE10	S 06°18'00"E	57.00'	CE19	S 17°27'00"E	22.00'
CE11	S 35°45'00"E	49.00'	CE20	S 07°10'00"E	107.00'
CE12	S 37°45'00"E	70.00'	CE21	S 18°41'00"E	143.00'
CE13	S 27°45'00"E	57.00'	CE22	S 20°45'00"E	58.57'
CE14	S 37°45'00"E	103.00'	CE23	S 28°13'00"E	151.16'
CE15	S 17°27'00"E	116.00'	CE24	S 17°27'00"E	111.00'
CE16	S 17°27'00"E	92.00'	CE25	S 05°35'35"E	171.17'
CE17	S 17°27'00"E	96.00'	CE26	S 16°41'30"E	114.13'
CE18	S 17°27'00"E	131.00'	CE27	S 12°07'00"E	146.82'
CE19	S 17°27'00"E	171.00'	CE28	S 12°11'00"E	112.00'
CE20	S 12°11'00"E	157.00'	CE29	S 12°20'00"E	107.00'
CE21	S 12°11'00"E	107.00'	CE30	S 13°30'00"E	84.00'
CE22	S 12°20'00"E	107.00'	CE31	S 13°30'00"E	119.00'
CE23	S 13°30'00"E	90.00'	CE32	S 17°27'00"E	87.76'
CE24	S 13°30'00"E	119.00'	CE33	S 17°27'00"E	57.00'
CE25	S 17°27'00"E	83.00'	CE34	S 17°27'00"E	163.00'
CE26	S 17°27'00"E	133.00'	CE35	S 19°04'00"E	133.00'
CE27	S 17°27'00"E	264.00'	CE36	S 17°27'00"E	112.00'
CE28	S 17°27'00"E	112.00'	CE37	S 17°27'00"E	112.00'
CE29	S 17°27'00"E	112.00'	CE38	S 17°27'00"E	112.00'
CE30	S 17°27'00"E	112.00'	CE39	S 17°27'00"E	112.00'
CE31	S 17°27'00"E	112.00'	CE40	S 17°27'00"E	112.00'
CE32	S 17°27'00"E	112.00'	CE41	S 17°27'00"E	112.00'
CE33	S 17°27'00"E	112.00'	CE42	S 17°27'00"E	112.00'
CE34	S 17°27'00"E	112.00'	CE43	S 17°27'00"E	112.00'
CE35	S 17°27'00"E	112.00'	CE44	S 17°27'00"E	112.00'
CE36	S 17°27'00"E	112.00'	CE45	S 17°27'00"E	112.00'
CE37	S 17°27'00"E	112.00'	CE46	S 17°27'00"E	112.00'
CE38	S 17°27'00"E	112.00'	CE47	S 17°27'00"E	112.00'
CE39	S 17°27'00"E	112.00'	CE48	S 17°27'00"E	112.00'
CE40	S 17°27'00"E	112.00'	CE49	S 17°27'00"E	112.00'
CE41	S 17°27'00"E	112.00'	CE50	S 17°27'00"E	112.00'
CE42	S 17°27'00"E	112.00'	CE51	S 17°27'00"E	112.00'
CE43	S 17°27'00"E	112.00'	CE52	S 17°27'00"E	112.00'
CE44	S 17°27'00"E	112.00'	CE53	S 17°27'00"E	112.00'
CE45	S 17°27'00"E	112.00'	CE54	S 17°27'00"E	112.00'
CE46	S 17°27'00"E	112.00'	CE55	S 17°27'00"E	112.00'
CE47	S 17°27'00"E	112.00'	CE56	S 17°27'00"E	112.00'
CE48	S 17°27'00"E	112.00'	CE57	S 17°27'00"E	112.00'
CE49	S 17°27'00"E	112.00'	CE58	S 17°27'00"E	112.00'
CE50	S 17°27'00"E	112.00'	CE59	S 17°27'00"E	112.00'
CE51	S 17°27'00"E	112.00'	CE60	S 17°27'00"E	112.00'

CENTERLINE OF 10' DRAINSAGE EASEMENTS

COURSE	BEARING	DISTANCE
CE51	S 07°37'00"E	46.00'
CE52	S 14°00'00"E	142.00'
CE53	S 07°37'00"E	41.46'
CE54	S 29°45'00"E	33.00'
CE55	S 06°31'00"E	181.00'
CE56	S 17°27'00"W	87.00'
CE57	S 15°11'00"W	106.00'
CE58	S 14°07'00"W	131.00'
CE59	S 01°14'00"E	88.00'
CE60	S 06°18'00"E	100.00'
CE61	S 35°45'00"E	49.00'
CE62	S 37°45'00"E	57.00'
CE63	S 37°45'00"E	70.00'
CE64	S 27°45'00"E	103.00'
CE65	S 07°31'00"E	116.00'
CE66	S 17°27'00"E	92.00'
CE67	S 17°27'00"E	96.00'
CE68	S 07°31'00"E	103.00'
CE69	S 07°31'00"E	116.00'
CE70	S 12°11'00"E	107.00'
CE71	S 12°11'00"E	119.00'
CE72	S 12°20'00"E	149.00'
CE73	S 07°31'00"E	163.00'
CE74	S 17°27'00"E	87.76'
CE75	S 17°27'00"E	57.00'
CE76	S 17°27'00"E	163.00'
CE77	S 17°27'00"E	171.00'
CE78	S 12°11'00"E	157.00'
CE79	S 12°20'00"E	107.00'
CE80	S 12°20'00"E	107.00'
CE81	S 13°30'00"E	90.00'
CE82	S 13°30'00"E	119.00'
CE83	S 17°27'00"E	83.00'
CE84	S 17°27'00"E	107.00'
CE85	S 17°27'00"E	124.00'
CE86	S 17°27'00"E	133.00'
CE87	S 17°27'00"E	133.00'
CE88	S 17°27'00"E	133.00'
CE89	S 17°27'00"E	133.00'
CE90	S 17°27'00"E	133.00'
CE91	S 17°27'00"E	133.00'
CE92	S 17°27'00"E	133.00'
CE93	S 17°27'00"E	133.00'
CE94	S 17°27'00"E	133.00'
CE95	S 17°27'00"E	133.00'
CE96	S 17°27'00"E	133.00'
CE97	S 17°27'00"E	133.00'
CE98	S 17°27'00"E	133.00'
CE99	S 17°27'00"E	133.00'
CE100	S 17°27'00"E	133.00'
CE101	S 17°27'00"E	133.00'
CE102	S 17°27'00"E	133.00'
CE103	S 17°27'00"E	133.00'
CE104	S 17°27'00"E	133.00'
CE105	S 17°27'00"E	133.00'
CE106	S 17°27'00"E	133.00'
CE107	S 17°27'00"E	133.00'
CE108	S 17°27'00"E	133.00'
CE109	S 17°27'00"E	133.00'
CE110	S 17°27'00"E	133.00'
CE111	S 17°27'00"E	133.00'
CE112	S 17°27'00"E	133.00'
CE113	S 17°27'00"E	133.00'
CE114	S 17°27'00"E	133.00'
CE115	S 17°27'00"E	133.00'
CE116	S 17°27'00"E	133.00'
CE117	S 17°27'00"E	133.00'
CE118	S 17°27'00"E	133.00'
CE119	S 17°27'00"E	133.00'
CE120	S 17°27'00"E	133.00'
CE121	S 17°27'00"E	133.00'
CE122	S 17°27'00"E	133.00'
CE123	S 17°27'00"E	133.00'
CE124	S 17°27'00"E	133.00'
CE125	S 17°27'00"E	133.00'
CE126	S 17°27'00"E	133.00'
CE127	S 17°27'00"E	133.00'
CE128	S 17°27'00"E	133.00'
CE129	S 17°27'00"E	133.00'
CE130	S 17°27'00"E	133.00'
CE131	S 17°27'00"E	133.00'
CE132	S 17°27'00"E	133.00'
CE133	S 17°27'00"E	133.00'
CE134	S 17°27'00"E	133.00'
CE135	S 17°27'00"E	133.00'
CE136	S 17°27'00"E	133.00'
CE137	S 17°27'00"E	133.00'
CE138	S 17°27'00"E	133.00'
CE139	S 17°27'00"E	133.00'
CE140	S 17°27'00"E	133.00'

Miranda Benson2

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**From:** Miranda Benson2  
**Sent:** Monday, October 23, 2023 1:45 PM  
**To:** PCD Hearings  
**Subject:** FW: Request for Response to all Briargate-Stapleton Q&A Public Comments on Project Website

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**From:** Paz de Araujo, Maureen <[Maureen.PazdeAraujo@wilsonco.com](mailto:Maureen.PazdeAraujo@wilsonco.com)>  
**Sent:** Monday, October 23, 2023 1:40 PM  
**To:** Stephen Jacobs <[striplejacobs@gmail.com](mailto:striplejacobs@gmail.com)>  
**Cc:** Kari Parsons <[kari.parsons@elpasoco.com](mailto:kari.parsons@elpasoco.com)>  
**Subject:** RE: Request for Response to all Briargate-Stapleton Q&A Public Comments on Project Website

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Dear Stephen Jacobs Jr:

As of today, the project team has responded to 145 individual public comments submitted via the website comment forms. Many of the public comments that used the comment form were submitted after the Public Comment period closed in September 2022. Many of the comment form comments also duplicate comments submitted using the map app or included in letters to the Board of County Commissioners and/or Planning Commission.

The project team also received 64 public comments via the comment map app on the project website. Responses for over half of the map delivered comments, dating through July 2021, were posted on the map app administrative listing that is linked to the website for viewing. After completing initial map app comment responses, we encountered technical difficulties in adding the responses to the newer comments administration listing for the map app. We are working on a fix that will allow us to direct post the remaining responses. As an interim solution, we have created a PDF document includes all map app public comments and responses that will be posted on the website for download. That should be uploaded sometime today. Finally, you and Dana King sent a letter to the Board of County Commissioners on September 16, 2022. The project team was asked to provide response to be used by staff or the Board to respond to your letter. Per your new letter to the Planning Commission, it appears that you have received those responses.

Responses to a second letter from you as well as a letter from your neighbor Cathy Lane to the Planning Commission will be submitted to the Planning Commission and posted as part of the PC "packet" for November 2<sup>nd</sup>.

Thank you.

Maureen Paz de Araujo, FAICP CTP CEP  
Senior Transportation Planner  
**Wilson & Company, Inc., Engineers & Architects**  
5755 Mark Dabling Blvd. Suite 220 | Colorado Springs, CO 80919  
719 302 6752 (direct) | 719 237 9890 (cell)  
[wilsonco.com](http://wilsonco.com)

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**From:** Stephen Jacobs <[striplejacobs@gmail.com](mailto:striplejacobs@gmail.com)>  
**Sent:** Thursday, October 19, 2023 10:19 AM  
**To:** Paz de Araujo, Maureen <[Maureen.PazdeAraujo@wilsonco.com](mailto:Maureen.PazdeAraujo@wilsonco.com)>  
**Cc:** [kari.parsons@elpasoco.com](mailto:kari.parsons@elpasoco.com)  
**Subject:** Request for Response to all Briargate-Stapleton Q&A Public Comments on Project Website

Dear Maureen Paz de Araujo,

When will all of the Public comments from the Briargate-Stapleton website Q&A be responded to by the Project Team on the project website?

<https://www.briargate-stapleton.com/community-q-a>

The last "Project Team" comment response on the Q&A portion of the website was on 7/8/2021. Since then, there have been twenty seven (27) additional public comments, with the last public comment made on 9/26/2021. See Missing Response Comments attachment with date stamps.

Thank you,  
Stephen Jacobs Jr.

November 19, 2023

Vice-Chairman Jay Carlson  
El Paso County Planning Commission

Re: Highland Park 3

Dear Vice-Chairman Carlson and Planning Commission Members,

After participation in the Planning Commission Meeting on Thursday November 2, 2023, I have thoroughly thought through a potential plan regarding the stretch of Briargate that will be going through my neighborhood (Highland Park 3) and other neighborhoods between Black Forest Road and Vollmer Road.

First, the Wilson Report and Project Engineer both explained that they chose to divide our small neighborhood which directly effects 40 homes, and indirectly affects multiple communities, because there was a church where they originally planned this road. Therefore, I am wondering why they could not pay to have the church relocated which is much easier than displacing 40 homeowners. It seems that this was poor planning as it would have been much easier to displace one building temporarily than 40 homeowners permanently.

Second, all of the surrounding homeowners would prefer this road is not approved. However, if this road is ultimately approved, I am respectfully requesting that you approve this master plan with the following provisions/requirements so that we can all attempt to live as peacefully as possible, despite a highway between our houses.

1. Absolutely NO stoplights through the section of Briargate between Black Forest and Vollmer roads.
  - a. Alternative option, place roundabouts wherever any proposed lights would be.
    - i. This will prevent people racing and speeding through our neighborhood.
    - ii. This is considered a calming feature.
    - iii. This will prevent lights flashing in homeowners windows.
    - iv. This is consistent with the Black Forest Road widening project, where homeowners successfully were able to mitigate lights and maintain the dark skies environment.
2. Slowed road speed between Black Forest Road and Vollmer Road to 25 MPH.
  - a. All posted road signs in our neighborhood require individuals to go 25-MPH.
  - b. Residents of Highland Parks 1, 2, and 3 have small children who frequently ride bikes around the neighborhood. Our neighborhood mailboxes for Highland Park 3 are at the end of Lochwinnoch Lane (close to Poco road). So we need to be able to still keep our children safe, walk our dogs, and safely obtain our mail.
  - c. Because this section of Briargate is in fact going through a development, the road speed should remain consistent with speeds within a neighborhood.
3. Deny the “beautification” plan of adding a bike lane, sidewalks, a median, and additional lighting along the road.
  - a. **This rural area contains natural beauty of natural grasses and open land. Less is more regarding this area.** Specifically,
    - i. There is no need to add a median to put more concrete in a rural area.

- ii. None of the homeowners wish to have more concrete for a bike lane or sidewalk along Briargate.
- iii. The plats show that the Utility Easements are in fact on privately owned property. So although the Wilson Report and individual responses claim that outside of the 120' they wouldn't be "taking" private property, they actually would be.

Third, given at least two voting members acknowledged and said that "if it is in the Master Plan it will be done," (indirect quote, but main point of statements) please make a provision that the Master Plan is approved only allowing the 120 foot previously allotted space for Briargate Road and accompanying shoulder/drainage/etc., and do NOT approve the potential use of 168 feet for this road.

Fourth, please ensure prior to voting that we are all using the same language and definitions of terminology within this project. During the November 2, 2023 meeting, the Project Engineers continued to say, 'the road will fit in the 120 feet;' however, they were NOT saying that the entire project will fit in the 120'feet. I want to ensure that the language used is accurate as the homeowners do not want any part of the road/sidewalks (which we don't want anyway) to extend outside of the 120'feet. We want to ensure that the white poles that have lined out Briargate will contain anything related to this project. Specifically, we do not want anything outside of the 120 feet, and want the currently allotted 20' or 30' utility space to stay as it is.

Fifth, The Planning Commission chairperson claimed that we should "known" and not have built leech fields, septic areas, etc. close to where the road was. However, most or all of us are not builders, utility experts, septic experts, etc. The persons who were hired to build these homes and subsequent utility/drainage/septic needs, did so based off of the current plans for the lots, which included designs for the 120' road. These individuals had no reasonable or prior knowledge to know that this road could potentially expand to 168'; if so, they would have likely redesigned the layout of the homeowner's home and land needs for septic, utilities, drainage, and any other necessary aspect for a house to be functional.

Sixth, the only reason that funding was previously approved for this section of Briargate is because Classic Homes has a vested interest in this project. They have changed their mind to build a high-density neighborhood that will need direct access to the city of Colorado Springs. There is also intent to build a "shopping center" on 100 plus acres on the East border of Highland Park 3, and west of Vollmer Road. Originally, they had planned to build a neighborhood, similar to Highland Park which has large lots; instead, they are now putting in small lots to have more homes being built. Hopefully the intent of this 100+ acres will be for it to remain as rural zoning and residential to align with the neighboring communities. This is purely a financial gain for Classic Homes instead of protection of land. Colorado Springs and El Paso County have become a popular place to live; however, with the continuous addition of small lots, apartments, and low-income housing, developers are ruining the very reason people want to move here. People move to this area for the natural beauty, mountains, and access to outdoor activities. We do not have enough water resources to continue building small homes on small lots. Homes built on large lots allow for less strain on the water resources, less people moving in, which then allows for greater possibility of engaging in outdoor adventures. When we continue to build multiple homes on small lots, we are ruining the very reason people choose to move here. Soon residents of Colorado Springs and El Paso County won't be able to enjoy going to places like Garden of the Gods and other beautiful areas, because there are too many people and cars. We as Coloradans have an obligation to protect the

natural beauty, cohabitate with the animals who lived here long before we did, and protect the environment. The more homes, cars, and people we put in this area puts a strain on all of the reasonable resources we need to work and live here.

Seventh, the first time myself and the rest of Highland Park 3 Homeowners association were aware of the Briargate-Stapleton connector project was August 22, 2022 when then President Tim Cerniglia sent out an email regarding this. Previously, there was no actual notification or available resource to review this project. Maureen Paz de Araujo's direct response to this to Homeowners comments on the Briargate-Stapleton for Mobility website specifically said "At the outset of the project the County added this project on its "projects" webpage, together with a link to a project-specific website that was deployed in the spring of 2020. Most homeowners in Highland Park and the surrounding communities purchased their homes and built prior to the spring of 2020.

I respectfully request that you all take the time to review my PowerPoint (including the "Notes" section, and the associated documents to each of the slides), prior to determining your final vote on the Briargate-Stapleton Plan. In this PowerPoint you will find information relating to the fact that this road was originally designed as a "minor arterial" road, which will cross over a Gas Pipeline which specifically says it shall not be crossed, homeowners own the "easements" that exceed the 120' road, there are Preble's Mice that live in this location and are a threatened species, and there are significant drainage concerns that will equate to costly repairs to homeowners property that will need to be paid for by the County. Furthermore, the current plan anticipates 5 lights through our neighborhood, which will cause a significant amount of time for homeowners to travel about 1 mile. I have suggested alternatives to decrease the amount of land being used for this project, including NO bike trail, walkway, or 28' median. Specific to my property (7712 Bannockburn Trail, you will see that the 30' easement is owned by the Mohr family, and within that easement is our PVC pipe that leads to our leech field. Given the already anticipated drainage issues, this will significantly affect our leech field's ability to properly filter waste and potentially cause irreparable damage to our septic system. The PowerPoint also notes the funding source (described above) was solely funded for access to the Jaynes Property Plan, which quite frankly should have not been approved to have such small lots. As previously noted, there was inadequate transparency and notification to homeowners by anyone associated with the Briargate-Stapleton and Jaynes Property. Most concerning related to the lack of transparency is the fact that there is anticipation for our rural county area to be annexed, and it is more likely than not that the Briargate-Stapleton Parkway will eventually be a 6-lane principal arterial road which will be used as a secondary truck route as it will connect I-25 to US-24. The "Official" notification of this project occurred in 2022; however the website showed significant issues with actually accessing the data, thus I feel that the statistics you reviewed by Wilson and Company regarding the amount of people who "just requested information" were skewed, because most people could not actually access the data and could only access the "contact" page. Furthermore Wilson and Company continue to say that they don't "intend" to take or buy any of the homeowner's land; however, if they are considering anything outside of the 120' would require them to take or buy our land. This is detailed in the Easement section of the PowerPoint; which does not allow any building in that easement. Although the Wilson and Company report claims that there will be minimal disturbance to the animals' natural habitat, CDOT acknowledges that roadways cause "habitat fragmentation." Reports show that there will be a water supply deficit in the region by 2060 (likely earlier); however, in order to prevent this, I urge you all to deny future small-lot development plans and opt to require developments with a minimum of 2.5 acre lots; this will significantly decrease issues related to traffic delays and access to water for

homeowners. Moreover, when the Wilson and Company claim that they want to add "Beautification" into the plan by adding a sidewalk and bike path, this is significantly inconsistent with rural living. Again, I would urge you to require the absolute minimum for this road and have the Wilson and Company only submit plans that have no bike paths or sidewalks in them. I have added a small number of public comments so you have an accurate depiction of what the concerns and requests are of the locals who will be directly affected by the road. Please also consider how traffic lights invite homeless individuals to relocate to our areas; no homeless individuals sit in roundabouts as people won't stop in a roundabout. Again, in this PowerPoint I show other articles that confirm there is a likelihood to have a 6-lane road; please do not allow this to happen. I further detail safety concerns related to crime rates, issues with roads in general, noise pollution, and suggested ways to prevent this from occurring again.

I request that this letter, PowerPoint, and associated documents are thoroughly reviewed by yourself and the rest of the individuals on the El Paso Planning Commission before making a final decision on the Briargate-Stapleton Parkway that will barrel through our neighborhood.

Thank you for your time and consideration.

