



TOWN OF ELIZABETH

TOWN OF ELIZABETH
Planning Commission Regular Meeting - Virtual
Tuesday, January 5, 2021 at 6:30 PM
Town Hall, 151 S. Banner Street

Conference Access Information

<https://us02web.zoom.us/j/89656412175?pwd=NzRhRklwZmZgekFVelp5N1NvaHJwdz09>

Join via phone at 1-669-900-9128

Meeting ID: 896 5641 2175

Meeting Password: 926611

UNSCHEDULED PUBLIC COMMENT

*If you joined the meeting over the phone: During the unscheduled public comment period, hit *9 on your phone to let us know you want to make a public comment. Or, sign up to make a comment prior to the start of the meeting by emailing your name, address, and phone number that you're calling from to hmalakowski@townofelizabeth.org. If you joined the meeting with the link above: please use the raise your hand feature to indicate that you would like to speak.*

CALL TO ORDER

ROLL CALL

AGENDA CHANGES

UNSCHEDULED PUBLIC COMMENT

MINUTES

- [1.](#) Regular Minutes of December 15, 2020

PUBLIC HEARING

- [2.](#) Legacy Village Subdivision Sketch and Preliminary Plans

NEW BUSINESS

3. Discussion and possible action on recommendation to Board of Trustees approval of the Legacy Village Subdivision Sketch Plan
4. Discussion and possible action on recommendation to Board of Trustees approval of the Legacy Village Subdivision Preliminary Plan
- [5.](#) Discussion and possible action on Resolution 21-01, a Resolution establishing a designated public posting place for the posting of meeting notices pursuant to C.R.S. § 24-6-402(2)(c)

REPORTS

- [6.](#) Staff Report
7. Commissioner Reports

ADJOURNMENT



TOWN OF ELIZABETH

PLANNING COMMISSION

PLANNING COMMISSION – RECORD OF PROCEEDINGS DECEMBER 15, 2020

CALL TO ORDER

The Regular Meeting of the Elizabeth Planning Commission was called to order on Tuesday, December 15, 2020 at 6:30 PM by Chair Greg Tisdall.

ROLL CALL

Present by virtual meeting were: Chair Greg Tisdall, Commissioners Jenny Case, Barb McGinn, Rachel White, Edwin Wiley and Rob Porter. There was a quorum to conduct business.

Also present were Assistant Town Administrator Grace Erickson and Deputy Town Clerk Harmony Malakowski.

AGENDA CHANGES

There were no changes to the agenda as presented.

PUBLIC COMMENT

There was no public comment.

MINUTES

Motion by Commissioner White, seconded by Chair Tisdall, to approve the minutes from November 15, 2020.

The vote of those Commissioners present was unanimously in favor. Motion carried.

NEW BUSINESS

Discussion on amendment to Chapter 16 regarding pedestrian accessibility regulations for site development

Commissioners agreed to move forward with a Public Hearing for this item potentially scheduled for January 5, 2021.



TOWN OF ELIZABETH

PLANNING COMMISSION

Election of 2021 Chair

Motion by Commissioner White, seconded by Commissioner Case to nominate Chair Tisdall as 2021 Chair.

The vote of those Commissioners present was 3 in favor and 1 opposed. Commissioner McGinn opposed. Motion carried.

Election of 2021 Vice Chair

Motion by Commissioner White, seconded by Chair Tisdall to nominate Commissioner Porter as 2021 Vice Chair.

The vote of those Commissioners present was unanimously in favor. Motion carried.

REPORTS

- No further reports from staff or commissioners

ADJOURNMENT

Motion by Chair Tisdall, seconded by Commissioner White, to adjourn meeting at 6:53 PM. The vote of those Commissioners present was unanimously in favor. Motion carried.

Chairman Gregory Tisdall

Deputy Town Clerk Harmony Malakowski



TOWN OF ELIZABETH

COMMUNITY DEVELOPMENT DEPARTMENT

TO: Planning Commission
FROM: Grace K. Erickson, Assistant Town Administrator
DATE: December 30, 2020
SUBJECT: Legacy Village Subdivision Sketch and Preliminary Plans

Attachments:

- Staff Report, SAFEbuilt Studio
- Civil Engineering, Memo, CORE Consultants
- Civil Engineering Memo, JVA
- Traffic Engineering Memo, Stolfus and Associates
- Fire Department Memo, Elizabeth Fire Protection District
- Project Narrative
- Sketch Plan
- Preliminary Plan
- External agency comments and responses

Additionally, supplemental application materials and zoning documents can be accessed via the link below.

https://drive.google.com/drive/folders/1NMa-Qjm-u_FMAHT9PBIQ_jnADnEiYXBs?usp=sharing



STAFF REPORT

Planning Commission

Sketch Plan and Preliminary Plan – Legacy Village / Elizabeth 86

Applicant: PCS Group Inc. – on behalf E86 J.V., LLC.

Location: South of Highway 86 – between Legacy Circle and the Safeway Shopping Center

Applicant Request:

The applicant, PCS Group Inc. on behalf of E86 J.V., LLC, requests Planning Commission review and recommendation for approval of a sketch plan and preliminary plan for a 98.5 acre residential and commercial, mixed use development in accordance with the Elizabeth 86 Planned Unit Development Zoning Document approved in 2018. Attachment A depicts a recent aerial photograph of the location of the proposed development.

In accordance with Section 16-3-30(a) of the Elizabeth Municipal Code (EMC) – Subdivision Requirements and Procedures – General Requirements – a sketch plan and preliminary plan are prerequisites of final platting of property through the Town’s adopted Subdivision regulations. Section 16-3-30(a)(3) requires the Planning Commission to consider the sketch and preliminary plan, offering a recommendation to the Board of Trustees for their action at a subsequent meeting.

Regulating Documents:

The Town annexed the property via ordinance 18-09 in 2018. Subsequent to the annexation, the Town rezoned the property to Planned Unit Development (PUD) through ordinance 18-10.

The PUD zoning document includes general guidance for development of the property including approved land uses, infrastructure, parks, trails, and open space, and other general provisions. An accompanying PUD Guide provides specific details regarding the land use regulations, development standards, architectural standards, and standards associated with parks, trails, and open spaces.

Proposal:

The applicant proposes the subdivision of 98.5 acres of largely vacant land into 226 residential lots and 36 tracts. The tracts largely fill the role of the dedication of parks and open space along with the placement of required utilities, drainage, and landscaping. Tract “A” of the proposed development is reserved for future commercial uses and is not proposed for platting to individual lots at this time.

In accordance with the adopted PUD document, the proposed land uses are as follows:

Commercial	4.5%
Residential	31%
Open Space and Parks	31%
Other Dedications	16%
Rights of Way (ROW)	17.5%

Background and Surrounding Land Uses:

The subject site is currently mostly vacant land. A former farmhouse and accessory structures sit at the northwest corner of the site. A large portion of the site is made up of the Gold Creek drainage channel and associated flood plain. The proposed development is served by a planned east/west collector along the alignment of County Road 136 and north/south access to Highway 86 via a proposed collector (Hinds Street). Future connections to proposed development to the east of the site are provided through ROW dedications. The property abuts the following land uses:

North:	Highway 86
South:	Ritoro 1,2, & 3 single family residential developments
East:	vacant land
West:	unincorporated Elbert County and the Wild Pointe development

Approval Criteria:

Chapter 16, Article III – Subdivision Requirements and procedures includes specific informational requirements for sketch and preliminary plats, however, the code does not provide explicit criteria for review by the commission or board. Section 16-3-10 – Purpose, provides reasoning for review of proposed subdivisions, including the following (summarized):

- To promote the general health, safety, and welfare of present and future inhabitants of the Town;
- To guide future growth and development within the Town, including transportation, utilities, services, housing, and open space. Additionally, to ensure alignment with the Town’s Master Plan and regulations;
- To provide for the preservation and conservation of natural, historic, and sensitive areas – including vegetation, unique topography, habitats, and drainage features;
- To minimize conflicts between land uses and structures;
- To ensure that the necessary services and facilities have sufficient capacity to serve proposed subdivisions;
- To provide for an adequate and accurate system to record land subdivisions.

Case Analysis:

Submittal Requirements

The reviews were distributed to various referral agencies and departments through the Town’s traditional process. All information required by the Town’s code was submitted and accurately reflected through iterations of reviews.

Dedications & Easements

The preliminary plan includes information regarding the dedication of land for the purposes of open space, parks, utilities, drainage and general landscaping. The table on page two of the preliminary plan depicts the various tracts, their intended use, their ownership to be maintained post-development, and the responsible maintenance party. Dedications and easements would not be made final until final plat.

ROW Dedication:

ROW dedication along Highway 86 and for internal roadways of the development is depicted. The ROW dedication along Highway 86 varies from 50’ additional dedication to 15’. This additional ROW dedication will aid with the consistency of the Highway 86 ROW and any required, future expansions. Staff reviewed these

dedications against the Town's roadway standards.

Detention Dedication:

Four detention ponds are proposed as dedicated tracts or as small areas within larger dedicated tracts. Various other linear tracts are proposed dedications that will handle the conveyance of drainage. All drainage and detention oriented tracts will be owned and maintained by the proposed metro district. Easements for lot drainage are referenced within the preliminary plan notes and will be dedicated with the final plat.

Open Space & Park dedications:

The proposal contains approximately 31 acres of Open Space and Park dedications. The details of the dedicated areas are discussed in the PUD conformance section below.

Well Site dedication:

Tract I contains a well site that is proposed for dedication to the Town. Maintenance of the surrounding grounds will be the responsibility of the proposed metro district.

Flood Plain:

The flood plain for Gold Creek is dedicated to the Town with the large corridor dedication described above. No development is proposed in the delineated flood plain. The project's grading plan calls for a revision to the flood plain. The applicant will file the appropriate applications with FEMA for the documented revisions.

The final plat (next step in the process) will include dedication statements for ROW and the dedicated tracts.

Conformance with the Comprehensive Plan

The Town's latest version a comprehensive plan (2019) outlines the future land use of the area to be low-density residential (2-4 units/gross acre) with retail/commercial uses located near Highway 86. This prescribed future land use of the comprehensive plan maintains alignment with the adopted PUD. The proposed sketch plan and preliminary plan also reflect those same land uses in the intended locations. These proposed land uses help provide a sustainable balance of land uses between residential, commercial, and open spaces.

Additionally, the dedications of parkland and the Gold Creek drainage corridor provide significant trail, park and open space amenities while preserving the natural landscape and drainage courses.

Conformance with the PUD

Lot Size and Density:

The residential lots vary in size from approximately 4,600 sq. ft to 13,300 sq. ft. However, the majority of the lots range from 5,000 sq. ft. to 7,000 sq. ft. The adopted PUD guide requires a minimum of 4,500 sq. ft. for lots and a maximum density of 8 du/acre. Both standards are met by this proposal.

Open Space/Parks/Trails:

Overall, the proposal dedicates 31+ acres (32%) to Open Space and Parks. Of that dedication, 2+ acres are dedicated to pocket parks that serve residents of specific neighborhoods in the development. The proposal's main Open Space dedication, to the Town, is the Gold Creek corridor (26+ acres). Dedication of the corridor maintains natural drainageways, wildlife corridors, and provides for open space and recreation opportunities. The two planned parks qualify for the 10% active recreation Open Space required by the PUD. Passive and active recreation areas will be further developed within the corridor per the Town's requirements. The remainder of the Open Space include an existing 5 acre conservation easement on the south end of the property, detention and retention ponds, and various open spaces provided within the residential development.

In addition to the Open Space dedication, a robust trail network is planned to serve the development in accordance with the adopted PUD. The main backbone of the system is a 10' concrete trail that runs north and south through the Gold Creek corridor. Additionally, a series of both on-street (adjacent to the roadway) and off-street (through Open Space areas) pedestrian trails are planned. An on-street, separated, 5' sidewalk is proposed adjacent to CR 136 and throughout the local streets of the development. Off-street trails through Open Space will be 8' in width with a crushed stone base. The trail and sidewalk alignments are strategically located and offer the possibility of future connections to other trails and roadway alignments outside of the development.

Landscape Buffers:

In accordance with the regulations outlined in the adopted PUD, the development provides for a large landscape buffer between Highway 86 and any of the residential lots planned to the south. The closest lot to the edge of the ROW is 141'. The PUD requires 25'.

Findings and Staff Recommendation:

The site plan has been reviewed and endorsed by the development review team and staff in accordance with Section 16-3-40 & 16-3-50 of the Elizabeth Municipal Code. Staff offers the following findings for consideration.

Findings:

1. The proposal is found to substantially comply with the standards for development as found in the adopted Elizabeth 86 PUD Zoning Document and Chapter 16 of the Elizabeth Municipal Code.
2. The proposal is found to substantially comply with the adopted Comprehensive Plan.
3. The proposal provides for the preservation and conservation of natural, historic, and sensitive areas – including vegetation, unique topography, habitats, and drainage features.
4. The proposal minimizes conflicts between land uses and structures.
5. The development can be served by adequate water supply and waste disposal systems.
6. The development will provide for an adequate and accurate system to record land subdivisions.

Staff Recommendation:

Based on the analysis above, staff believes that the application meets the criteria for sketch plans and preliminary plans as set forth in Chapter 16 of the Elizabeth Municipal Code. Staff recommends that the Planning Commission forward the applicant's request to the Board of Trustees with a favorable recommendation including the following conditions:

- Approval of the Access Control Plan Amendment for the traffic design reflected in these plans
- Mail kiosks be included in the drawings at final plat per US Postal Service standards
- Owner/Applicant obtain all easements, rights of way, and/or agreements from adjacent offsite property owners, as identified on the Preliminary Plan
- IREA comments must be incorporated at final plat and addressed to IREA's satisfaction

ATTACHMENT A





December 30, 2020

Ms. Grace Erickson
Town of Elizabeth Assistant Town Administrator
Elizabeth, CO

**RE: Legacy Village
Sketch Plan and Preliminary Plan Review**

Dear Grace:

We have completed our review of the Sketch Plan and Preliminary Plan (revised and dated 10/29/ 2020) and related documents for the above project, which includes the following:

- Review and approval of a CLOMR (Conditional Letter of FEMA Map Revision) for proposed modifications within the defined floodzone of Gold Creek. This approval is at the Town level only, and requires a final approval by FEMA prior to any further entitlements being approved. Further entitlements will also be withheld until such time as the proposed Gold Creek modifications have been constructed and a LOMR (Letter of FEMA Map Revision) is accepted and approved by the Town and FEMA. The approval of this Preliminary Plan and Sketch plan do not give the applicant the approval to begin construction of those modifications within Gold Creek.
- Review of the Preliminary Plan for compliance with Public Works and Engineering standards, which includes:
 - a. Proper dedication of street right of way widths.
 - b. Proper geometric configuration of streets.
 - c. Review of Tract dedication ownerships and maintenance responsibilities, and to confirm that a minimum 20% of area is to be dedicated as open space, and minimum 10% dedicated to the Town.
 - d. Review of Title Report easements and other items impacting the property, and the areas of proposed construction.
- Review of Preliminary construction documents and Preliminary Drainage Report, to confirm that what is being proposed generally complies with the Towns Public Works and Engineering Standards, and the final submittal of construction plans and Final Drainage Report (at the Final plat stage) will not trigger any significant changes to this Preliminary Plan.
- Review of Geotechnical Report to identify any areas that may not be suitable for development, and may therefore impact this Preliminary Plan.

The applicant has made several additional submittals of this project following our 3/13/20 approval notification to the Town. Please allow this letter to serve as an updated notice of approval from our firm, with the addition of a "Condition of Approval" as noted in item 4 below.

1. The Preliminary Construction plans have provided sufficient detail to conclude that the Preliminary Plan can be approved. No further action is required to the Construction plans at this time.
2. The Preliminary Drainage Report has also provided sufficient detail to conclude the Preliminary Plan can be approved.



3. All other Engineering related documents associated with this application are found to be acceptable.
4. This project is approved on the Condition that the Owner/Applicant obtain all Easements, Rights of Way, and or agreements from adjacent offsite property owners, as identified on the Preliminary Plan dated 10/29/2020.

If you have any questions, concerns, or require additional information, please feel free to contact me directly at 303.730.5975 or at metsker@corecivil.com.

Sincerely,

CORE Consultants, Inc.

A handwritten signature in blue ink, appearing to read 'Martin Metsker', with a long horizontal flourish extending to the right.

Martin Metsker PE



December 30, 2020

www.jvajva.com

Ms. Grace Erickson
Assistant Town Administrator
151 South Banner Street
Elizabeth, CO 80107

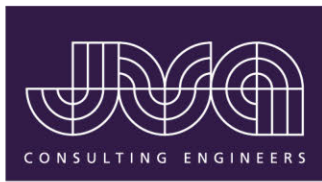
RE: Referral – Water & Sewer – Recommendation for Approval
Sketch & Preliminary Plan Update – Legacy Village
JVA Job No. 1052.e

Dear Grace:

On behalf of the Town of Elizabeth, JVA has reviewed the Sketch Plan concepts and Preliminary Plan for the Legacy Village development.

Legacy Village is an approximate 98.5-acre multiuse development located between the Ritorio site and HWY 86. At a reduced density than originally zoned, the parcel includes 226 home sites and a 4.4 acre commercial site. From a water and sewer infrastructure perspective we recommend approval with the following comments.

1. The existing Gold Creek Lift Station must be upgraded to serve the Legacy Village development. A CDPHE Site Application has been submitted and the Town is awaiting approval.
2. As documented by HRS Water Consultants, based on a 100-yr aquifer life, the deeded water supply totals 128.6 ac-ft/yr (excluding the Upper Dawson aquifer). Using a 300-yr aquifer life standard, the available supply for planning purposes is estimated at 42.9 ac-ft/yr. I have the following water supply comments:
 - a. Legacy Village was evaluated based on a 100-yr aquifer life and the deeded water supply exceeds the projected demand of 84 ac-ft/yr.
 - b. A 300-yr water supply planning figure was adopted with the 2019 Water & Sewer Master Plan. It is estimated that the Town 300-yr supply closely approximates the projected demand at buildout, including Legacy Village.
 - c. The peak day water demands for Legacy Village are to be served with existing wells and the new wells being developed at Ritorio. Additional well development at Ritorio and existing well sites will be required for Town build-out. The Legacy Village well site will be kept in reserve and may require future development.



3. The following technical comments are to be addressed with the Final Plat
 - a. A 12-inch water line stub for Track A is shown in the drainage pond. Confirm approval for this location with the Town.
 - b. Provide a 12-inch water line stub-out at HWY 86 for future connection.
 - c. Sheet 33 – indicates an 8-inch water line cap for future connection to the east. This should be a 12-inch stub and cap for the future connection with Beverly Street.
 - d. Sheet 33 – provide 12-inch stub with blow-off into Track I “Well Site”
 - e. Water mains shall not have any intermediate high points. Force high points at Fire Hydrant Assemblies.

Please let us know if you have any questions concerning our comments.

Sincerely,
JVA, INCORPORATED

By:

A handwritten signature in blue ink, appearing to read 'R. Anderson', is written over a horizontal line.

Robert J. Anderson, P.E.
Senior Project Manager



December 29, 2020

Ms. Grace Erickson
Assistant Town Administrator
151 S Banner Street
Elizabeth, CO 80107

RE: Legacy Village Sketch and Preliminary Plans

Dear Grace:

Stolfus & Associates, Inc. has completed our review of the Legacy Village Sketch and Preliminary Plans. Our review included the Legacy Village (E-86) Traffic Impact Analysis (August 24, 2020), the SH 86 East Access Control Plan Amendment Request (October 30, 2020), and the Preliminary Construction Drawings (October 2020). Our review considered the Town's Transportation Plan, Municipal Code, and applicable engineering standards and guidance.

The purpose of our review was to:

- determine whether the traffic impact study adequately identifies the potential impacts that Legacy Village will have on existing transportation facilities and whether the mitigation proposed by the Applicant is appropriate.
- Identify whether the Town can support the proposed amendment to the existing access control plan for Highway 86, and
- To review the preliminary roadway layout and identify whether it meets (or otherwise reasonably can be modified to meet) Town standards pending finalization of the site plan and construction drawings.

Throughout the Annexation, Sketch and Preliminary Plan process we have been working with the Applicant to address comments and concerns related to transportation topics. We find the most recent versions of the traffic study and access control plan amendment proposals to be acceptable. At this point, we have a few technical comments remaining on the preliminary roadway layout. The resolution of these comments may result in some minor right-of-way modifications but is not expected to result in a Final Plan that is substantively different from the information currently depicted in the Preliminary Plan.

In summary, we recommend approval of the Legacy Village Sketch and Preliminary Plans.

Sincerely,

STOLFUS & ASSOCIATES, INC.

A handwritten signature in blue ink that reads "Matthew J. Brown". The signature is fluid and cursive, with the first letters of the first and last names being capitalized.

Matthew J. Brown, PE, PTOE
Senior Transportation Engineer



ELIZABETH FIRE PROTECTION DISTRICT

Item 2.

Kara Gerczynski

DIVISION CHIEF OF ADMINISTRATION
FIRE MARSHAL

Town of Elizabeth
Po Box
Elizabeth, CO 80107

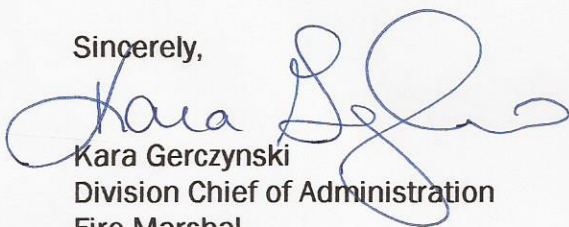
Re: Legacy Village


Dear Ms. Erickson,


The Elizabeth Fire Protection District has reviewed the submittal package for the above referenced project. The submittal meets the provisions of the 2018 International Fire Code for water supply and access. In addition to the provisions of the fire code, the developer has agreed to comply with local amendments and statutes that require fire district impact fees for new residential and commercial development.


Based on the compliance with the above provisions, Elizabeth Fire supports approval of the project

Sincerely,



Kara Gerczynski
Division Chief of Administration
Fire Marshal


 kara@elizabethfire.org

 (303) 646-3800

 146 N. Elbert St/P.O. Box 441
Elizabeth, CO 80107

 Elizabeth Fire Rescue

 Elizabeth Fire Rescue

 Elizabeth_Fire



pcs group inc. www.pcsgroupco.com

community design | entitlement | site design | landscape architecture | community imaging

11/02/2020

Grace Erickson
Community Development Director
321 S. Banner St.
Elizabeth, CO 80107

RE: Preliminary Plans for Legacy Village

Please accept this letter as the required narrative for the Preliminary Plan submittal of the Elizabeth 86 Subdivision.

Elizabeth 86 is an approximately 98.5 acre parcel of land that will be subdivided into a combined total of 226 lots. Elizabeth 86 is generally situated south of Hwy 86, east of Wild Pointe, west of the existing Safeway and Big R retail area, and north of the Ritoro Subdivision. Elizabeth 86 will incorporate diverse and appealing homes, attractive open space and related public improvements, quality landscape designs and lighting.

The subdivision will take access from Highway 86 along the west side of Gold Creek. Additionally, this project proposes an extension of CR136 running approximately east-west through the property that is consistent with the Town of Elizabeth Street Master Plan. CR136 connects to Ritoro Parkway on the west end and runs east, through a roundabout and continues south ultimately connecting to Ritoro Subdivision.

This uniquely themed master planned community will provide a logical transition to the surrounding land uses. We have proposed areas in the form of passive and active open space that include pond areas, a section of the Town's Gold Creek regional trail, and a conservation easement area that meets or exceeds the required open space requirements per the PUD and will provide connectivity consistent with the Town of Elizabeth Master Plan.

Availability & Adequacy of Service:

Adequate infrastructure in terms of sewer, water, fire protection, and utilities were evaluated as part of the annexation & zoning for the property. As part of this submittal process, the detailed plans will be evaluated to ensure compliance & adequacy of sewer, water, fire protection and utilities.

Since the property is included in the Town's Urban Services area, we believe that the additional services required have been accounted for within the studies completed to define the boundary in regards to fire & police protection. Districts within the area to be annexed include The Elizabeth Fire Protection District, the Elizabeth Parks and Recreation District, the Elizabeth C-1 School District, Elizabeth Police Department, Elizabeth C-1 School District and Library District.

We are currently working with the School district to finalize the student generation rates and determine the cash-in lieu requirements for this project.

Extension of utilities, roads and infrastructure will generally be provided via a Title 32 Metro District set up by the developer. The extension of services include: roadway & bridge crossings, water & sewer line, storm drainage construction, parks & recreation services and open space provisions.

Development of public roadways and bridge crossings shall be in accordance with the Town of Elizabeth Roadway Standards. The extension of County Road 136 shall be a minor collector. Each road shall be developed as needed to provide access to onsite and offsite development. A culvert or bridge shall be constructed on the extension of County Road 136 to cross the Gold Creek corridor. Interior roadways shall be a combination of public and private streets owned and maintained by the Metro District or a respective homeowners or business owners association. Private streets within commercial and residential areas may be built to standards as agreed to by the developer and the Town.



pcs group inc. www.pcsgroupco.com

community design | entitlement | site design | landscape architecture | community imaging

The proposed Elizabeth 86 water distribution system is based on the recommendations set forth in the Town of Elizabeth's Final Draft Water System Master Plan. The proposed Elizabeth 86 system will be comprised of 12-inch water mains with connections to the Town's existing system with two connections to the Ritoro subdivision to the south. These mains will generally be located within proposed street right-of-ways with the exception of the 12-inch offsite main that extends west from the southern project boundary, connecting to the existing 12" line in Ritoro Parkway. An additional connection to the 12-inch waterline in Legacy Circle is being proposed for emergency conditions. This waterline is owned and operated by the Elbert and Highway 86 Commercial Metropolitan District.

The proposed sanitary sewer collection system is designed to serve Elizabeth 86 and the future Ritoro Development. The collection system will consist of an 8-inch (west side of Gold Creek) and a 10-inch gravity sewer (east side of Gold Creek). The 10-inch gravity sewer is existing and outfalls to the north, south of SH86. The 10-inch main and the 8-inch main will then connect to proposed manhole on the west side of the creek. A existing 10-inch sanitary sewer main continues north under SH86. This system outfalls to the existing Gold Creek Lift Station.

The Gold Creek corridor, as depicted on the site plan for the project, shall be dedicated to the Town for open space and recreation purposes. A trail shall be constructed by the developer which follows the corridor from the south to the north end of the property. At such time as may be appropriate, the Town or others may connect to the trail at either end to further the pedestrian connectivity as depicted in the Town Master Plan. The trail shall be constructed of concrete material and shall be 10' in width, as appropriate for on-site conditions. As well, passive and active recreation areas will be further developed per the Town's requirements.

At least 20% of the total land area of the development shall be provided as open space. This includes the Gold Creek Corridor, the existing 5 acre conservation easement on the south end of the property, all detention and retention ponds, and open space provided within the residential development.