Sincerely,

  
Christine Mohr, Psy.D, LP and Michael Mohr, AGACNP-BC  
7712 Bannockburn Trail (Lot 129)  
Colorado Springs, CO 80908  
609-841-4709  
Christine.mohr@ks.gov

# Highland Park 3 Pertaining to the Briargate-Stepleton Parkway

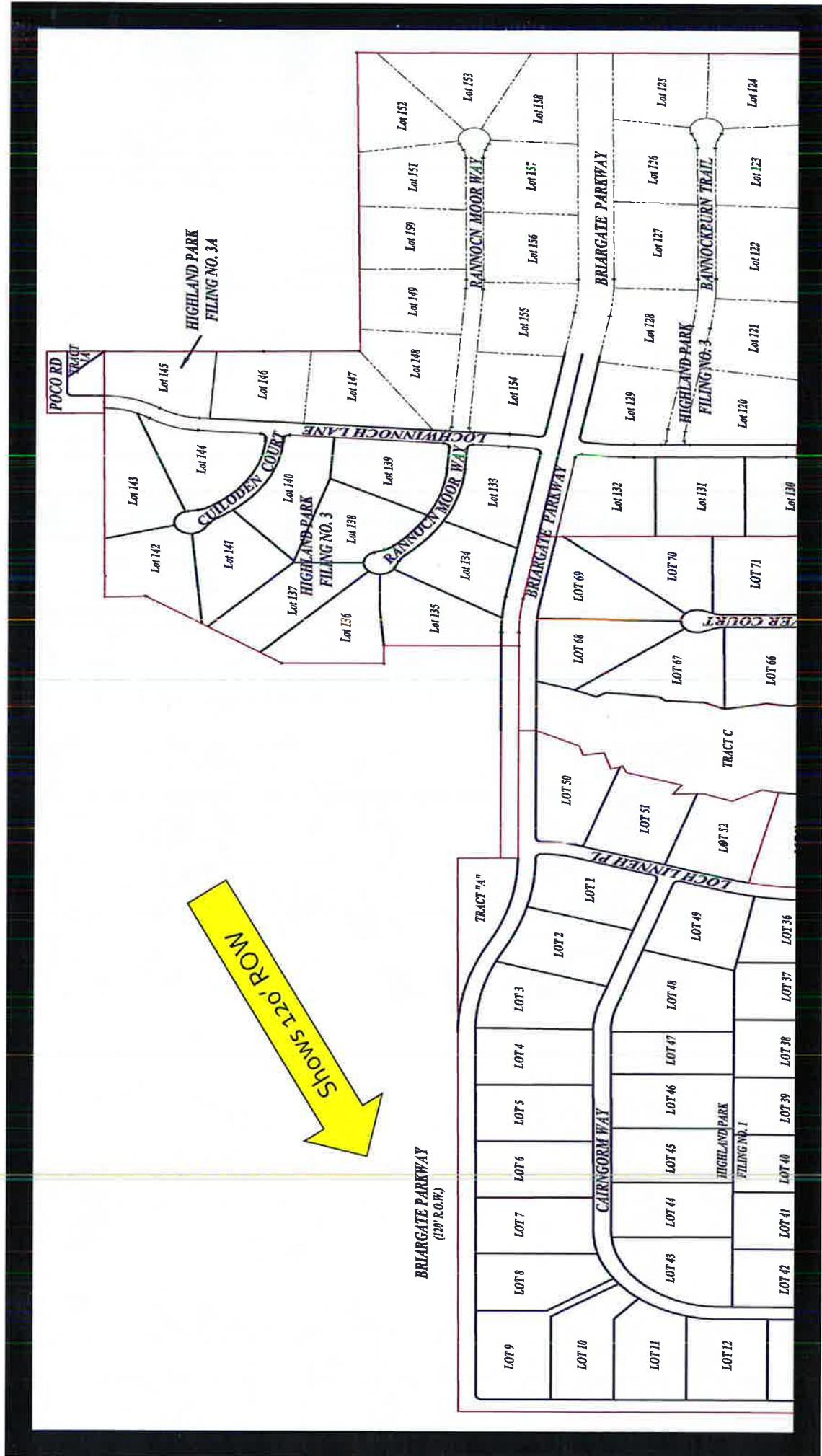
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Created by Christine Mohr, Psy.D.  
Interim President  
Highland Park 3 Homeowner's Association

# Discussion Topics

- Highland Park 3
- Briargate will cross a Gas Pipeline in HP3
- Preble's Mouse
- Unnecessary Delays (5 lights)
- 7712 Bannockburn Trail
- Funding
- Transparency/Notifications for City/County Projects
- Website access issues
- Easements
- Habitat
- Water Concerns
- Beautification of Rural Living
- Public Comments
- Long-term Planning
- Safety/Noise Concerns
- Prevention

# Highland Park 3



# Sketch Development Plan by Thomas & Thomas - 08/1997

- Showed Briargate as a "**Minor Arterial**" road; however, it is now being designated as a "Major Arterial" road.
- Showed NO plans for a bike/run trail or a sidewalk along Briargate.
- Said "It is intended that the proposed development will preserve the wildlife habitat, vegetation and the existing flood plain limits associated with the Cottonwood Creek Drainage way.

HIGHLAND PARK

## MARKETING DEVELOPMENT PLAN

WILPKE, LIEUTENANT COLONEL  
PLATTSBURGH, N.Y.  
P-2-3

SKP 97-015 rec. m.c.l.

## Minor Arterial

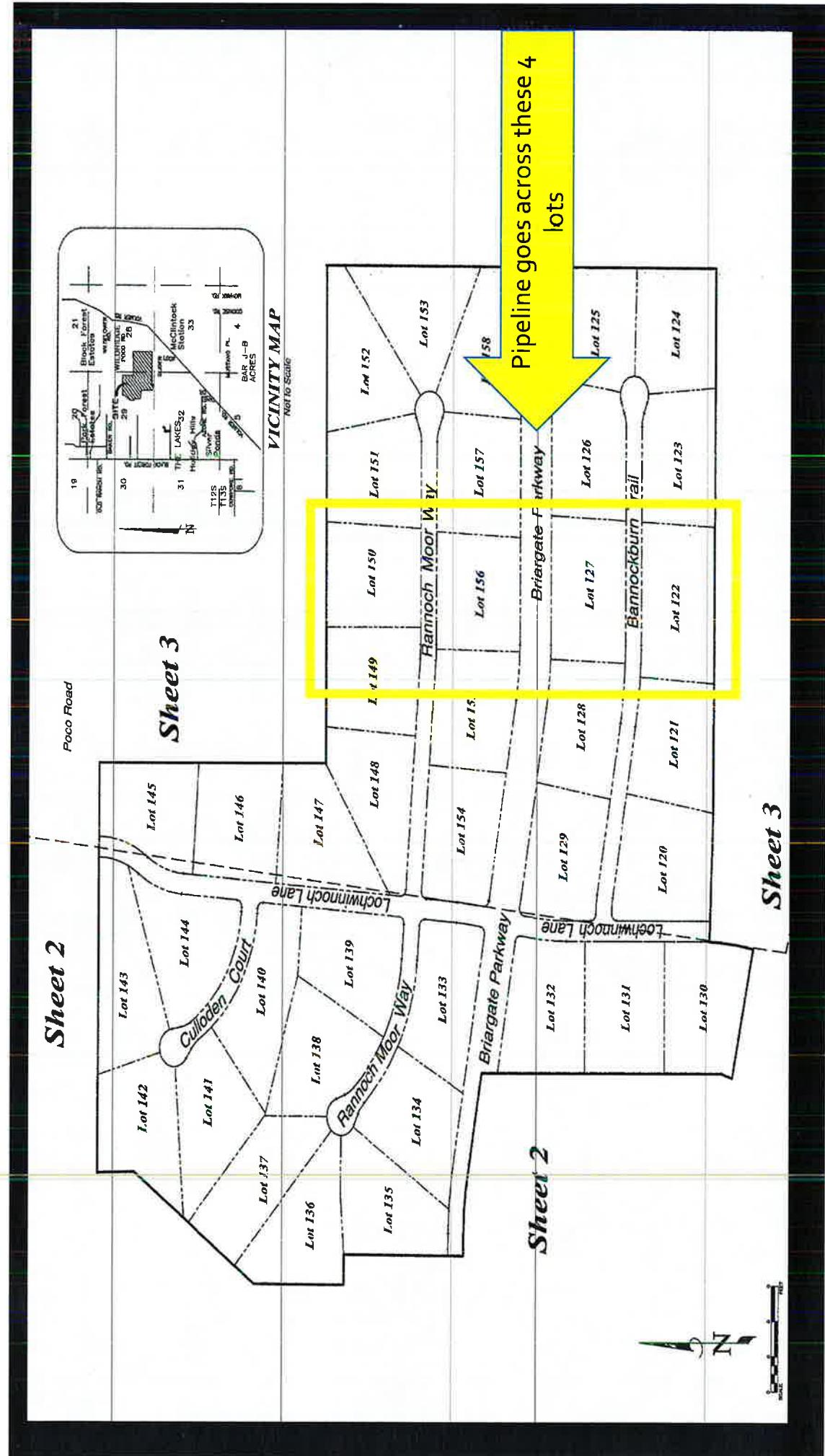
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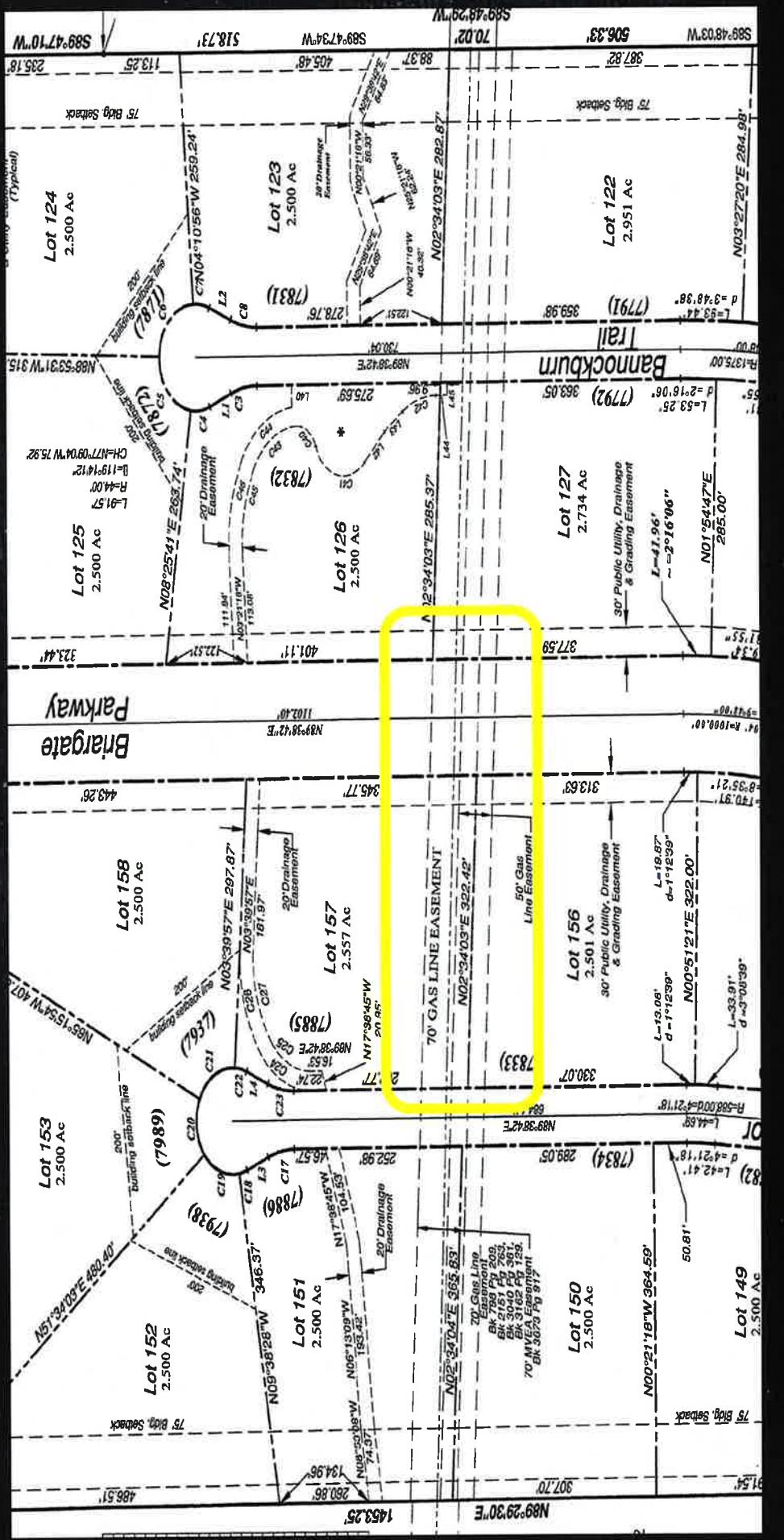
COLORADO SPRINGS, COLORADO

# HP3 Filing Signed in 2010 by BOCC and on 06/21/2018

- Important "Notes"

- 5. "Due to geological conditions associated with this area ... It is highly recommended that well and septic locations be established prior to locating residences and other structures."
- 6. Design/Location: All structural foundations shall be designed by a Professional Engineer..."
- 9. "Pipelines: Lots 122, 127, 150, 151, 156, and 157 are crossed by ClG/Kinder Morgan natural gas and WYCO/Magellan petroleum pipe easements, which are non-build areas and **may not be disturbed or crossed at all**. These protective covenants contain pertinent information regarding this easement.
- These go parallel the proposed location of Briargate Parkway ([See map](#))
- 10 A. Utility/Drainage Easements: All front lot lines and lot lines which are the ROW lines of platted roads are hereby platted with a 15 foot public utility and drainage easement unless otherwise noted. All lot lines which are the outer boundary of the HP Subdivision are hereby platted with a 20 foot public utility and drainage easement unless otherwise noted. Both sides of all side and rear lot lines are hereby platted with a 10 foot public utility and drainage easement.
- 16. No structures or major material storage activities are permitted within the designated drainage easements, except fences; fences shall not impede runoff from reaching drainage Swales.

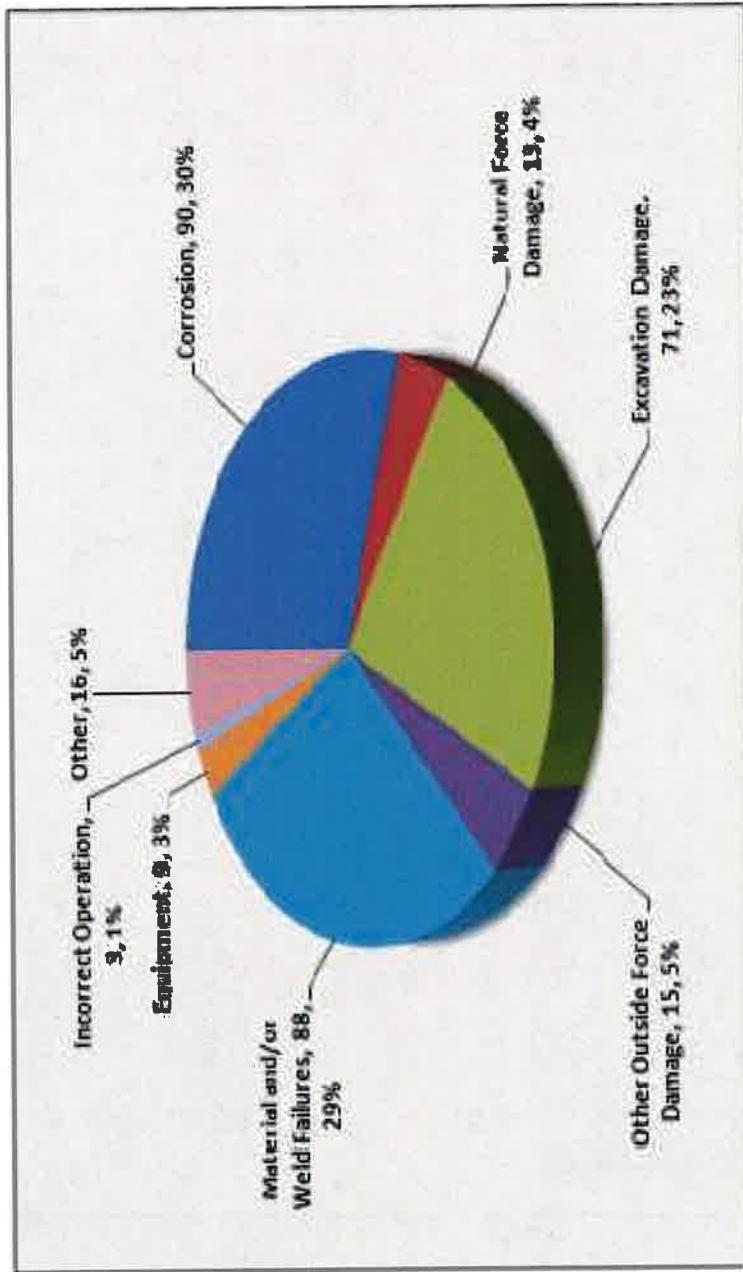




## Pipeline Risks

- Pipeline Risks Risks to the public from hazardous liquid and gas transmission pipelines result from the potential unintentional release of products transported through the pipelines. Releases of products carried by pipelines can impact surrounding populations, property, and the environment, and may result in injuries or fatalities as well as property and environmental damage.
- Figures 8 and 9 show the breakdown of incidents by cause for line pipe. For both hazardous liquid and gas transmission pipelines, the predominant failure causes for line pipe are corrosion, material/weld failures, and excavation damage. Figure 8: Causes20 of Significant Onshore Hazardous Liquid Pipeline Incident

failures, and excavation damage.



**Figure 6: Causes<sup>11</sup> of Significant Onshore Hazardous Liquid Pipeline Incidents  
(Right-of-Way Line Pipe Only 2005-2009)**

## HP3 Filing Signed in 2010 by BOCC and on 06/21/2018

- Important "Notes" Continued
  - 18. Developer shall comply with federal and state laws ....and/or the U.S. Fish and Wildlife Service regarding the Endangered Species Act, particularly as it relates to the **Prairie's Meadow Jumping mouse as a listed threatened species.**"

# Interoffice Memo (EPC DOT) – 10/23/1997

- Subject: Highland Park Master Development Drainage Plan  
Comments
- From: Fred Williams, Systems Engineer
- 1." DOT is concerned with the proposed location of Briargate Parkway and its proximity below the existing off-site dam and spillway to the north. **Alternative alignments should be considered.**"
- 3. "The proposed lot layout appears to indicate that several of the **homeowners will be receiving drainage onto their property.** Similar configurations in other developments have resulted in numerous requests for the County to repair damage on private property caused by water coming off of roads and adjacent properties. ..."

Unnecessary Delays through  
Highland Park  
5 traffic lights proposed through our small  
development)

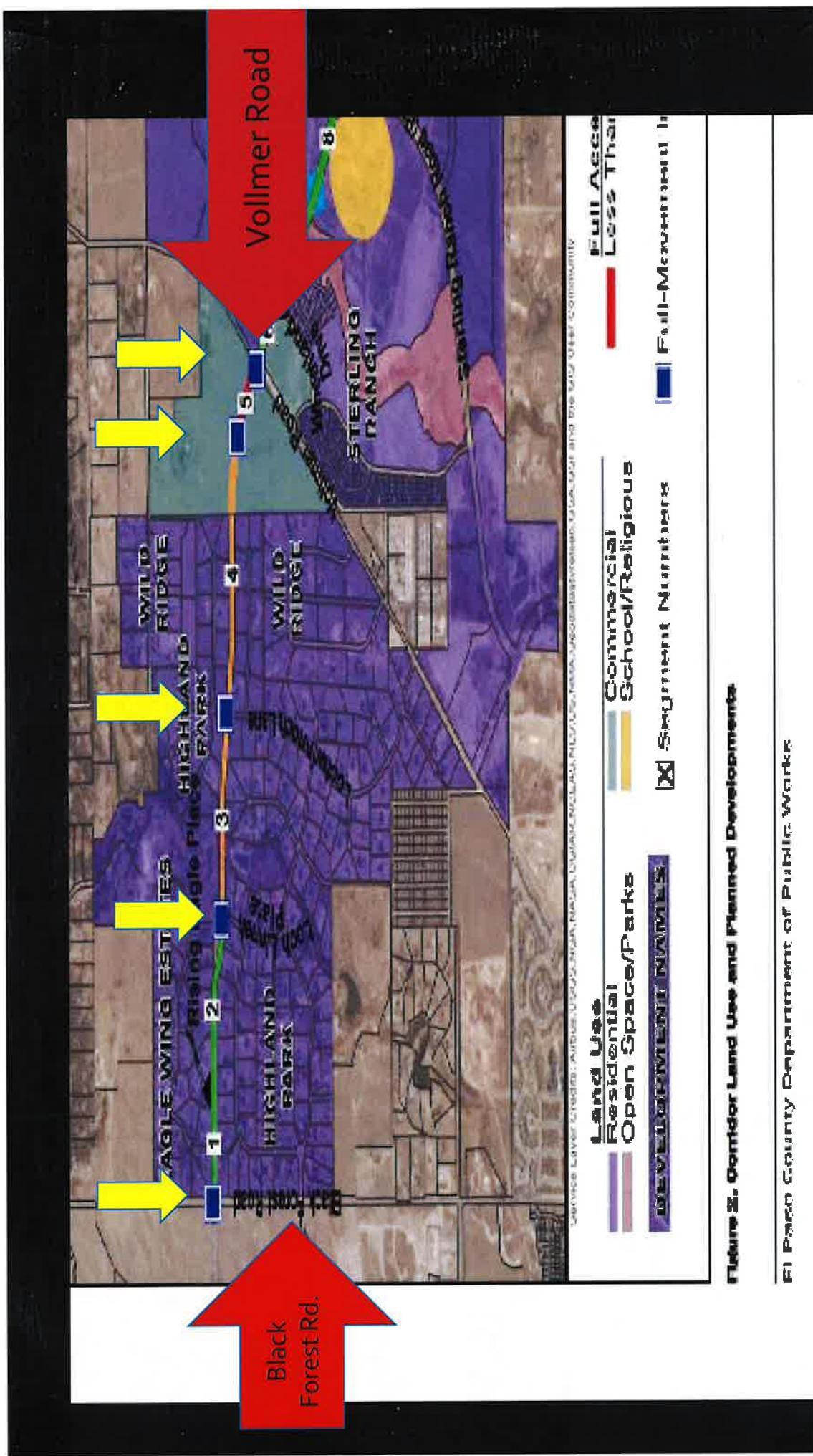
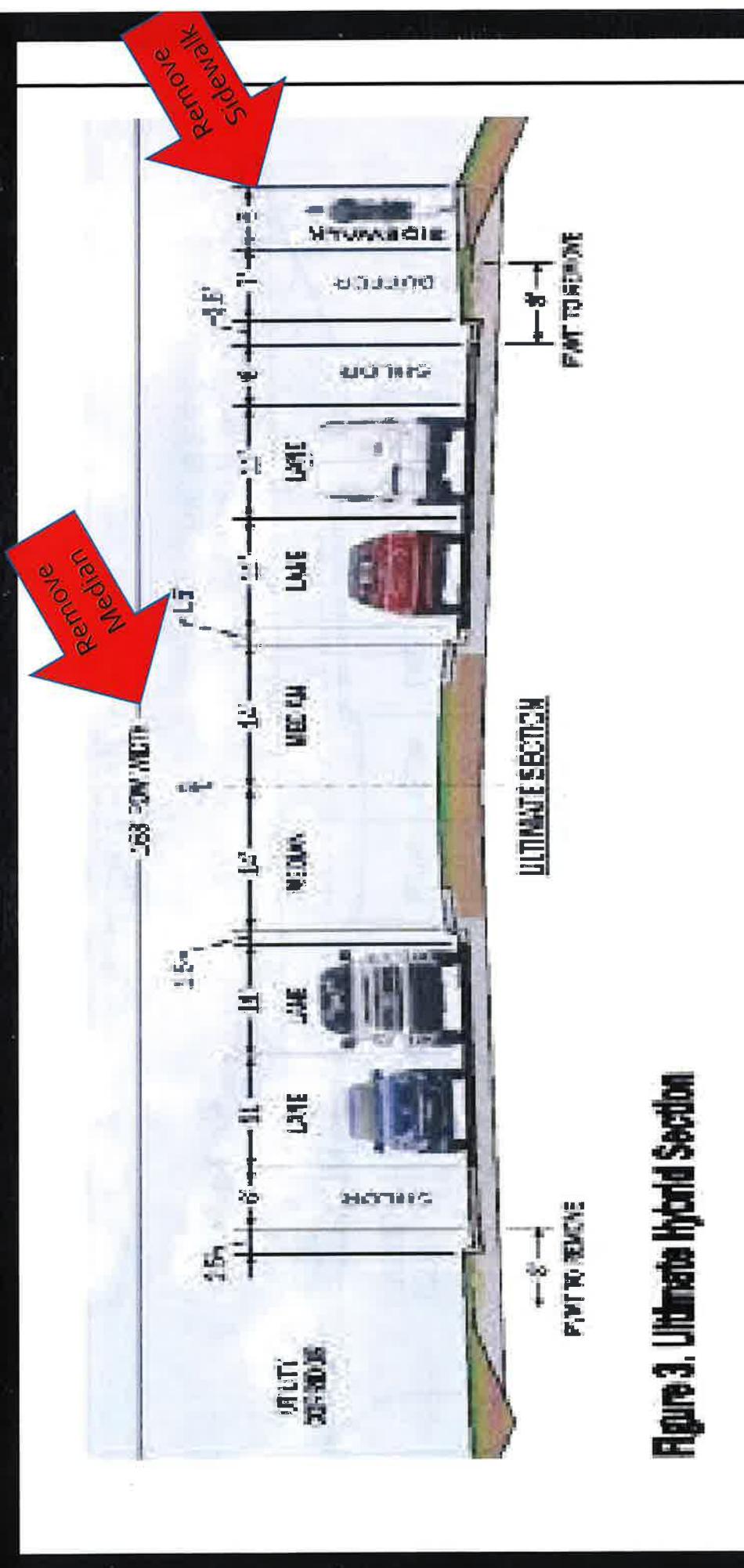


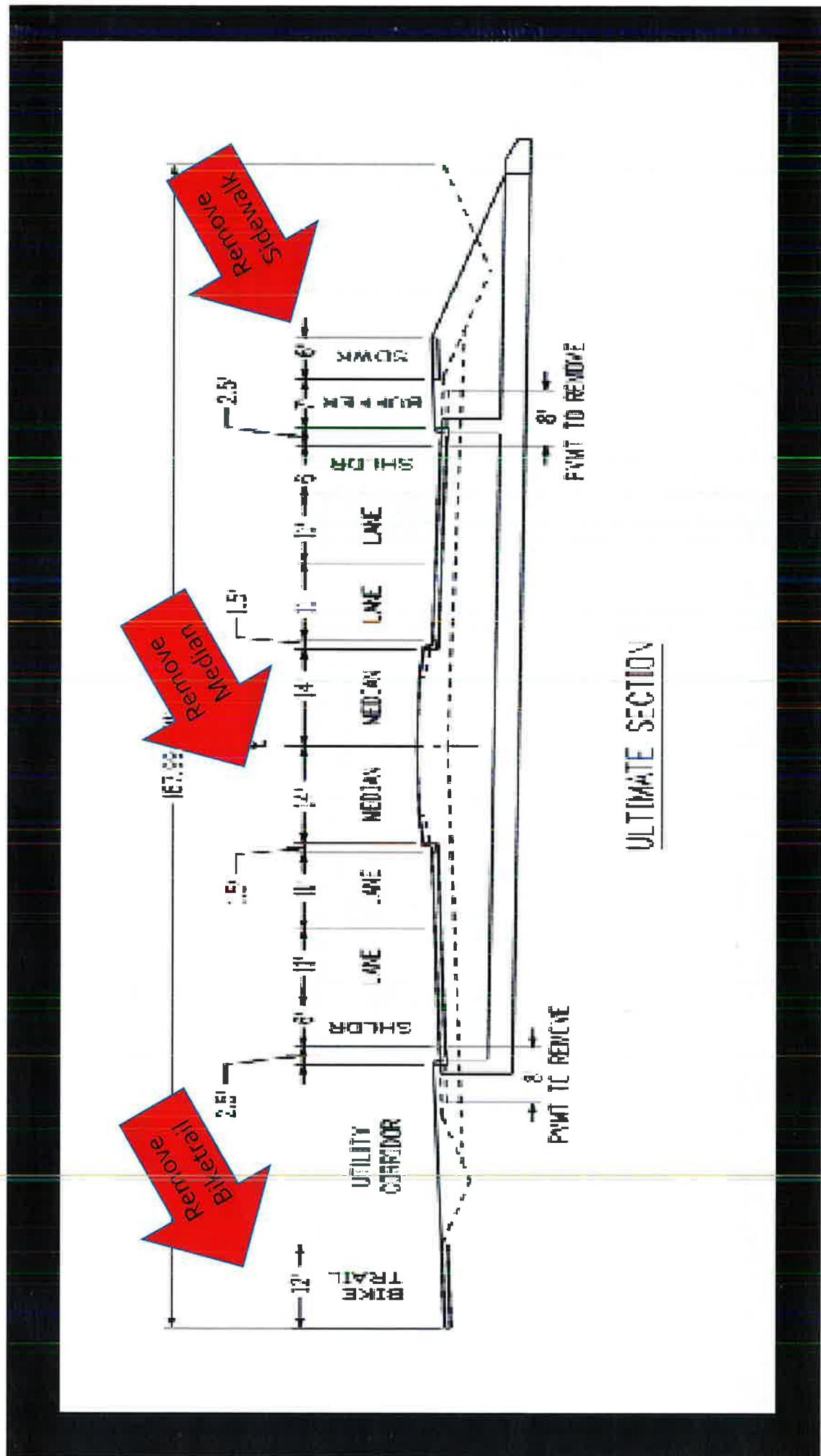
Figure 2. Current Land Use and Planned Developments

F1 Paso County Department of Public Works

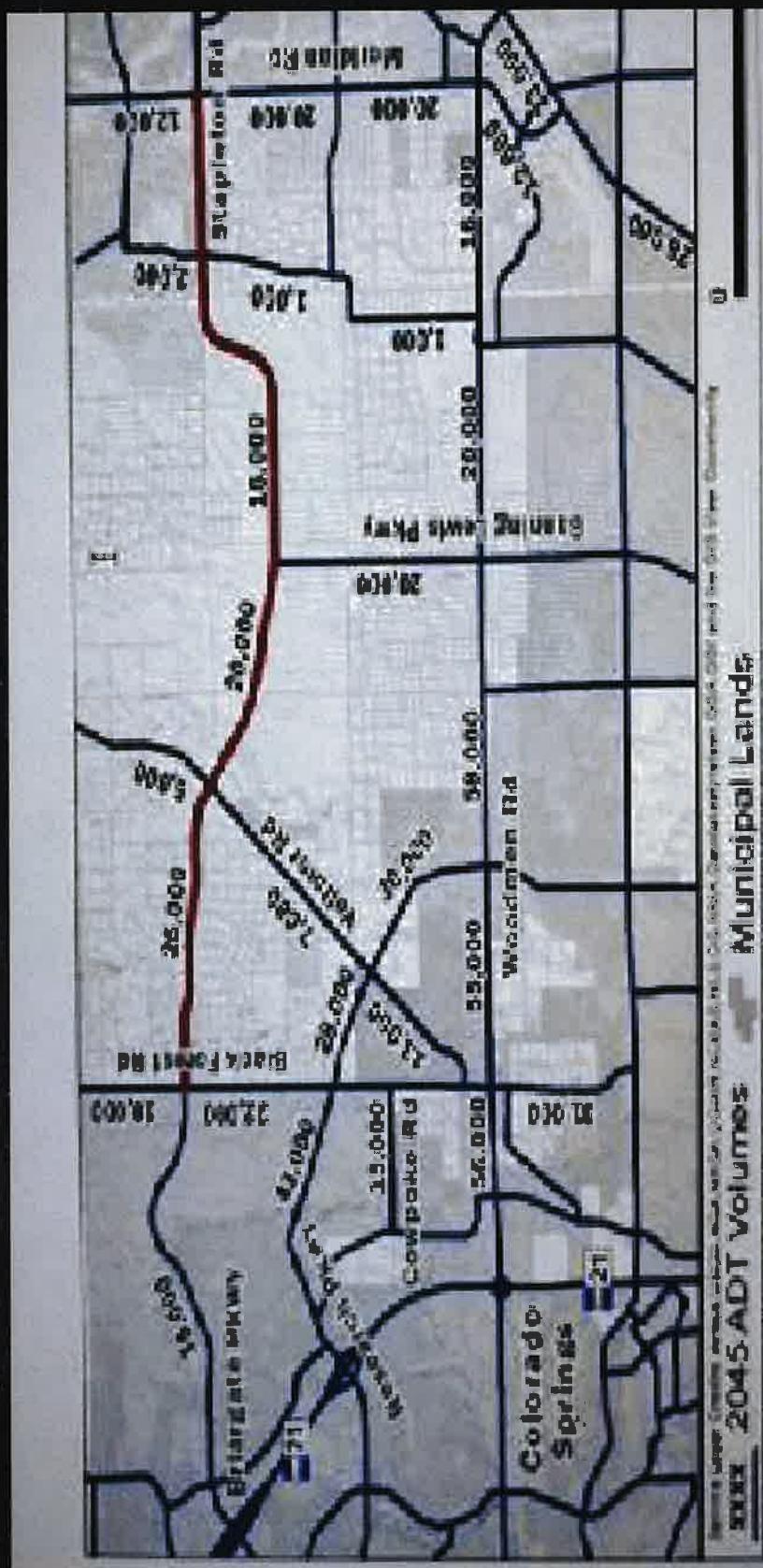
Suggested Alternative



**Figure 3.** *Ultimate hybrid Section*

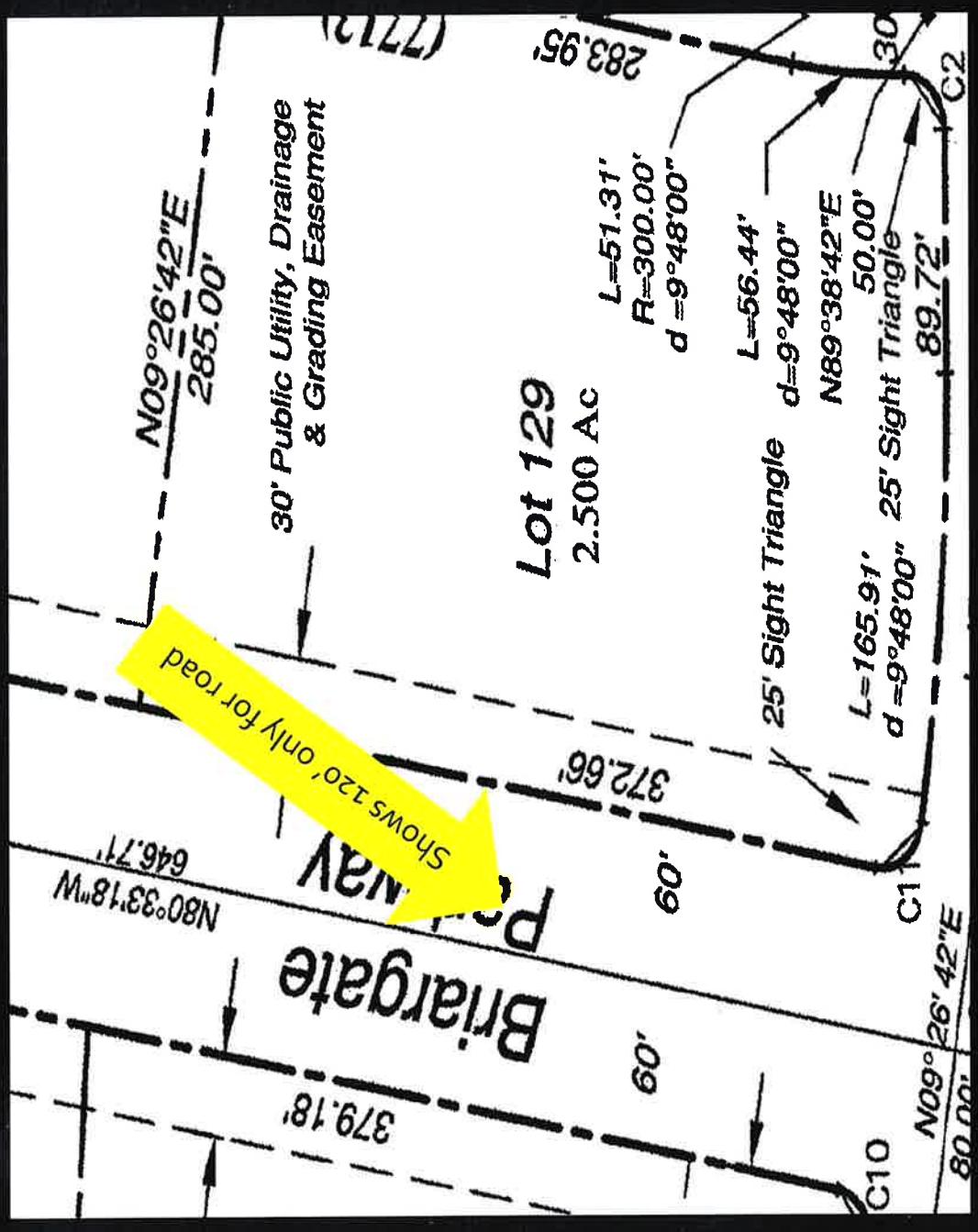


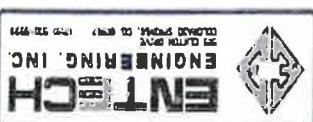
**Estimate 25,000 cars daily by 2045**



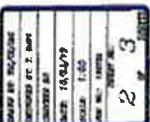
7712 Bannockburn Trail

Shows private ownership of the land that is used for the utility and drainage easement

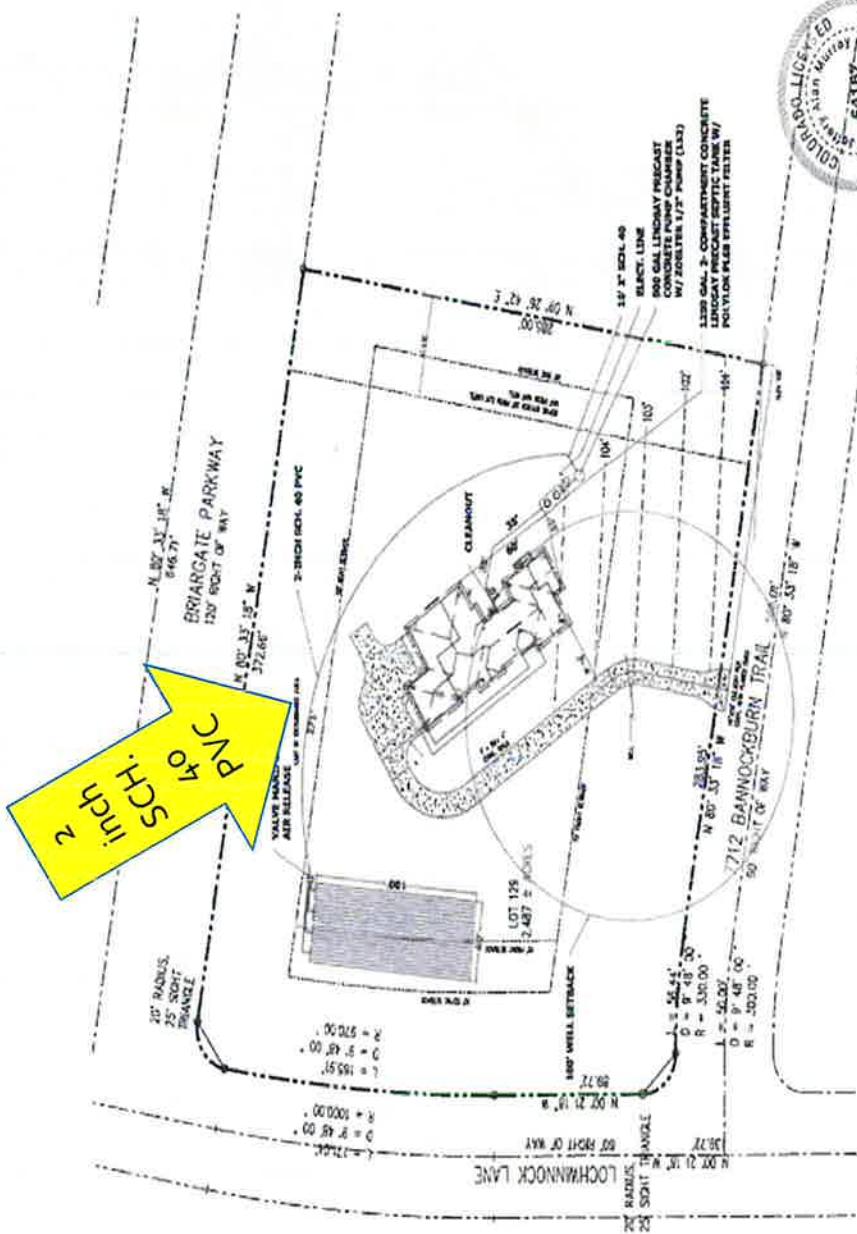




FOR: ALBANO HORN  
BL PASO COUNTY, COLORADO  
7712 BANNOCHEBURN TER  
Q.W.T.S. AS-BUILT



SITE PLAN



180

$$\angle ALE = 60^\circ$$

**SPONSORS SHOULD REVIEW THEIR  
EPY IF THERE ARE RETRACK OR  
STRUCTURES THAT MIGHT AFFECT  
ONE, PRIOR TO CONSTRUCTION.**

OF THE DRY SYSTEM CAN  
EQUATE SITE SPECIFIC

**DATA** **STRUCTURE** **AND** **ALGORITHM** **IN** **CPP**

RENTAL / REPAIRS / SERVICE

COORDINATE: COORDINATE EXACT  
LOCATION WITH EPC DESIGN

**REVIEWED IN THE  
LITERATURE**

With a capacity of 300 patients, it will be located at 101 Main Street in a suitable single-story, walk-up prototype. A怒nity with a location in the Payson corridor, The Payson Health Department, and El Paso County Health Department recommended this usage. It accommodated to eight closest to J to 4 and 1000 linear feet run distance. A total check valve / air flow to chain is planned least or 1 foot.