Sincerely,

Garrett Graham

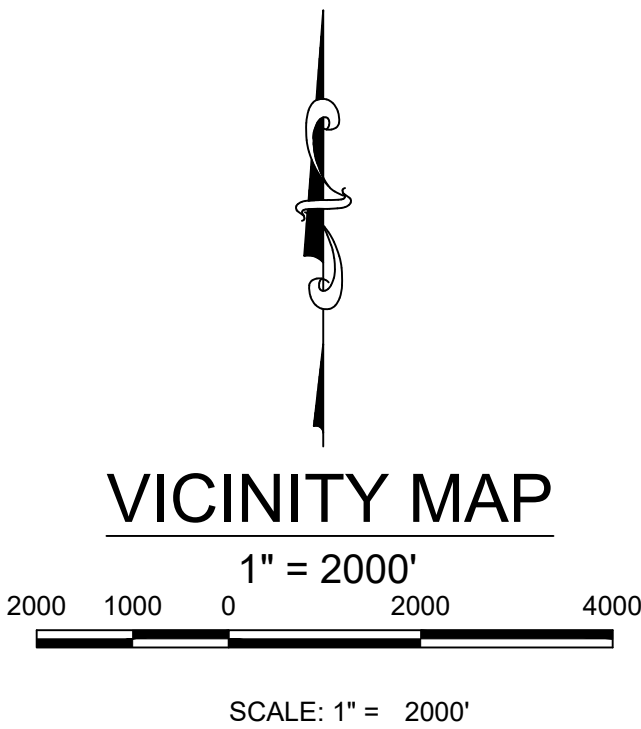
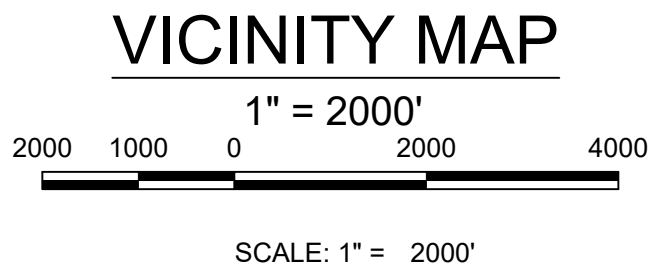
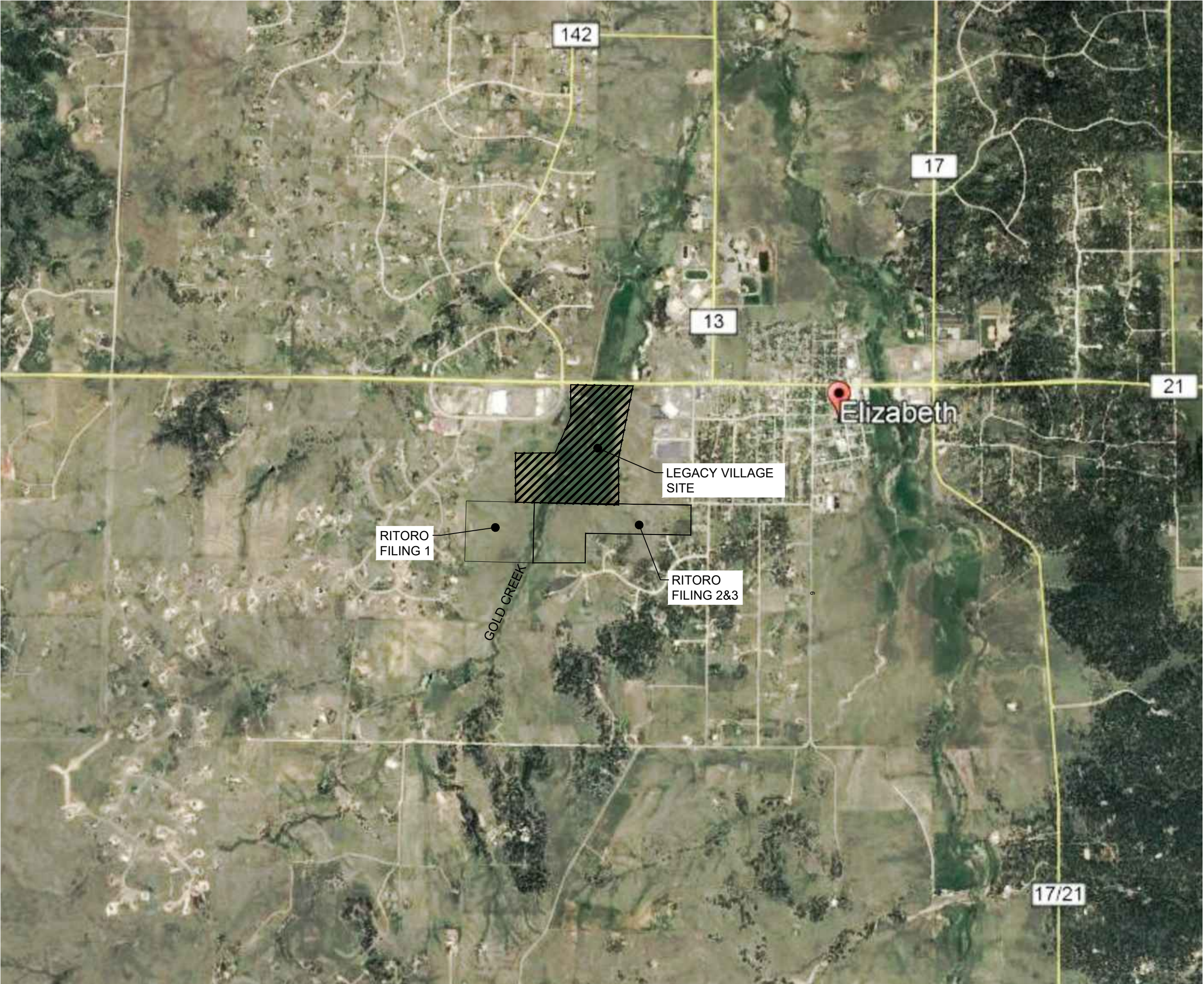
Garrett Graham - Associate Landscape Architect, PCS Group, Inc.

N:\PROJECTS\ELIZABETH 86 - 2018\CADD\ENGINEERING\SHEET SETS\CD\SKETCH PLAN\DWG - JTK\JLINGSWORTH - 11/2/2020 10:36 AM

LEGACY VILLAGE

SUBDIVISION SKETCH PLAN

TRACT OF LAND IN THE NORTH HALF OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
TOWN OF ELIZABETH, COUNTY OF ELBERT, STATE OF COLORADO
TOTAL ACREAGE - 98.476, NO. OF LOTS - 226



BASIS OF BEARING:
BEARINGS ARE BASED UPON THE NORTH LINE OF THE
NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE
65 WEST, OF THE 6TH PM, BETWEEN THE 1/4 CORNER
COMMON TO SECTIONS 12 AND 13, A FOUND 3.25" ALUMINUM
CDOT CAP IN RANGE BOX, AND THE NORTHEAST CORNER OF
SECTION 13, A FOUND 3.25" ALUMINUM CDOT CAP PLS 31548.
BEARING IS ASSUMED TO BE S89°16'55"E
BASIS OF BEARING A DISTANCE OF 2,669.91 FEET.

BENCHMARK:
ELEVATIONS SHOWN ARE BASED UPON USGS BENCHMARK KK0308,
WHICH HAS A NAVD 88 PUBLISHED ELEVATION OF 6571.77', LOCATED
0.6 MILE WEST ALONG STATE HIGHWAY 86 FROM THE JONES MOTOR
COMPANY BUILDING AT ELIZABETH, 110 FEET NORTHEAST OF THE
CENTER LINE OF THE HIGHWAY, 39 FEET EAST OF THE CENTER LINE
OF A GRAVELED ROAD LEADING NORTH, 110 FEET NORTHEAST OF
THE WEST ENTRANCE TO THE ELIZABETH CEMETERY, 1 FOOT SOUTH
OF A FENCE, 3 FEET EAST OF A WITNESS POST, SET IN THE TOP OF
A CONCRETE MONUMENT, STAMPED X 336 1952

CONTACT LIST

APPLICANT AND DEVELOPER:
E86 J.V., LLC
7108 SOUTH ALTON WAY
ENGLEWOOD, CO 80112
PH: 303-507-6651
ATTN: JIM MARSHALL
EMAIL: jimmarshall@bcxdevelopment.com

ENGINEER:
CVL CONSULTANTS OF COLORADO, INC.
10333 EAST DRY CREEK ROAD, SUITE 240
ENGLEWOOD, CO 80112
720-249-3557
ATTN: SARAH J. KOLZ

SHEET 1 of 2

10333 E. Dry Creek Rd.
Suite 240
Englewood, CO 80112
Tel: (720) 482-5626
Fax: (720) 482-5646

CVL
CONSULTANTS A WESTWOOD TEAM

E86 J.V., LLC
CONTACT: JIM MARSHALL
7108 SOUTH ALTON WAY
ENGLEWOOD, CO 80112
(303) 507-6651

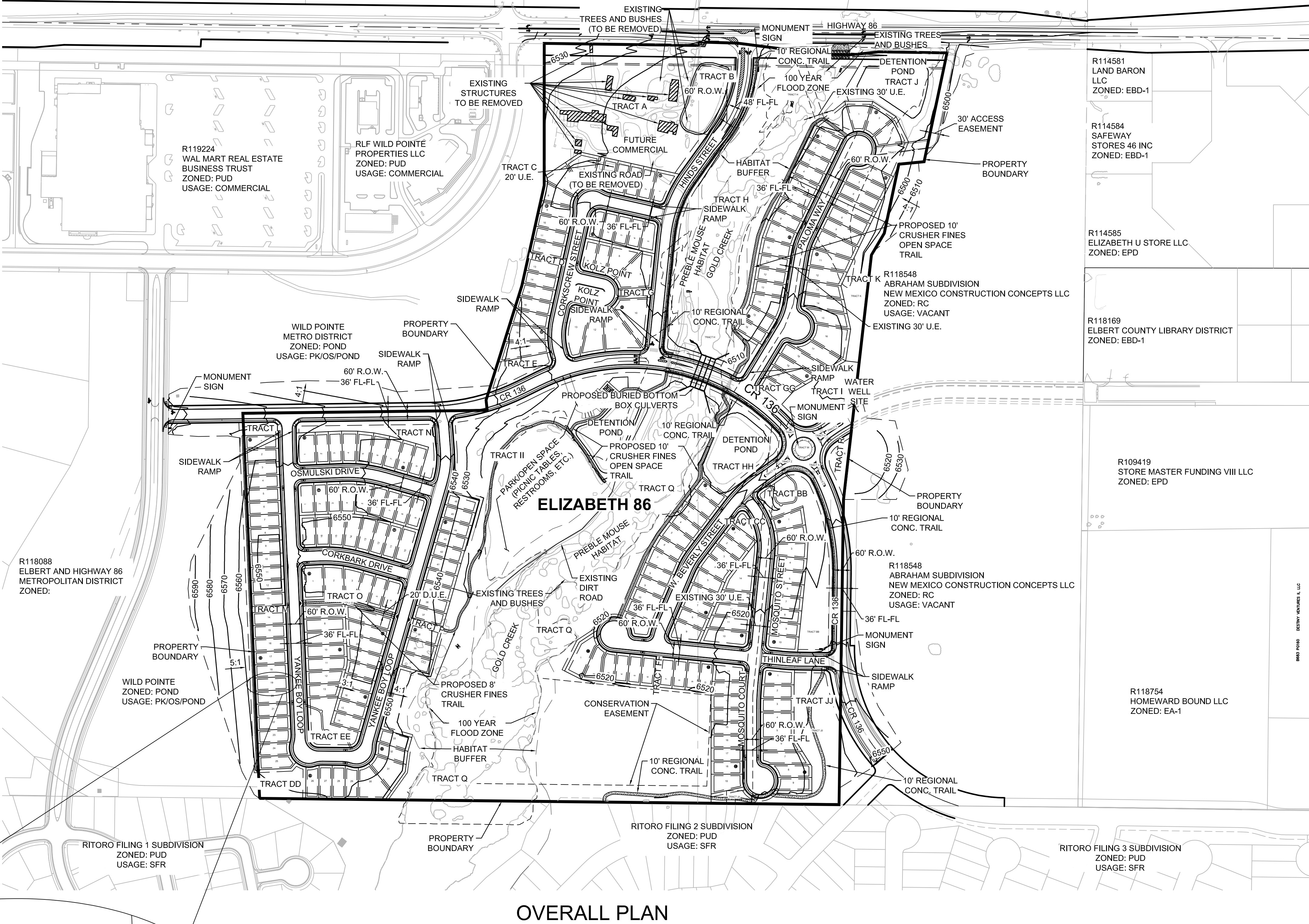
LEGACY VILLAGE
ELIZABETH, CO
SKETCH PLAN COVER SHEET

SCALE:	AS SHOWN	FILE NO:	8130147404
DRAWN BY:	LLC	DATE:	NOVEMBER 2020
CHECKED BY:	JV		

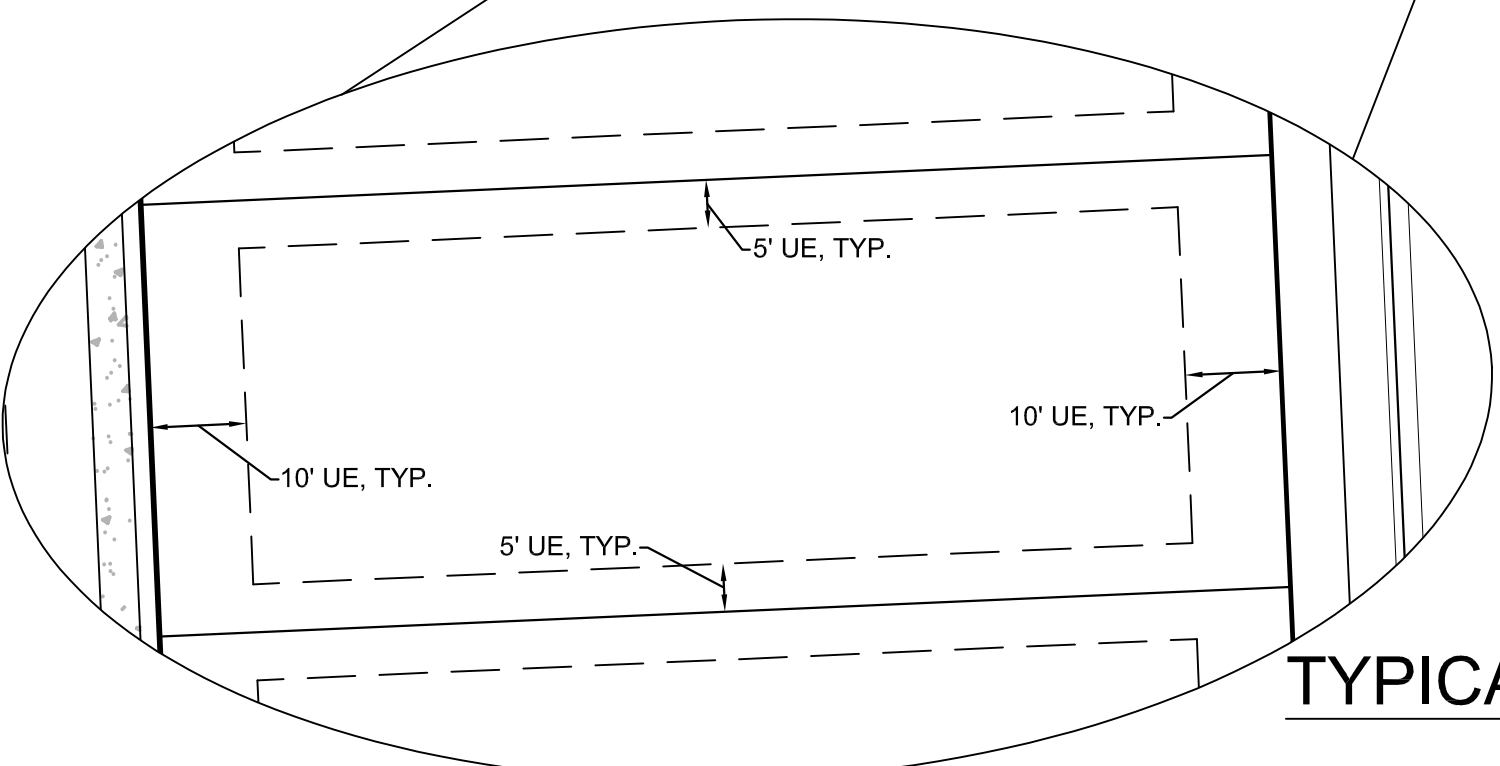
SHEET NUMBER
1

SUBDIVISION SKETCH PLAN

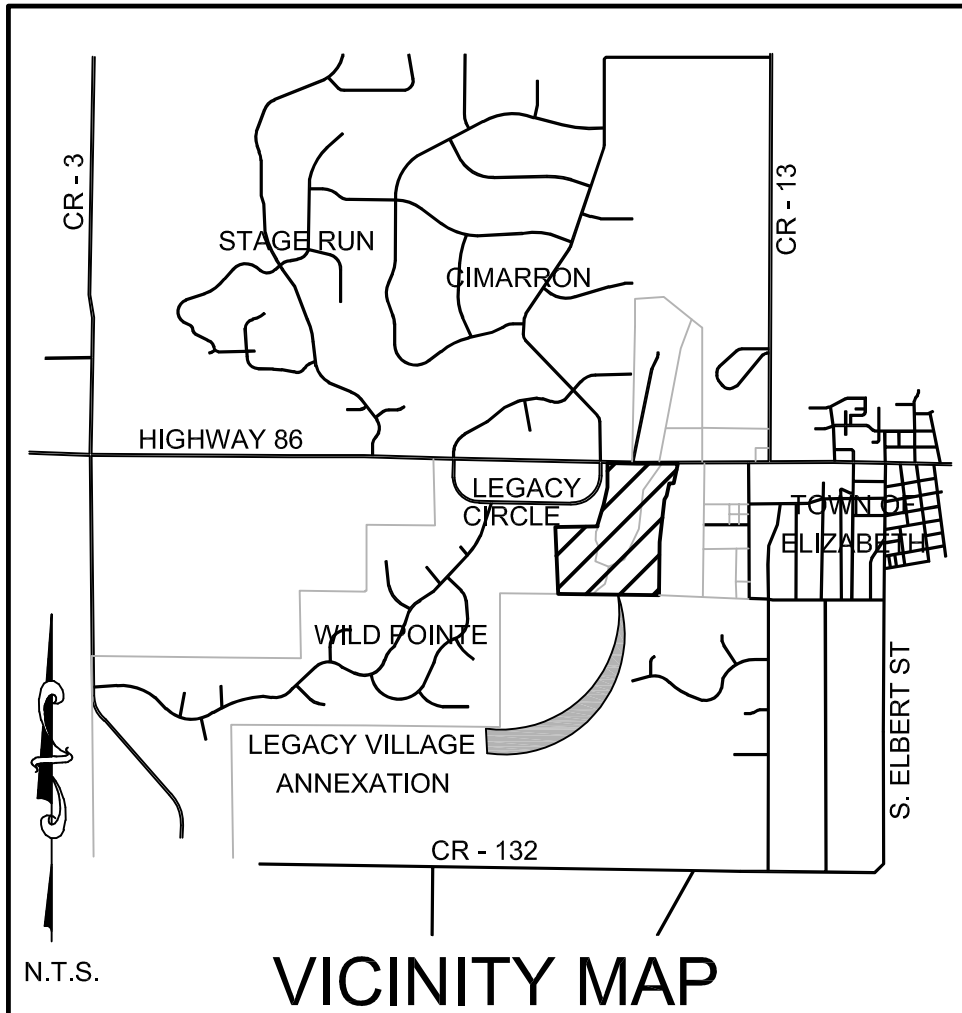
TRACT OF LAND IN THE NORTH HALF OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 65 WEST OF THE 6TH P.M.
TOWN OF ELIZABETH, COUNTY OF ELBERT, STATE OF COLORADO
TOTAL ACREAGE - 98.476, NO. OF LOTS - 226



OVERALL PLAN



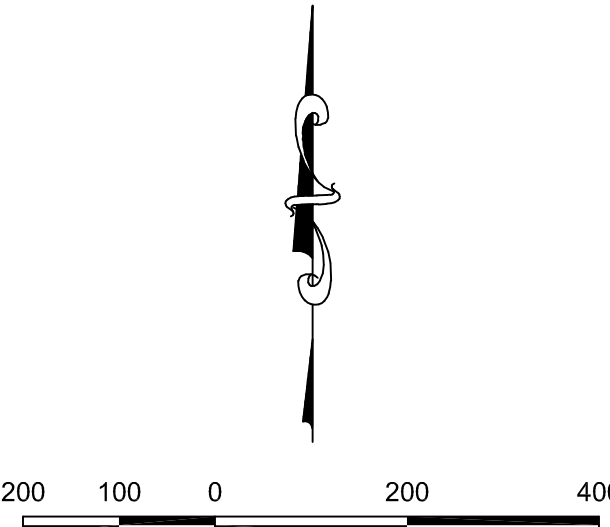
TYPICAL LOT LAYOUT



VICINITY MAP

NOTE

1. TRACT Q TO BE DEDICATED TO THE TOWN OF ELIZABETH. TRAILS, RETAINING WALLS, AND AMENITIES TO BE MAINTAINED BY THE METROPOLITAN DISTRICT.




SCALE: 1" = 200'

CONTACT LIST

APPLICANT AND DEVELOPER:
E86 J.V., LLC
7108 SOUTH ALTON WAY
ENGLEWOOD, CO 80112
PH: 303-507-6651
ATTN: JIM MARSHALL
EMAIL: jimmarshall@bcxdevelopment.com

ENGINEER:
CVL CONSULTANTS OF COLORADO, INC.
10333 EAST DRY CREEK ROAD, SUITE 240
ENGLEWOOD, CO 80112
720-249-3557
ATTN: SARAH J. KOLZ

SHEET 2 of 2

SHEET NUMBER <div>2</div>	DRAWN BY: LLC	SCALE: AS SHOWN	LEGACY VILLAGE ELIZABETH, CO SKETCH PLAN COVER SHEET	E86 I.V., LLC CONTACT: JIM MARSHALL 7108 SOUTH ALTON WAY ENGLEWOOD, CO 80112 (303) 307-4661		10333 E. Dry Creek Rd. Suite 240 Englewood, Colorado 80122 Tel: (720) 482-9524 Fax: (720) 482-9546							
	CHECKED BY: JLM	FILE NO: 8130147404											
	DATE: NOVEMBER 2020												
			No.	Revisions	Date	Init.	Appr.	Date					

LEGACY VILLAGE SUBDIVISION PRELIMINARY PLAN (ELIZABETH 86)

TRACT OF LAND IN THE NORTH HALF OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
TOWN OF ELIZABETH, COUNTY OF ELBERT, STATE OF COLORADO
SHEET 1 OF 11

LEGAL DESCRIPTION:

PARCEL A:

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, ELBERT COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER QUARTER CORNER OF SAID SECTION 13 AND CONSIDERING THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 13 BEING MONUMENTED AS SHOWN ON THE ATTACHED EXHIBIT, TO BEAR SOUTH 89°16'50" EAST, 2669.92 FEET, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THENCE NORTH 89°21'12" WEST ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 13, A DISTANCE OF 819.94 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 89°21'12" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 684.36 FEET TO THE SOUTHEASTERLY CORNER OF TRACT P AS DESCRIBED IN WILD POINTE FINAL PLAT RECORDED AT RECEPTION NUMBER 436639 IN THE RECORDS OF THE ELBERT COUNTY CLERK AND RECORDER;

THENCE ALONG THE EASTERLY BOUNDARY OF SAID WILD POINTE FINAL PLAT THE FOLLOWING THREE (3) COURSES:

1. THENCE NORTH 02°30'50" WEST, A DISTANCE OF 1323.25 FEET;
2. THENCE NORTH 89°16'42" EAST, A DISTANCE OF 839.07 FEET;
3. THENCE NORTH 05°41'30" WEST, A DISTANCE OF 35.33 FEET;

THENCE SOUTH 30°23'52" EAST, A DISTANCE OF 40.20 FEET;
THENCE SOUTH 25°08'36" WEST, A DISTANCE OF 115.96 FEET;
THENCE SOUTH 02°57'43" WEST, A DISTANCE OF 163.17 FEET;
THENCE SOUTH 23°14'12" EAST, A DISTANCE OF 124.05 FEET;
THENCE SOUTH 10°00'54" WEST, A DISTANCE OF 306.95 FEET;
THENCE SOUTH 67°42'38" EAST, A DISTANCE OF 288.23 FEET;
THENCE SOUTH 16°49'24" WEST, A DISTANCE OF 109.74 FEET;
THENCE SOUTH 10°57'36" WEST, A DISTANCE OF 238.63 FEET;
THENCE SOUTH 51°33'11" WEST, A DISTANCE OF 179.48 FEET;
THENCE SOUTH 46°10'13" WEST, A DISTANCE OF 139.10 FEET TO THE POINT OF BEGINNING.

COUNTY OF ELBERT, STATE OF COLORADO.

PARCEL B:

A PARCEL OF LAND LOCATED IN THE NORTH HALF OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, ELBERT COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER QUARTER CORNER OF SAID SECTION 13 AND CONSIDERING THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 13 BEING MONUMENTED AS SHOWN HEREON, TO BEAR SOUTH 89°16'50" EAST, 2669.92 FEET, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THENCE NORTH 42°02'38" WEST, A DISTANCE OF 749.37 FEET TO THE POINT OF BEGINNING;
THENCE NORTH 67°42'38" WEST, A DISTANCE OF 288.23 FEET;
THENCE NORTH 10°00'54" EAST, A DISTANCE OF 306.95 FEET;
THENCE NORTH 23°14'12" WEST, A DISTANCE OF 124.05 FEET;
THENCE NORTH 02°57'43" EAST, A DISTANCE OF 163.17 FEET;
THENCE NORTH 25°08'36" EAST, A DISTANCE OF 115.96 FEET;

THENCE NORTH 30°23'52" WEST, A DISTANCE OF 40.20 FEET TO A POINT ON THE EASTERLY LINE OF TRACT P AS DESCRIBED IN WILD POINTE FINAL PLAT RECORDED AT RECEPTION NUMBER 436639 IN THE RECORDS OF THE ELBERT COUNTY CLERK AND RECORDER;
THENCE ALONG THE EASTERLY BOUNDARY OF SAID WILD POINTE FINAL PLAT THE FOLLOWING THREE (3) COURSES:

1. THENCE NORTH 17°19'43" EAST, A DISTANCE OF 412.93 FEET;
2. THENCE NORTH 12°35'08" EAST, A DISTANCE OF 352.18 FEET;
3. THENCE NORTH 00°00'00" EAST, A DISTANCE OF 487.29 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 86;

THENCE ALONG THE SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING FIVE (5) COURSES:

1. THENCE SOUTH 89°13'06" EAST, A DISTANCE OF 549.78 FEET;
 2. THENCE NORTH 20°54'28" EAST, A DISTANCE OF 12.96 FEET;
 3. THENCE NORTH 89°55'23" EAST, A DISTANCE OF 108.23 FEET;
 4. THENCE SOUTH 82°46'59" EAST, A DISTANCE OF 301.53 FEET;
 5. THENCE SOUTH 89°21'17" EAST, A DISTANCE OF 99.64 FEET;
- THENCE SOUTH 35°13'19" WEST, A DISTANCE OF 617.82 FEET;
THENCE SOUTH 06°43'42" WEST, A DISTANCE OF 773.88 FEET;
THENCE SOUTH 24°53'03" WEST, A DISTANCE OF 665.11 FEET;
THENCE SOUTH 65°15'55" WEST, A DISTANCE OF 340.58 FEET TO THE POINT OF BEGINNING.

COUNTY OF ELBERT, STATE OF COLORADO.