20' RADIUS,  
25' SIGHT TRIANGLE

BRIARGATE PARKWAY  
120' RIGHT OF WAY

Limit of Disturbance Line

N 80° 33' 18" W  
372.66

LMT OF DISTURBANCE LINE

$$R = 970.00 \\ D = 9.48.00 \\ L = 165.91$$

LOT 129  
2.487 ± ACRES

ROUTE EIGHT LEAD FIELD  
S ZONE SCMM TYP  
DEMANDEE SIGNATURE

CONC. SPADS

R16.00

R12.00

R16.00

TEMP ANY HORN CO.  
DO NOT HORN ON THIS ROAD

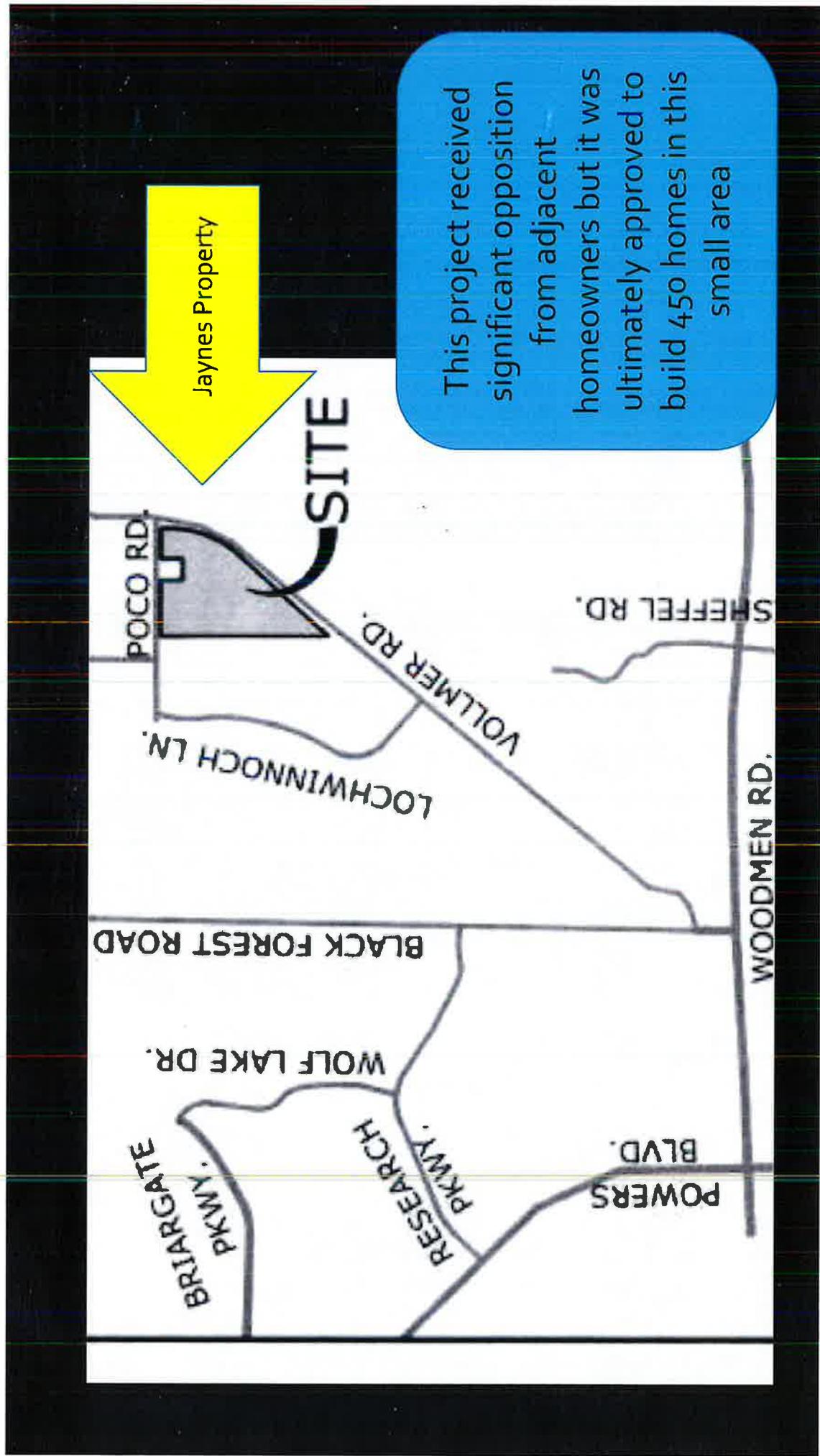
NO HORN

# Project Funding

## This section of the road funding

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- Classic Homes is the investor for this portion of the project specifically because they are building a 450 unit residential development on "Jaynes Property" located East of Vollmer Road & South of Poco Road
- See attached documentation



Concerns about Appropriate  
Notification and Transparency

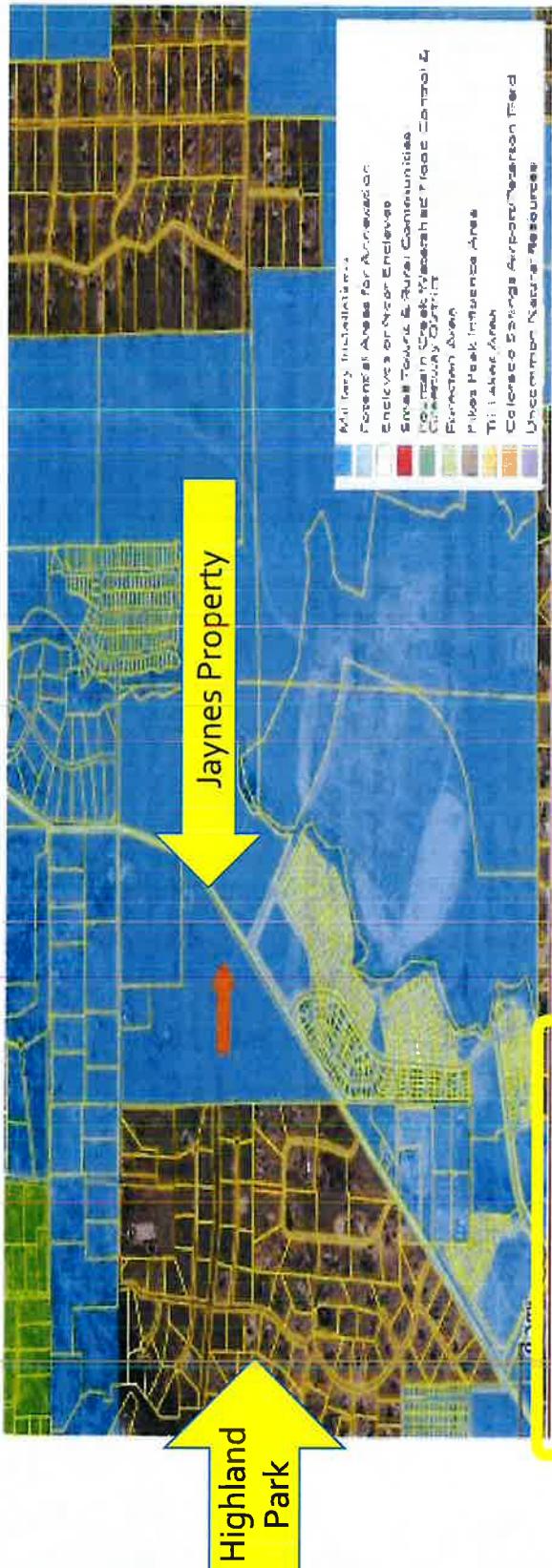
# Transparency regarding Jaynes Property

Source: The Gazette article "77 homes in Black Forest gain approval amid residents' concerns" posted 03/22/2023

- "Residents living north of the proposed development said Tuesday they expected the project's proposed density to be about 40 lots on approximately 40 acres after accounting for land needed for tracts, easements and roads.... But the reality is that what we were presented and what we understood is different than what we see now."
- Tran said he and others were concerned that neighbors weren't more adequately notified of the project so they could provide feedback.... "I feel like it was really disingenuous that we didn't receive letters."
- "Many neighbors also did not see signs posted at the corner of Vollmer and Poco Roads."
- Barlow said a community meeting wasn't held because they "were not proposing anything different."
- Meggan Herrington said "Perhaps it is time to look at notification: With more urban-level development ... perhaps 'adjacent' doesn't cover enough neighbors and that's definitely something we can look at internally."
- Proposed Recommendation: MAIL LETTERS to all current homeowners and developers. People don't know where online to look; however, proper notification to current homeowners is the right way to ensure notification. With all of the growth and influx of persons in the State and County things that occurred 30 years ago (which someone like me was in elementary school then) and even things that occurred 10-15 years ago are not common knowledge. Most people have only lived in the State for a couple of years. There are so many people in the military as well that get transferred from different bases or posts; they have no reasonable way to learn about the proposed road changes to this area.

# Transparency regarding Annexation

- Planning and Community Development letter to EPC Planning Commission for SKP-22-005 for PC Hearing 02/16/2023 (regarding Jaynes Property)
  - "This **Key Area** outlines the portions of the County that are **anticipated to be annexed as development occurs**" (Pg. 9 of 138)
- Email response from Maureen Paz de Araujo regarding HP3 (06/19/2023):
  - "This area was included in the City's annexation planning, however, the City has paused annexations, including this area in northeastern El Paso County, for the **foreseeable future**."
- The residential and commercial project .., would straddle the north and south sides of Woodmen and run roughly from Golden Sage Road on the east to Mohawk Road on the west. Nor'wood has requested Colorado Springs to **annex** the property, while approving a master plan, concept plan and zone change. City staffers have reviewed Nor'wood's proposal and the project could go to the city Planning Commission in March or April. The City Council would have to sign off on the annexation



**Figure G.3: Key Area Map**

#### **Analysis:**

Potential Areas for Annexation  
The subject property is located within the Potential Areas for Annexation. This key area map demonstrates the anticipated urban growth areas in unincorporated Pasco County. However, this property is not contiguous to the City boundary. The applicant, City and County are coodinating on the design of Volmer Road and Briargate Parkway/Stapleton Corridor. Densities within the City of Colorado Springs are typically greater than developing areas in the County. The sketch plan depicts densities and land uses consistent with the key area.

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

## Transparency on Briargate-Stapleton

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- Bill Prichard, who lives near the intersection of Briargate Parkway and Black Forest Road, said that he and his neighbors are unclear about the precise path of the extension. [Regarding Briargate-Stapleton]
  - Planning Commission learned of Briargate-Stapleton for the “first time” on 10/05/2023 (per KRDO)
- PPACG is supposed to provide community notification which appears to only be done in 2005 at a community meeting and failed to notify the HOA timely as identified as a requirement on page 72.
  - Pg 74 also requires media outreach which did not occur as evidenced by the news not being aware of this road until October 2023.

## Notification Occurred in 2022

- **August 12, 2022**—El Paso County, in partnership with the Pikes Peak Rural Transportation Authority, is pleased to announce the **release of plan documents for the Briargate Parkway-Stapleton Road corridor project**. With this step, El Paso County is opening the topic for public comment.
- The Briargate Parkway-Stapleton Road Corridor Preservation Plan and Access Control Plan will be available for public review until Friday, September 16. El Paso County encourages the public, especially El Paso County residents, to review the Briargate-Stapleton Corridor Preservation Plan and provide their comments by visiting the information page at [www.briargate-stapleton.com](http://www.briargate-stapleton.com). The public is encouraged to share anything they feel should be considered as part of the planning process.
- The website also includes interactive maps of the area, as well as a **virtual public open house** showcasing the project overview, road corridor studies, and frequently asked questions.

## Website Access Concerns

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- 08/02/2022: There are several errors in your website code that cause most of the content to not even be indexed by Google which results in low traffic
- 08/13/2022: Message: I'm trying to get to the project overview. Every option gives me this "contact" page and nothing else.
- Message: Trying to review the plan and I got this page
- Message: ...It does not look like I can see the "project overview" section of this website.  
Thank you!
- 06/26/2023: Message: I cannot open any of the menu links. I'm routed back to Contact page.
- 06/26/2023; Message: Maureen, I can open the links embedded in the website link below. Thank you. Kelle LeRoy

## Inconsistent Information

- Wilson & Co. says won't be 6-lanes; however other reports say so.
- Public response on B-S website said "The speed limit for the Principal Arterial (4 to 6 lanes) classification proposed for Briargate Parkway-Stapleton Road is 45 mph which is consistent with the proposed roadway section."
- Wilson & Co. says they will do noise studies, but respond to public comment with : "Noise barriers in Colorado are common in urban areas along high-speed, heavily traveled Interstate highways, where the criteria are met. Noise barriers are relatively rare along city streets. Barriers typically provide noise reduction benefit for the first row of (closest) receptors and minimal benefit to other receptors behind them. The Briargate-Stapleton corridor is not expected to be funded with state or federal highway funds and will utilize local funds for construction and will not meet the threshold for the sound barriers that are typical in federal aid projects"

## Inconsistent Information

- Wilson & Co. said they don't plan to take property; however, a response on the website says "Small temporary (for construction) or **permanent property acquisitions could be required** a selected locations as for slope grading in areas where the ultimate roadway elevation may be higher or lower than adjacent property."
- Question: Is there enough room for a four-lane thoroughfare and any kind of greenspace through Highland Park. Answer: Yes. A total of 120' of right-of-way for the future corridor, plus 30' utility easements on either side were dedicated along the roadway alignment through the Highland Park subdivision per the final platting. Thus, **including right-of-way and utilities easements this is a total of 180' feet.** The back of curb to back of curb for the conceptual ultimate section is only 92'. The illustrative ultimate section as shown in the Corridor Preservation Plan report for the roadway includes a buffer and sidewalk on one side of the roadway (13' wide) and a 12' bike trail that is located outside the interim drainage swale on the opposite side from the sidewalk. All this fits within 180' with 12' to spare.
  - Per our PLATS, the homeowners OWN the 30' utility easements.

## Inconsistent Information

- Wilson & Co. Response to concerned citizen "The extension and connection of Briargate and Stapleton **as a principal arterial has been a part of local and regional plans for many years.**" (However, prior records show it was historically planned as a MINOR ARTERIAL road.)
- Two alternative alignments were developed and screened. Both alternatives begin on the west at Black Forest Road and follow the same alignment to Vollmer Road and **neither alignment goes through existing or planned neighborhoods.** At Vollmer Road, the northern alternative connects existing roadway segments and follows a direct route between Vollmer Road and Meridian Road. The southern alternative follows the northern alignment and continues to an alignment approximate. The southern alternative was selected as the preferred alignment due to right-of-way constraints (a commitment not to "take" private property) and its conformance with the submitted plats.

## Inconsistent Information

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- Wilson & Co. reported they don't intend to acquire homeowner's land. However DRAINAGE concerns state:
  - The off-site drainage crossings will likely require ROW or Drainage Easements in addition to the 168 ft shown for the roadway sections.

# Easements

## Easement

- “Right to use or control land and is given by the property owner to another property”

- 1.2. Easement – a right, privilege or liberty which Springs Utilities has in land owned by another; a right to a limited use of another's land for some special and definite purpose. It is not ownership of the land, but it includes the right to enter upon the land for the purpose(s) for which it was granted.

- Usually have a specific or limited purpose (i.e. utility and drainage)
- Typically granted to cities or utility companies to provide water, electric, gas, wastewater and/or stormwater service.”
- It shall not be permissible for any person to modify the grade of the earth within any Springs Utilities easement or rights of way without the written approval of Springs Utilities. Improvements, structures and trees shall not be located within utility easement, shall not violate National Electric Safety Code (NESC) provisions and clearances, and shall not impair access or the ability to maintain utility facilities

HABITAT

## Habitat Fragmentation

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- KRDO Article by Scott Harrison 04/06/23
  - Classic will be removing the Bluff associated with Jaynes Property
  - Native antelope herd will be forced from their habitat
  - Brian Risley said "...We want to preserve the character and sort of lifestyle that existing residents are accustomed to."
- CDOT: Many of the projects in the transportation plan are repairing or making improvements on already existing roads, and many issues related to problems like **habitat fragmentation** have already occurred

# Water Concerns

Planning and Community Development Letter to  
EPC Planning Commission for SKP-22-005 for PC  
Hearing 02/16/2023 (regarding Jaynes Property)

- When considering additional development in Region 3, it is important to note that the Plan ultimately projects a **water supply deficit** for the Region of 1,143 AF [Acre Feet] by 2060.
  - If this is an issue, why continue to build such high density neighborhoods.
  - This could be **prevented** by requiring larger lots per single-family home.

“Beautification”

## Rural Living

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- "Rural" defined: "relating to, or characteristic of the countryside rather than the town" or "any population, housing, or territory not in an urban area."
- The term "rural" conjures widely shared images of farms, ranches, villages, small towns, and open spaces.

- **Keep Highland Park RURAL**

## Public Comments about the B-S Pkwy

- Leave Open land alone. If it's rural don't change to commercial.
- Don't change rural land to commercial. Open areas are what COS should be as it's been. To much growth
- I have reviewed the plans and it looks as though the county will attempt to take about 1/3 of my property. When do you plan on speaking to homeowners for their input. You will be cutting into land that is frequented by Pronghorn and Deer.
- We would beg the planners to opt for a roundabout at the Briargate/Lochwinnoch Lane intersection opposed to a traffic signal light. The noise generated at a traffic light is greater due to the ever present idling cars with noisy engines. A traffic light will not necessarily slow traffic where a roundabout will. The pollution caused with stopped traffic at an intersection is far greater than traffic moving through a roundabout. A traffic light will ruin the dark skies and quiet, peaceful atmosphere of our bucolic subdivision.

## Public Comments about the B-S Pkwy

- Subject: Impact of this development on Highland Park Subdivision Message: I request that the 9650 Vollmer Road NOT TO BECOME COMMERCIAL. It will be devastating to us and our life. We are older and came here for peace and tranquility to spend the rest of our life here. It will destroy our dreams and **add so much more crimes to this area**. Please do not take away our retirement, dreams, and sanctuary. We worked all of life for this. Please keep it RR-5 as it is now. PLEASE IF YOU HAVE A KIND AND CARING HEART. We are utmost grateful of your consideration to our request.
- Our property is on the corner of Briargate Pkwy/Black Forest. We are concerned about the reach onto our property, sound barriers, and wildlife flow.

## Public Comments about the B-S Pkwy

- Message: I live at the northeast corner of Blackforest and Briargate parkway. I am aware of the 4 lane parkway proposed. I do not want this extended to 6 lanes. While an important corridor, that increase would greatly devalue my property. I feel it is the planners and developers' responsibility to keep the population density limited and not just extend growth and resources beyond what is proposed. The second item is the sound barrier which is to be "considered later". With the study it shows that backyard conversation at my house and yard would be difficult if 6 feet apart as one might when sitting around a table or couch in the backyard. I think barriers should go up as the parkway is built.

## Public Comments about the B-S Pkwy

- Message: Good evening, my mother-in-law, my husband, and I are building a home in Highland Park Filing 3. This is our forever home, and we look forward to living there for a long time. We knew about Briargate coming through but did not foresee the zoning changing east of us from 5 acre lots to 400+ homes. It is extremely sad to see the land preserved so beautifully to a dump of homes. It will change the area completely, and I hope that this letter is heard. **We highly hoped that this area would have roundabouts as well as Briargate came through** to continue the feel of tidiness and elegance of a beautiful neighborhood. We have children that play in our cul-de-sac, as well as friends on the north end of Highland Park, while we are on the south end. The roundabouts would slow down traffic to protect our children while crossing and keep them safer from high speeds. A speed limit sign does not slow anyone down, unless they choose to obey the law. **But a roundabout would help ensure that drivers do slow down as they come through our neighborhood that is well kept, beautiful, and has been expensive to build. We desire orderliness, and beauty in our area,** and this development would completely destroy that with saddened hearts.
- Please hear the community, and give us the 5 acre zonings, roundabouts, and plenty of trees to buffer and protect our neighborhood.

## Public Comments about the B-S Pkwy

- Message: I understood there would eventually be a road to extend Briargate, however, it was never presented as major **thoroughfare through a neighborhood**. The land that would have to take from the residence is beyond reasonable and the demand is not suggest a need for a major thoroughfare if other roads are used appropriately.

# **Appendix A: Conformity Determination “Moving Forward 2035 Regional Transportation Plan”**

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- Pg 11: Stapleton Rd: construct four lane principal arterial, 40mph, from Eastonville Rd. to US-24 (for the year 2010).
- Pg 12: Briargate Pkwy: Extend from its current terminus to Black Forest Rd. as a 6-lane principal arterial at 35mph; signalized intersections with Black Forest Rd and connector for zone 650. (for year 2015).
- Pg 13: Stapleton Dr.: extend from Meridian Rd. to Curtis Rd. as a 4-lane principal arterial; signalized intersections with US 24 (for the year 2015).
- Pg 14: Briargate Pkwy: extend from Black Forest Rd. to Vollmer Rd. as a 6-lane principal arterial; signalized the intersection with Vollmer Rd (for the year 2020).
- Pg 14: Stapleton Rd: see Briargate Pkwy (for the year 2020).
- Pg 15: Briargate Pkwy: extend from Vollmer Rd. to Meridian Rd. as a 4-lane, 35mph principal arterial and signalized the intersection with Meridian. (for the year 2025).

## Briargate – Stapleton Loop Road/Beltway (Regional Freight Mobility Study)

- Bradley Road Improvements (CO 21 to Drennan Road) Bradley Road exists between CO 21 and Drennan Road. Safety and operational improvements to this segment of Bradley Road would enhance its function as a freight network connector to Marksheffel Road and the future Briargate Stapleton Loop Road/Beltway.
- Briargate – Stapleton Loop Road/Beltway The Briargate-Stapleton Loop Road/Beltway, a redundant route for I-25, has been part of planning for El Paso County since 1987. Several segments have been constructed and planning to preserve the corridor and control access to the future loop road have been developed and adopted.

# Safety Concerns

## Crime is on the Rise

- As of 03/10/2022 Property Crime has increased by 20%
- 4<sup>th</sup> highest increase in all crimes in the country
- In 2023 65.8% of all Burglaries were at a Residence
- In 2023 76.3% of Motor Vehicle Thefts were at a Residence

## Secondary Truck Route / 6-lanes

- Maureen Paz de Araujo, of Wilson & Associates, Inc. Engineers and Architects, said that the corridor is part of a longer-range plan to eventually have the corridor connect from Interstate 25 to U.S. 24. (KRDO)
- The latest **Major Transportation Corridors Plan** (MTCP), adopted in 2016, classified the full Briargate - Stapleton Road corridor as a principal arterial with an **ultimate 4-lane to 6-lane width**. [Corridor Study | Briargate-Stapleton Project for Mobility](#)
  - However, Wilson Company says "There are no plans to widen to a six-lane section." (INCONSISTENT INFORMATION)
- Principal Arterial definition: "roadways that serve **high-speed and high-volume traffic over long distances**. Access is highly controlled with a limited number of intersections, medians with infrequent openings, and no direct parcel access. Adjacent land uses, both existing and future, shall be served by other network roadways, services roads and inter parcel connections.
  - The terms "**high speed and high volume** are also used in defining expressways and freeways.

# Long-Term Planning for Briargate-Stampetton

## PPACG/CDOT Information

- Roads have a particular impact on the landscape, fragmenting natural areas and neighborhoods. Effects of highways and roads on neighborhoods include loss of landmarks, degraded neighborhood identity, loss of community cohesion, interruption of traffic flow within neighborhoods, and increased noise. It is important, therefore, to recognize the central importance of all neighborhoods by continually improving the community's stewardship of its natural setting and strengthening the quality of a development's visual character and appearance.
- As Section 2 from the Regional Setting discusses, mobile source emissions and emissions from cars and trucks are one of the largest sources of carbon monoxide emissions in the region.
- Also, alternative routes could be considered to build in places which would not affect water quality, for example not building near impaired streams or wetlands.
- A more fundamental problem with the transportation plan is that it reflects the high amount of development occurring in the urbanizing areas, and this development will have many significant effects on the environment and the region as whole in the future.

## Noise

Require Trees planted alongside of  
Briargate, paid for by Classic Homes

- The FHWA guidelines for noise modeling (not applicable to this local project) call for the modeling of receptors within 500 feet of the roadway. ... The threshold level equates to two people being able to hold an outdoor conversation from six feet apart. If this cannot happen due to traffic noise, that property is considered to be an impacted receptor. Figure 5.8 Buffer Area 500 Feet from the Proposed Travel Lanes.

El Paso County, Colorado

Land Development Code

**Table 8-1. Roadway Landscaping Required by Roadway Classification.**

Road Classification	Depth of Roadway Landscaping Area	Required Trees (Trees/Linear Foot of Frontage)
Expressway, Principal Arterial	25 feet	1 per 20 feet
Urban Interchange/Intersections	25 feet	N/A
Minor Arterial	20 feet	1 per 25 feet
Non-Arterial	10 feet	1 per 30 feet

<sup>1</sup>The required depth of the roadway landscape areas shall be increased to 15 feet along a non-arterial road or public alley where the road or alley separates a non-residential use from a residential zoning district. The number of required trees shall be increased to 1 per 15 feet of linear frontage. A minimum of ½ of the trees shall be evergreen trees.

# Prevention

## Forbid Urban Density

- Build the necessary roads **before** the developments are built so people know what is going to be in their backyards.
- Require developers to have larger lots to allow for the movement of wildlife, less strain on water, less strain on traffic.
- Forbid Urban Density
  - Other areas of the state - Boulder and Adam counties, for example - have chosen to **forbid urban density developments outside city limits in an effort to curtail costly sprawl.**
  - Even Douglas County has chosen to allow urban density development only contiguous to existing development near the city limits in northern parts of the county, Schueler said.

## Generic Community Concerns regarding roads

- Reddit comments from 5 years ago:
  - "Still no highway system. City Council keeps allowing more building with zero added infrastructure to the congested roads. Instead you have Powers with traffic lights instead of bridges, except at Briargate because rich people get bridges and don't have time to stop."
  - "Sad actually. No piece of land is safe from the developers. They keep throwing up fake neighborhoods without adding additional roads."

## Concerns from Coloradans

- "We need to preserve some of the green space in this beautiful city because once that green space is taken away, it's no longer that thing that people are drawn to come to Colorado Springs." (in response to Classic homes building 600 houses and an apartment complex with 300 units on a 171 acre golf course.
- El Paso County admits that they can't keep up with the road maintenance now; it will be impossible with all of the additional roads. "This lack of ongoing maintenance coupled with more severe weather results in more catastrophic failures that cause potholes, bridges to be weight limited, roads to washout, road closures, flooding, increased need for debris removal in ditches, culverts and ponds. The chart below shows that most of the roads that are failing are local roads. DPW works hard to keep the high volume roads in fair-good condition. There are about 25 centerline miles of arterial roads in need of reconstruction. These projects can be very expensive often costing millions of dollars per mile to fix.

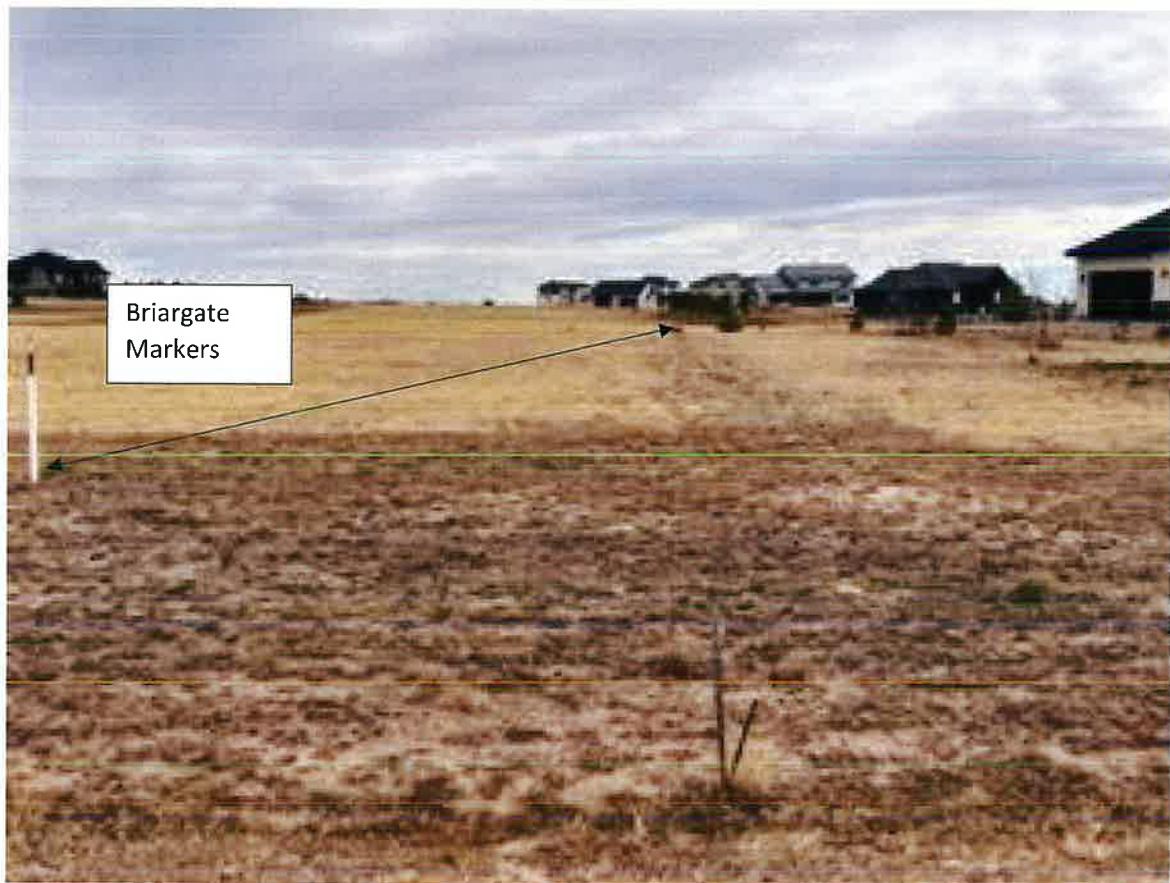
Highland Park 3 Pictures Taken in October/November 2023



Lot 129 (7712 Bannockburn Trail)

Leech Field in comparison to the road

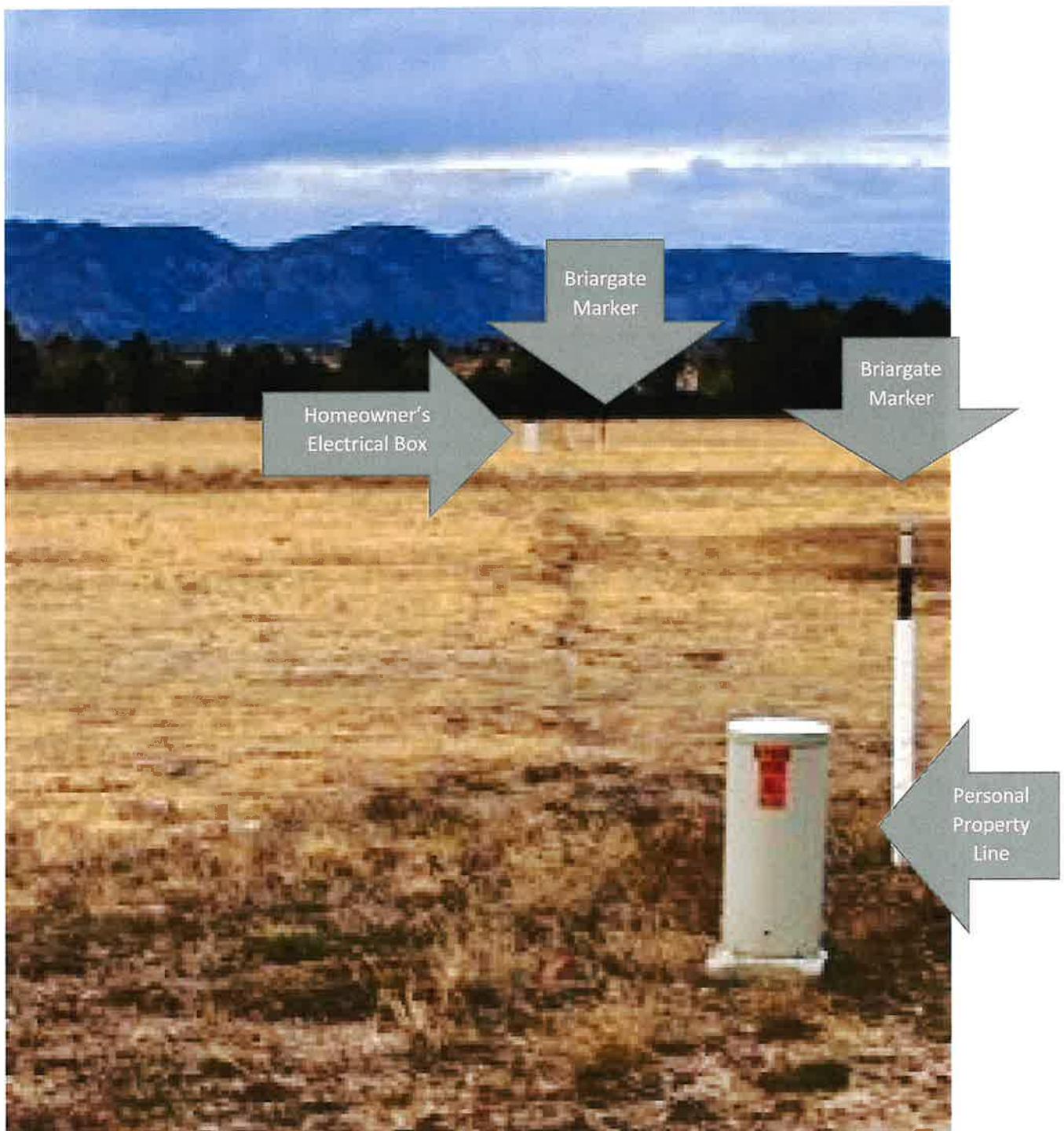
Highland Park 3 Pictures Taken in October/November 2023



Briargate Markers East of Lochwinnoch Lane.

Lot 129 (7712 Bannockburn Road and beyond)

Highland Park 3 Pictures Taken in October/November 2023



Briargate Road is to the Right of this white pole;

Personal property on West side of Lochwinnoch Lane; electrical box.

Highland Park 3 Pictures Taken in October/November 2023



This is a picture looking West at the proposed intersection of Lochwinnoch Lane and Briargate Parkway

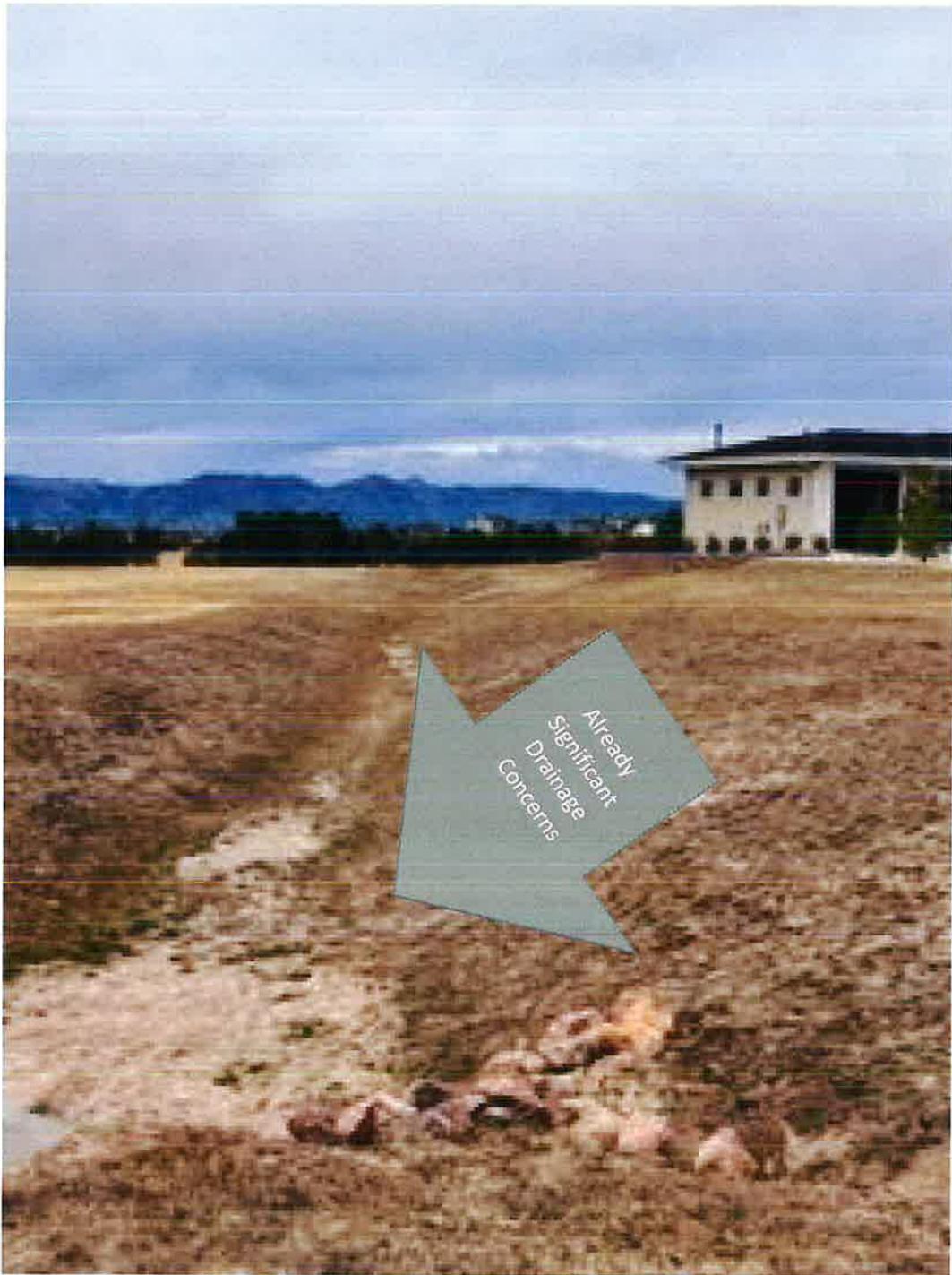
Highland Park 3 Pictures Taken in October/November 2023



This is a picture looking West at the proposed intersection of Lochwinnoch Lane and Briargate Parkway

Property is on the North side of Briargate

Highland Park 3 Pictures Taken in October/November 2023



This is a picture looking West at the proposed intersection of Lochwinnoch Lane and Briargate Parkway  
Property is on the North side of Briargate

Highland Park 3 Pictures Taken in October/November 2023



Looking North on the East Side of Lochwinnoch Lane.

Significant erosion and drainage concerns.

Highland Park 3 Pictures Taken in October/November 2023



Looking East on South Side of Briargate

Highland Park 3 Pictures Taken in October/November 2023



Highland Park 3 Pictures Taken in October/November 2023



Facing East (houses on South Side) of Briargate

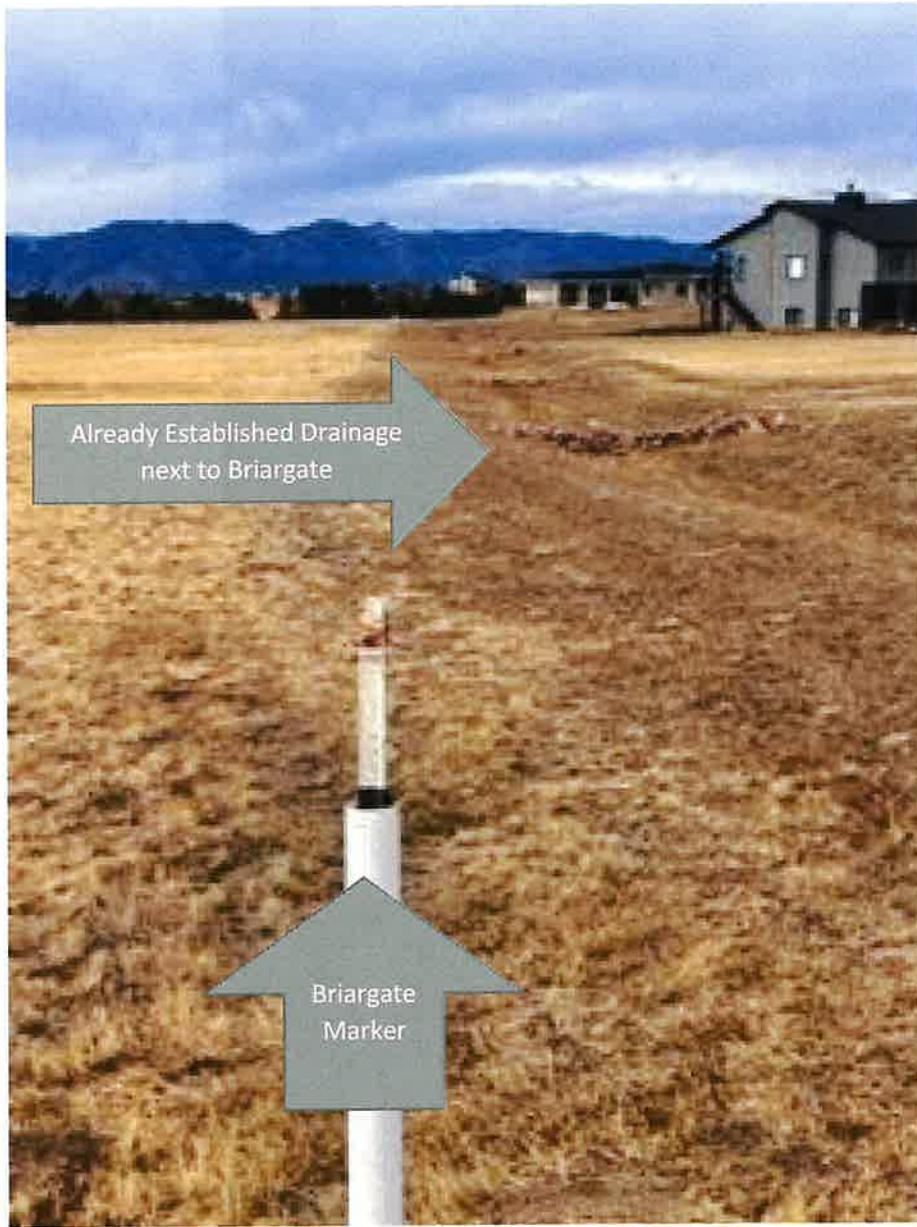
Highland Park 3 Pictures Taken in October/November 2023



Highland Park 3 Pictures Taken in October/November 2023



Highland Park 3 Pictures Taken in October/November 2023



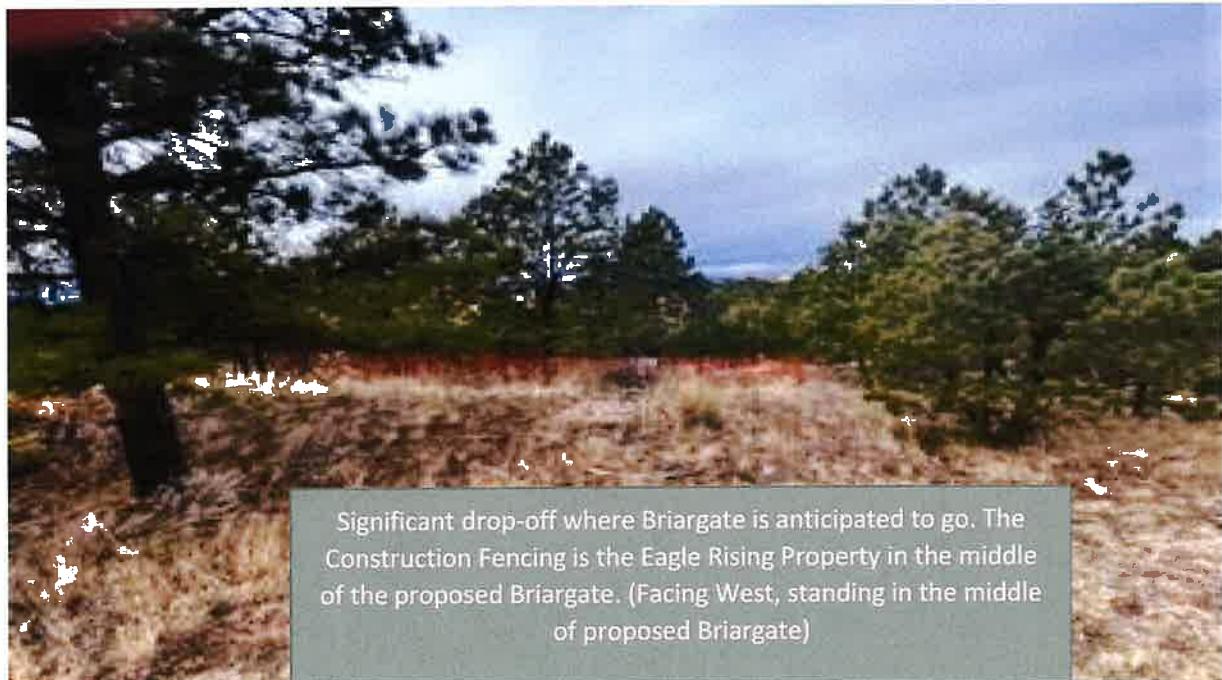
Facing West; south side of Briargate; east of Lochwinnoch

Highland Park 3 Pictures Taken in October/November 2023



Facing West, (North side of Briargate is to the Right)

Highland Park 3 Pictures Taken in October/November 2023



Highland Park 3 Pictures Taken in October/November 2023



Highland Park 3 Pictures Taken in October/November 2023



Facing West



Facing South; road  
marker; South side of  
road marker is cable box  
and cable line