PARCEL C:

A PARCEL OF LAND LOCATED IN THE NORTH HALF OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, ELBERT COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER QUARTER CORNER OF SAID SECTION 13 AND CONSIDERING THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 13 BEING MONUMENTED AS SHOWN HEREON, TO BEAR SOUTH 89°16'50" EAST, 2669.92 FEET, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

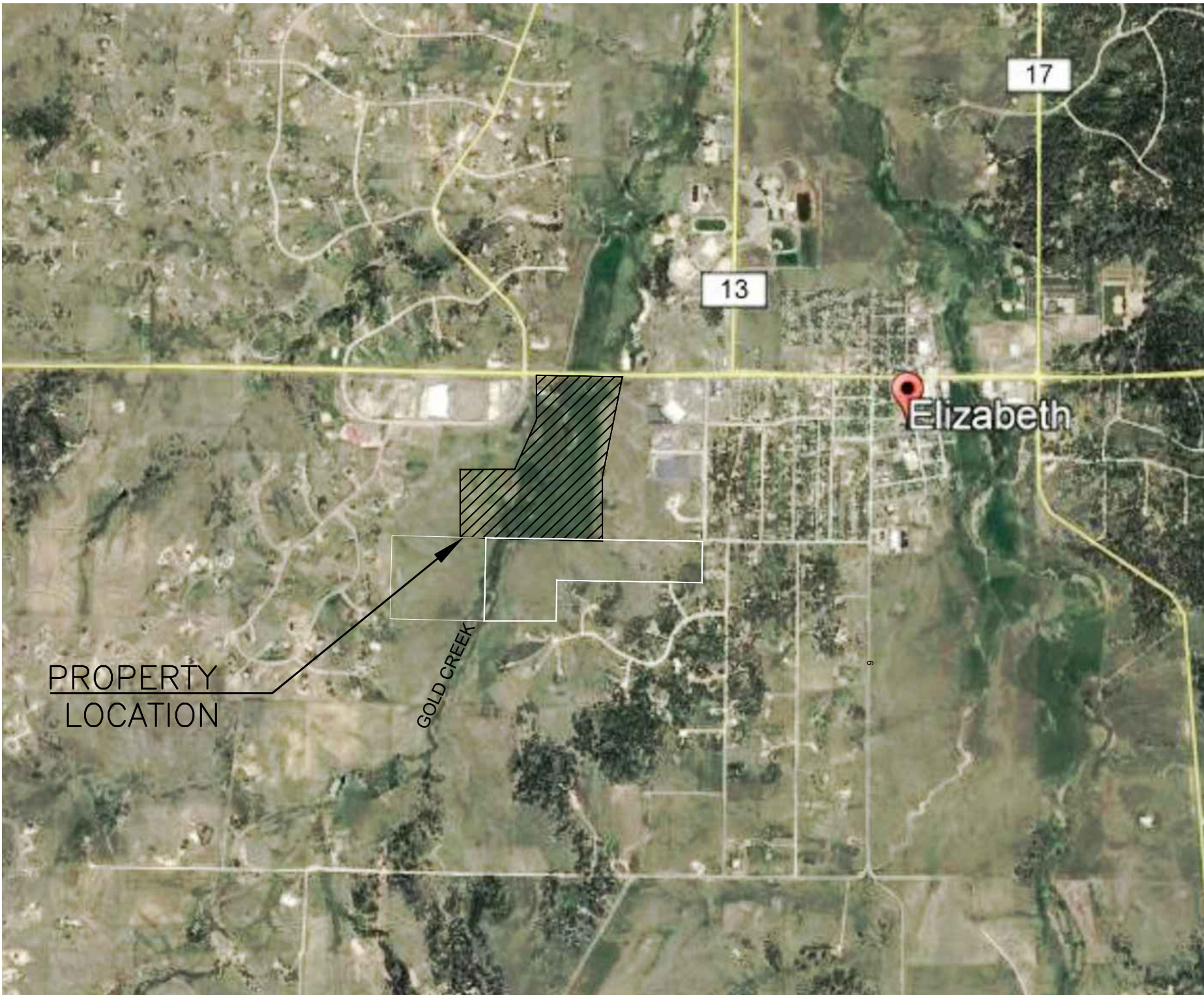
THENCE NORTH 89°21'12" WEST, ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 13, A DISTANCE OF 819.94 FEET;
THENCE NORTH 46°10'13" EAST, A DISTANCE OF 139.10 FEET;
THENCE NORTH 51°33'11" EAST, A DISTANCE OF 179.48 FEET;
THENCE NORTH 16°49'24" EAST, A DISTANCE OF 109.74 FEET;
THENCE NORTH 10°57'36" EAST, A DISTANCE OF 238.63 FEET;
THENCE NORTH 65°15'55" EAST, A DISTANCE OF 340.58 FEET;
THENCE NORTH 24°53'03" EAST, A DISTANCE OF 665.11 FEET;
THENCE NORTH 06°43'42" EAST, A DISTANCE OF 773.88 FEET;
THENCE NORTH 35°13'19" EAST, A DISTANCE OF 617.82 FEET;
THENCE NORTH 89°40'38" EAST, A DISTANCE OF 321.47 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 86;
THENCE ALONG THE SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES:

1. THENCE NORTH 84°25'06" EAST, A DISTANCE OF 58.64 FEET;
 2. THENCE SOUTH 89°13'14" EAST, A DISTANCE OF 263.79 FEET TO A POINT ON THE WESTERLY LINE OF THAT PARCEL OF LAND DESCRIBED IN DEED RECORDED AT RECEPTION NUMBER 467142 IN THE RECORDS OF THE ELBERT COUNTY CLERK AND RECORDER;
- THENCE ALONG THE WESTERLY BOUNDARY OF SAID PARCEL OF LAND THE FOLLOWING SIX (6) COURSES:

1. THENCE SOUTH 11°56'57" WEST, A DISTANCE OF 382.24 FEET;
 2. THENCE SOUTH 84°18'07" WEST, A DISTANCE OF 87.35 FEET;
 3. THENCE SOUTH 11°51'43" WEST, A DISTANCE OF 241.82 FEET;
 4. THENCE SOUTH 30°26'41" WEST, A DISTANCE OF 87.50 FEET;
 5. THENCE SOUTH 06°31'10" WEST, A DISTANCE OF 845.46 FEET;
 6. THENCE SOUTH 00°49'07" WEST, A DISTANCE OF 1047.63 FEET TO A POINT ON THE SOUTH LINE OF THE WEST HALF OF THE NORTHEAST QUARTER (W1/2, NE 1/4) OF SAID SECTION 13;
- THENCE NORTH 89°28'13" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 485.42 FEET TO THE POINT OF BEGINNING,

COUNTY OF ELBERT, STATE OF COLORADO.

98.476 ACRES – 226 SINGLE FAMILY RESIDENTIAL LOTS, 36 TRACTS



VICINITY MAP

SCALE: 1" = 2000'



SUBORDINATELY DESCRIBED AS:

A PARCEL OF LAND LOCATED IN THE NORTH HALF OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, ELBERT COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH ONE QUARTER CORNER OF SAID SECTION 13 AS MONUMENTED BY A FOUND 2-1/2 INCH DIAMETER ALUMINUM PIPE WITH A 3-1/4 INCH ALUMINUM CAP STAMPED 'PLS 31548'WHENCE THE NORTHEAST CORNER OF SAID SECTION 13 AS MONUMENTED BY A FOUND 2-1/2 INCH DIAMETER ALUMINUM PIPE WITH A 3-1/4 INCH ALUMINUM CAP STAMPED 'PLS 31548'1S ASSUMED TO BEAR SOUTH 89°16'55"EAST, A DISTANCE OF 2669.91 FEET WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THENCE SOUTH 00°04'38"EAST A DISTANCE OF 40.03 FEET ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 13 TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 86 BEING THE POINT OF BEGINNING;

THENCE ALONG THE SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING FIVE (5) COURSES:

1. THENCE SOUTH 89°16'51"EAST, A DISTANCE OF 132.18 FEET;
2. THENCE SOUTH 82°37'36"EAST, A DISTANCE OF 302.05 FEET;
3. THENCE SOUTH 89°16'51"EAST, A DISTANCE OF 100.00 FEET;
4. THENCE NORTH 84°03'47"EAST, A DISTANCE OF 86.28 FEET;
5. THENCE SOUTH 89°16'51"EAST, A DISTANCE OF 234.82 FEET TO A POINT ON THE WESTERLY LINE OF THAT PARCEL OF LAND DESCRIBED IN DEED RECORDED AT RECEPTION NUMBER 467142 IN THE RECORDS OF THE ELBERT COUNTY CLERK AND RECORDER;

THENCE ALONG THE WESTERLY BOUNDARY OF SAID PARCEL OF LAND THE FOLLOWING SIX (6) COURSES:

1. THENCE SOUTH 11°51'23"WEST, A DISTANCE OF 382.07 FEET;
2. THENCE SOUTH 84°18'07"WEST, A DISTANCE OF 87.35 FEET;
3. THENCE SOUTH 11°51' 43"WEST, A DISTANCE OF 241.82 FEET;
4. THENCE SOUTH 30°26'41"WEST, A DISTANCE OF 87.50 FEET;
5. THENCE SOUTH 06°31'10"WEST, A DISTANCE OF 845.46 FEET;
6. THENCE SOUTH 00°49'07"WEST, A DISTANCE OF 1047.70 FEET TO A POINT ON THE SOUTH LINE OF THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 13;

THENCE NORTH 89°28'44"WEST, A DISTANCE OF 485.44 FEET ALONG THE SAID SOUTH LINE, TO THE CENTER QUARTER CORNER OF SAID SECTION 13;

THENCE NORTH 89°20'58"WEST, A DISTANCE OF 1504.28 FEET ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 13 TO THE SOUTHEASTERLY CORNER OF TRACT P AS DESCRIBED IN WILD POINTE FINAL PLAT RECORDED AT RECEPTION NUMBER 436639 IN THE RECORDS OF THE ELBERT COUNTY CLERK AND RECORDER;

THENCE ALONG THE EASTERLY BOUNDARY OF SAID WILD POINTE FINAL PLAT THE FOLLOWING SEVEN (7) COURSES:

1. THENCE NORTH 02°29'57"WEST, A DISTANCE OF 1323.98 FEET;
2. THENCE NORTH 89°18'14"EAST, A DISTANCE OF 839.01 FEET;
3. THENCE NORTH 06°09'08"WEST, A DISTANCE OF 35.03 FEET;
4. THENCE NORTH 17°19'43"EAST, A DISTANCE OF 412.93 FEET;
5. THENCE NORTH 12°35'08"EAST, A DISTANCE OF 352.18 FEET;
6. THENCE NORTH 00°05'55"EAST, A DISTANCE OF 487.46 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 86;

THENCE ALONG THE SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO(2) COURSES:

1. THENCE SOUTH 89°16'54"EAST, A DISTANCE OF 529.70 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 13;
2. THENCE NORTH 00°04'38"EAST, A DISTANCE OF 10.00 FEET ALONG THE SAID EAST LINE OF THE NORTHWEST QUARTER TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING A CALCULATED AREA OF 4,289,633 SQUARE FEET OR 98.476 ACRES, MORE OR LESS.

APPLICANT/DEVELOPER:

E86 J.V., LLC
JIM MARSHALL
7108 SOUTH ALTON WAY
ENGLEWOOD, CO 80112

ENGINEER/SURVEYOR:

CVL CONSULTANTS OF COLORADO
10333 E. DRY CREEK ROAD, STE 240
ENGLEWOOD, CO 80112

ENGINEER/SURVEYOR

CVL CONSULTANTS
10333 E. Dry Creek Rd., Suite 240
Englewood, CO 80112
Tel: (720) 482-9526 / Fax: (720) 482-9546

LEGACY VILLAGE SUBDIVISION PRELIMINARY PLAN (ELIZABETH 86)

TRACT OF LAND IN THE NORTH HALF OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
TOWN OF ELIZABETH, COUNTY OF ELBERT, STATE OF COLORADO
SHEET 2 OF 11

98.476 ACRES – 226 SINGLE FAMILY RESIDENTIAL LOTS, 36 TRACTS

GENERAL NOTES:

1. BASIS OF BEARINGS: BEGINNING AT THE NORTH QUARTER CORNER SECTION 13, TOWNSHIP 8 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN AND CONSIDERING THE NORTH LINE OF THE SAID NORTHEAST QUARTER TO BEAR S89°16'55"E WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.
2. THIS SURVEY IS SUBJECT TO RESERVATIONS, RESTRICTIONS, COVENANTS AND EASEMENTS OF RECORD OR IN PLACE.
3. THIS SURVEY IS BASED ON EXISTING MONUMENTS FOUND IN PLACE, AS SHOWN, DOCUMENTS OF RECORD AND THE TITLE COMMITMENT PROVIDED BY THE CLIENT.
4. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY CVL CONSULTANTS OF COLORADO, INC. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY, AND TITLE OF RECORD, CVL CONSULTANTS OF COLORADO, INC. RELIED UPON COLORADO ESCROW AND TITLE SERVICES, LLC AS AGENT FOR WESTCOR LAND TITLE INSURANCE COMPANY COMMITMENT FILE NO. 23810CEW, AMENDMENT NO. 3, HAVING AN EFFECTIVE DATE OF MARCH 11, 2019 AT 7:30 A.M.
5. DATE OF SURVEY WAS MARCH 2018 AND MARCH 2019.
6. BENCHMARK: ELEVATIONS SHOWN ARE BASED UPON USGS BENCHMARK KK0308, WHICH HAS A NAVD 88 PUBLISHED ELEVATION OF 6571.77', LOCATED 0.6 MILE WEST ALONG STATE HIGHWAY 86 FROM THE JONES MOTOR COMPANY BUILDING AT ELIZABETH, 110 FEET NORTHEAST OF THE CENTER LINE OF THE HIGHWAY, 39 FEET EAST OF THE CENTER LINE OF A GRAVELED ROAD LEADING NORTH, 110 FEET NORTHEAST OF THE WEST ENTRANCE TO THE ELIZABETH CEMETERY, 1 FOOT SOUTH OF A FENCE, 3 FEET EAST OF A WITNESS POST, SET IN THE TOP OF A CONCRETE MONUMENT, STAMPED X 336 1952
7. ALL LOTS SHOWN ON THIS PLAT CONTAIN EASEMENTS FOR UTILITIES AND DRAINAGE AS FOLLOWS; 10 FEET ALONG STREET SIDE, 5 FEET SIDE LOT LINE AND 10 FOOT REAR LOT LINE. SIDE LOT LINE EASEMENTS ARE ALLOWED ENCROACHMENTS FOR ROOF OVERHANGS, CANTILEVER BAY OR BOX WINDOWS, WINDOW WELLS, FIREPLACES, WITH A MAXIMUM TWO FOOT (2') ENCROACHMENT, FOUNDATION COUNTERFORTS (PROVIDED THAT THE COUNTERFORT IS CONSTRUCTED THREE FEET (3') BELOW THE TOP OF FOUNDATION AND AT ONE-TO-ONE SLOPE FROM A POINT NOT MORE THAN ONE FOOT (1') FROM FOUNDATION WALL) FENCES, LANDSCAPING WITH PLANT SHRUBS, WOODY PLANTS, NURSERY STOCK OR OTHER CROPS AND OTHER ARCHITECTURAL FEATURES MAY BE LOCATED WITHIN THESE EASEMENTS PROVIDED THEY DO NOT INTERFERE WITH THE USE OF, OBSTRUCT THE OPERATION OF, MAINTENANCE OF, OR ACCESS TO SAID SIDE LOT EASEMENT.
8. THE FLOODPLAIN FOR GOLD CREEK AS SHOWN ON THIS PLAT IS CONSIDERED "ZONE A" PER THE FLOOD INSURANCE RATE MAP OF ELBERT COUNTY AND INCORPORATED AREAS, FEMA MAP 08039C0480C, PANEL 0480 OF 1200, EFFECTIVE DATE MARCH 17, 2011. ZONE A AREAS ARE SUBJECT TO INUNDATION BY THE 1-PERCENT-ANNUAL-CHANCE FLOOD EVENT GENERALLY DETERMINED USING APPROXIMATE METHODOLOGIES.
9. THE 70 FOOT WIDE HABITAT BUFFER AS SHOWN IS A BUFFER AWAY FROM EXPECTED PREBLES MOUSE HABITAT ALONG GOLD CREEK. NO DOMESTIC PETS ARE ALLOWED WITHIN TRACTS H, I AND Q UNLESS THEY ARE LEASHED. UNLEASHED DOMESTIC PETS SHALL REMAIN WITHIN LOT BOUNDARIES.
10. CONTRACTOR/DEVELOPER TO FURNISH, INSTALL AND MAINTAIN TO ELIZABETH FIRE DISTRICT STANDARDS A KNOXBOX AT THE LOCATION(S) SHOWN TO LIMIT PUBLIC ACCESS AND USE.
11. HIGHWAY 86 BUFFER: 25-FOOT LANDSCAPE BUFFER REQUIRED BETWEEN HIGHWAY RIGHT OF WAY AND ANY DEVELOPMENT ADJACENT TO HIGHWAY 86.

LAND USE SUMMARY TABLE					
TRACT	AREA (ACRES +/-)	PRIMARY USE	SECONDARY USE	OWNER	MAINTENANCE
A	4.422 AC.	COMMERCIAL	N/A	METRO. DISTRICT	METRO. DISTRICT
B	0.658 AC.	DRAINAGE	UTILITIES	METRO. DISTRICT	METRO. DISTRICT
C	0.049 AC.	UTILITIES	OPEN SPACE	METRO. DISTRICT	METRO. DISTRICT
D	0.054 AC.	UTILITIES	OPEN SPACE	METRO. DISTRICT	METRO. DISTRICT
E	0.332 AC.	OPEN SPACE	UTILITIES	METRO. DISTRICT	METRO. DISTRICT
F	0.051 AC.	LANDSCAPING	UTILITIES	TOWN OF ELIZABETH	METRO. DISTRICT
G	0.090 AC.	UTILITIES	OPEN SPACE / TRAIL	METRO. DISTRICT	METRO. DISTRICT
H	7.547 AC.	OPEN SPACE & DRAINAGE	DRAINAGE / UTILITIES	TOWN OF ELIZABETH	METRO. DISTRICT**
I	0.788 AC.	WELL SITE & DRAINAGE	UTILITIES	TOWN OF ELIZABETH	METRO. DISTRICT**
J	1.405 AC.	DRAINAGE	UTILITIES	METRO. DISTRICT	METRO. DISTRICT
K	1.135 AC.	DRAINAGE	OPEN SPACE / UTILITIES	METRO. DISTRICT	METRO. DISTRICT
L	0.123 AC.	OPEN SPACE	UTILITIES	METRO. DISTRICT	METRO. DISTRICT
M	0.054 AC.	UTILITIES	OPEN SPACE	METRO. DISTRICT	METRO. DISTRICT
N	0.663 AC.	OPEN SPACE	UTILITIES	METRO. DISTRICT	METRO. DISTRICT
O	0.148 AC.	UTILITIES	OPEN SPACE	METRO. DISTRICT	METRO. DISTRICT
P	0.051 AC.	UTILITIES	OPEN SPACE	METRO. DISTRICT	METRO. DISTRICT
Q	18.927 AC.	OPEN SPACE	PARK / DRAINAGE / TRAIL / UTILITIES / WALL	TOWN OF ELIZABETH	METRO. DISTRICT**
R	0.281 AC.	DRAINAGE	UTILITIES	TOWN OF ELIZABETH	METRO. DISTRICT
S	0.009 AC.	LANDSCAPING	UTILITIES	TOWN OF ELIZABETH	METRO. DISTRICT*
T	0.006 AC.	LANDSCAPING	UTILITIES	TOWN OF ELIZABETH	METRO. DISTRICT*
U	0.007 AC.	LANDSCAPING	UTILITIES	TOWN OF ELIZABETH	METRO. DISTRICT*
V	0.015 AC.	LANDSCAPING	UTILITIES	TOWN OF ELIZABETH	METRO. DISTRICT*
W	0.110 AC.	LANDSCAPING	UTILITIES	TOWN OF ELIZABETH	METRO. DISTRICT*
X	0.006 AC.	LANDSCAPING	UTILITIES	TOWN OF ELIZABETH	METRO. DISTRICT*
Y	0.007 AC.	LANDSCAPING	UTILITIES	TOWN OF ELIZABETH	METRO. DISTRICT*
Z	0.007 AC.	LANDSCAPING	UTILITIES	TOWN OF ELIZABETH	METRO. DISTRICT*
AA	0.009 AC.	LANDSCAPING	UTILITIES	TOWN OF ELIZABETH	METRO. DISTRICT*
BB	1.643 AC.	PARK	OPEN SPACE / UTILITIES / TRAIL	METRO. DISTRICT	METRO. DISTRICT
CC	0.173 AC.	PARK	OPEN SPACE / UTILITIES / TRAIL	METRO. DISTRICT	METRO. DISTRICT
DD	0.394 AC.	DRAINAGE	UTILITIES	METRO. DISTRICT	METRO. DISTRICT
EE	0.483 AC.	PARK	OPEN SPACE / UTILITIES / TRAIL	METRO. DISTRICT	METRO. DISTRICT
FF	0.048 AC.	DRAINAGE	UTILITIES	METRO. DISTRICT	METRO. DISTRICT
GG	0.155 AC.	DRAINAGE	OPEN SPACE / UTILITIES	TOWN OF ELIZABETH	METRO. DISTRICT
HH	1.226 AC.	DRAINAGE	UTILITIES	METRO. DISTRICT	METRO. DISTRICT
II	7.791 AC.	DRAINAGE	OPEN SPACE / UTILITIES	METRO. DISTRICT	METRO. DISTRICT
JJ	1.673 AC.	OPEN SPACE	UTILITIES	METRO. DISTRICT	METRO. DISTRICT
TOTAL TRACTS	50.540 AC.				
RESIDENTIAL LOTS	30.341 AC.				
DEDICATED ROW	17.595 AC.				
TOTAL	98.476 AC.				

* METROPOLITAN DISTRICT MAINTENANCE LIMITED TO LANDSCAPE ONLY
** TRACT TO BE DEDICATED TO THE TOWN OF ELIZABETH. TRAILS, RETAINING WALLS, AND PARK AMENITIES TO BE MAINTAINED BY THE METROPOLITAN DISTRICT.

ENGINEER/SURVEYOR

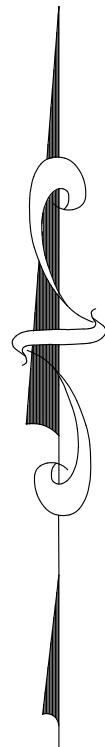
CVL CONSULTANTS
10333 E. Dry Creek Rd., Suite 240
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LEGACY VILLAGE SUBDIVISION PRELIMINARY PLAN (ELIZABETH 86)

TRACT OF LAND IN THE NORTH HALF OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
TOWN OF ELIZABETH, COUNTY OF ELBERT, STATE OF COLORADO
SHEET 3 OF 11



LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L1	S89°16'51"E	132.18'
L2	S89°16'51"E	100.00'
L3	N84°03'47"E	86.28'



SCALE: 1" = 200'

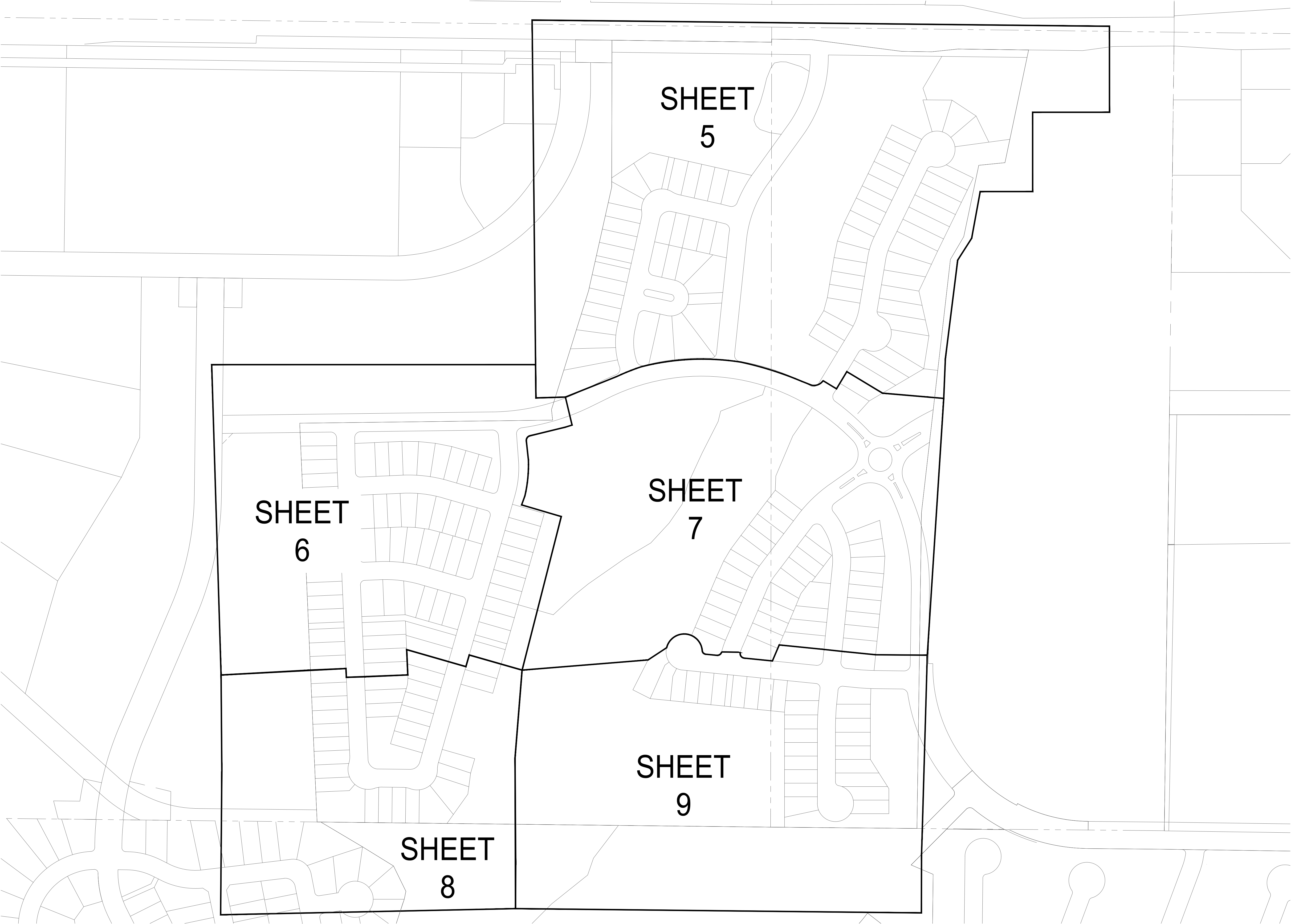
LEGEND	
	FND, SECTION CORNER AS DESCRIBED
	SET #5 REBAR WITH 1-1/2" RED PLASTIC CAP "CVL PLS 34591"
	SET 1-1/2" RED PLASTIC CAP "PLS 34591" ON FND # 5 REBAR
	FND 3-1/4" CDOT ALUMINUM CAP LS 17488

ENGINEER/SURVEYOR

CVL CONSULTANTS
10333 E. Dry Creek Rd., Suite 240
Englewood, CO 80112
Tel: (720) 482-9526 / Fax: (720) 482-9546

LEGACY VILLAGE SUBDIVISION PRELIMINARY PLAN (ELIZABETH 86)

TRACT OF LAND IN THE NORTH HALF OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
TOWN OF ELIZABETH, COUNTY OF ELBERT, STATE OF COLORADO
SHEET 4 OF 11



150 75 0 150 300

SCALE: 1" = 150'

ENGINEER/SURVEYOR

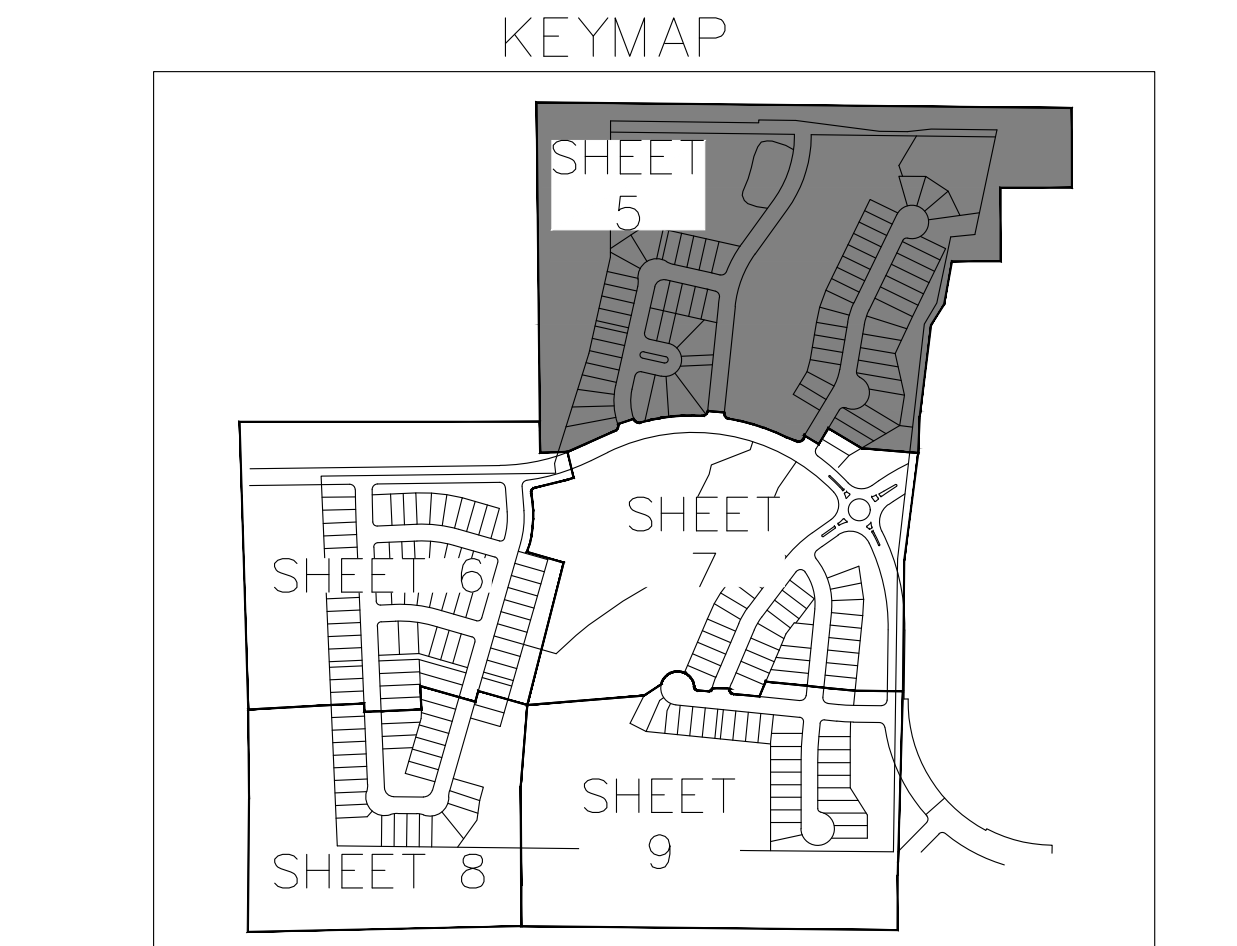
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LEGACY VILLAGE SUBDIVISION PRELIMINARY PLAN (ELIZABETH 86)

TRACT OF LAND IN THE NORTH HALF OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
TOWN OF ELIZABETH, COUNTY OF ELBERT, STATE OF COLORADO
SHEET 5 OF 11



LEGEND	
	FND. SECTION CORNER AS DESCRIBED
	SET #5 REBAR WITH 1-1/4" RED PLASTIC CAP "CVL PLS 34591"
	SET 1-1/4" RED PLASTIC CAP "PLS 34591" ON FND # 5 REBAR
	FND 3-1/4" CDOT ALUMINUM CAP LS 17488
	BLOCK NUMBER
	R.O.W. RIGHT-OF-WAY
	D.U.E. DRAINAGE & UTILITY EASEMENT
	E.A.E. EMERGENCY ACCESS EASEMENT
	PROPOSED ROAD CENTERLINE
	PROPOSED EASEMENT LINE
	EXISTING EASEMENT LINE
	PROPOSED 100 YEAR FLOODPLAIN
	EXISTING 100 YEAR FLOODPLAIN



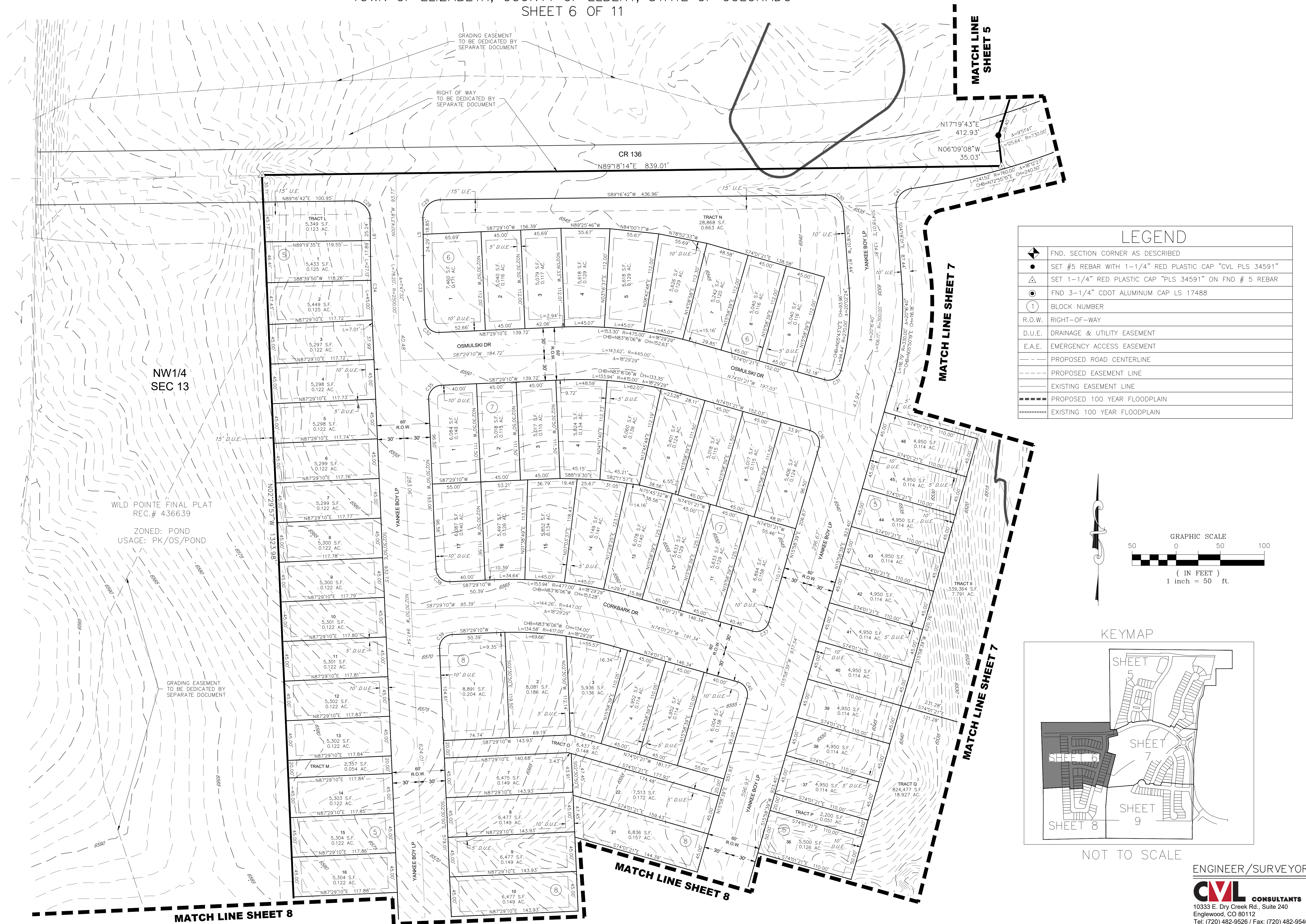
NOT TO SCALE

ENGINEER/SURVEYOR

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LEGACY VILLAGE SUBDIVISION PRELIMINARY PLAN (ELIZABETH 86)

TRACT OF LAND IN THE NORTH HALF OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
TOWN OF ELIZABETH, COUNTY OF ELBERT, STATE OF COLORADO
SHEET 6 OF 11

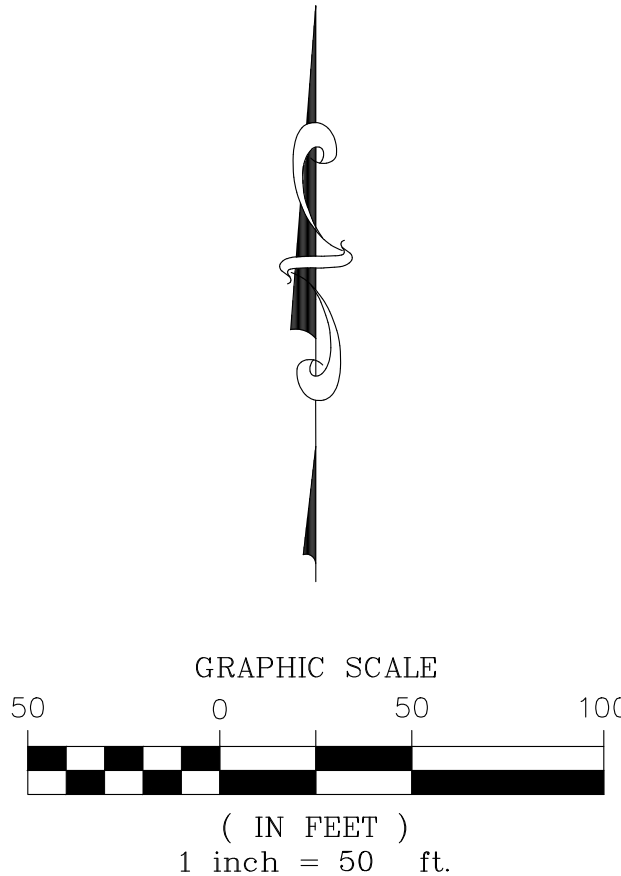


LEGACY VILLAGE SUBDIVISION PRELIMINARY PLAN (ELIZABETH 86)

TRACT OF LAND IN THE NORTH HALF OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
TOWN OF ELIZABETH, COUNTY OF ELBERT, STATE OF COLORADO
SHEET 7 OF 11

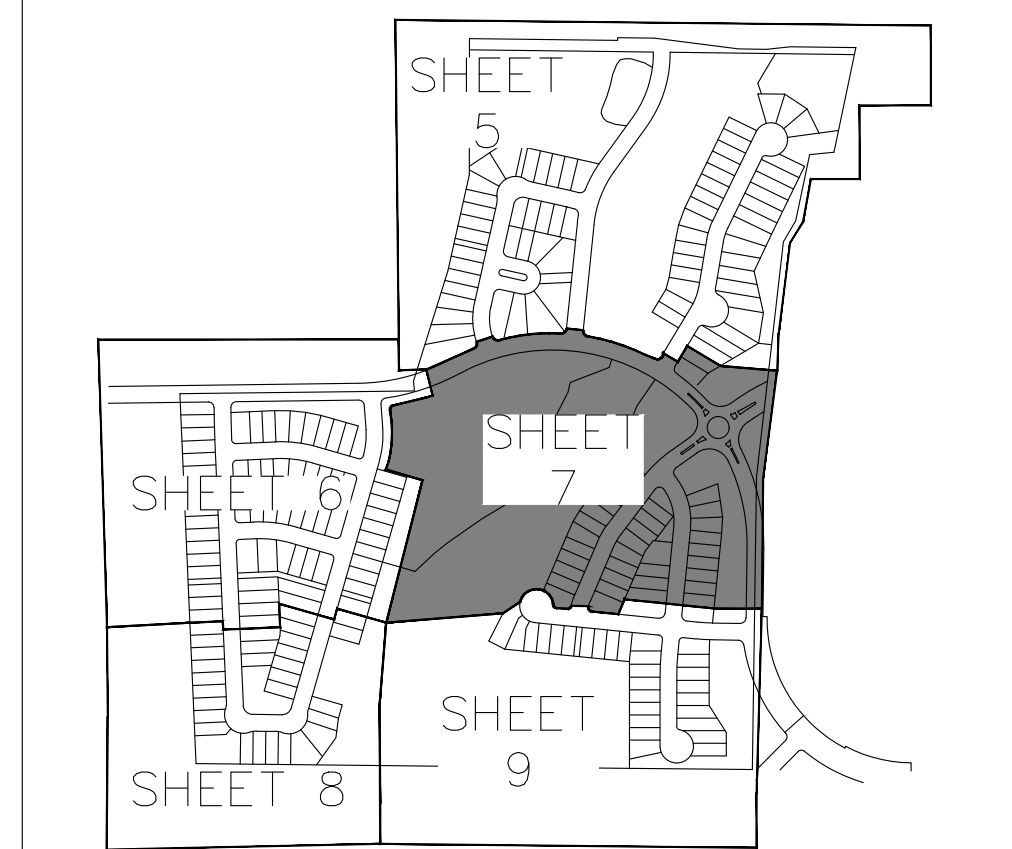


OWNER:
NEW MEXICO CONSTRUCTION
CONCEPTS, LLC
UNPLATTED
ZONED: RC
USAGE: MULTIFAMILY



LEGEND	
	FND. SECTION CORNER AS DESCRIBED
	SET #5 REBAR WITH 1-1/4" RED PLASTIC CAP "CVL PLS 34591"
	SET 1-1/4" RED PLASTIC CAP "PLS 34591" ON FND # 5 REBAR
	FND 3-1/4" CDOT ALUMINUM CAP LS 17488
	BLOCK NUMBER
	R.O.W. RIGHT-OF-WAY
	D.U.E. DRAINAGE & UTILITY EASEMENT
	E.A.E. EMERGENCY ACCESS EASEMENT
	PROPOSED ROAD CENTERLINE
	PROPOSED EASEMENT LINE
	EXISTING EASEMENT LINE
	PROPOSED 100 YEAR FLOODPLAIN
	EXISTING 100 YEAR FLOODPLAIN

KEYMAP



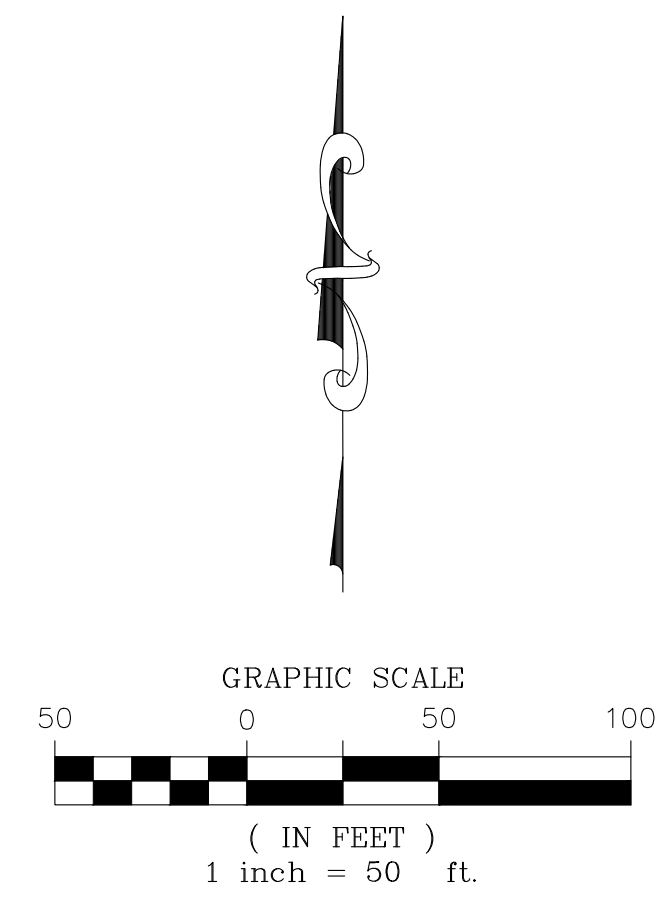
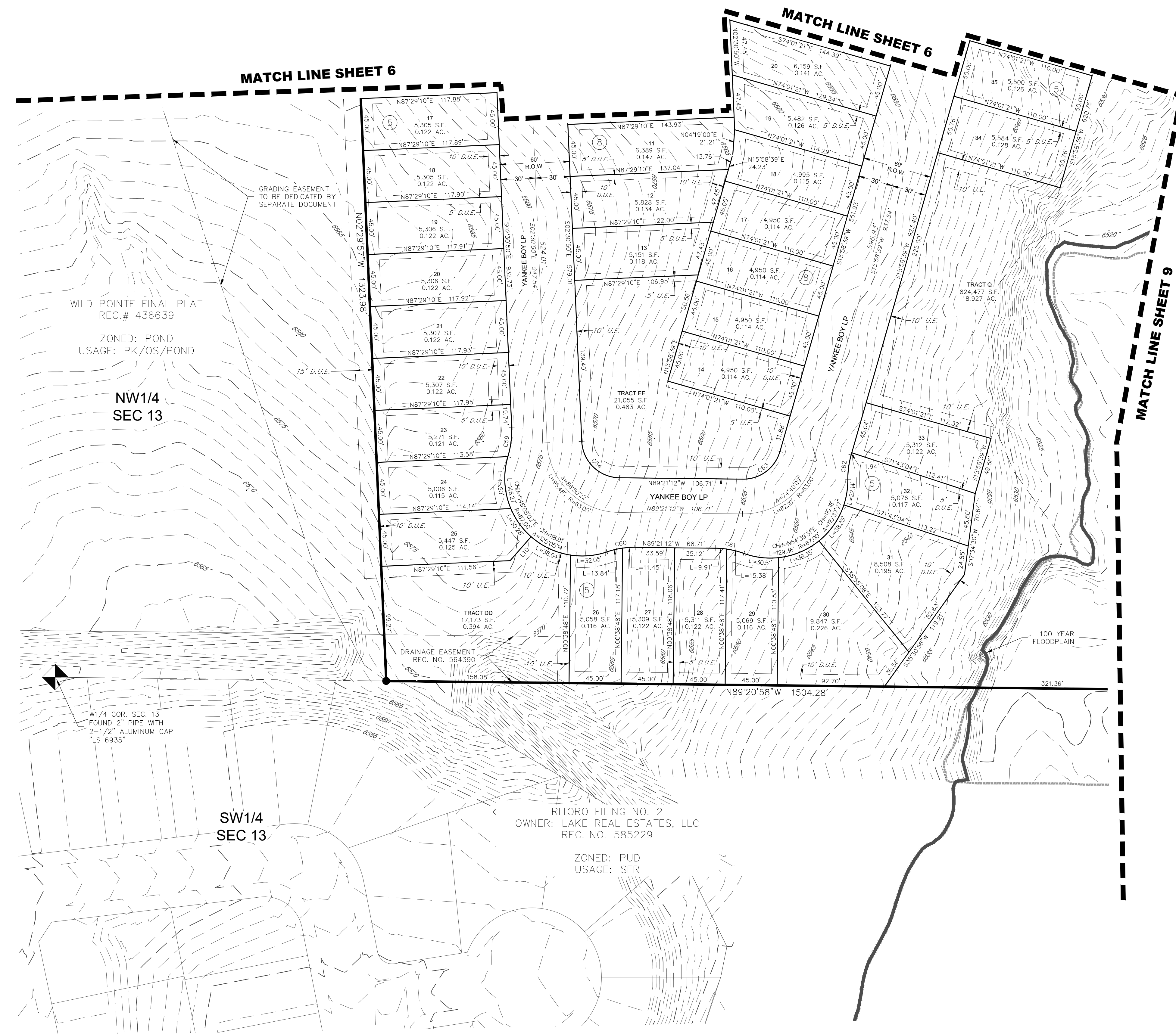
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ENGINEER/SURVEYOR

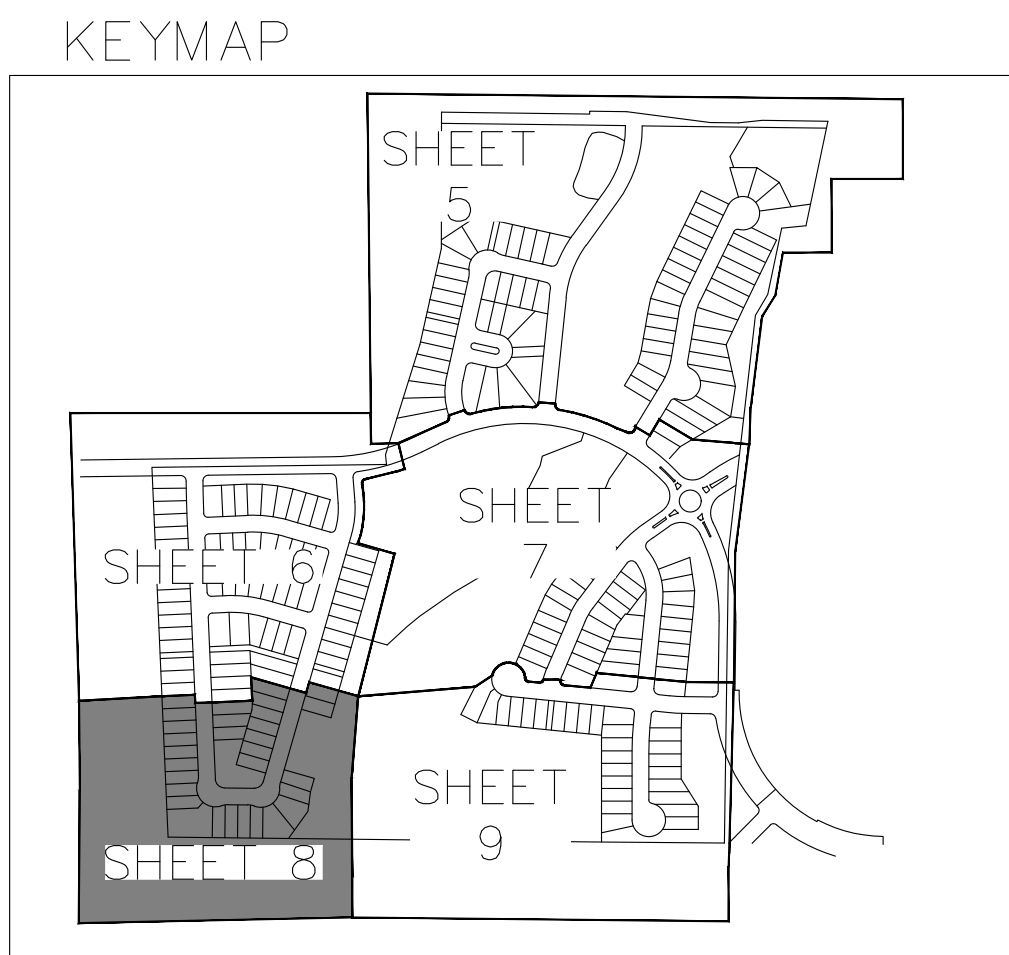
CVL CONSULTANTS
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LEGACY VILLAGE SUBDIVISION PRELIMINARY PLAN (ELIZABETH 86)

TRACT OF LAND IN THE NORTH HALF OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
TOWN OF ELIZABETH, COUNTY OF ELBERT, STATE OF COLORADO
SHEET 8 OF 11



LEGEND	
	FND. SECTION CORNER AS DESCRIBED
	SET #5 REBAR WITH 1-1/4" RED PLASTIC CAP "CVL PLS 34591"
	SET 1-1/4" RED PLASTIC CAP "PLS 34591" ON FND # 5 REBAR
	FND 3-1/4" CDOT ALUMINUM CAP LS 17488
	BLOCK NUMBER
	R.O.W. RIGHT-OF-WAY
	D.U.E. DRAINAGE & UTILITY EASEMENT
	E.A.E. EMERGENCY ACCESS EASEMENT
	PROPOSED ROAD CENTERLINE
	PROPOSED EASEMENT LINE
	EXISTING EASEMENT LINE
	PROPOSED 100 YEAR FLOODPLAIN
	EXISTING 100 YEAR FLOODPLAIN



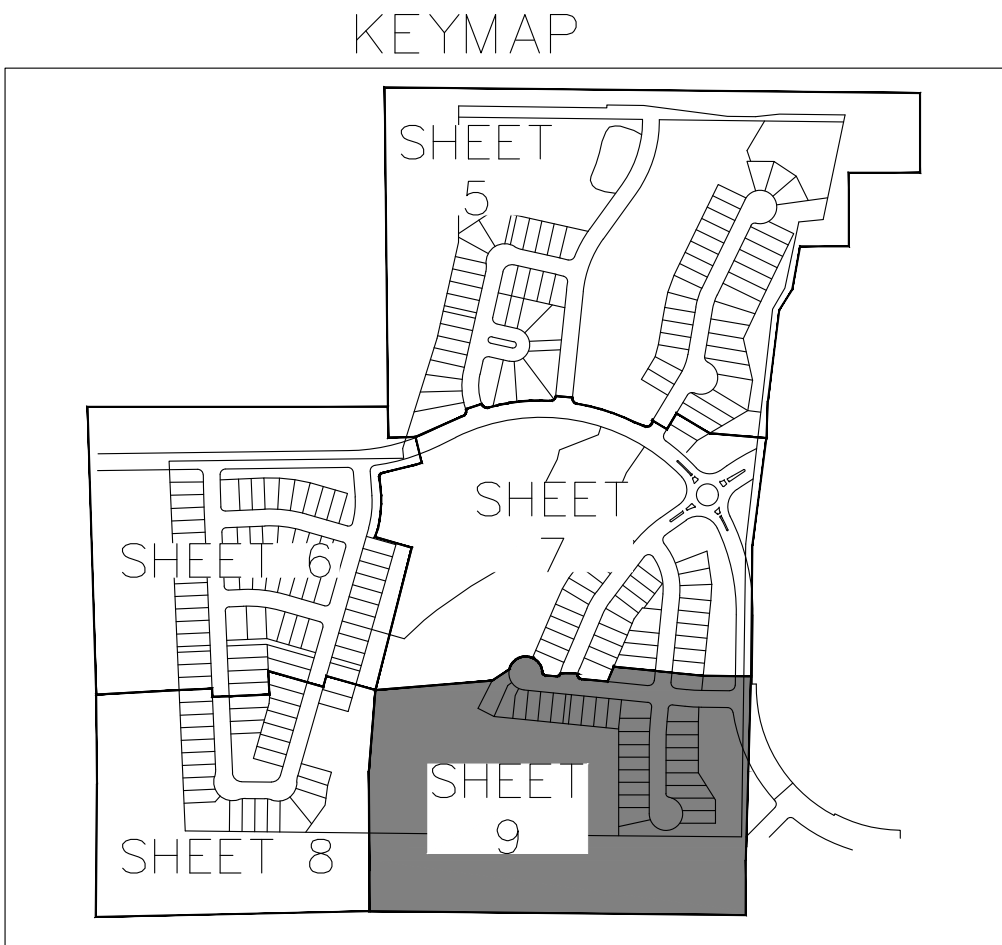
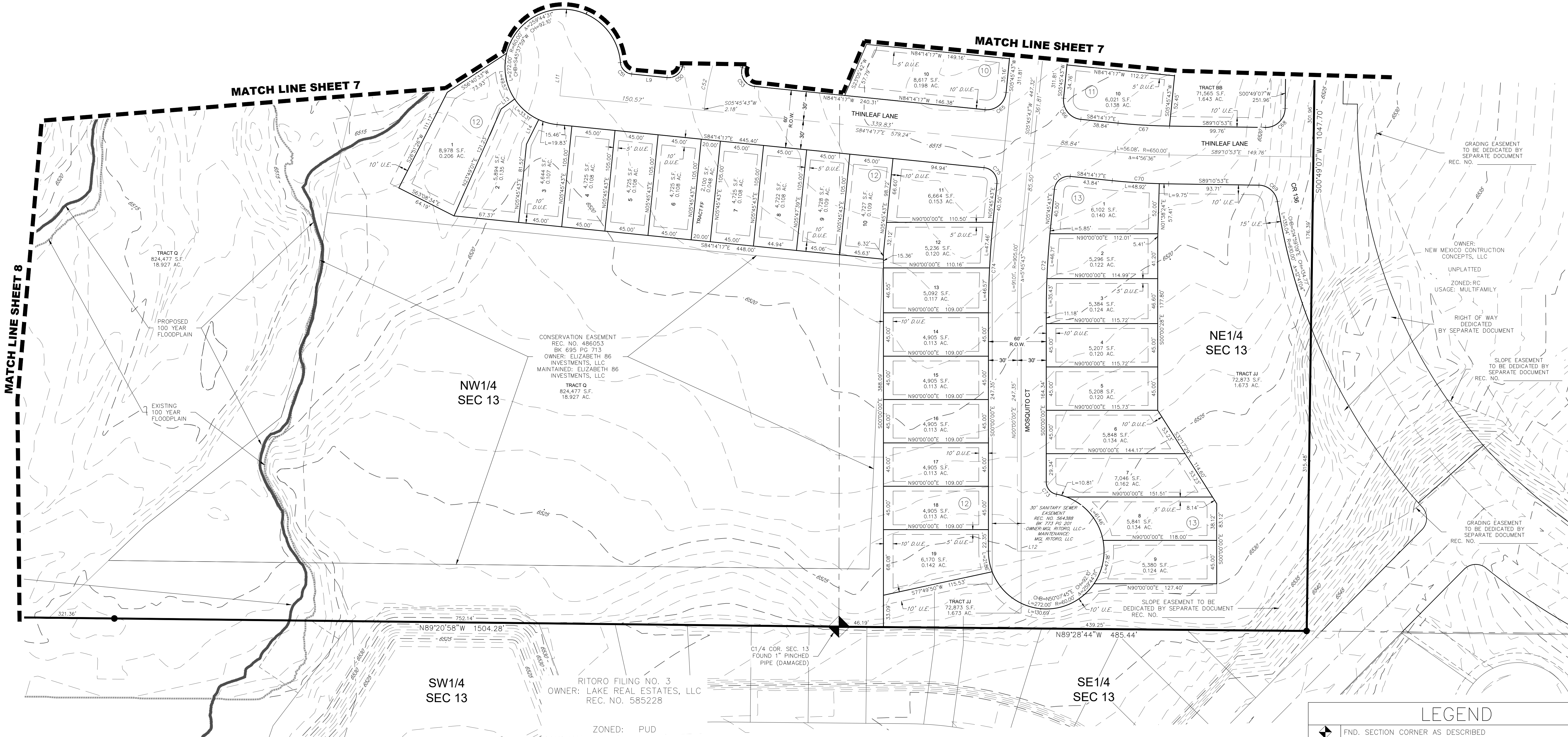
NOT TO SCALE