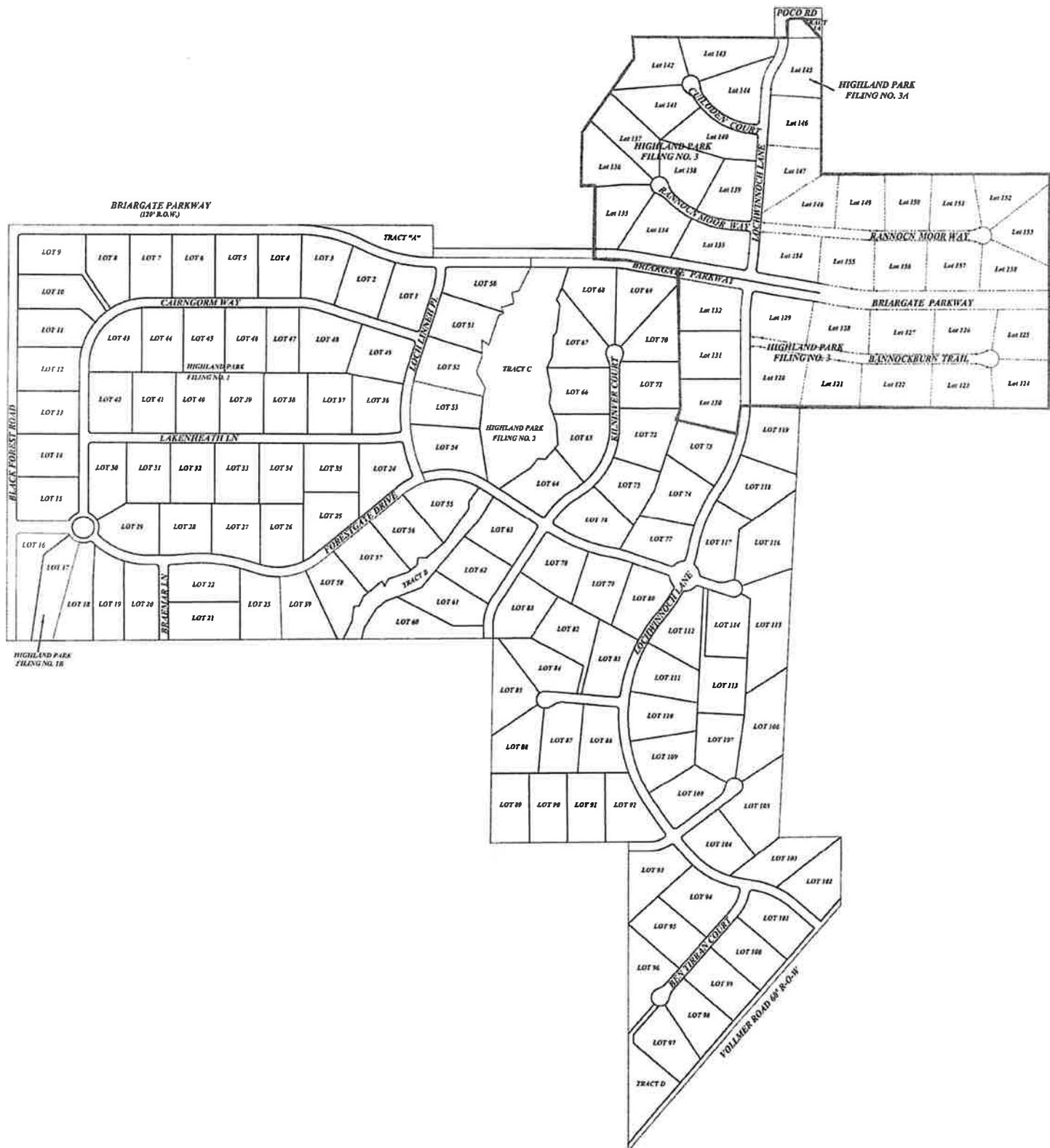
Highland Park 3 Pictures Taken in October/November 2023



Antelope's habitat is on Briargate Parkway Facing West (Above) and East (Below)



# Slide 4



HIGHLAND PARK

THE SYMCHI

WILFRED F.  
John J. Walker  
WILCOX COLES INC  
22 N. Canada Avenue  
270  
Montgomery Square,  
Long Island, New York

## DEVELOPMENT PLAN

Mr. H. C. G. Smith  
B.C. Fish  
Commissioner

COLO.  
COLORADO SPRINGS, COLORADO

Slide 6

**SITE DATA:**

EXISTING ZONING (IR3), PROPOSED ZONING (IRR2)  
 TOTAL ACREAGE: 48.179 AC  
 TOTAL NUMBER OF LOTS: 158  
 AVG. LOT SIZE: 2.67 AC  
 MIN. LOT SIZE: 1.5 AC

**INTERNAL LAND USE:**

SINGLE FAMILY RESIDENTIAL (IRR2), 73 UNITS PER ACRE.  
 TOT. LOT COVERAGE: 4.616 AC  
 TOTAL PRINCIPAL EASEMENT COVERAGE: 5.4 AC  
 TOTAL PRINCIPLE EASEMENT COVERAGE: 7.2 AC  
 STREET R.O.W. COVERAGE: 4.6 AC  
 RUNNING AND DRAKE PATH: 17.392 AC, CONSISTING OF A 15 FT EASEMENT WITH A EIGHT FOOT WIDE ASPHALT SURFACE.

**EXTERNAL CIRCULAT.**  
 STREET: 32.000 LF, CONSISTING OF A 60'FT. PUBLIC ROW, 32.000 LF, CONSISTING OF A 60'FT. PUBLIC CUTTER AND NO WALK.  
 RUNNING AND DRAKE PATH: 17.392 AC, CONSISTING OF A 15 FT EASEMENT WITH A EIGHT FOOT WIDE ASPHALT SURFACE.

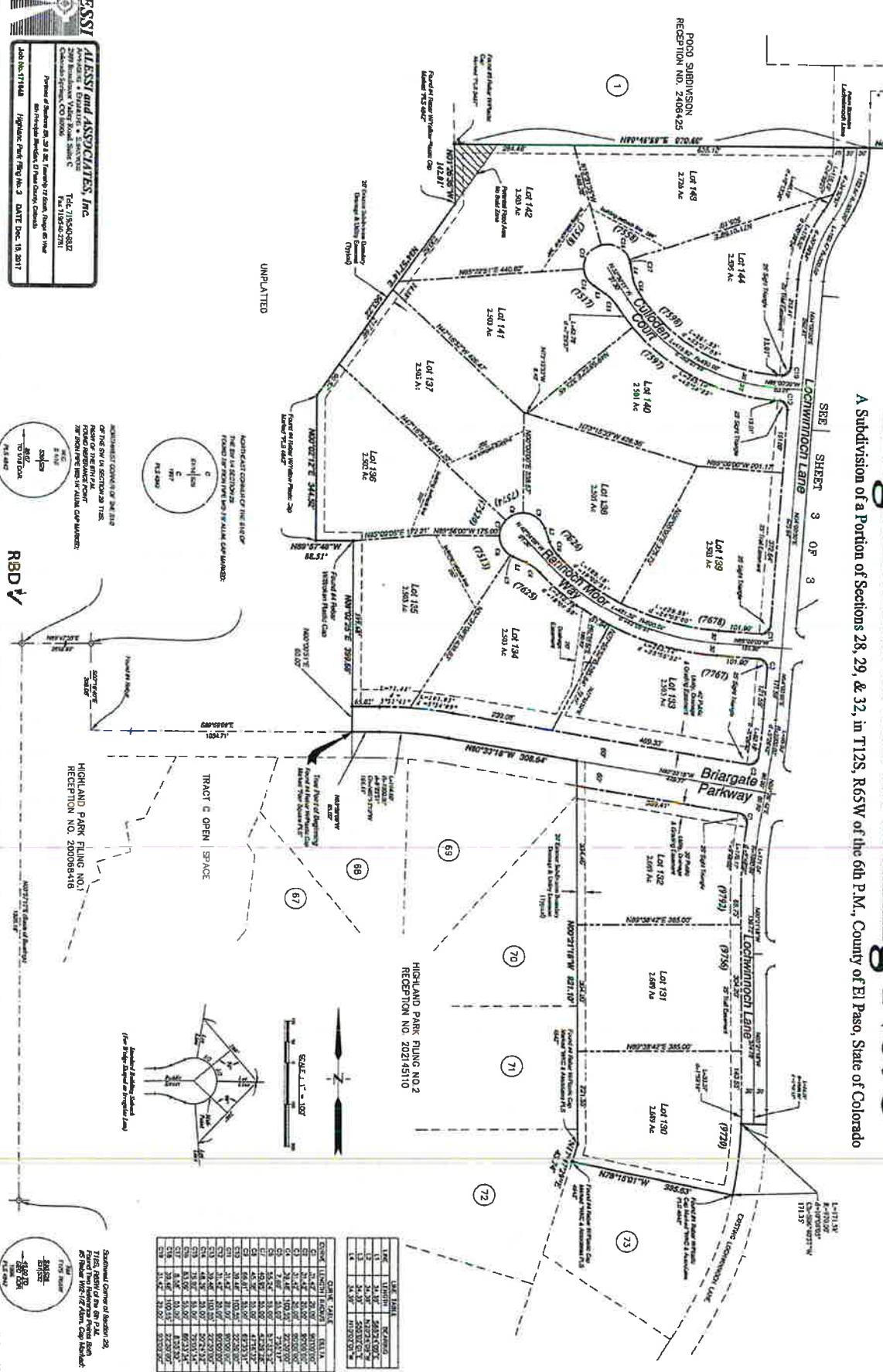
- EXISTING ROAD CLASSIFICATIONS:**
  - BLAKE FOREST ROAD: PRIMARY ARTERIAL
  - VOLMER ROAD: PRIMARY ARTERIAL
  - BRIGGATE: MINOR ARTERIAL
- COMMUNITY FACILITIES:**
  - PROPOSED OPEN SPACE DEVELOPMENT ASSOCIATED WITH COTTONWOOD CREEK IS TO BE MAINTAINED BY THE HIGHLAND PARK HOMEOWNERS' ASSOCIATION
- ADDITIONAL NOTES:**
  - EXISTING AND PROPOSED R.O.W. AND EASEMENTS ARE TO BE PUBLIC.
  - IT IS INTENDED THAT THE PROPOSED DEVELOPMENT WILL PREFERE THE WIDTH OF ONE HANDBAUL, FENCE, TAILOR AND EXISTING FLOODPLAIN LIMITS ASSOCIATED WITH THE COTTONWOOD CREEK.



Highland Park Filing No. 3

14170

A Subdivision of a Portion of Sections 28, 29, & 32, in T12S, R65W of the 6th P.M., County of El Paso, State of Colorado



*Slide 13*

OCT-23-1997 08:11

DOT ENGINEERING

719 520 6878 P.02

EL PASO COUNTY  
DEPARTMENT OF TRANSPORTATION

FOR INTERNAL  
USE ONLY

I N T E R O F F I C E   M E M O R A N D U M

DATE: October 23, 1997

SUBJECT: Highland Park Master Development Drainage Plan Comments

FROM: Fred Williams

TO:

- |  |   |  |
|--|---|--|
| <input type="checkbox"/> MANAGER OF D.O.T.             | <input type="checkbox"/> PURCHASING SUPERVISOR    | <input type="checkbox"/> FOREMEN                           |
| <input type="checkbox"/> COUNTY ENGINEER               | <input type="checkbox"/> MGR., VEHICLE SVCS. DIV. | <input type="checkbox"/> SYSTEMS SUPERVISOR                |
| <input type="checkbox"/> MANAGER, ENGINEERING DIVISION | <input type="checkbox"/> ACCOUNTING SUPERVISOR    | <input type="checkbox"/> MGR, TRAFFIC SVCS. DIV.           |
| <input type="checkbox"/> PERSONNEL/OFFICE SUPERVISOR   | <input type="checkbox"/> URBAN SUPERINTENDENT     | <input type="checkbox"/> SURVEY SUPERVISOR                 |
| <input type="checkbox"/> MANAGER, TRANSPORTATION DIV.  | <input type="checkbox"/> RURAL SUPERINTENDENT     | <input type="checkbox"/> INSPECTION SUPERVISOR             |
| <input type="checkbox"/> DESIGN ENGINEER               | <input type="checkbox"/> STORM WATER MGMT. SUPV.  | <input checked="" type="checkbox"/> OTHER Systems Engineer |

1. DOT is concerned with the proposed location of Briargate Parkway and its proximity below the existing off-site dam and spillway to the north. Alternative alignments should be considered.
2. Proposed work in the floodplain will require concurrence with the Floodplain Administrator and the Army Corps of Engineers which may involve the permitting process.
3. The proposed lot layout appears to indicate that several of the homeowners will be receiving drainage onto their property. Similar configurations in other developments have resulted in numerous requests for the County to repair damage on private property caused by water coming off of roads and adjacent properties. This situation could be rectified by easements, a plan note, or more preferably a revised lot configuration which accounts for these drainage conveyance paths.
4. Please address the adequacy of any downstream culverts which may be accepting the developed runoff from your site.
5. Additional minor DOT concerns are located in the County Review Set available for pickup at the DOT office at 3460 North Marksheffel Road.

FW

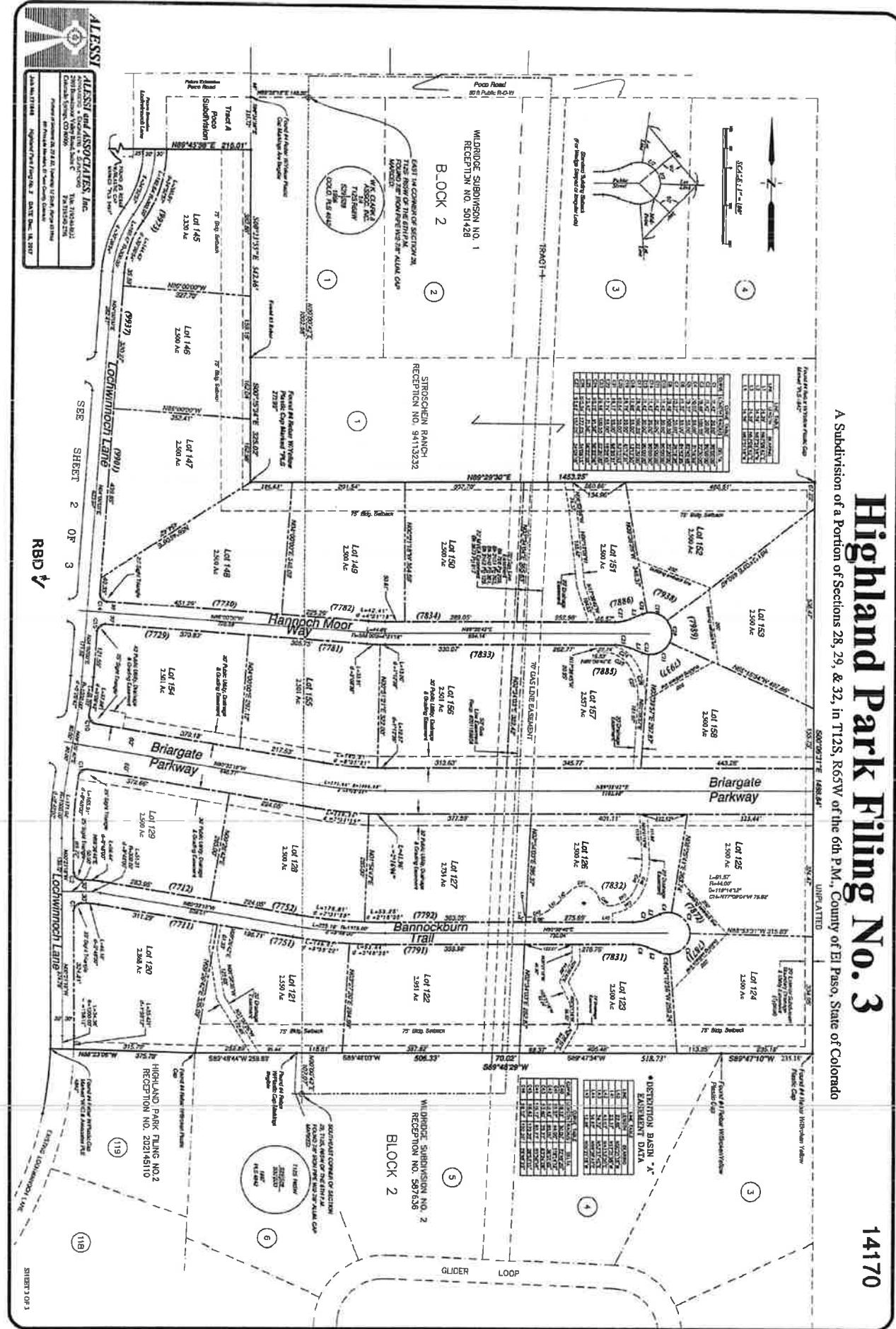
TOTAL P.02

Slide 21

# Highland Park Filing No. 3

14170

A Subdivision of a Portion of Sections 28, 29, & 32, in T12S, R65W of the 6th P.M., County of El Paso, State of Colorado





Slide 23

Prevent • Promote • Protect

Environmental Health Division

1675 W. Garden of the Gods Rd., Suite 2044  
Colorado Springs, CO 80907  
(719) 578-3199 *phone*  
(719) 575-8664 *fax*  
[www.elpasocountyhealth.org](http://www.elpasocountyhealth.org)

**ENGINEERED ON-SITE WASTEWATER TREATMENT SYSTEM  
FINAL INSPECTION FORM**

P

On-site ID: ON0050068

Environmental Health Specialist: Neil Mayes

Tax schedule(APN) #: 5229404001

Final Inspection Date: 9.10.2019

Permit Type: New

Approved: Yes

**Residential Property Information:**

Owner: Albano Homes      Address: 7712 Bannockburn Ter, Colorado Springs CO 80920      Approved No. Bedrooms: 4

Water supply: Well      Well Installation verified: 1.28.2020      Well Location GPS: 38°58.266'N 104°40.988'W

*Approval will be revoked if in the future any well is found to be within 50 feet of the septic tank and/or 100 feet of the soil treatment area.*

**Minimum System Requirements:**

High Rock Content: N/A      Soil (in-situ) Type: 3A      LTAR (In-situ soil): 0.3      Limiting Layer: Groundwater: NONE      Bedrock: 78 – 84"

OWTS Tank: Capacity (gallons): 1250      OWTS Pump Tank: Capacity (gallons): 500

Soil Treatment Area (STA): Sq. Ft. (10-1): N/A      Sq. Ft. (10-2): N/A      Sq. Ft. (10-3): N/A      Sq. Ft. (with Diverter Valve): N/A

NDDS (STA): Sq. Ft. (10-1): 1750      NDDS Factor: 2.2 (soil type 3A)      Sq. Ft. (NDDS adjustment): 3850

Mound (STA): LTAR (imported soil): N/A      Chamber adjustment: N/A      Distribution Area: N/A      Basal Area: N/A

**Engineering:**

Design Engineer: Entech Engineering, Inc      Engineer design #: 190738

Date engineer record drawing/certification letter received: 10.24.2019

Tier II Licensedd Installer: Kunau Drilling, LLC

**Final system installation:**

Treatment Level: 1PD

Annual Operation and Maintenance Inspection: Required

OWTS Tank: GPS Location: 38°58.274'N 104°40.982'W

Tank Type: New Concrete      Capacity (gallon): 1250

OWTS Pump Tank:

Tank Type: New concrete - single comp      Capacity (gallon): 500      Audio/Visual Alarm: N/A

OWTS Pump: Zoeller 152

Gal/dose: 150      Flow(gpm): 35 - 40      Total Dynamic Head: 10 FT

Soil Treatment Area (STA): GPS Location: 38°58.292'N 104°41.022'W

Configuration: Bed

Distribution: Low Pressure Drip

Distribution Media: NDDS

Infiltrative Surface Depth: 12 – 30"

Distribution Area Length: 100'

Distribution Area Width: 40'

Basal Area Length: N/A

Basal Area Width: N/A

Media Type: Laterals: Schedule 40 pipe      Total installed: 4 zones: 5 laterals each

Notes:

Slide 23



ON0050068  
5229404001  
9/10/2019

**ENTECH**  
ENGINEERING, INC.

505 ELKTON DRIVE  
COLORADO SPRINGS, CO 80907  
PHONE (719) 531-5599  
FAX (719) 531-5238

October 24, 2019

Albano Homes  
14853 Snowy Pine Point  
Colorado Springs, CO 80908

Attn: Al Albano

Re: OWTS Observation – Final Letter  
7712 Bannockburn Terrace  
Lot 129, Highland Park Filing No. 3  
Colorado Springs, Colorado

Dear Mr. Albano:

As requested, personnel of Entech Engineering, Inc. observed the installation of the on-site wastewater treatment system (OWTS) at the address referenced above. The purpose of our visits was to observe the septic tank excavation and installation, pumping chamber excavation and installation, absorption field excavation, pipe installation, air release valve, valve manifold box, and the final cover. Reference is made to the On-site Wastewater System Plan dated May 21, 2019, prepared by Entech Engineering, Inc., Entech Job No. 190738. The site observations were conducted September 3 through 19, 2019.