ENGINEER/SURVEYOR

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LEGACY VILLAGE SUBDIVISION PRELIMINARY PLAN (ELIZABETH 86)

TRACT OF LAND IN THE NORTH HALF OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
TOWN OF ELIZABETH, COUNTY OF ELBERT, STATE OF COLORADO
SHEET 9 OF 11



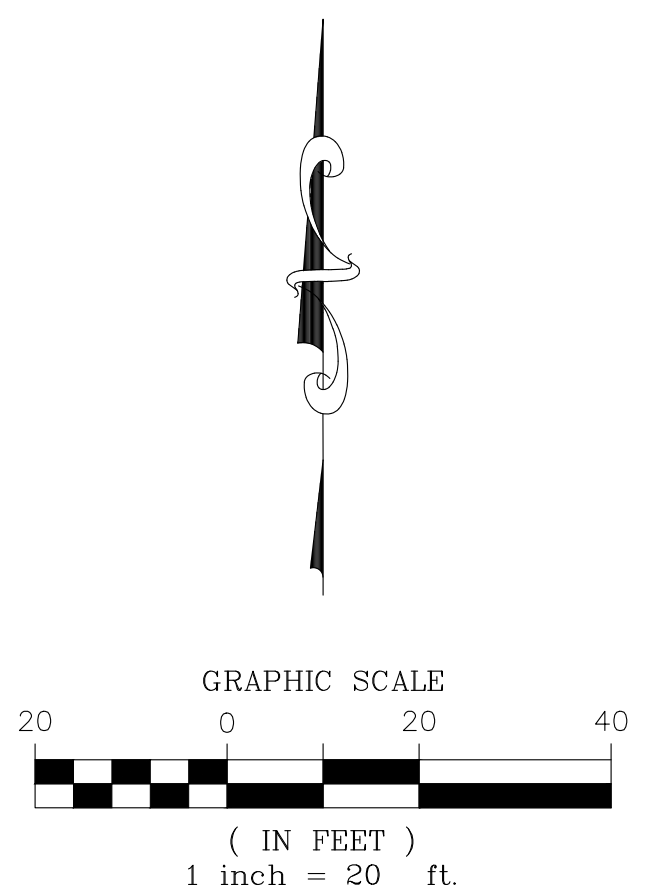
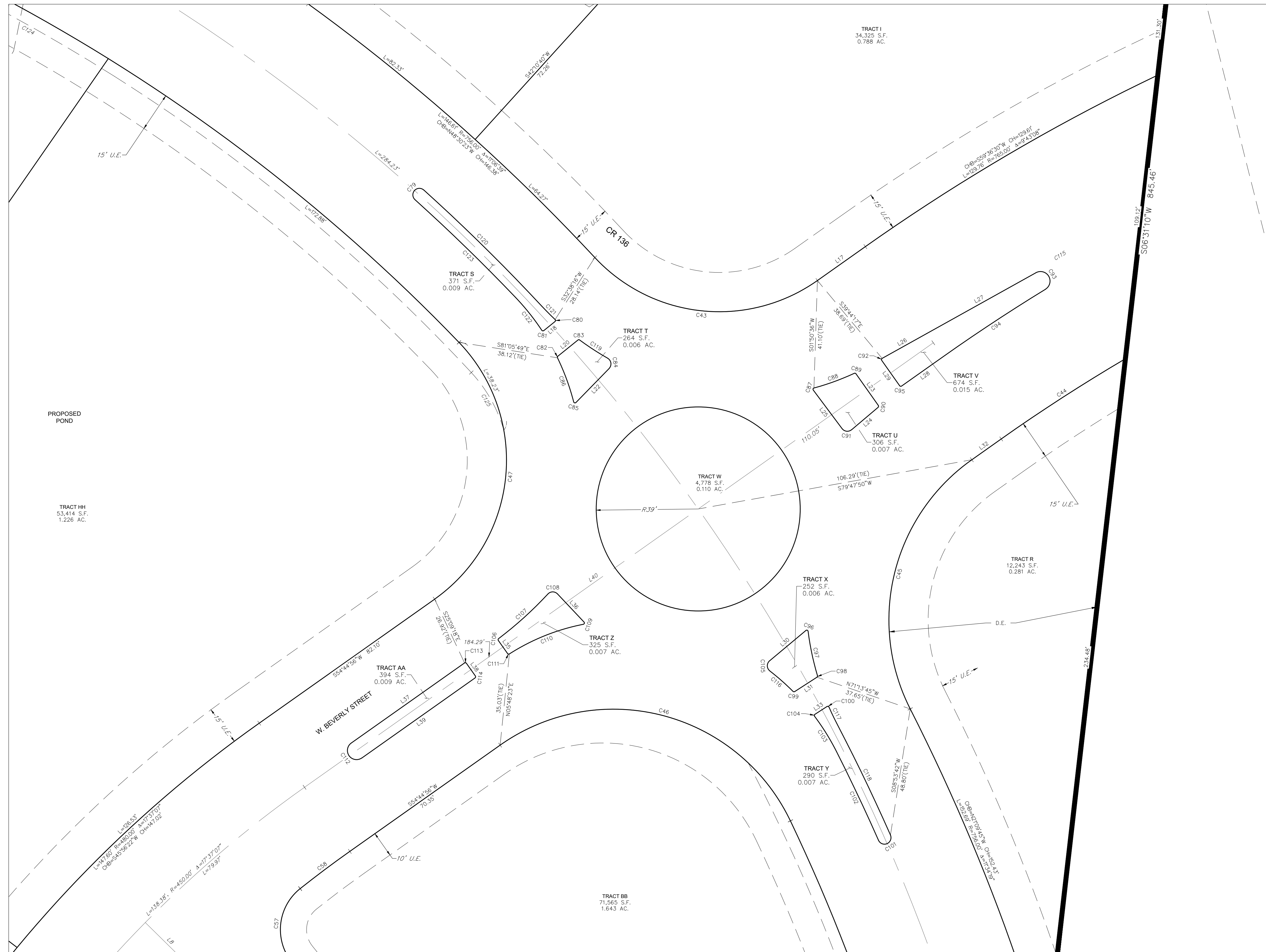
LEGEND	
	FND. SECTION CORNER AS DESCRIBED
	SET #5 REBAR WITH 1-1/4" RED PLASTIC CAP "CVL PLS 34591"
	SET 1-1/4" RED PLASTIC CAP "PLS 34591" ON FND # 5 REBAR
	FND 3-1/4" CDOT ALUMINUM CAP LS 17488
	BLOCK NUMBER
	R.O.W. RIGHT-OF-WAY
	D.U.E. DRAINAGE & UTILITY EASEMENT
	E.A.E. EMERGENCY ACCESS EASEMENT
	PROPOSED ROAD CENTERLINE
	PROPOSED EASEMENT LINE
	EXISTING EASEMENT LINE
	PROPOSED 100 YEAR FLOODPLAIN
	EXISTING 100 YEAR FLOODPLAIN

ENGINEER/SURVEYOR

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TRACT OF LAND IN THE NORTH HALF OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
TOWN OF ELIZABETH, COUNTY OF ELBERT, STATE OF COLORADO
SHEET 10 OF 11

TRACT DETAIL



ENGINEER/SURVEYOR

CVL CONSULTANTS
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LEGACY VILLAGE SUBDIVISION PRELIMINARY PLAN (ELIZABETH 86)

TRACT OF LAND IN THE NORTH HALF OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
TOWN OF ELIZABETH, COUNTY OF ELBERT, STATE OF COLORADO
SHEET 11 OF 11

CURVE TABLE					
CURVE NO.	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	700.00'	8°32'37"	104.38'	N68°05'19"E	104.28'
C2	756.00'	4°11'52"	55.39'	S65°54'57"W	55.38'
C3	20.00'	86°48'45"	30.30'	N24°36'30"E	27.49'
C4	75.00'	18°42'53"	24.50'	N03°13'42"E	24.39'
C5	75.00'	19°05'08"	24.98'	S67°52'18"E	24.87'
C6	255.00'	1°35'41"	7.10'	N76°37'02"W	7.10'
C7	20.00'	82°41'48"	28.87'	N62°49'55"E	26.43'
C8	450.00'	14°17'15"	112.21'	S28°37'38"W	111.92'
C9	20.00'	85°30'31"	29.85'	S61°50'31"E	27.15'
C10	195.00'	31°40'24"	107.80'	S03°15'04"E	106.43'
C11	20.00'	90°00'00"	31.42'	S57°35'08"W	28.28'
C12	20.00'	90°00'00"	31.42'	S32°24'52"E	28.28'
C13	33.00'	90°00'00"	51.84'	S57°35'08"W	46.67'
C14	195.00'	1°35'41"	5.43'	N76°37'02"W	5.43'
C15	20.00'	85°05'13"	29.70'	N33°16'35"W	27.05'
C16	450.00'	3°21'02"	26.32'	S07°35'31"W	26.31'
C17	19.99'	86°22'33"	30.13'	N49°04'10"E	27.36'
C18	225.00'	1°35'41"	6.26'	N76°37'02"W	6.26'
C19	20.00'	86°18'21"	30.13'	S37°14'10"E	27.36'
C20	20.00'	87°25'35"	30.52'	N74°50'05"E	27.64'
C21	195.00'	18°26'03"	62.74'	N18°48'05"E	62.47'
C22	255.00'	16°23'30"	72.95'	S17°46'48"W	72.70'
C23	15.00'	78°27'47"	20.54'	S65°12'27"W	18.97'
C24	195.00'	16°23'30"	55.79'	S17°46'48"W	55.60'
C25	20.00'	75°26'02"	26.33'	S28°07'58"E	24.47'
C26	20.00'	82°07'16"	28.67'	S72°10'56"W	26.27'
C27	225.00'	16°23'30"	64.37'	S17°46'48"W	64.15'
C28	20.00'	90°00'00"	31.42'	N45°43'18"W	28.28'
C29	20.00'	90°00'00"	31.42'	S44°16'42"W	28.28'
C30	20.00'	86°25'17"	30.17'	N47°30'39"W	27.39'
C31	15.00'	90°14'15"	23.62'	N60°51'31"E	21.26'
C32	15.00'	90°06'20"	23.59'	S47°27'40"E	21.23'
C33	2470.00'	1°41'12"	72.71'	S01°33'54"E	72.71'
C34	2530.00'	1°47'32"	79.14'	S01°37'04"E	79.14'
C35	15.00'	90°00'00"	23.56'	S42°29'10"W	21.21'
C36	15.00'	90°00'00"	23.56'	N29°01'21"W	21.21'
C37	15.00'	90°00'00"	23.56'	N60°58'39"E	21.21'
C38	15.00'	90°00'00"	23.56'	S47°30'50"E	21.21'
C39	15.00'	90°00'00"	23.56'	S42°29'10"W	21.21'
C40	15.00'	90°00'00"	23.56'	N29°01'21"W	21.21'
C41	20.00'	86°19'29"	30.13'	S38°51'44"W	27.36'
C42	20.00'	85°11'01"	29.73'	S11°28'13"E	27.07'

CURVE TABLE					
CURVE NO.	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C43	65.00'	82°18'01"	93.37'	S84°06'04"E	85.54'
C44	675.00'	4°47'51"	56.52'	S57°08'51"W	56.50'
C45	75.00'	81°41'50"	106.94'	S13°54'01"W	98.11'
C46	75.00'	99°44'04"	130.55'	N75°23'02"W	114.68'
C47	65.00'	98°39'33"	111.93'	N05°25'09"E	98.60'
C48	280.00'	14°02'06"	68.59'	S30°06'45"W	68.42'
C49	280.00'	8°59'12"	43.92'	S18°36'06"W	43.87'
C50	15.00'	81°39'13"	21.38'	N54°56'06"E	19.61'
C51	13.00'	79°44'31"	18.09'	S44°22'01"E	16.67'
C52	250.00'	17°19'59"	75.63'	S14°25'43"W	75.34'
C53	15.00'	102°03'25"	26.72'	S33°12'35"E	23.32'
C54	220.00'	5°16'34"	20.26'	S20°27'25"W	20.25'
C55	220.00'	14°02'06"	53.89'	S30°06'45"W	53.76'
C56	20.00'	107°28'56"	37.52'	N89°07'44"W	32.25'
C57	20.00'	90°41'11"	31.66'	S06°10'05"W	28.45'
C58	420.00'	3°14'16"	23.73'	S53°07'48"W	23.73'
C59	75.00'	19°40'55"	25.76'	N07°19'12"E	25.64'
C60	75.00'	19°19'27"	25.30'	S80°59'05"W	25.18'
C61	75.00'	19°19'27"	25.30'	N79°41'29"W	25.18'
C62	75.00'	16°37'51"	21.77'	S07°39'43"W	21.69'
C63	33.00'	74°40'09"	43.01'	N53°18'43"E	40.03'
C64	33.00'	86°50'22"	50.02'	S45°56'01"E	45.36'
C65	20.00'	90°00'00"	31.42'	N50°45'43"E	28.28'
C66	20.00'	90°00'00"	31.42'	S39°14'17"E	28.28'
C67	620.00'	4°56'36"	53.49'	S86°42'35"E	53.48'
C68	20.00'	90°00'00"	31.42'	N45°49'07"E	28.28'
C69	20.00'	79°26'31"	27.73'	N48°21'13"W	25.56'
C70	680.00'	4°56'36"	58.67'	S86°42'35"E	58.65'
C71	15.00'	90°00'00"	23.56'	S50°45'43"W	21.21'
C72	875.00'	5°45'43"	87.99'	S02°52'52"W	87.96'
C73	13.00'	79°44'31"	18.09'	S39°52'15"E	16.67'
C74	935.00'	5°45'43"	94.03'	S02°52'52"W	93.99'
C75	15.00'	90°00'00"	23.56'	N39°14'17"W	21.21'
C76	756.00'	16°49'07"	221.92'	S83°48'47"W	221.12'
C77	11.50'	180°00'00"	36.13'	N12°35'08"E	23.00'
C78	11.50'	180°00'00"	36.13'	S12°35'08"W	23.00'
C79	2.50'	180°00'00"	7.85'	S42°03'08"W	5.00'
C80	0.50'	97°58'53"	0.86'	N02°08'08"E	0.75'
C81	0.50'	95°21'21"	0.83'	S81°11'46"E	0.74'
C82	0.50'	76°59'06"	0.67'	S12°38'01"W	0.62'
C83	0.50'	75°24'03"	0.66'	S88°49'35"W	0.61'
C84	2.50'	104°42'48"	4.57'	N08°04'47"W	3.96'

CURVE TABLE					
CURVE NO.	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C85	0.50'	121°16'11"	1.06'	S75°05'18"E	0.87'
C86	90.50'	11°24'20"	18.02'	N20°09'22"W	17.99'
C87	0.50'	111°41'01"	0.97'	S19°03'25"W	0.83'
C88	95.50'	9°52'02"	16.45'	N69°57'55"E	16.43'
C89	0.50'	79°45'43"	0.70'	N75°05'15"W	0.64'
C90	0.50'	84°57'49"	0.74'	N07°16'32"E	0.68'
C91	2.50'	93°27'28"	4.08'	S83°30'50"E	3.64'
C92	0.50'	96°05'34"	0.84'	S12°50'24"W	0.74'
C93	3.65'	177°37'40"	11.32'	N30°17'59"W	7.30'
C94	713.50'	3°45'55"	46.89'	S56°37'53"W	46.88'
C95	0.50'	90°02'42"	0.79'	S80°13'44"E	0.71'
C96	0.50'	122°38'32"	1.07'	N68°32'16"W	0.88'
C97	105.50'	9°26'28"	17.38'	S11°56'14"E	17.36'
C98	0.50'	73°46'03"	0.64'	N20°13'33"E	0.60'
C99	0.50'	78°00'50"	0.68'	S83°53'01"E	0.63'
C100	0.50'	99°18'02"	0.87'	N73°14'24"W	0.76'
C101	2.50'	180°00'00"	7.85'	N66°09'51"E	5.00'
C102	723.50'	2°58'01"	37.47'	N25°17'09"W	37.46'
C103	90.50'	10°07'11"	15.98'	N31°51'45"W	15.96'
C104	0.50'	94°01'55"	0.82'	S10°05'37"W	0.73'
C105	2.50'	102°30'36"	4.47'	S01°06'50"E	3.90'
C106	0.50'	88°02'37"	0.77'	S08°46'14"W	0.69'
C107	148.00'	9°52'05"	25.49'	N47°51'32"E	25.46'
C108	2.50'	93°45'13"	4.09'	S89°47'57"W	3.65'
C109	0.50'	122°16'42"	1.07'	N17°48'46"E	0.88'
C110	81.50'	21°33'25"	30.66'	S68°10'24"W	30.48'
C111	0.50'	87°21'14"	0.76'	S78°55'41"E	0.69'
C112	3.50'	180°00'00"	11.00'	S35°15'04"E	7.00'
C113	0.50'	90°00'00"	0.79'	N80°15'04"W	0.71'
C114	0.50'	90°00'00"	0.79'	N09°44'56"E	0.71'
C115	720.00'	7°26'53"	93.59'	S58°28'22"W	93.53'
C116	90.50'	7°29'33"	11.83'	N48°37'22"W	11.83'
C117	105.50'	3°56'37"	7.26'	S25°33'42"E	7.26'
C118	728.50'	3°41'52"	47.02'	N25°41'05"W	47.01'
C119	105.50'	6°57'48"	12.82'	S56°57'17"E	12.81'
C120	728.50'	4°59'04"	63.37'	N45°27'20"W	63.35'
C121	105.50'	3°53'31"	7.17'	S44°54'33"E	7.16'
C122	90.50'	10°10'53"	16.08'	N38°36'32"W	16.06'
C123	723.50'	4°14'53"	53.64'	N45°49'25"W	53.63'
C124	691.50'	37°16'52"	449.94'	N61°35'30"W	442.05'
C125	55.00'	26°35'11"	25.52'	N29°25'45"W	25.29'

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L1	S75°49'11"E	28.20'
L2	S75°49'11"E	26.11'
L3	N66°08'27"W	40.26'
L4	S64°01'27"E	30.00'
L5	N00°43'18"W	43.14'
L6	S00°43'18"E	43.14'
L7	S18°17'31"E	50.82'
L8	N45°25'59"W	22.96'
L9	N84°14'17"W	36.86'
L10	N41°15'50"E	27.55'
L11	N05°45'43"E	30.00'
L12	N90°00'00"W	30.00'
L13	N53°19'33"E	17.45'
L14	N26°23'58"E	28.57'
L15	N77°24'52"W	79.24'
L16	S77°24'52"E	79.24'
L17	S54°44'56"W	22.45'
L18	N51°07'34"E	5.54'
L19	S36°40'13"E	12.04'
L20	S51°07'34"W	9.88'
L21	S79°24'51"E	24.22'
L22	N44°16'37"E	18.19'
L23	S35°12'23"E	14.88'
L24	S49°45'26"W	13.31'
L25	N36°47'05"W	18.44'
L26	S60°53'11"W	19.53'
L27	S60°53'11"W	47.76'
L28	N54°44'56"E	19.48'

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L29	S35°12'23"E	11.93'
L30	N50°08'28"E	18.09'
L31	S57°06'35"W	10.14'
L32	S54°44'56"W	13.76'
L33	N57°06'35"E	5.55'
L34	S10°43'19"W	6.34'
L35	S35°15'04"E	6.17'
L36	S43°19'35"E	14.82'
L37	N54°44'56"E	53.04'
L38	S35°15'04"E	6.00'
L39	S54°44'56"W	53.04'
L40	S54°44'56"W	294.34'
L41	N60°34'33"W	32.11'
L42	N72°34'28"W	51.13'
L43	N88°04'14"W	17.95'
L44	N79°07'14"E	21.35'
L45	N35°13'58"E	20.96'
L46	N21°48'45"E	36.89'
L47	N13°34'06"E	41.24'
L48	N16°07'11"E	41.39'
L49	N22°12'03"E	49.34'
L50	N08°47'24"E	14.02'
L51	N22°17'29"W	19.60'
L52	N46°48'21"W	17.11'
L53	N71°46'37"W	33.83'
L54	N81°44'43"W	38.84'
L55	S09°46'04"W	4.50'

ENGINEER/SURVEYOR

CVL CONSULTANTS
10333 E. Dry Creek Rd., Suite 240
Englewood, CO 80112
Tel: (720) 482-9526 / Fax: (720) 482-9546



Elizabeth Fire Protection District

P.O. Box 441
155 W Kiowa Ave.
Elizabeth, Colorado
80107

Phone: 303-646-3800
Fax: 303-688-6994
Email: kara@elizabethfire.com
Website: <https://www.elizabethfire.com>

Division Chief of Administration
and Prevention

Date 8/31/2019
Applicant PCS Group
Applicant Address 1001 16th Street Denver, CO 80265
Project Legacy Village
Project Address Highway 86
Plans Dated July 2019
Review Number 2
Plan Review Fee Central Water System Review \$1391.00 Subdivision Review-PD
Approved ☒ **Needs Changes** ☐ **Rejected** ☐

A review was conducted on the submitted plans for the above location based on the adopted codes and standards below.

- ☒ 2012 International Codes and Adopted Standards
☐ 2015 International Codes and Adopted Standards
☐ 2018 International Codes and Adopted Standards

Reviewed By: Kara Gerczynski
Title: Division Chief

Signature: _____

RESPONSE TO PLAN REVIEW COMMENTS AND INSPECTION REQUESTS

Please read this document in its entirety. The contractor and/or applicant is responsible for compliance with all requests, comments, applicable codes, ordinance or policy of the fire department. All comments shall be addressed in writing. If plans are rejected, additional review fees may be charged. If changes are needed, additional submittals may be required.

Conditions found, or other data collected or submitted, shall not prevent the fire official from requiring correction of errors found.

Inspections are required to be requested on our website at www.elizabethfire.com or phoned in by 4:00 p.m. at 303-646-3800 the day before the day you wish the inspection.

NOTE: ALL INSPECTION TIMES ARE SUBJECT TO INSPECTOR AVAILABILITY

An impact fee form shall be filled out by all applicants. Impact fees shall be paid prior to issuance of building permits for the development. The agreement shall be signed prior to recordation of final plat.

FIRE SERVICE WATER SUPPLY

Required Fire Flow Residential:

- ☒ The fire code requires 1000 gpm at 20 psi for 60 minutes of fire flow for residential developments. The total water storage shall be \$60,000 in excess of the daily maximum flows.
- ☐ If fire flow cannot be met due to rural conditions or terrain, one of the following requirements can apply by approval only.
 - Install an approved automatic sprinkler system in accordance with the adopted fire code in all residential living units on the property.
 - Install a 30,000-gallon cistern for a water supply for all the residential houses in the subdivision.
 - Pay cash in lieu of \$1040.00 per new lot created for firefighting water that will be used for future rural firefighting capabilities.

Required Fire Flow Commercial: * **

- ☒ The fire code bases fire flow on the type of building and size. Fire flow requirements will be assessed at site plan review. The lowest fire flow will be 1500 gpm at 20 psi for 2 hours. The total water storage shall be a minimum of 180,000 gallons in excess of the daily maximum flows.
- ☐ If fire flow cannot be met due to rural conditions or terrain, one of the following requirements can apply by approval only based on the following requirements.
 - ☐ For commercial properties that undergo the rezoning process and are over 1250 feet from a reliable water supply:
 1. Install an approved automatic sprinkler system in accordance with the adopted fire code throughout the building or;
 2. Install an approved 30,000 gallon cistern for a water supply for all the buildings on the associated rezoned property or;
 3. Install a lesser water storage (to be determined at plan review) and an approved smoke detection system throughout the building in accordance with the adopted fire code.
 - ☐ For commercial properties that undergo the rezoning process and are within 1250 feet from a reliable water supply:
 1. Install an approved automatic sprinkler system in accordance with the adopted fire code throughout the building or;
 2. Install an approved fire detection system throughout the building in accordance with the adopted fire code.
 - ☐ For commercial properties associated with the Economic Development Zone Overlay:
 1. Install an automatic sprinkler system in accordance with the adopted fire code throughout the building.

- a. Exception 1: Any building under 1000 square feet shall be exempt from this provision.
- b. Exception 2 : U occupancy buildings (At a square footage limit depending on construction type.)

*The amendments to the fire code for sprinkler requirement can only be used if the commercial building or residence does not require fire sprinklers in accordance with the adopted fire code.

**NFPA 1142 can be used as an approved reference document to meet the requirements of water supply and hydrants for the adopted fire code. The use of NFPA 1142 needs to be approved by the fire district.
Additional Comments:

Hydrants: Please see sheet number 28 for markups on the changes to the hydrant locations.

Emergency Access Road: The emergency access road is acceptable until future development to properties to the west.

Section 2

FIRE HYDRANT REQUIRMENTS:

	Required	Not Required
Fire Hydrants	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Section 3

FIRE SERVICE ACCESS

Width and Surface:

- All roads shall be a minimum of unobstructed 20' in width and construction of an approved all-weather surface and shall meet road and standard provisions ***prior to construction.***
- [REDACTED]
- Road names and numeric shall be submitted to the for review and approval.
- Any gates that impede fire department access shall have an appropriate Knox lock for fire department access. This lock can be ordered at www.knoxbox.com

Additional Comments:

Road Names: Our 911 dispatch center dispatches for Elbert and Douglas County. Duplication of those street names:
can slow down dispatching times verifying which entity should receive that emergency response.

We concur with the changes that Douglas County has requested.

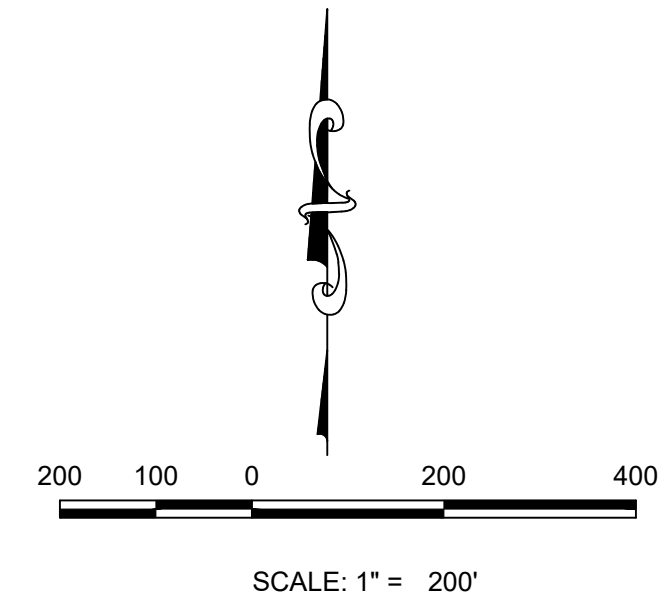
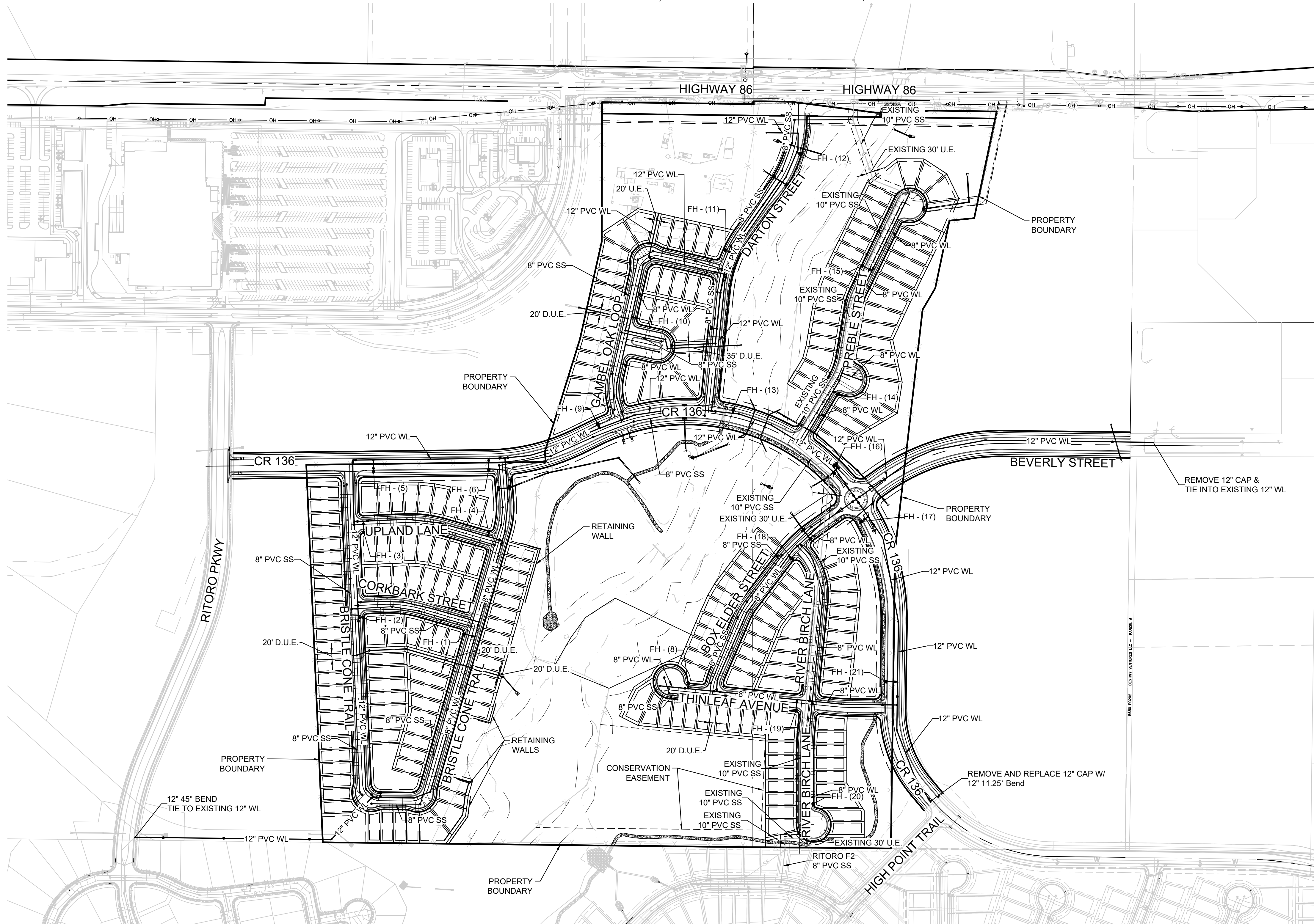
The required fire department access and fire hydrants shall be installed and approved prior to construction beginning above foundation level or the moving of combustible materials onto the construction site.

N:\PROJECTS\ELIZABETH 86 - 2018\CAD\ENGINEERING\SET\SDS\OVERALL UTILITY PLAN.DWG, SAMANTHA.B, 7/31/2019 3:56 PM

LEGACY VILLAGE

PRELIMINARY CONSTRUCTION DRAWINGS

A PART OF THE NORTH HALF OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
TOWN OF ELIZABETH, COUNTY OF ELBERT, STATE OF COLORADO



NOTES:
1. FOR STANDARD DETAILS SEE SHEETS 76 - ##.

LEGEND

- PROPOSED VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED WATER METER (WM)
- PROPOSED BLOW OFF AT LOW POINT
- PROPOSED AIR/VAC VALVE IN VAULT AND VENT PIPE
- PROPOSED WL FITTING WITH THRUST BLOCK
- PROPOSED CAP WITH END OF LINE BLOWOFF
- PROPOSED C900 WATER LINE
- FINISHED GRADE AT HYDRANT FLANGE
- FINISHED GRADE AT WATER METER RIM
- PROPOSED PVC SANITARY SEWER & MANHOLE
- PROPOSED SANITARY SEWER UNDERDRAIN
- PROPOSED FLARED END SECTION
- PROPOSED STORM DRAIN INLET
- PROPOSED STORM MANHOLE
- PROPOSED STORM DRAIN
- PROPOSED STREET LIGHT
- EXISTING FIBER OPTICS
- EXISTING ELECTRIC LINES
- EXISTING WATER LINE
- EXISTING SEWER LINE
- LOT NUMBER
- BLOCK NUMBER
- UTILITY EASEMENT
- DRAINAGE/UTILITY EASEMENT
- SIDEWALK EASEMENT

10333 E. Dry Creek Rd.
Suite 240
Englewood, CO 80112
Tel: (720) 482-8826
Fax: (720) 482-8846



E86 J.V., LLC
CONTACT: JIM MARSHALL
7108 SOUTH ALTON WAY
ENGLEWOOD, CO 80112
(303) 507-6651

LEGACY VILLAGE
ELIZABETH, CO
OVERALL UTILITY PLAN

DRAWN BY: RHR
CHECKED BY: JJJ
DATE: JULY 2019
SCALE:
FILE NO: 8130147404

SHEET NUMBER
28



Elizabeth Fire Protection District

P.O. Box 441
155 W Kiowa Ave.
Elizabeth, Colorado
80107

Phone: 303-646-3800
Fax: 303-688-6994
Email: kara@elizabethfire.com
Website: <https://www.elizabethfire.com>

Division Chief of Administration
and Prevention

Date 7/10/2019

Applicant

PCS Group

Applicant Address

1001 16th Street Denver, CO 80265

Project

Legacy Village

Project Address

Highway 86

Plans Dated

Review Number

1

Plan Review Fee

\$6,582.00

Approved ☒

Needs Changes ☐

Rejected ☐

A review was conducted on the submitted plans for the above location based on the adopted codes and standards below.

☐
☐
☒

2012 International Codes and Adopted Standards

2015 International Codes and Adopted Standards

2018 International Codes and Adopted Standards

Reviewed By: Kara Gerczynski

Title: Division Chief

Signature: _____

Kara Gerczynski

Signature of Authorized Official
for the Fire Department, Title and the Number Date (0-7-19)
Signature of Authorized Official
for the Fire Department, Title and the Number Date (0-7-19)

RESPONSE TO PLAN REVIEW COMMENTS AND INSPECTION REQUESTS

Please read this document in its entirety. The contractor and/or applicant is responsible for compliance with all requests, comments, applicable codes, ordinance or policy of the fire department. All comments shall be addressed in writing. If plans are rejected, additional review fees may be charged. If changes are needed, additional submittals may be required.

Conditions found, or other data collected or submitted, shall not prevent the fire official from requiring correction of errors found.

Inspections are required to be requested on our website at www.elizabethfire.com or phoned in by 4:00 p.m. at 303-646-3800 the day before the day you wish the inspection.

NOTE: ALL INSPECTION TIMES ARE SUBJECT TO INSPECTOR AVAILABILITY

An impact fee form shall be filled out by all applicants. Impact fees shall be paid prior to issuance of building permits for the development. The agreement shall be signed prior to recordation of final plat.

FIRE SERVICE WATER SUPPLY

Required Fire Flow Residential:

- ☒ The fire code requires 1000 gpm at 20 psi for 60 minutes of fire flow for residential developments. The total water storage shall be \$60,000 in excess of the daily maximum flows.
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 - Install an approved automatic sprinkler system in accordance with the adopted fire code in all residential living units on the property.
 - Install a 30,000-gallon cistern for a water supply for all the residential houses in the subdivision.
 - Pay cash in lieu of \$1040.00 per new lot created for firefighting water that will be used for future rural firefighting capabilities.

Required Fire Flow Commercial: * **

- ☒ The fire code bases fire flow on the type of building and size. Fire flow requirements will be assessed at site plan review. The lowest fire flow will be 1500 gpm at 20 psi for 2 hours. The total water storage shall be a minimum of 180,000 gallons in excess of the daily maximum flows.
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 2. Install an approved fire detection system throughout the building in accordance with the adopted fire code.
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- a. Exception 1: Any building under 1000 square feet shall be exempt from this provision.
- b. Exception 2 : U occupancy buildings (At a square footage limit depending on construction type.)

*The amendments to the fire code for sprinkler requirement can only be used if the commercial building or residence does not require fire sprinklers in accordance with the adopted fire code.

**NFPA 1142 can be used as an approved reference document to meet the requirements of water supply and hydrants for the adopted fire code. The use of NFPA 1142 needs to be approved by the fire district.

Additional Comments:

The central water system and hydrant layout will be reviewed under a separate submittal. This submittal shall include calculations to show fire flow requirements for the residential and commercial.

Section 2

FIRE HYDRANT REQUIRMENTS:

	Required	Not Required
Fire Hydrants	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Section 3

FIRE SERVICE ACCESS

Width and Surface:

- All roads shall be a minimum of unobstructed 20' in width and construction of an approved all-weather surface and shall meet road and standard provisions ***prior to construction.***
-
- Road names and numeric shall be submitted to the for review and approval.
- Any gates that impede fire department access shall have an appropriate Knox lock for fire department access. This lock can be ordered at www.knoxbox.com

Additional Comments:

The required fire department access and fire hydrants shall be installed and approved prior to construction beginning above foundation level or the moving of combustible materials onto the construction site.

**ELIZABETH FIRE PROTECTION DISTRICT
EMERGENCY SERVICES IMPACT FEE SCHEDULE**

* Fee rate determined based on the year of building permit issuance

Effective January 1, 2017

Residential Units		Commercial Units	
<u>Unit Type</u>	<u>Fee Per Housing Unit</u>	<u>Land Use Type</u>	<u>Fee Per 1000 Square Foot of Floor Area</u>
Single Unit	\$858.20	Commercial	\$425.60

Effective January 1, 2018

Residential Units		Commercial Units	
<u>Unit Type</u>	<u>Fee Per Housing Unit</u>	<u>Land Use Type</u>	<u>Fee Per 1000 Square Foot of Floor Area</u>
Single Unit	\$1042.10	Commercial	\$516.80

Effective January 1, 2019

Residential Units		Commercial Units	
<u>Unit Type</u>	<u>Fee Per Housing Unit</u>	<u>Land Use Type</u>	<u>Fee Per 1000 Square Foot of Floor Area</u>
Single Unit	\$1226	Commercial	\$608

**ELIZABETH FIRE PROTECTION DISTRICT
IMPACT FEE FORM**

Developer Information			
Development Company	Elizabeth 86 Investments II LLC	State of Incorporation	
Address	33 Mesa Oak Littleton, CO 80127		
Telephone		Fax	
Contact Person			
Name		Title	
Telephone		Cell Phone	
Email Address			
Development Information			
Name of Development	Legacy Village	Location (Address or Cross Streets)	Highway 86 and Legacy Circle
Residential Units		Commercial Square Footage	
2017 Single Unit at time of building permit (\$858.20 per unit)		2017 Commercial at time of building permit (\$425.60 per 1000 square foot)	
2018 Single Unit at time of building permit (\$1042.10 per unit)		2018 Commercial at time of building permit (\$516.80 per 1000 square foot)	
2019 Single Unit at time of building permit (\$1226 per unit)	226 Units at \$1,226.00	2019 Commercial at time of building permit (\$608 per 1000 square foot)	
Impact Fee			
Check one: <input type="checkbox"/> No impact fee owed <u>or</u> <input checked="" type="checkbox"/> Impact fee owed			
If applicable: <input checked="" type="checkbox"/> An in-kind contribution will be made in lieu of paying an impact fee. Description of the in-kind contribution (attach additional information):			

The developer and the Elizabeth Fire Protection District ("***District***") hereby attest that they conferred regarding whether, under the District's applicable Impact Fee Schedule: (a) an impact fee is owed in connection with the developer's proposed new development; (b) if owed, the amount of the impact fee; and, (c) whether the developer will make an in-kind contribution to the District instead of paying an impact fee.

The developer must submit this signed Impact Fee Form with the other documentation required by the Town of Elizabeth ("***Town***") as part of its development permit application process. If the Town denies the application, the developer is not required to pay the impact fee or make an in-kind contribution to the District. If the Town grants the application and issues a development permit, the developer must pay the impact fee or make the in-kind contribution to the District prior to the issuance of any building permit.

DEVELOPER:**ELIZABETH FIRE PROTECTION DISTRICT:**

By: _____

By: Kara Gerczynski _____

Date: _____

Date: 6/10/2019 _____

FOR DISTRICT USE ONLY:

Impact fee in the amount of \$ _____ paid on _____, 20 _____

or

In-kind contribution of (briefly describe) _____
made on _____, 20 _____

District Signature: _____
Kara Genczynski 2017-2018 District Board of Directors
Kara Genczynski, District Board of Directors
Kara Genczynski, District Board of Directors Date: _____

Printed Name: _____

From: [Stacey Rinehart](#)
To: [Robert Messenger](#)
Cc: [Grace Erickson](#)
Subject: RE: TRANSMITTAL: 19-10-Sketch Prelim Legacy Village Subdivision
Date: Monday, June 24, 2019 9:41:25 AM
Attachments: [image001.png](#)

ECHHS has no concerns. It is recommended to take means to eliminate or reduce mosquito production near ponds.

Thank you,

Stacey Rinehart EHS/BS
 Environmental Health Specialist
 Department of Health and Human Services
 Phone: 303-621-3193
 Fax: 303-621-0122

Confidentiality Notice:

This message (including any attachments) is intended only for the use of the individual or entity to which it is addressed and may contain information that is non-public, proprietary, privileged, or confidential. If you are not the intended recipient, you are hereby notified that any use, dissemination, distribution, or copying of this communication is strictly prohibited. If you have received this communication in error, notify us immediately by telephone and (i) destroy this message if a facsimile or (ii) delete this message immediately if this is an electronic communication



From: Robert Messenger <rmessenger@townofelizabeth.org>
Sent: Wednesday, May 15, 2019 11:15 AM
Cc: Grace Erickson <GErickson@townofelizabeth.org>
Subject: TRANSMITTAL: 19-10-Sketch Prelim Legacy Village Subdivision

All,

*Please find below the link to the sketch plan and preliminary plan submittal for the project known as Legacy Village Subdivision located in the Town of Elizabeth. All agencies have until **June 10, 2019** to review the application materials and submit comments. If an agency does not submit a response through that date, it will be assumed that the agency has no comments. Please refer to the contact information below when submitting comments.*

A narrative is attached for convenient viewing.

<https://www.dropbox.com/sh/5dw4fr1id45t3yl/AAB8Lv21CUavUhqcV86urJlpa?dl=0>

From: [Stacey Rinehart](#)
To: [Robert Messenger](#)
Subject: RE: TRANSMITTAL: Legacy Village Sketch and Preliminary Plan Third Submittal
Date: Monday, November 25, 2019 4:28:00 PM
Attachments: [image001.png](#)

ECHHS has no new comments.

Thank you,

Stacey Rinehart EHS/BS
 Environmental Health Specialist
 Department of Health and Human Services
 Phone: 303-621-3193
 Fax: 303-621-0122

Confidentiality Notice:

This message (including any attachments) is intended only for the use of the individual or entity to which it is addressed and may contain information that is non-public, proprietary, privileged, or confidential. If you are not the intended recipient, you are hereby notified that any use, dissemination, distribution, or copying of this communication is strictly prohibited. If you have received this communication in error, notify us immediately by telephone and (i) destroy this message if a facsimile or (ii) delete this message immediately if this is an electronic communication



From: Robert Messenger <rmessenger@townofelizabeth.org>
Sent: Friday, November 8, 2019 12:50 PM
Cc: Grace Erickson <GErickson@townofelizabeth.org>
Subject: TRANSMITTAL: Legacy Village Sketch and Preliminary Plan Third Submittal

All,

Please find below the link to the third submittal (revised) **Sketch and Preliminary Plan** for the project known as **Legacy Village** located in the Town of Elizabeth. All agencies have until **Tuesday, December 3, 2019** to review the application materials and submit comments.

<https://www.dropbox.com/sh/v5djn3ut7uwshz1/AABaC3HWSzBYvczrgwu5Jzmya?dl=0>

If you made previous comments, please respond whether your comments have been addressed by Tuesday, December 3, 2019.

If an agency does not submit a response through that date, it will be assumed that the agency has no comments. Please refer to the contact information below when submitting comments.

Road Name Verification Form

Date: 8/12/2019

Project: Legacy Village

Requested Road Name	Approved Road Name	Comment
Gamble Oak Lp		Same name as subdivision. Suggest using another name. Maybe use River Box Elder.
Darton St		
County Rd 136	County Rd 136	
Prebles Way		
Box Elder St		Box Elder is part of an existing street. Change name to W Beverly St.
River Birch Ln		River Birch on the N side is a street but on the S side it is a Cul-de-sac. Suggest using River Birch St on the N side and River Birch Ct on the S side.
Thinleaf Ave		Same as River Birch. Suggest using Thinleaf Ave on the E side and Thinleaf Ct on the W side.
Brustle Cone Trl		Suggest changing Trail to Loop.
Corkbark St		
Upland Ln		
?		Suggest a separate road name for Cul-de-sac with Tract E in it.

ELBERT COUNTY

COMMUNITY & DEVELOPMENT SERVICES OFFICE

P.O. BOX 7
215 COMANCHE STREET
KIOWA, COLORADO 80117
303-621-3185 FAX: 303-621-3165



Robert Messenger
Planner/Project Manager
Town of Elizabeth

Re: Referral from Town of Elizabeth for Elizabeth 86/Legacy Village Subdivision Sketch Plan and Preliminary Plan

Mr. Messenger:

Elbert County is in receipt of the May 15, 2019, referral request for the above referenced project. Considering that Legacy Circle was not constructed for the number of residential trips this and other nearby developments are and will generate, including the construction traffic generated by these developments, the County is requiring that any and all subdivisions within town limits that have access to Legacy Circle shall enter into a Master Road Use Agreement (MRUA) with the County. Please advise your applicants accordingly and have them contact Mr. Rory Hale, Director of Public Works. Thank you.

Sincerely,

Christina Stanton, AICP
Director of Community & Development Services

CC: Sam Albrecht, County Manager
Rory Hale, Director of Public Works



United States Department of the Interior

FISH AND WILDLIFE SERVICE Colorado Ecological Services



IN REPLY REFER TO:
FWS/R6/ES CO

Front Range:
Post Office Box 25486
Mail Stop 65412
Denver, Colorado 80225-0486

Western Slope:
445 W. Gunnison Avenue
Suite 240
Grand Junction, Colorado 81501-5711

TAILS: 06E24000-2018-TA-0972

July 12, 2018

Grace K. Erickson
Community Development Director
Town of Elizabeth
Elizabeth, Colorado 80107
gerickson@ci.elizabeth.co.us

Dear Ms. Erickson:

Thank you for your May 4, 2018, email requesting the U.S. Fish and Wildlife Service's (Service) review of the proposed Elizabeth 86 project in Elizabeth, Elbert County, Colorado. The Town of Elizabeth is proposing to annex the property and change the zoning to PD.

Annexation and re-zoning are administrative actions that we typically do not comment on because ground-disturbing activities have yet to be planned. Please contact us as early as possible in the development phase so that we may assist in determining if species protected under the Endangered Species Act (Act) as amended (16 USC 1531 et seq.) or their habitats are present and to ensure that impacts are avoided or minimized.

The species most likely to be present in the Elizabeth vicinity is the Preble's meadow jumping mouse (*Zapus hudsonius preblei*). The Service recommends that projects below 7,600 feet in elevation within 300 feet of 100-year floodplains associated with rivers, creeks, and their tributaries (and projects which may have potential secondary impacts to such areas) be assessed for their potential direct impacts and indirect impacts (sedimentation, increased run-off, increased light pollution, etc.) to the Preble's mouse and its habitat. In some instances where continuous, high-quality habitat is present, potential Preble's mouse habitat may extend beyond 300 feet from the 100-year floodplain.

For developments occurring in Preble's mouse habitat, we recommend the following measures to reduce the effects of development projects, and encourage you to provide these to developers for consideration when they are planning their developments in potential Preble's meadow jumping mouse habitats. The intent of these recommendations is to increase compatibility between species conservation and development.

PRE-CONSTRUCTION DESIGN:

1. Design the project to avoid and minimize the permanent and temporary impacts to riparian and adjacent upland habitats.
 - a. Before construction, identify and prioritize riparian and adjacent upland habitats within the project area. Design the project so that it avoids these habitats whenever possible.
 - b. Minimize the amount of concrete, riprap, bridge footings, and other “hard,” impermeable engineering features within the stream channel and riparian or adjacent upland habitats.
 - c. Use bioengineering techniques to stabilize stream banks.
 - d. Minimize the number and footprint of access routes, staging areas, and work areas.
 - e. Locate access routes, staging areas, and work areas within previously disturbed or modified non-habitat areas.
 - f. Maintain habitat connectivity under bridges or through culverts by installing ledges or dry culverts adjacent to the culverts with water flow.
 - g. Avoid fragmenting linear riparian corridors.
2. Install limits of work fencing (e.g., orange barrier netting or silt fencing), signage, or other visible markers to delineate access routes and the project area from habitats. Use this fencing to enforce no-entry zones.
3. Hold a preconstruction briefing for onsite personnel to explain the limits of work and other conservation measures.
4. Follow regional stormwater guidelines and design best management practices (BMPs) to control contamination, erosion, and sedimentation, such as silt fences, silt basins, gravel bags, and other controls needed to stabilize soils in denuded or graded areas, during and after construction.
5. Locate utilities along existing road corridors, and if possible, within the roadway or road shoulder.
 - a. Bury overhead utilities whenever possible.
 - b. Directionally bore utilities and pipes underneath habitats.
6. Develop and implement a habitat restoration plan that addresses site preparation, planting techniques, control of non-native weeds, native seed mixtures, and post-construction monitoring.

PROJECT IMPLEMENTATION:

7. Contact the Service immediately by telephone at (303) 236-4773 if a Preble's is found alive, dead, injured, or hibernating within the project area. Please also contact the Service if any other listed species are found within the project area.

8. To the maximum extent practicable, limit disturbing (e.g., crushing, trampling) or removing (e.g., cutting, clearing) all vegetation, such as willows, trees, shrubs, and grasses within riparian and adjacent upland habitats.
 - a. Restrict the temporary or permanent removal of vegetation to the footprint of the project area.
 - b. Minimize the use of heavy machinery and use smaller equipment when possible.
 - c. Soil compaction: Temporarily line access routes with geotextiles or other materials, especially in wet, unstable soils to protect roots and the seed bank.
9. Locate, store, stage, operate, and refuel equipment outside of riparian or adjacent upland habitats.
 - a. Operate equipment from previously disturbed or modified roadbeds or road shoulders above the riparian habitats.
 - b. Limit the number of entrance and exit points leading into the project area.
 - c. Stockpile topsoil and debris outside the riparian corridor and protect from stream flows or runoff.
10. During the Preble's active season (May 1 through November 1), work only during daylight hours to avoid disrupting Preble's nocturnal activities.
11. Promptly remove waste to minimize site disturbance and avoid attracting predators.
12. Cover exposed holes or piles of loose dirt with boards, tarps, or other materials to prevent entrapment.
13. Use best management practices (BMPs) to limit construction-related disturbance, such as soil compaction, erosion, and sedimentation, and to prevent the spread of invasive weeds;
 - a. Soil compaction: Establish one access route for workers, vehicles, and machinery, preferably along a previously disturbed surface or route.
 - b. Soil compaction: Temporarily line access routes with geotextiles or other materials, especially in wet, unstable soils.
 - c. Weed control: Wash and inspect vehicles and equipment before entering or leaving the project area so that they are free of noxious weed seeds and plant parts.
 - d. Weed control: Use only weed free certified materials, including gravel, sand, top soil, seed, and mulch.
 - e. Erosion control: Control stormwater flows both during and after construction to prevent erosion and loss of habitat both on the site and downstream
14. Complete construction before beginning restoration or enhancement activities.

POST-CONSTRUCTION:

15. Upon project completion, revegetate all disturbed areas with native shrubs, trees, and grasses.
 - a. Rip compacted access routes prior to replanting with native vegetation.
 - b. Fill and reseed with weed free material and native seed mixtures.
 - c. Consult the Service before finalizing a seed and plant list.
16. Bury riprap, then plant with native riparian vegetation.
17. Rehabilitate adjacent habitats impacted by floodwaters to restore connectivity and prevent future impacts from erosion or sedimentation.
18. Consider monitoring the revegetated areas for success. The Service can help establish success criteria during the consultation process.
19. Discourage presence of potential native predators, such as raccoons, that are habituated to human presence by containing garbage and pet food (these may also attract bears. See <http://cpw.state.co.us/learn/Pages/LivingwithWildlifeWildBears.aspx>)

The Service appreciates your request and we encourage you to contact us again if the scope of the project changes or new information indicates that the project may result in take of listed species. Should you have any questions, please contact Alison Michael at 303 236-4758 or alison_michael@fws.gov.