Observations of the OWTS installation were as listed below:

- **September 3, 2019** – Visited site with contractor, David Chacon of Kunau Drilling.. Reviewed site and proposed location for the OWTS components and soil treatment area (STA). Plumbing stub-out was further north along the eastern side of the house, requiring the relocation of the septic tanks and pump chamber. Electric service line in path of pressure distribution line. Will case distribution line under electric line.
- **September 9, 2019** – Lindsay Precast 1250-gallon concrete septic tank and 500-gallon concrete pump chamber installed and level. A Polylok PL-68 effluent filter was placed at the effluent of the septic tank. 4-inch schedule 40 PVC pipe with cleanout used for service line, pressure distribution pipe is 2-inch schedule 40 PVC pipe. Air release valve at 4-valve manifold at STA. STA dimensions are 100-feet in length and 40-feet in width; it is comprised of 4 zones with 5 laterals each. One 2-inch schedule 40 PVC inspection port is placed in each zone. Zoeller ½-hp pump Model 152 installed. Controls not yet installed.
- **September 11, 2019** – Septic tank and pump chamber backfilled. All but approximately 50-feet of the 2-inch pressure distribution line is backfilled. Piping manifold not backfilled. Control panel and all plumbing at pumping chamber complete. Inspection ports/cleanouts for the STA extend approximately 12 inches above finished grade.

# Slide 23

Albano Homes  
OWTS Observation – Final Letter  
7712 Bannockburn Terrace  
Lot 129, Highland Park Filing No. 3  
Colorado Springs, Colorado

- **September 19, 2019** – Observed final 50-feet of 2-inch pressure distribution pipe and pipe manifold at the STA has been backfilled.

An as-built diagram with the approximate dimensions is attached to this report.

It is recommended that the areas around the absorption field be landscaped by planting a native grass seed mix appropriate for the climate and elevation. The area must also be protected from erosion. This can be achieved by using a North American Green SC150 or other approved erosion control material. Any additional grading should be completed prior to placing the seed/blanket.

Based on our observations, the OWTS has been installed in general conformance with the above referenced design.

We trust this has provided you with the information you required. If you have any questions or need additional information, please do not hesitate to contact us.

Respectfully Submitted,

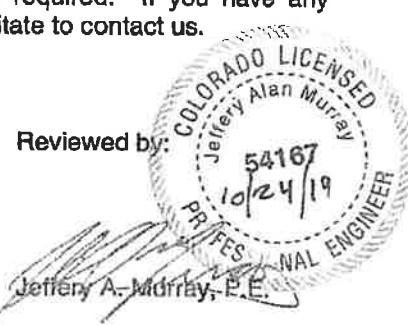
ENTECH ENGINEERING, INC.



Tae Y. Yang

JM/jm

Entech Job No. 190738  
AA projects/2019/190738 owts obs-final



Slide 23

0 60 120 180

SCALE: 1" = 60'

NOTE: BUILDERS/OWNERS SHOULD REVIEW THEIR COVENANTS TO VERIFY IF THERE ARE RESTRICTIONS OR LAND-CLEARING RESTRICTIONS THAT MIGHT AFFECT SYSTEM INSTALLATION PRIOR TO CONSTRUCTION.

**NOTE:** THE CONFIRMATION OF THE DUMP SYSTEM CAN BE ALTERED TO ACCOMMODATE SITE SPECIFIC CONDITIONS AS APPROVED BY ENTECH.

**NOTE:** LOCATE VALVE BOX AT THE "HIGH POINT" IN THE SYSTEM AND PROMPTLY ADD RELEASE VALVE.  
PRIOR TO CONSTRUCTION W/ OWNER & INSTALLER.

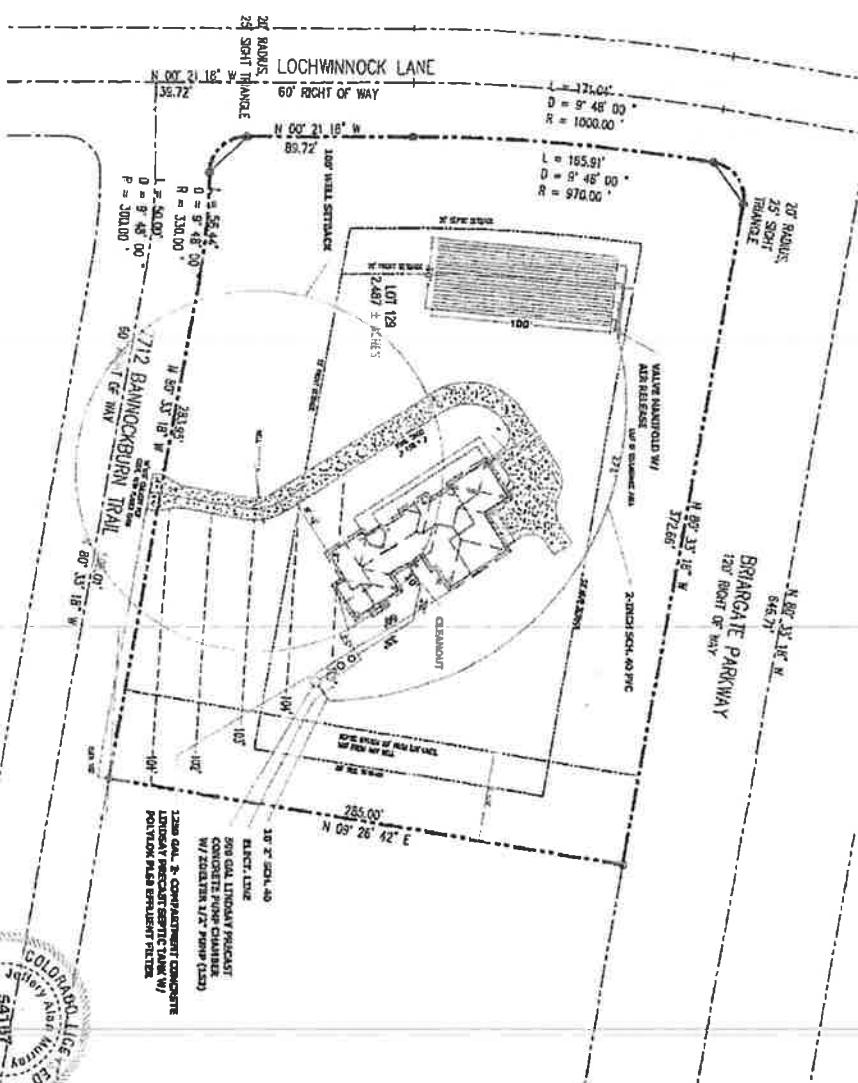
THE MAXIMUM SOIL COVER OVER THE TOP OF A SEPTIC TANK IS 48" UNLESS OTHERWISE APPROVED BY EL PASO COUNTY.  
ORIENTATION APPROXIMATE; COORDINATE EXACT LOCATION & ORIENTATION WITH ENGINEER ON-SITE, PRIOR TO CLEARING & CONSTRUCTION.

MODIFICATIONS TO THIS DESIGN MAY BE REQUIRED, TO BE DETERMINED AT THE TIME OF SITE OBSERVATIONS.

PUMPING STATION:  
A pumping chamber with a capacity of 500 gallons shall be located at all points and shall be coated with a suitable asphalt undercoating. A pump with a high water alarm shall be installed in the pumping chamber. If pumping chamber fails except with El Paso County Health Department regulations.

Periodic cleaning of water usage is recommended by office during 3 to 4 cleanings per day, with a 150 gallon catchment down. Inspect valve prior to release valve to prevent loss of fluid in pumping tank or in tank.

### SITE PLAN



O.W.T.S. AS-BUILT  
7712 BANNOCKBURN TERRACE  
EL PASO COUNTY, COLORADO  
FOR: ALBANO HOMES



**ENTECH**  
ENGINEERING, INC.  
101 CLINTON DRIVE  
COLORADO SPRINGS, CO 80907  
(719) 521-8989

REVISIONS BY:

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Slide 23

Attn: ALBANO HOMES  
7712 BANNOCKBURN TER  
COLORADO SPRINGS, CO 80920

Notify Environmental Health of any change of ownership, type of business activity, business name, or billing address by calling (719) 578-3199. Failure to notify Environmental Health may result in late penalties, Permit/License denial or revocation, and business closure. PERMITS/LICENSES TO OPERATE AND ANNUAL FEE PAYMENTS ARE NOT TRANSFERABLE. Permits become void on change of ownership. New owners must apply and pay for a new Permit(s)/License(s) prior to beginning operation.



**EL PASO COUNTY PUBLIC HEALTH  
ENVIRONMENTAL HEALTH DIVISION  
1675 W. GARDEN OF THE GODS ROAD, SUITE 2044  
COLORADO SPRINGS, CO 80907  
PHONE: (719) 578-3199 FAX: (719) 578-3188  
[www elpasocountyhealth org](http://www elpasocountyhealth org)**

**NEW SYSTEM PERMIT - OWTS**

Valid From 6/4/2019 To 6/4/2020

PERMITEE :

ALBANO HOMES  
7712 BANNOCKBURN TER  
COLORADO SPRINGS, CO 80920

Onsite ID: ON0050068

Tax Schedule #: 5229404001

Permit Issue Date: 08/04/2019

Dwelling Type: RESIDENTIAL

# of Bedrooms (if Res): 4

Proposed Use (if Comm):

Designed Gallons/Day:

Water Source: PRIVATE WELL

OWNER NAME :

ALBANO HOMES

**System Installation Requirements:**

- An Engineered OWTS system to be installed on site due to encountering USDA soil type 3A and bedrock between 78 - 84", requiring a Tier II licensed installer.
- TIER II LICENSED INSTALLER MUST BE NAMED AND VERIFIED PRIOR TO FINAL APPROVAL OF SYSTEM.
- System Installation to include Low Drip Pressure System, max installation depth of 30" due to bedrock evidence. Minimum tank requirements 1250 gallon and 4000 sq ft of soil treatment area (100 ft X 40 ft required).
- The system must be installed per approved Entech Engineering design document #190738 stamped and dated 5.23.2019, changes to the approved design document must be submitted and approved by Public Health prior to installation.
- All horizontal setbacks must be maintained through system installation. In addition system must remain completely uncovered, including the tank size, for final inspection.
- The well must be installed at time of final inspection, or final approval will not be given until well installation is verified.
- Engineered systems require the as built drawing and certification letter from the engineer be submitted to Public Health prior to final approval and Regional Building sign off
- Ensure that all work is completed prior to contacting and requesting final line for inspection, otherwise additional fees may be incurred.

*Neil May*

Slide 23

Attn: ALBANO HOMES  
7712 BANNOCKBURN TER  
COLORADO SPRINGS, CO 80920

Notify Environmental Health of any change of ownership, type of business activity, business name, or billing address by calling (719) 578-3199. Failure to notify Environmental Health may result in late penalties, Permit/License denial or revocation, and business closure. PERMITS/LICENSES TO OPERATE AND ANNUAL FEE PAYMENTS ARE NOT TRANSFERABLE. Permits become void on change of ownership. New owners must apply and pay for a new Permit(s)/License(s) prior to beginning operation.



**EL PASO COUNTY PUBLIC HEALTH  
ENVIRONMENTAL HEALTH DIVISION**  
**1675 W. GARDEN OF THE GODS ROAD, SUITE 2044**  
**COLORADO SPRINGS, CO 80907**  
**PHONE: (719) 578-3199 FAX: (719) 578-3188**  
**[www.elpasocountyhealth.org](http://www elpasocountyhealth org)**

This permit is issued in accordance with 25-10-106 Colorado Revised Statutes. The PERMIT EXPIRES upon completion/installation of the Onsite Wastewater Treatment System, or at the end of twelve (12) months from date of issue, whichever occurs first. If both a Building Permit and an Onsite Wastewater Treatment System Permit are issued for the same property and construction has not commenced prior to the expiration date of the Building Permit, the Onsite Wastewater Permit shall expire at the same time as the Building Permit. This permit is revocable if all stated requirements are not met. The Onsite Wastewater Treatment System must be installed by an El Paso County Licensed System Contractor, or the property owner.

The Health Officer shall assume no responsibility in case of failure or inadequacy of an Onsite Wastewater Treatment System, beyond consulting in good faith with the property owner or representative. Access to the property shall be authorized at reasonable time for the purpose of making such inspections as are necessary to determine compliance with the requirements of this law (permit).

**Inspection request line: Call (719) 575-8699 before 3:30 p.m. the business day prior to the requested inspection date.**

Authorized By: Environmental Health Specialist

Slide 23



II - 1

Permit No. 10-578-31SS-2  
Rd. Since 4/2

710-578-31SS-2  
[www.elpasocountyhealth.org](http://www.elpasocountyhealth.org)

530011836 AR0015757 On0050068

APPLICATION FOR AN ON-SITE WASTEWATER TREATMENT SYSTEM PERMIT

Property Information:

Property Address: 7712 Bannockburn Trail, City and Zip: CO 80920  
Legal Description: 7712 Bannockburn Trail, LOT 129, Highland Park, Filing 3  
Tax Schedule #: 522-404091 Lot size: 2.5 acre

Is the property gated:  Yes  No Please provide a gate code if necessary:

Site Located Inside City Limits:  Yes  No Proposed Use:  Residential  Commercial

Water Supply:  Well  Cistern  Municipal Potential Number of Bedrooms: 4

Has a Conditional Acceptance Document been issued for this property:  Yes  No  Unsure

Owner Information:  Primary Contact

Owner: Albano Homes Daytime Phone: 719-449-9737

Owners Mailing Address: 12035 Dawson Rd. Elbert, CO 80106

Email Address: adam.albano@outlook.com Fax #:

General Contractor: Albano Homes Phone Email: 719-459-7649

OWTS Installer Information:  Primary Contact

System Installer: TOD Daytime Phone: \_\_\_\_\_

Email Address: \_\_\_\_\_ Licensed installer:  Tier 1  Tier 2

All engineer-designed systems must be installed by a Tier 2 licensed installer

CURRENT FEES AS APPROVED BY THE EL PASO COUNTY BOARD OF HEALTH

All Payments are due at the time of application submittal; by cash, check or major credit card (Visa / MC)

- New Permit:** \$150.00 (EPCPH Charge) + \$147.00 (EPC Planning Dept. Surcharge) + \$23.00 (CDPHE Surcharge) = \$320.00  
 **Modification Permit:** \$675.00 (EPCPH Charge) + \$23.00 (CDPHE Surcharge) = \$698.00  
 **Major Repair Permit:** \$535.00 (EPCPH Charge) + \$23.00 (CDPHE Surcharge) = \$558.00  
 **Minor Repair Permit:** \$245.00 (EPCPH Charge) + \$23.00 (CDPHE Surcharge) = \$268.00

Permits expire one year from date of issuance, unless otherwise noted

REQUIRED: Provide a complete written scope of work to be performed on the property.  
New septic system for new house

The following documents MUST be included with your application:

- A soils report; including at least 1 soil profile excavation pit, in accordance with section 8.5 A of OWTS regulations
- A clear and legible design document; including the proposed and alternate locations, as well as system layout, labeled with all setbacks to pertinent structures and features in Table 7-1.
- Provide directions to property, from a main highway, on the backside of application

*Failure to provide the above listed documents may result in denial of the permit application*

I certify that the information provided on this application is in compliance with Section 8.5 - Chapter 8 of the On-Site Wastewater System (OWS) Regulations of the El Paso County Board of Health. I also authorize the assigned representative of El Paso County Public Health to enter onto this property in order to obtain information.

Applicant's Signature: Albano

Date 5/29/19

Reviewed \_\_\_\_\_ Approved by: \_\_\_\_\_

Neil

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- Property address or lot number must be clearly marked and visible from the road.
- Profile excavation test pit and/or soil profile holes must be clearly marked
- Proposed and alternate soil treatment areas must be protected from compaction and disturbance
- Locked gates require the gate code or lock combination be provided on front of application
- Please provide directions to the property from a main highway, by text or picture, below.

*Failure to comply with the above information may result in an additional charge for a return trip.*

Permit #:	Site Inspection date:	5/31/19	
Date Approvals Rcvd: Development Services:	6/3/19	Floodplain/enumerations:	6/3/19
Design: <input type="checkbox"/> Conventional <input checked="" type="checkbox"/> Engineer	Design Engineer:	EnTech Engineering	
Engineer Job #: 190738	Engineer Date Stamped:		
LTAR Soil Type: O-X/3A	Groundwater:	PP1	PP2 Bedrock: 65' PP1/ 7' PP2
Minimum Requirements, Tank Capacity: 1250	Soil Treatment Area:		
System Feed: <input type="checkbox"/> Gravity <input type="checkbox"/> Pump to Gravity <input type="checkbox"/> Pressure Dosed <input checked="" type="checkbox"/> Other: NDS			
System Media: <input type="checkbox"/> Chambers <input type="checkbox"/> Rock and Pipe <input checked="" type="checkbox"/> Other	Soil Treatment Area: <input type="checkbox"/> Trenches <input checked="" type="checkbox"/> Bed		
Pump specs: Tank capacity: gal	Gal/dose:	Flow: 800	Total Dynamic Head: .
Additional Comments:			

E.H. Specialist: *Mark Meyer* Date: 6/3/19  Approved  Denied

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URBAN DESIGN • LAND PLANNING • LANDSCAPE ARCHITECTURE

August 23, 2022

Dear Adjacent Property Owner:

**RE: Jaynes Property Sketch Plan**

This letter is being sent to you because Classic Communities is proposing a land use project in El Paso County at the referenced location below and shown on the attached map. This information is being provided to you in conjunction with a submittal to El Paso County for approval of a sketch plan for 450 unit residential development with supporting commercial and neighborhood park.

Please note that the County land use submittal process now includes an electronic submittal. All files associated with this application can be viewed on-line at <https://www.epcd.eplanreview.com>

Prior to any public hearing on this proposal a notification of the time and place of the public hearing will be sent to the adjacent property owners by the El Paso County Planning Department. At that time, you will be given the El Paso County contact information, the file number and an opportunity to respond either for, against, or expressing no opinion in writing or in person at the public hearing for this proposal.

Please direct any questions on the proposal to Jennifer Shagin at 719-471-0073 or [jshagin@nescolorado.com](mailto:jshagin@nescolorado.com). Alternatively, you can contact the El Paso County project planner, Kari Parsons, at 719-520-6306 or [kparsons@elpasoco.com](mailto:kparsons@elpasoco.com).

Sincerely,

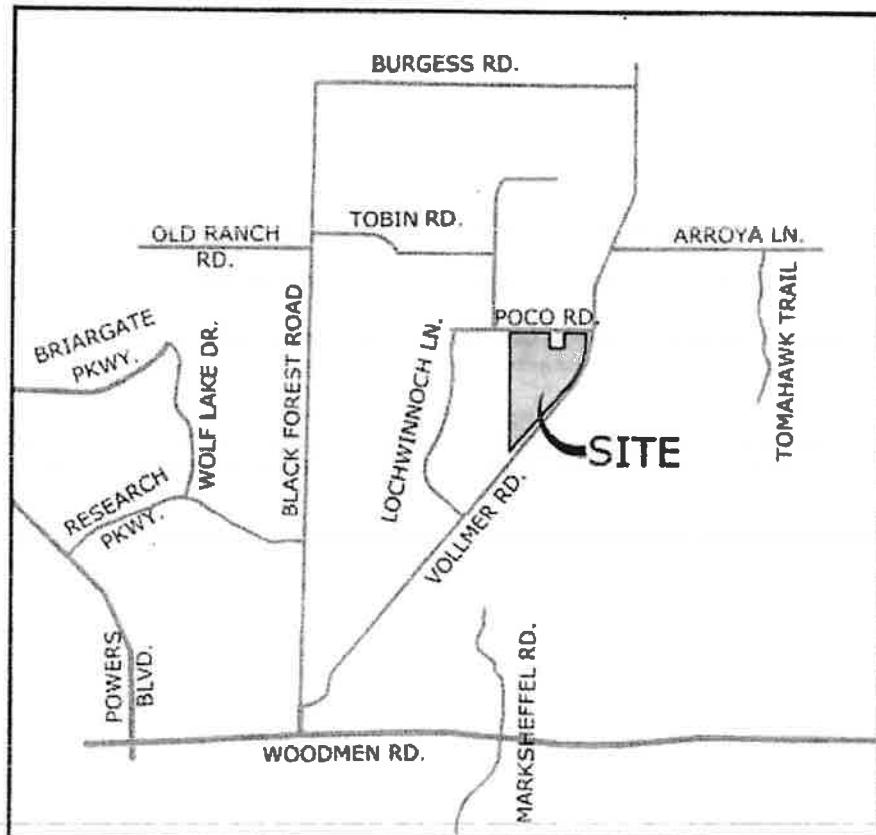
Jennifer Shagin

Jennifer Shagin, ASLA  
Landscape Designer III

<b>Location</b>	East of Vollmer Road & South of Poco Road
<b>Existing Use</b>	Vacant
<b>Proposed Use</b>	450 unit residential development with supporting commercial & neighborhood park. Includes extending Briargate Parkway through the property.
<b>Vicinity Map</b>	Attached