Sincerely,

Ann Timberman

7/16/2018

for Drue L. DeBerry
Colorado and Nebraska Field Offices Supervisor

From: [Michael, Alison](#)
To: [Robert Messenger](#)
Cc: [Grace Erickson](#)
Subject: Re: [EXTERNAL] TRANSMITTAL: 19-10-Sketch Prelim Legacy Village Subdivision
Date: Wednesday, May 15, 2019 11:27:34 AM

Hi Robert,

Our comments from last July still apply as indicated on the last page of that letter (06E24000-2018-TA-0972), as long as the project's impacts have not changed.

Please let me know if you have any questions.

Thanks,
Alison

On Wed, May 15, 2019 at 11:15 AM Robert Messenger <rmessenger@townofelizabeth.org> wrote:

All,

*Please find below the link to the sketch plan and preliminary plan submittal for the project known as Legacy Village Subdivision located in the Town of Elizabeth. All agencies have until **June 10, 2019** to review the application materials and submit comments. If an agency does not submit a response through that date, it will be assumed that the agency has no comments. Please refer to the contact information below when submitting comments.*

A narrative is attached for convenient viewing.

<https://www.dropbox.com/sh/5dw4fr1id45t3yl/AAB8Lv21CUavUhqcV86urJlpa?dl=0>

Thank you,

Robert Messenger,AICP
Planner/Project Manager
Town of Elizabeth
(303) 646-4166 ext.505

rmessenger@townofelizabeth.org

--

Alison Deans Michael
CDOT/USFWS Liaison
Colorado Field Office
303 236-4758

DEPARTMENT OF
THE INTERIOR Mail

ColoradoES, FW6 <coloradoes@f Item 2.

[EXTERNAL] TRANSMITTAL: 19-10-Sketch Prelim Legacy Village Subdivision

Robert Messenger <rmessenger@townofelizabeth.org>
Cc: Grace Erickson <GErickson@townofelizabeth.org>

Wed, May 15, 2019 at 11:14 AM

All,

Please find below the link to the sketch plan and preliminary plan submittal for the project known as Legacy Village Subdivision located in the Town of Elizabeth. All agencies have until **June 10, 2019** to review the application materials and submit comments. If an agency does not submit a response through that date, it will be assumed that the agency has no comments. Please refer to the contact information below when submitting comments.

A narrative is attached for convenient viewing.

<https://www.dropbox.com/sh/5dw4fr1id45t3yl/AAB8Lv21CUavUhqcV86urJlpa?dl=0>

Thank you,

Robert Messenger,AICP
Planner/Project Manager

Town of Elizabeth

(303) 646-4166 ext.505

rmessenger@townofelizabeth.org

 Narrative.pdf
60K

2019-TA-0857

U.S. FISH AND WILDLIFE SERVICE	
<input checked="" type="checkbox"/> NO CONCERNS	
<input type="checkbox"/> CONCUR NOT LIKELY TO ADVERSELY AFFECT	
<input type="checkbox"/> NO COMMENT	
<i>Leslie Ellwood</i> 8-13-19	
Drue DeBerry	DATE
Colorado and Nebraska Field Supervisor	

for

• minimizing impacts to Gold Creek
consistent with other nearby
developments

From: [Brooks Kaufman](#)
To: [Robert Messenger](#)
Cc: [Grace Erickson](#); [McMakin, Ryan](#); jimmarshall@bcxdevelopment.com
Subject: RE: TRANSMITTAL: 19-10-Sketch Prelim Legacy Village Subdivision
Date: Friday, June 7, 2019 8:08:46 AM
Attachments: [Package_02HXeNisjiVzQ1A380SGC8ZYH_5L79k_cWzFt736.html](#)

The following attachment has been sent to you using Mail Express®:

[IREA LEGACY VILLAGE PRELIM PLAN.PDF](#) (8.4 MB)

Click the links above or visit the [pick-up portal](#) for batch retrieval.

These links will expire in 2 weeks.

Dear Mr. Messenger;

The Association has reviewed the contents in the above-referenced referral response packet. We reviewed the project for maintaining our existing facilities, utility easements, electric loading, and service requirements. We are advising you of the following concerns and comments:

The Association has existing overhead electric facilities on the subject property. The Association will maintain these existing utility easements and facilities unless otherwise requested by the applicant to modify them under the Association's current extension policies.

The Association is in the process of engineering and preparing for the construction of electrical feeder north of Elizabeth along County Road 13 to meet the additional electrical capacity of Ritoro and Legacy Village area. Therefore the Association will require the additional utility easements along Hwy 86 as shown in the attached markup. The Association expects the new feeder extension to be completed late 2019.

In addition, the Association will require the added utility easements to accommodate the installation of electric facilities in this project. The smaller width or lack of easements depicted on the preliminary plan will create difficulties during installation of dry utilities due to the limited amount of space made available to extend underground electric feeders for the overall development from Hwy 86 and Beverley.

The Association's consultant (HDR) will be reaching out to the developer to coordinate and work thru the required easements along Hwy 86.

Respectfully

Brooks Kaufman
 Intermountain Rural Electric Association
 Lands and Rights of Way Manager
 5496 N. US Hwy 85
 Sedalia, CO 80135
 Direct : 720.733.5493
 Cell : 303.912.0765

bkaufman@irea.coop



From: Robert Messenger [mailto:rmessenger@townofelizabeth.org]
Sent: Wednesday, May 15, 2019 11:15 AM
Cc: Grace Erickson
Subject: TRANSMITTAL: 19-10-Sketch Prelim Legacy Village Subdivision

CAUTION:

This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

All,

*Please find below the link to the sketch plan and preliminary plan submittal for the project known as Legacy Village Subdivision located in the Town of Elizabeth. All agencies have until **June 10, 2019** to review the application materials and submit comments. If an agency does not submit a response through that date, it will be assumed that the agency has no comments. Please refer to the contact information below when submitting comments.*

A narrative is attached for convenient viewing.

<https://www.dropbox.com/sh/5dw4fr1id45t3yl/AAB8Lv21CUavUhqcV86urJlpa?dl=0>

Thank you,

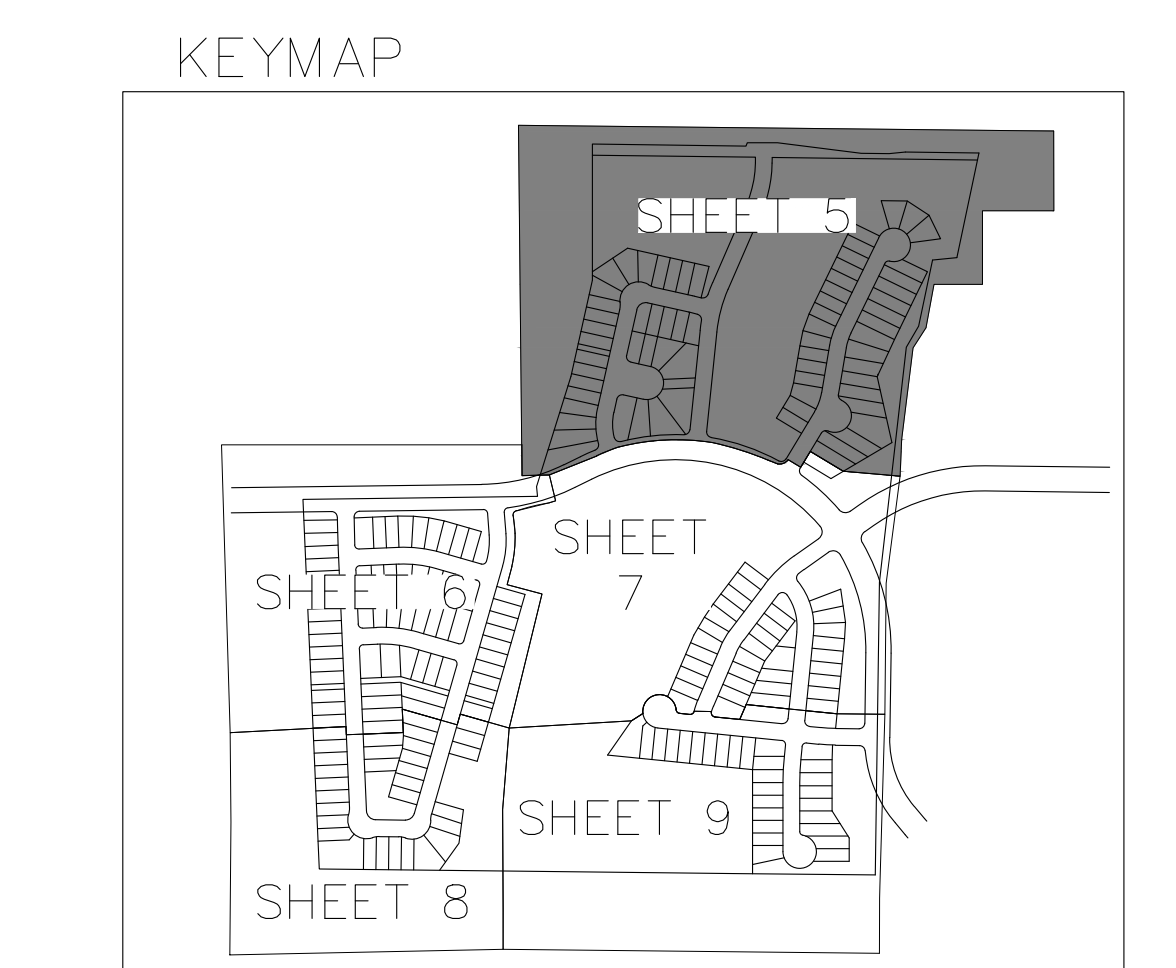
Robert Messenger, AICP
Planner/Project Manager
Town of Elizabeth
(303) 646-4166 ext.505
rmessenger@townofelizabeth.org

ELIZABETH 86 PRELIMINARY PLAN

TRACT OF LAND IN THE NORTH HALF OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
TOWN OF ELIZABETH, COUNTY OF ELBERT, STATE OF COLORADO
SHEET 5 OF 10



LEGEND	
	FND. SECTION CORNER AS DESCRIBED
	SET #5 REBAR WITH 1-1/2" RED PLASTIC CAP "CVL PLS 34591"
	SET 1-1/2" RED PLASTIC CAP "PLS 34591" ON FND # 5 REBAR
	FND 3-1/4" CDOT ALUMINUM CAP LS 17488
	BLOCK NUMBER
	R.O.W. RIGHT-OF-WAY
	D.U.E. DRAINAGE & UTILITY EASEMENT
	PROPOSED ROAD CENTERLINE
	PROPOSED EASEMENT LINE
	EXISTING EASEMENT LINE



MATCH LINE
SHEET 6

MATCH LINE SHEET 7

MATCH LINE SHEET 7

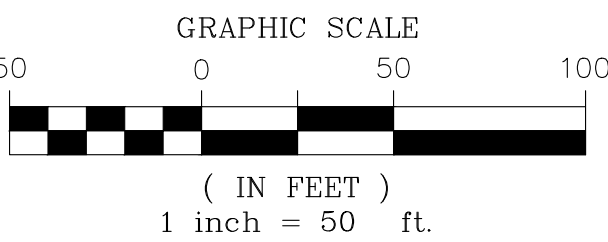
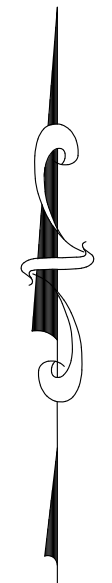
ENGINEER/SURVEYOR
CVL CONSULTANTS
10333 E. Dry Creek Rd., Suite 240
Englewood, CO 80112
Tel: (720) 482-9526 / Fax: (720) 482-9546

ELIZABETH 86 PRELIMINARY PLAN

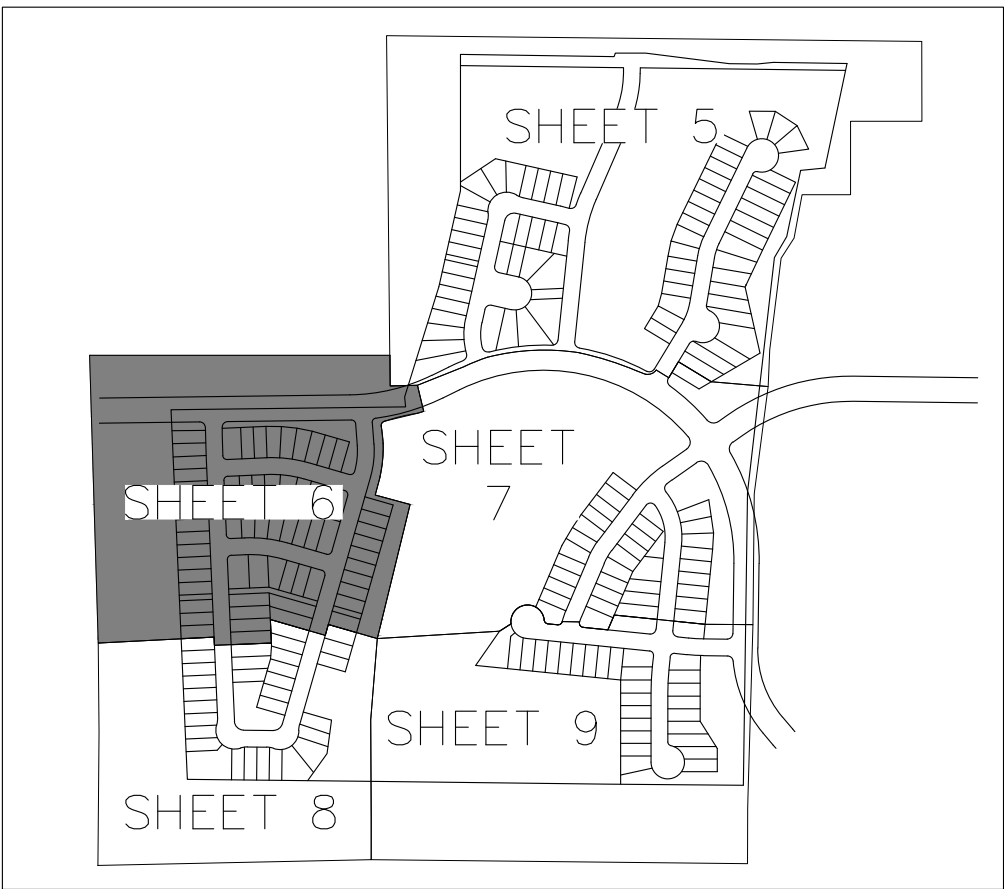
TRACT OF LAND IN THE NORTH HALF OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
TOWN OF ELIZABETH, COUNTY OF ELBERT, STATE OF COLORADO
SHEET 6 OF 10



LEGEND	
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R.O.W. RIGHT-OF-WAY	
D.U.E. DRAINAGE & UTILITY EASEMENT	
	PROPOSED ROAD CENTERLINE
	PROPOSED EASEMENT LINE
	EXISTING EASEMENT LINE



KEYMAP



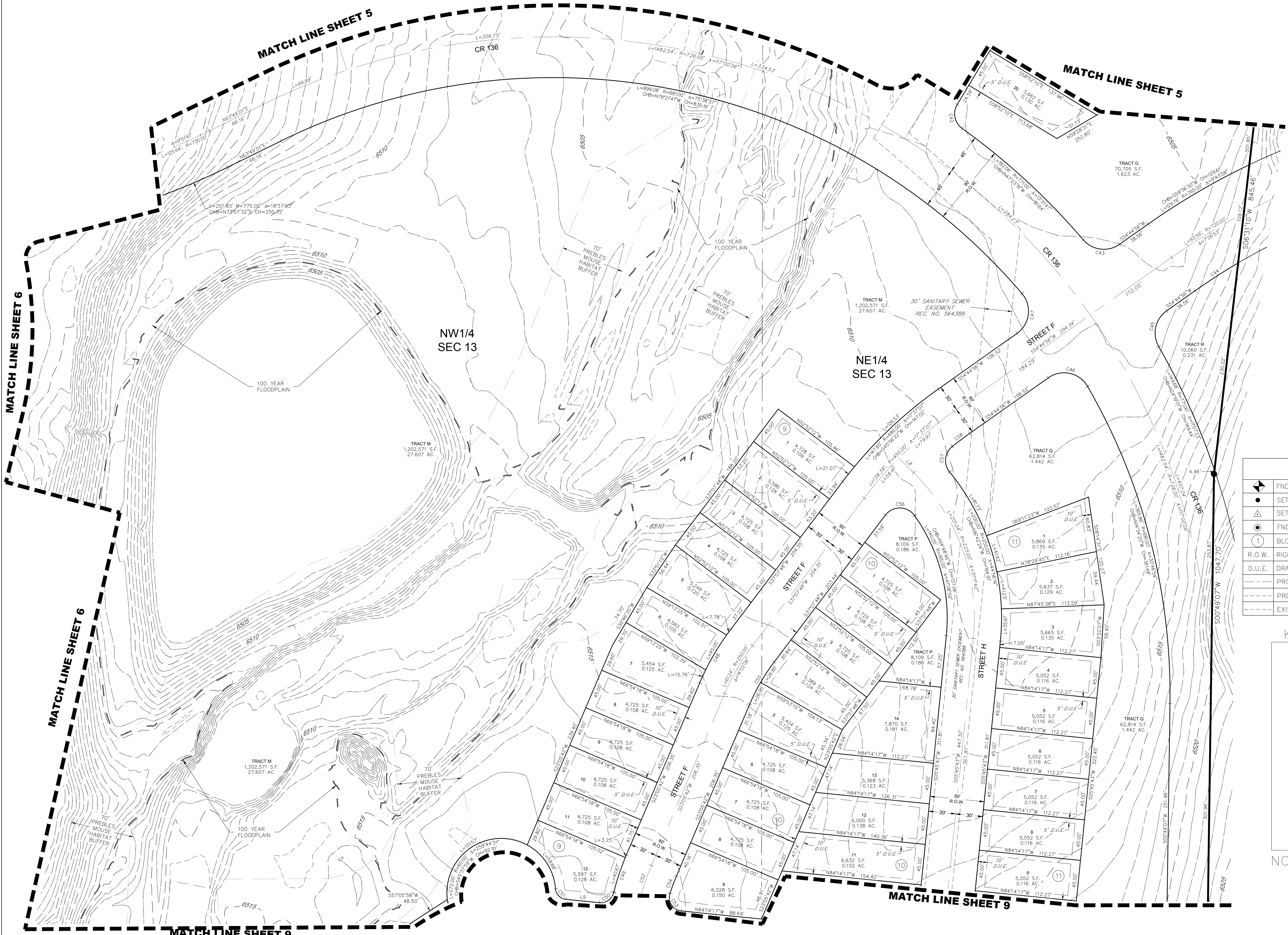
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ENGINEER/SURVEYOR

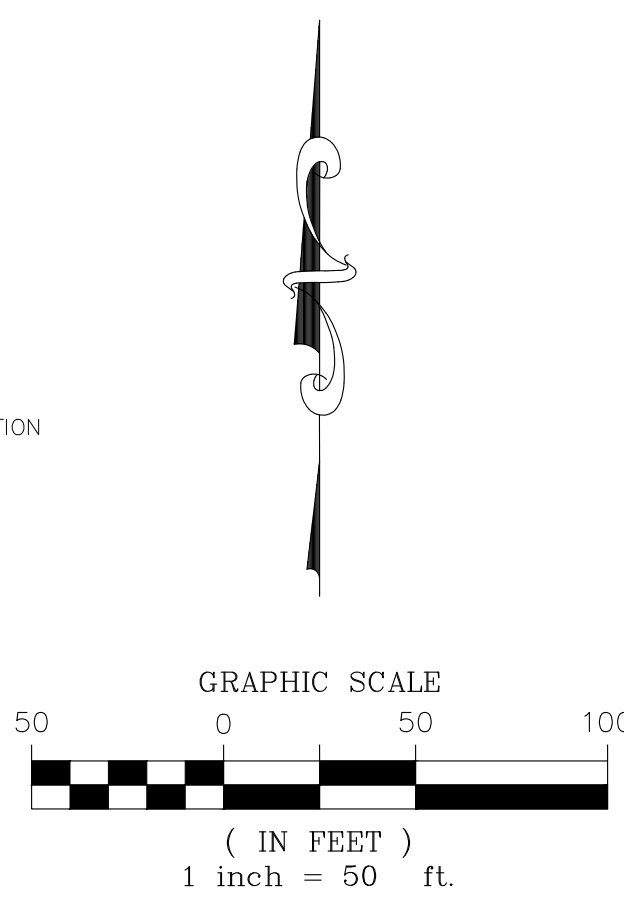
CVL CONSULTANTS
10333 E. Dry Creek Rd., Suite 240
Englewood, CO 80112
Tel: (720) 482-9526 / Fax: (720) 482-9546

ELIZABETH 86 PRELIMINARY PLAN

TRACT OF LAND IN THE NORTH HALF OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
TOWN OF ELIZABETH, COUNTY OF ELBERT, STATE OF COLORADO
SHEET 7 OF 10

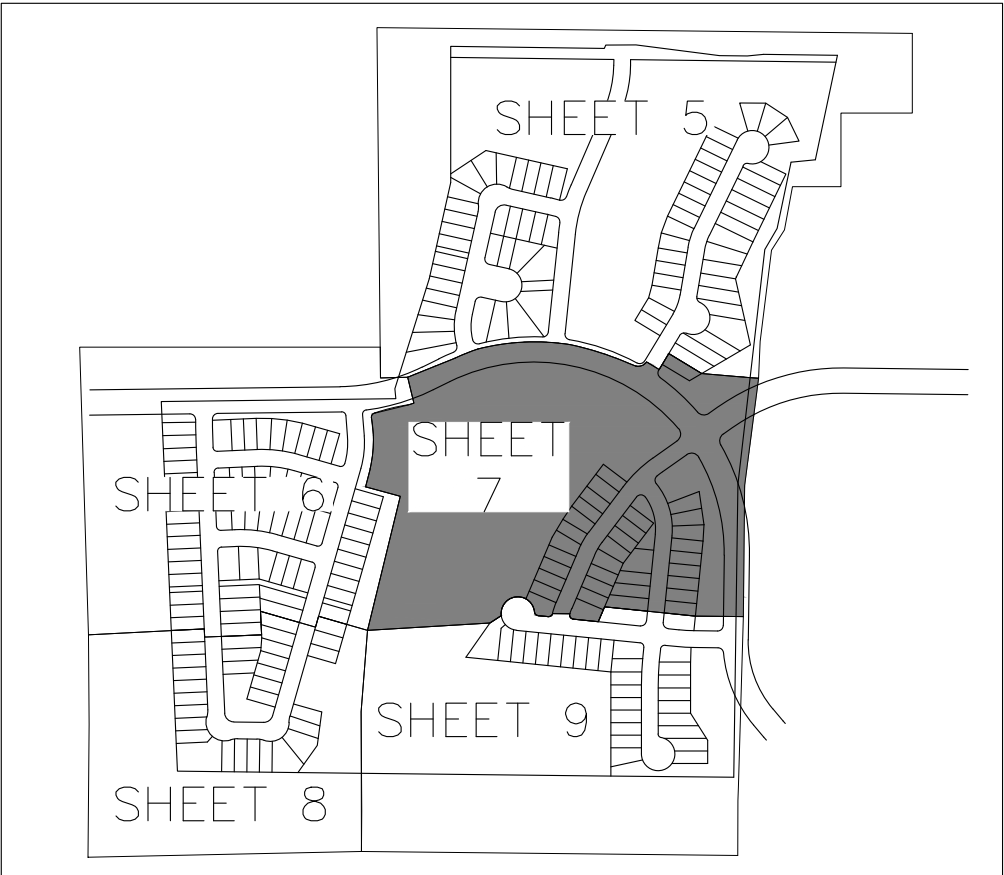


OWNER:
NEW MEXICO CONSTRUCTION
CONCEPTS, LLC
UNPLATTED



LEGEND	
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	EXISTING EASEMENT LINE

KEYMAP



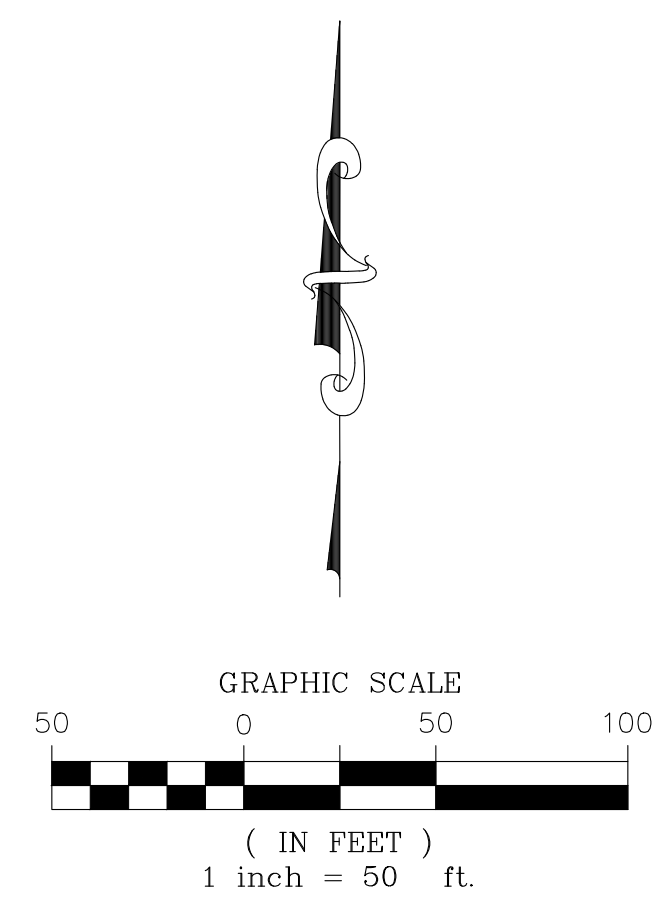
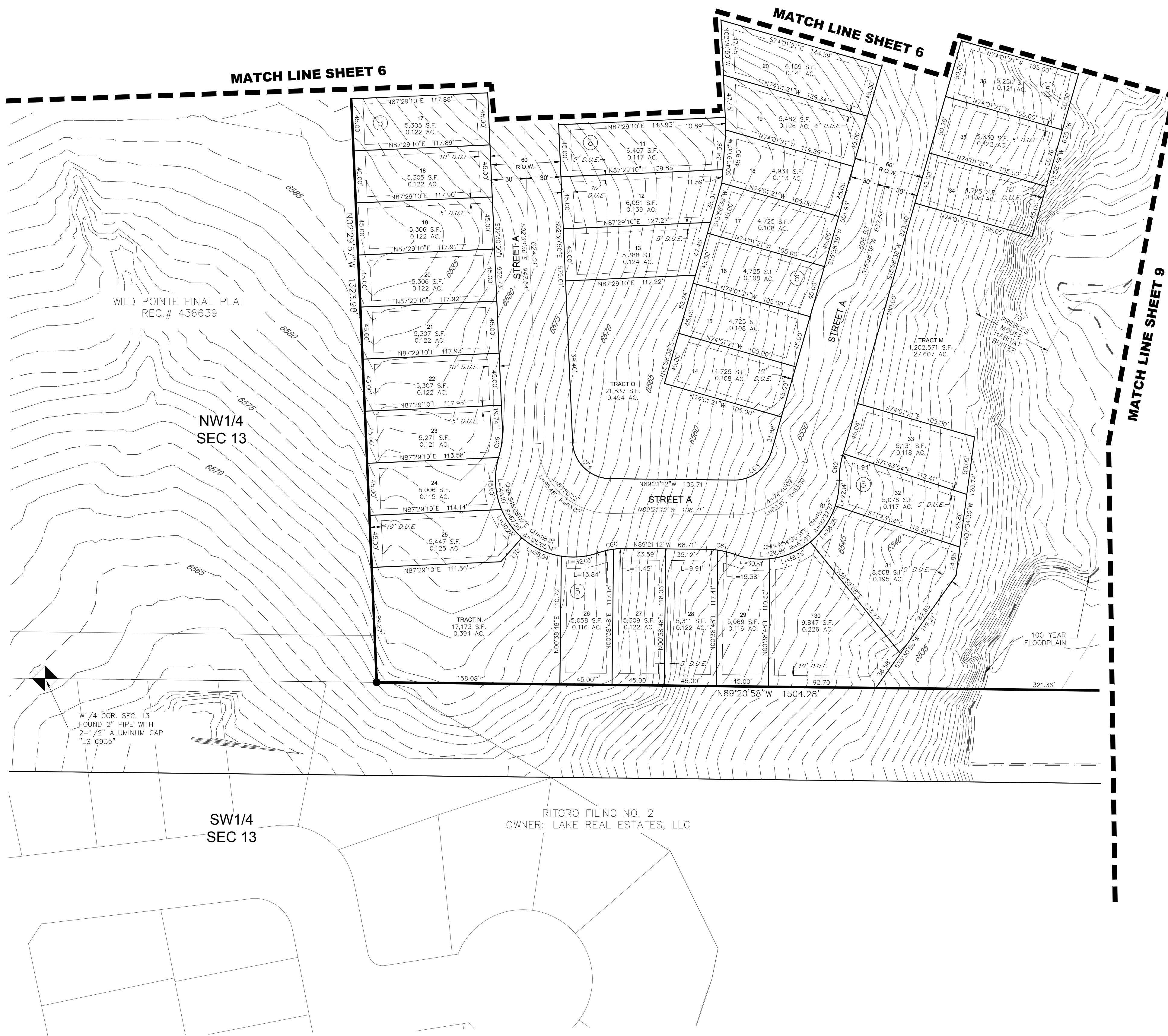
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ENGINEER/SURVEYOR