# Slide 26

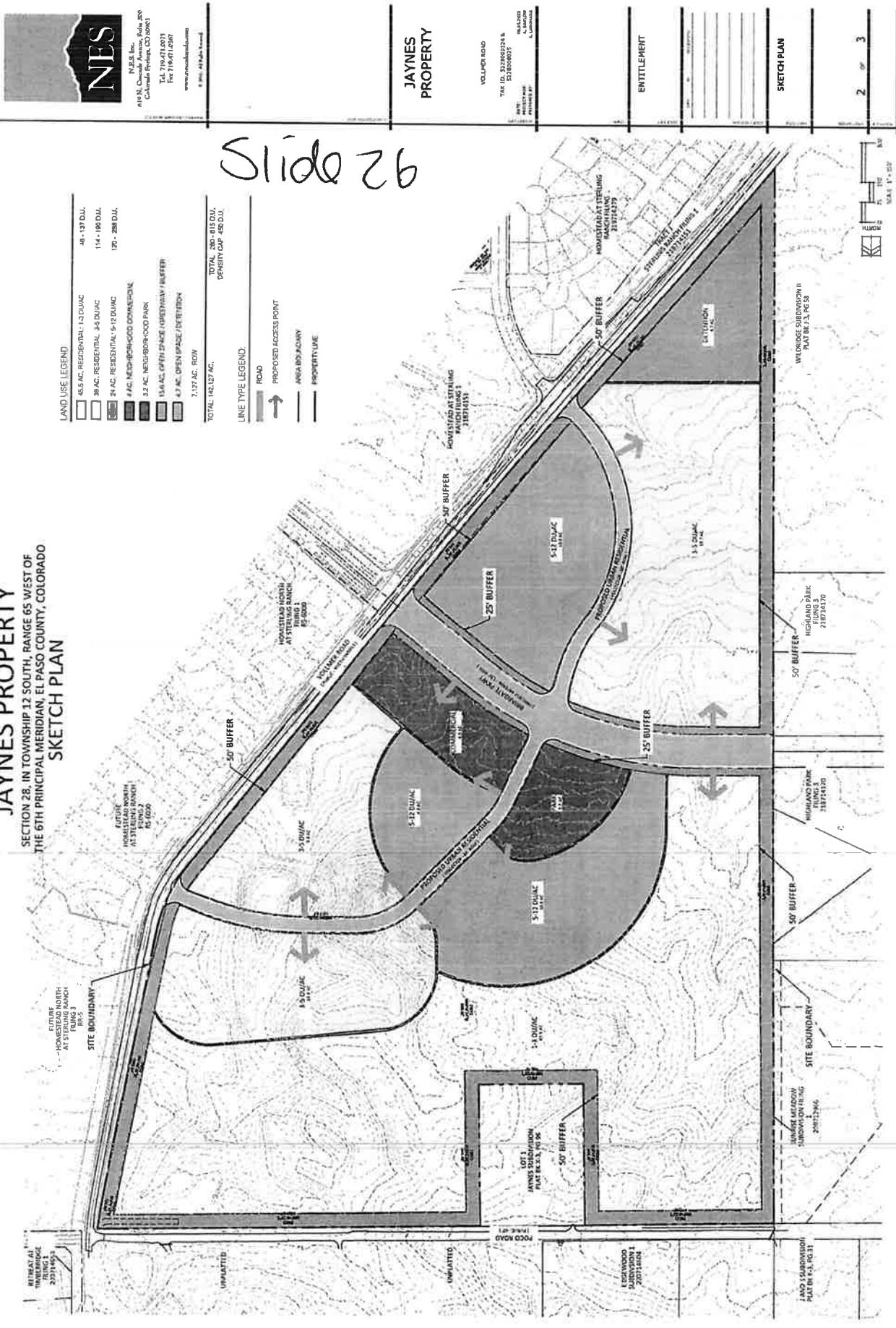
## VICINITY MAP





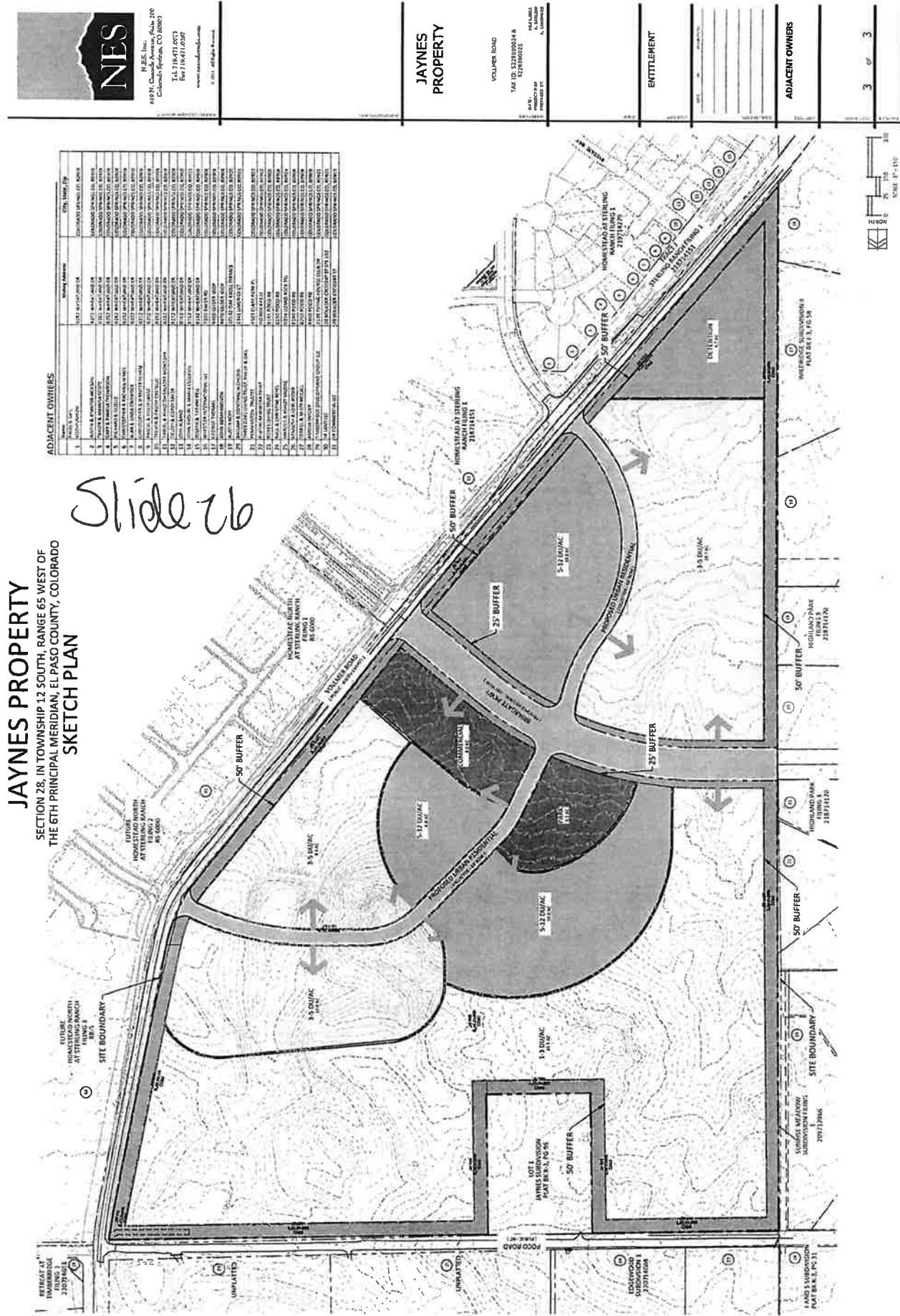
**JAYNES PROPERTY**  
SECTION 28, IN TOWNSHIP 12 SOUTH, RANGE 65 WEST  
THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO  
**SKETCH PLAN**

**SKETCH PLAN  
SECTION 28, IN TOWNSHIP 12 SOUTH, RANGE 65 WEST OF  
THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO**

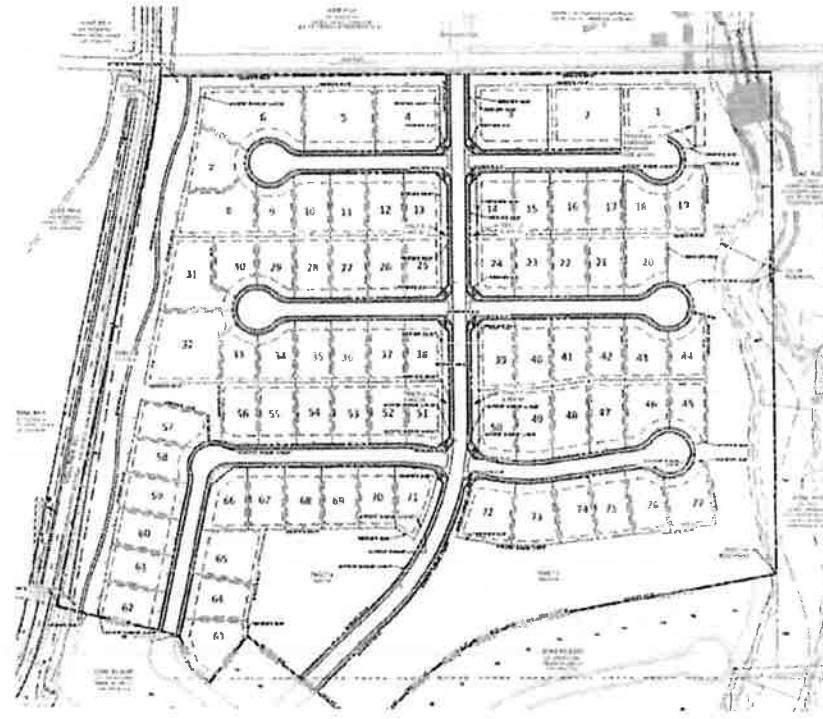


**JAYNES PROPERTY**  
SECTION 28, IN TOWNSHIP 12 SOUTH, RANGE 65 WEST  
THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

**SECTION 28, IN TOWNSHIP 12 SOUTH, RANGE 65 WEST OF  
THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO**



## 77 homes in Black Forest gain approval amid residents' concerns



Homestead North Filing No 3 preliminary plan. Courtesy of N.E.S. Inc via Facebook

**Breeanna Jent Special from The Gazette**

Updated Mar 22, 2023

El Paso County commissioners Tuesday approved a rezoning request and preliminary plans to build more than 70 homes in the south side of Black Forest as part of the Homestead North at Sterling Ranch development project, after neighbors shared concerns about density and increased traffic in the area.

The newly approved land designation and preliminary plan authorizes developer Classic Homes to build 77 single-family detached residential lots on about 41 acres south of Poco Road and east of Vollmer Road, called Homestead North Filing No. 3.

The property lies within the Sterling Ranch Sketch Plan the Board of County Commissioners approved in 2008, said Andrea Barlow of N.E.S. Inc.,

representing the developer.

Drainage and other utilities, as well as landscaping, trails and just under 12 acres of open space also are proposed, Barlow said.

The proposed density of 1.8 dwelling units per acre, Barlow said, is consistent with the Sterling Ranch Sketch Plan that depicts two dwelling units per acre. Proposed lot sizes vary across the development to offer appropriate transitions between densities in the existing Retreat at TimberRidge development to the north, Homestead North Filings 1 and 2 to the south, the approved Sterling Ranch Sketch Plan to the east, and a proposed sketch plan to the west known as the Jayne Sketch Plan, she said.

Average lot sizes in Homestead North Filing No. 3 are about 12,400 square feet. The smallest lots will be about 9,000 square feet near the Homestead North filings No. 1 and 2 to the south. Half-acre lots are planned for the north side near Poco Road, Barlow said.

Residents living north of the proposed development said Tuesday they expected the project's proposed density to be about 40 lots on approximately 40 acres after accounting for land needed for tracts, easements and roads.

"We're not opposed to new homes. That would make us hypocrites," said Joe Tran, who lives in the Retreat at TimberRidge. "But the reality is that what we were presented and what we understood is different than what we see now."

Project documents state that 77 single-family detached residential lots are planned to be built on 21.95 acres of the approximately 41-acre parcel. Tran said that equates to more than two dwelling units per acre, incompatible with the larger lots in the neighboring Retreat at TimberRidge.

"We wanted to preserve that type of density that we bought into," he said.

Barlow said the preliminary plan had always proposed 77 lots on about 41 acres of land.

"If the expectation was 40 lots, that would be a one unit per acre density, which was not what was shown on the sketch plan," she said.

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Residents were also concerned future traffic from the Homestead North development would travel up through the Retreat at TimberRidge via Aspen Valley Road to access Falcon and more of Black Forest.

A traffic impact study dated Nov. 28 anticipates on average Homestead North Filing No. 3 will generate 727 average daily trips when it is built out, Retreat at TimberRidge resident Angelika Bush said.

"Our concern is that people will use Aspen Valley (Road) as a cut-through instead of using Vollmer Road, so the safety of our neighborhood is being threatened, we feel," Bush said.

Developers are improving Vollmer Road and plan to connect Briargate Parkway through the development to Towner Avenue, west of Meridian Road, part of "larger infrastructure changes (that) will significantly improve traffic in this area," Barlow said.

She said drivers who go north on Aspen Valley Road will eventually hit Arroya Lane, which connects to Vollmer Road on the west and dead-ends going east. Travelers wouldn't be able to access Falcon that way, Barlow said.

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Tran said he and others were concerned that neighbors weren't more adequately notified of the project so they could provide feedback. Only one homeowner in the Retreat at TimberRidge was notified out of eight letters that were sent to adjacent property owners, Tran said. The other seven property owners notified were developers.

"I feel like it was really disingenuous that we didn't receive letters," he said.

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Many neighbors also did not see signs posted at the corner of Vollmer and Poco roads to notify residents of the project, he said.

Barlow said county codes require that "immediately adjacent properties" are notified of land development requests.

"In some instances, those will be properties owned by the developer because they're part of the development," Barlow said.

She also said the landowner did not host a community meeting on the proposed rezoning and the preliminary plan because they "were not proposing anything different ... from the well-established sketch plan density and the planned development that has been in that area since 2008."

El Paso County Planning and Community Development Director Meggan Herington said county staff followed county codes for notifying adjacent neighbors "down to the letter." That code hasn't been changed since at least about 2007, she told commissioners, but to better improve the public process planning staff can address where signs are posted and, depending on the size of the project, can require multiple posters.

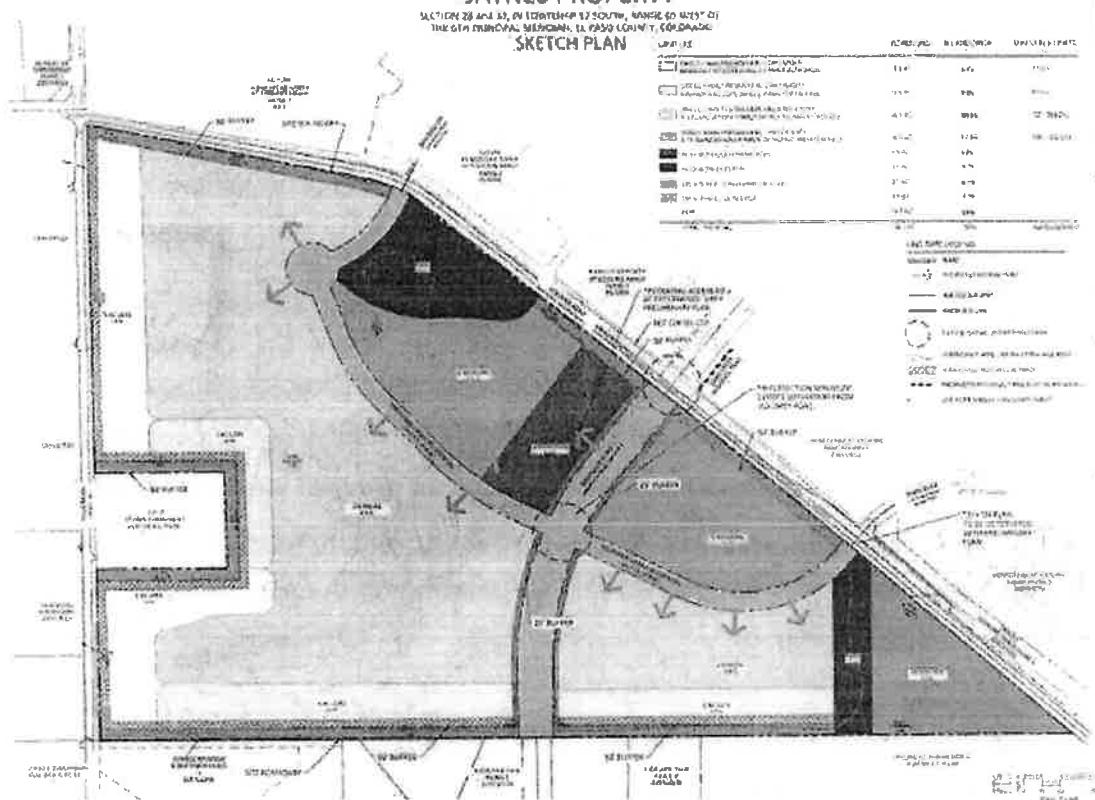
"Perhaps it is time to look at notification. With more urban-level development occurring in unincorporated El Paso County, perhaps 'adjacent' doesn't cover enough neighbors and that's definitely something we can look at internally," Herington said.

Contact the writer: [breeanna.jent@gazette.com](mailto:breeanna.jent@gazette.com)

View on <https://gazette.com>

MORE INFORMATION

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## El Paso County Commissioners postpone final hearing on 450-home development near Black Forest

**Tags** Tribune News Tribune News Feature

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ADOPTION OF AN EL PASO COUNTY MASTER PLAN (RECOMMEND APPROVAL)

\_\_\_\_\_ moved that the following Resolution be adopted:

BEFORE THE PLANNING COMMISSION

OF THE COUNTY OF EL PASO

STATE OF COLORADO

ADOPTION OF THE BRIARGATE PARKWAY/STAPLETON ROAD CORRIDOR PRESERVATION  
PLAN AND ACCESS CONTROL PLAN INTO THE EL PASO COUNTY MASTER PLAN  
RESOLUTION NO. MP231

WHEREAS, the El Paso County Department of Public Works ("DPW") requests adoption of the attached Briargate Parkway/Stapleton Road Corridor Preservation Plan and Access Control Plan into the El Paso County Master Plan; and

WHEREAS, C.R.S. § 30-28-108 provides that a County Planning Commission may adopt, amend, extend, or add to the County Master Plan; and

WHEREAS, DPW engaged in a lengthy and extensive process to develop this Corridor Preservation Plan and Access Control Plan in conjunction with its consultant, Wilson & Company, local land development entities, and the public via surveys, comments, announcements, advertisements, public meetings, public comments, and agency reviews; and

WHEREAS, pursuant to C.R.S. § 30-28-106(1), public hearings were held by this Planning Commission on October 5, 2023, November 2, 2023, and December 7, 2023; and

WHEREAS, based on the evidence, testimony, exhibits, study of the master plan for the unincorporated area of the County, comments of members of the El Paso County Planning Commission, comments of the CSD, comments of public officials and agencies, and comments from all interested parties, this Commission finds as follows:

1. That proper posting, publication, and public notice were provided as required by law for the hearings of the Planning Commission; specifically, legal notice for the hearings was published in *The Gazette* on September 22, 2023.
2. That the hearings before the Planning Commission were extensive and complete, that all pertinent facts, matters, and issues were submitted and reviewed, and that all interested parties were given an opportunity to be heard at those hearings.
3. That all data, surveys, analyses, studies, plans, designs, maps, and descriptive matter as are required by the State of Colorado and El Paso County have been submitted, reviewed, and found to meet all sound planning requirements of El Paso County.
4. That for the above-stated and other reasons, the proposal is in the best interests of the health, safety, morals, convenience, order, prosperity, and welfare of the citizens of El Paso County.

NOW, THEREFORE, BE IT RESOLVED that the El Paso County Planning Commission hereby approves the adoption of the Briargate Parkway/Stapleton Road Corridor Preservation Plan and Access Control Plan into the El Paso County Master Plan, which is incorporated herein by this reference as if fully set forth herein.

BE IT FURTHER RESOLVED that, pursuant to C.R.S. § 30-28-109, the El Paso County Planning Commission hereby certifies to the Board of County Commissioners and to the planning commissions of all municipalities located within El Paso County a copy of the Briargate Parkway/Stapleton Road Corridor Preservation Plan and Access Control Plan for El Paso County, specifically including the maps and descriptive matter that are contained in PCD File No. MP231.

BE IT FURTHER RESOLVED that the El Paso County Planning Commission hereby directs the Clerk of the Planning Commission to record the action taken by the Planning Commission and affix their signature to said descriptive matter pursuant to C.R.S. § 30-28-108.

BE IT FURTHER RESOLVED that the intent of the Planning Commission in adoption of the Briargate Parkway/Stapleton Road Corridor Preservation Plan and Access Control Plan into the El Paso County Master Plan is that this shall be used as an advisory document. To the extent the Briargate Parkway/Stapleton Road Corridor Preservation Plan and Access Control Plan may be subsequently referenced in the County's subdivision and/or zoning regulations, those references shall neither construe nor render the Briargate Parkway/Stapleton Road Corridor Preservation Plan and Access Control Plan to be a binding, regulatory document, nor shall such references overcome the intent that the Briargate Parkway/Stapleton Road Corridor Preservation Plan and Access Control Plan is advisory and that the Planning Commission and Board of County Commissioners shall maintain their considerable discretion in deciding how to apply the Plans in their land-use decisions.

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

#### CONDITIONS

1. C.R.S. § 30-28-109 requires the Planning Commission to certify a copy of the Master Plan, or any adopted part or amendment thereof or addition thereto, to the Board of County Commissioners and to the Planning Commission of all municipalities in the County. The Planning Commission's action to amend the Master Plan shall not be considered final until a minimum of ten (10) complete sets of the final documents are provided and such documents are certified by the Chairman of the County Planning Commission and distributed as required by law.
2. Upon adoption by the El Paso County Planning Commission, the effect of this document is adoption of the Briargate Parkway/Stapleton Road Corridor Preservation Plan and Access Control Plan into the El Paso County Master Plan.

#### NOTATIONS

1. Certification of the documents to the municipalities within the County pursuant to Condition No. 1 above is determined to be satisfied upon transmittal of summary

information and maps along with a clear description of the locations where the complete documents are available for inspection, along with an offer to provide a given municipality a complete copy of the documents if requested. The transmittal may be in the form of a digital copy.

2. In approving this document, it is understood that minor editorial and formatting changes will be made in conjunction with the final publication process. These modifications may include pagination, correction of typographical errors, clarifications, insertion of photographs, insertion of references and/or corrections to factual information, or inclusion of comments and modifications associated with the Planning Commission hearings. In no case will substantive changes be made to the text without reconsideration by the Planning Commission.

\_\_\_\_\_ seconded the adoption of the foregoing Resolution. The adoption of this Master Plan shall be by resolution as carried by the affirmative votes of a majority of the entire membership of the Planning Commission.

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

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

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

DONE THIS 7th day of December 2023 at Colorado Springs, Colorado.

EL PASO COUNTY PLANNING COMMISSION

By: \_\_\_\_\_  
Thomas Bailey, Chair