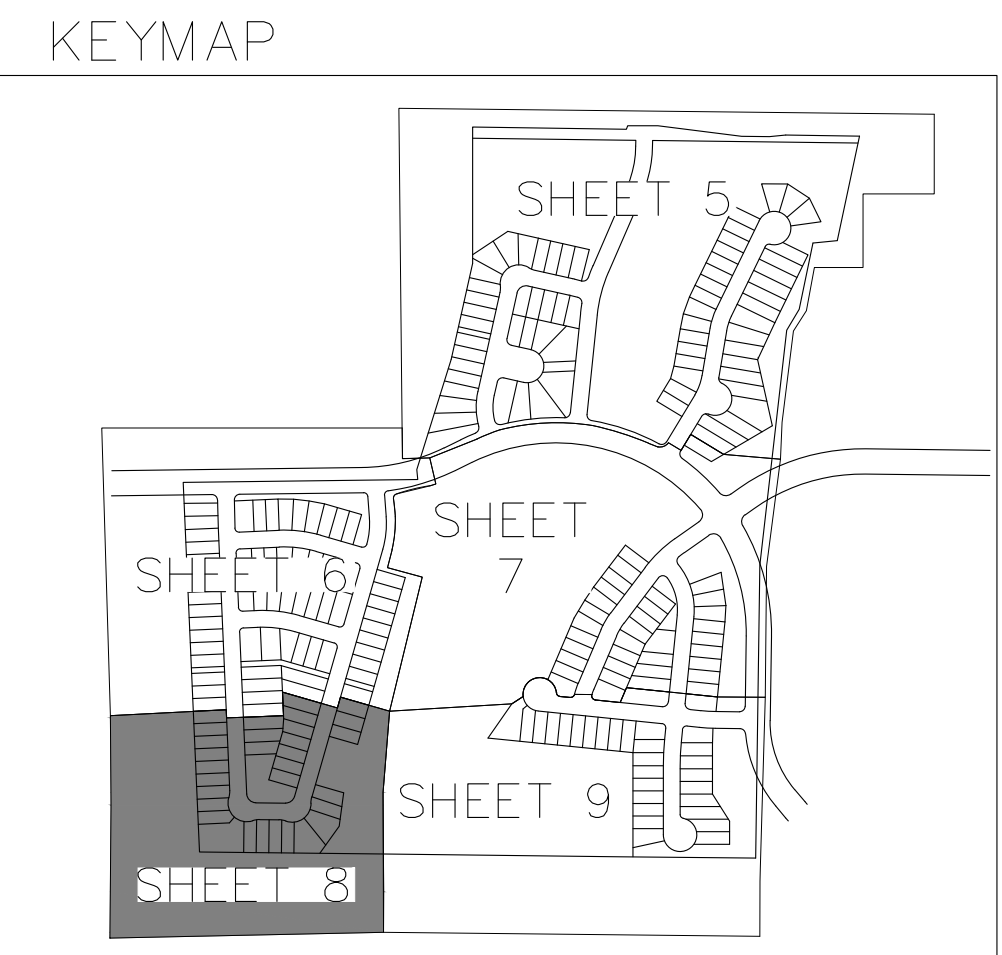
CVL CONSULTANTS
10333 E. Dry Creek Rd., Suite 240
Englewood, CO 80112
Tel: (720) 482-9526 / Fax: (720) 482-9546

ELIZABETH 86 PRELIMINARY PLAN

TRACT OF LAND IN THE NORTH HALF OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
TOWN OF ELIZABETH, COUNTY OF ELBERT, STATE OF COLORADO
SHEET 8 OF 10



LEGEND	
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	FND 3-1/4" CDOT ALUMINUM CAP LS 17488
	BLOCK NUMBER
R.O.W.	RIGHT-OF-WAY
D.U.E.	DRAINAGE & UTILITY EASEMENT
---	PROPOSED ROAD CENTERLINE
----	PROPOSED EASEMENT LINE
----	EXISTING EASEMENT LINE

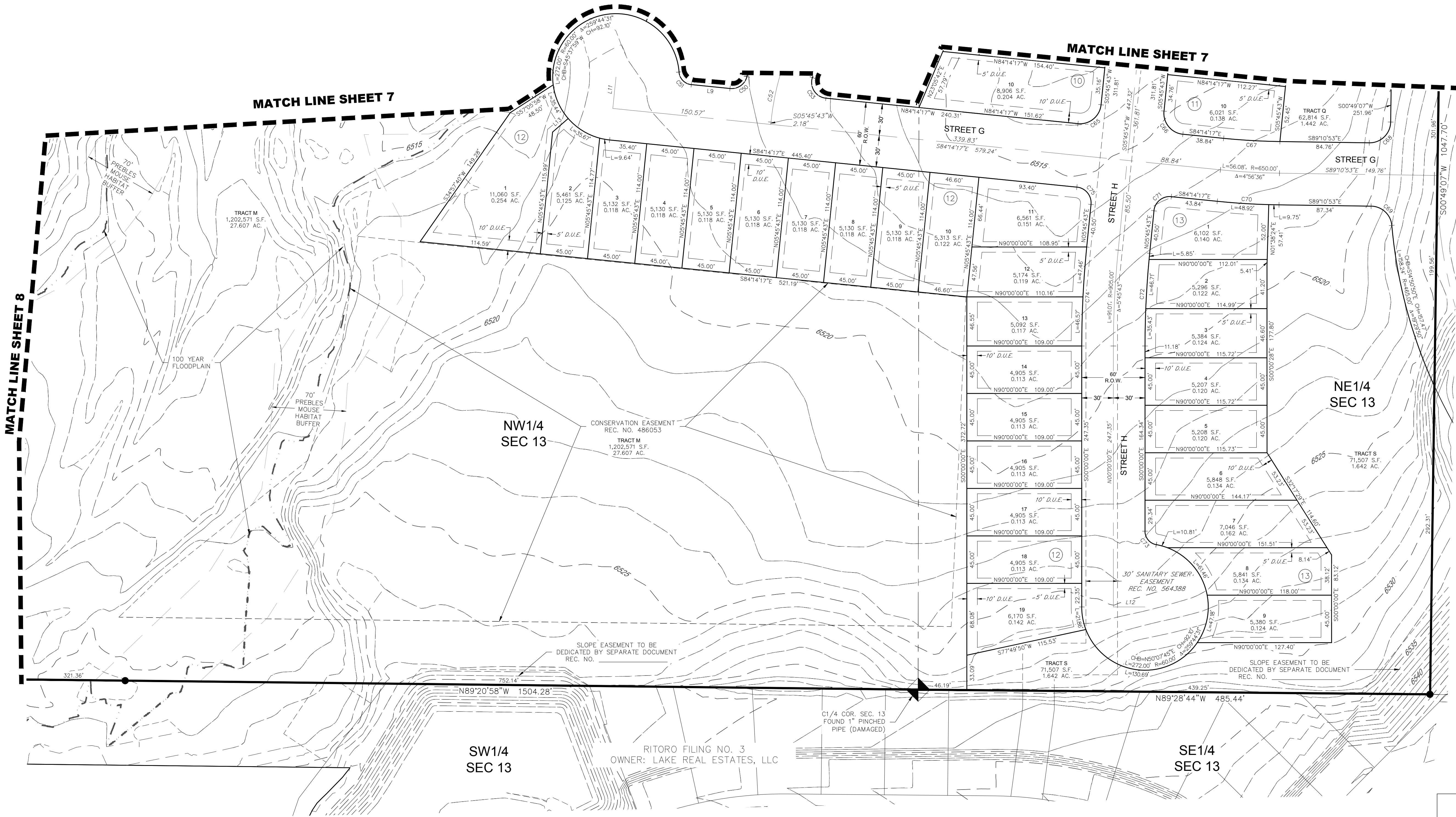


ENGINEER/SURVEYOR

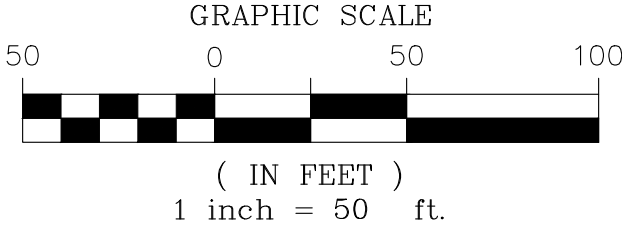
CVL CONSULTANTS
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ELIZABETH 86 PRELIMINARY PLAN

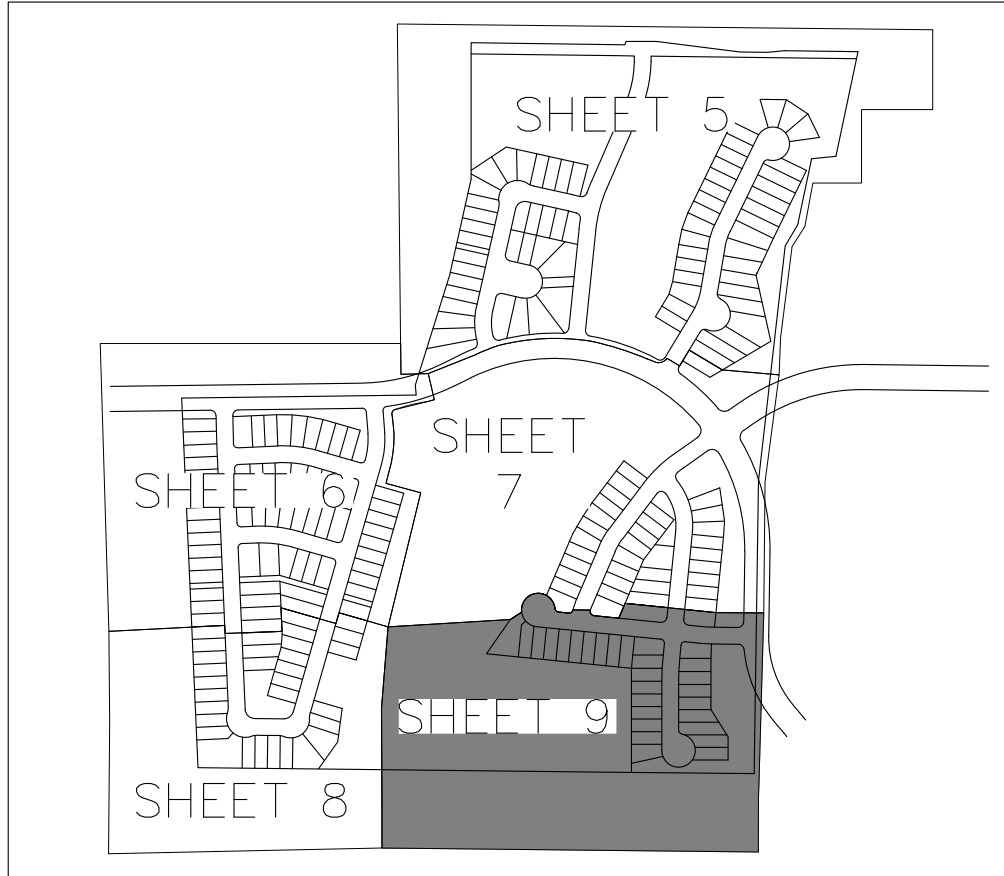
TRACT OF LAND IN THE NORTH HALF OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
TOWN OF ELIZABETH, COUNTY OF ELBERT, STATE OF COLORADO
SHEET 9 OF 10



OWNER:
NEW MEXICO CONSTRUCTION
CONCEPTS, LLC
UNPLATTED



KEYMAP



NOT TO SCALE

LEGEND

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	SET #5 REBAR WITH 1-1/2" RED PLASTIC CAP "CVL PLS 34591"
	SET 1-1/2" RED PLASTIC CAP "PLS 34591" ON FND # 5 REBAR
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	PROPOSED ROAD CENTERLINE
	PROPOSED EASEMENT LINE
	EXISTING EASEMENT LINE

ENGINEER/SURVEYOR

CVL CONSULTANTS
10333 E. Dry Creek Rd., Suite 240
Englewood, CO 80112
Tel: (720) 482-9526 / Fax: (720) 482-9546

From: [Brooks Kaufman](#)
To: [Robert Messenger](#)
Subject: RE: TRANSMITTAL: Second submittal Legacy Village Sketch and Preliminary Plan
Date: Wednesday, August 28, 2019 7:05:08 AM

Dear Mr. Messenger;

The Association and developer have been working together on the new feeder location along Hwy 86. The Association and developer need work on the retaining wall and front lot easements within Lots 30,31,32, and 33. The Association is requesting the monuments signs be shown on the landscape plans; any proposed monument signs are not allowed within utility easements.

Respectfully

Brooks Kaufman
 Intermountain Rural Electric Association
 Lands and Rights of Way Manager
 5496 N. US Hwy 85
 Sedalia, CO 80135
 Direct : 720.733.5493
 Cell : 303.912.0765
bkaufman@irea.coop



From: Robert Messenger [mailto:rmessenger@townofelizabeth.org]
Sent: Friday, August 9, 2019 9:00 AM
Cc: Grace Erickson
Subject: TRANSMITTAL: Second submittal Legacy Village Sketch and Preliminary Plan

CAUTION:

This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

All,

Please find below the link to the second submittal (revised) **Sketch and Preliminary Plan** for the project known as **Legacy Village** located in the Town of Elizabeth. All agencies have until **Friday, August 30, 2019** to review the application materials and submit comments.

<https://www.dropbox.com/sh/5dw4fr1id45t3yl/AAB8Lv21CUavUhqcV86urJlpa?dl=0>

If you made previous comments, please respond whether your comments have been addressed by Friday, August 30, 2019.

If an agency does not submit a response through that date, it will be assumed that the agency has no comments. Please refer to the contact information below when submitting comments.

Please note that for this second submittal, the applicant:

- a) revised the Construction Drawings (CDs), Drainage report, Preliminary Plan and Sketch Plan;
- b) provided roundabout and Hwy 86 documents; and
- c) provided response to Referral agencies

Thanks,

Robert Messenger, AICP
Planner/Project Manager
Town of Elizabeth
(303) 646-4166 ext.505
rmessenger@townofelizabeth.org

From: [Brooks Kaufman](#)
To: [Robert Messenger](#)
Cc: [Grace Erickson](#)
Subject: RE: TRANSMITTAL: Legacy Village Sketch and Preliminary Plan Third Submittal
Date: Tuesday, December 3, 2019 4:23:17 PM

Mr. Messenger;

The applicant has addressed the Associations comments, any additional comments will be addressed at final plat.

Respectfully

Brooks Kaufman
Intermountain Rural Electric Association
Lands and Rights of Way Manager
5496 N. US Hwy 85
Sedalia, CO 80135
Direct : 720.733.5493
Cell : 303.912.0765
bkaufman@irea.coop



From: Robert Messenger [mailto:rmessenger@townofelizabeth.org]
Sent: Friday, November 8, 2019 12:50 PM
Cc: Grace Erickson
Subject: TRANSMITTAL: Legacy Village Sketch and Preliminary Plan Third Submittal

CAUTION:

This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

All,

Please find below the link to the third submittal (revised) **Sketch and Preliminary Plan** for the project known as **Legacy Village** located in the Town of Elizabeth. All agencies have until **Tuesday, December 3, 2019** to review the application materials and submit comments.

<https://www.dropbox.com/sh/v5djn3ut7uwshz1/AABaC3HWSzBYvczrgwu5Jzmya?dl=0>

If you made previous comments, please respond whether your comments have been addressed by Tuesday, December 3, 2019.

If an agency does not submit a response through that date, it will be assumed that the agency has no comments. Please refer to the contact information below when submitting comments.

Please note that for this third submittal, the applicant:

- a) Revised the Sketch Plan, Narrative, Preliminary Plan, Preliminary Landscape, Traffic Study, Roundabout Auto Turn Exhibit, Construction Drawings (CDs), and Drainage report.
- b) Provided a response to Referral agencies

I will send the response to Referral agencies that had comments by separate email.

They did not revise the CDOT Highway 86 Plans because these can't be referred to CDOT until the developer gets the Access Control Plan approved.

Thanks,

Robert Messenger, AICP
Planner/Project Manager
Town of Elizabeth
(303) 646-4166 ext.505
rmessenger@townofelizabeth.org

From: [Brooks Kaufman](#)
To: [Grace Erickson](#)
Cc: [Jim Marshall \(jim@mqlinvestments.com\)](mailto:jim@mqlinvestments.com)
Subject: RE: Legacy Village Preliminary Submittal
Date: Wednesday, November 18, 2020 3:45:45 PM
Attachments: [IREA COMMENTS LEGACY VILLAGE 11-18-20.pdf](#)
[IREA COMMENTS LEGACY VILLAGE PRELIM PLAN 11-18-20.pdf](#)
[IREA COMMENTS LEGACY VILLAGE PRELIM LANDSCAPE PLAN 11-18-20.pdf](#)

Dear Mrs. Erickson

Attached are some minor clean up items in regard to utility easements. One of the items that needs to be addressed is the proposed retaining walls are not permitted to encroach into utility easements. The other item is that IREA will be relocating the existing overhead electric facilities within the platted 30 foot utility easements and the proposed landscape buffer will conflict with the new location of the overhead electric facilities. The landscape buffer will need to be adjusted/relocated to allow the relocation of the existing overhead electric facilities.

Respectfully

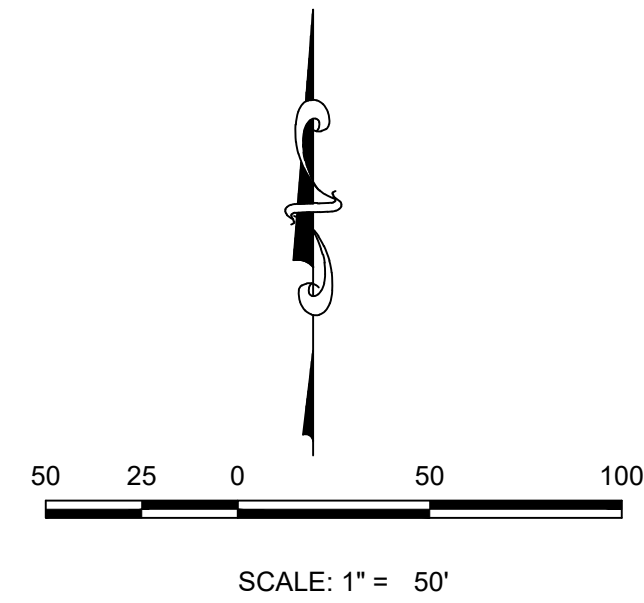
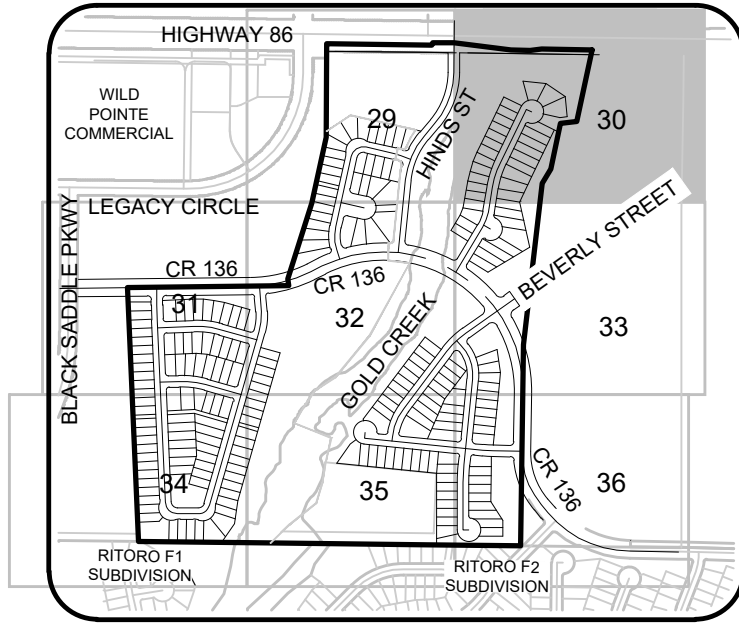
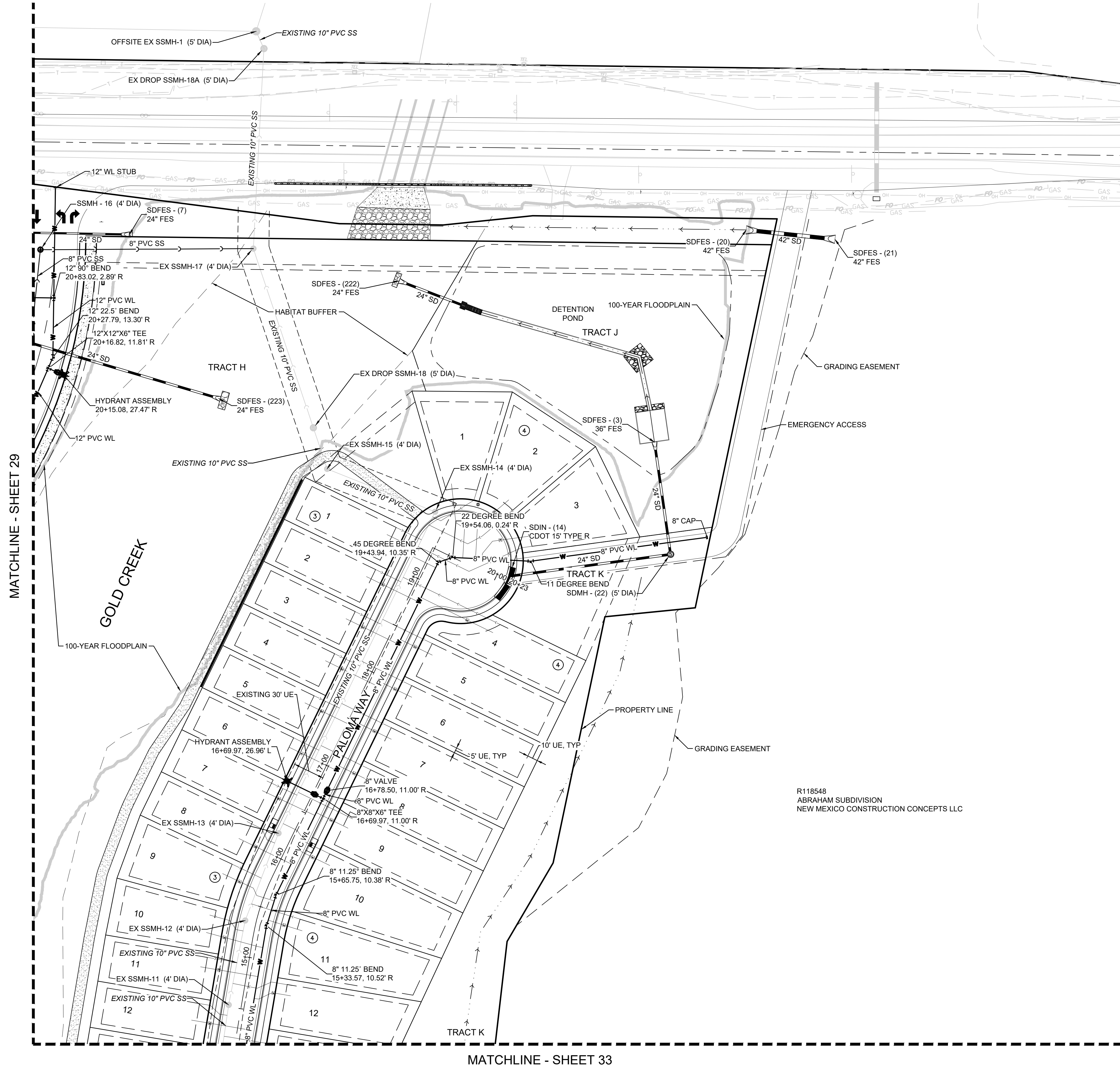
Brooks Kaufman
 Intermountain Rural Electric Association
 Lands and Rights of Way Manager
 5496 N. US Hwy 85
 Sedalia, CO 80135
 Direct : 720.733.5493
 Cell : 303.912.0765
bkaufman@irea.coop



From: Grace Erickson <GERickson@townofelizabeth.org>
Sent: Wednesday, November 11, 2020 2:39 PM
To: Michael DeVol <mdevol@townofelizabeth.org>; Travis Reynolds <treynolds@safebuilt.com>; Brooks Kaufman <BKaufman@Irea.Coop>; Scott Pease, PE <pease@corecivil.com>; Martin Metsker <metsker@corecivil.com>; Robert J. Anderson <randerson@jvajva.com>
Cc: Kara Gerczynski <kara@elizabethfire.org>
Subject: FW: Legacy Village Preliminary Submittal

CAUTION:

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LEGEND

- PROPOSED VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED WATER METER (WM)
- PROPOSED BLOW OFF AT LOW POINT
- PROPOSED AIR/VAC VALVE IN VAULT AND VENT PIPE
- PROPOSED WL FITTING WITH THRUST BLOCK
- PROPOSED CAP WITH END OF LINE BLOWOFF
- XX" WL PROPOSED C900 WATER LINE
- FLANGE: 20.0 FINISHED GRADE AT HYDRANT FLANGE
- 00.00 WM FINISHED GRADE AT WATER METER RIM
- XX" SS PROPOSED PVC SANITARY SEWER & MANHOLE
- U PROPOSED SANITARY SEWER UNDERDRAIN
- PROPOSED FLARED END SECTION
- PROPOSED STORM DRAIN INLET
- PROPOSED STORM MANHOLE
- 36" SD PROPOSED STORM DRAIN
- PROPOSED STREET LIGHT
- EXISTING FIBER OPTICS
- EXISTING ELECTRIC LINES
- EXISTING WATER LINE
- EXISTING SEWER LINE
- LOT NUMBER
- BLOCK NUMBER
- UE UTILITY EASEMENT
- DUE DRAINAGE/UTILITY EASEMENT
- SWE SIDEWALK EASEMENT

10333 E. Dry Creek Rd.
Suite 240
Englewood, CO 80112
Tel: (720) 482-5546
Fax: (720) 482-5546



E86 J.V., LLC
CONTACT: JIM MARSHALL
7108 SOUTH ALTON WAY
ENGLEWOOD, CO 80112
(303) 507-6651

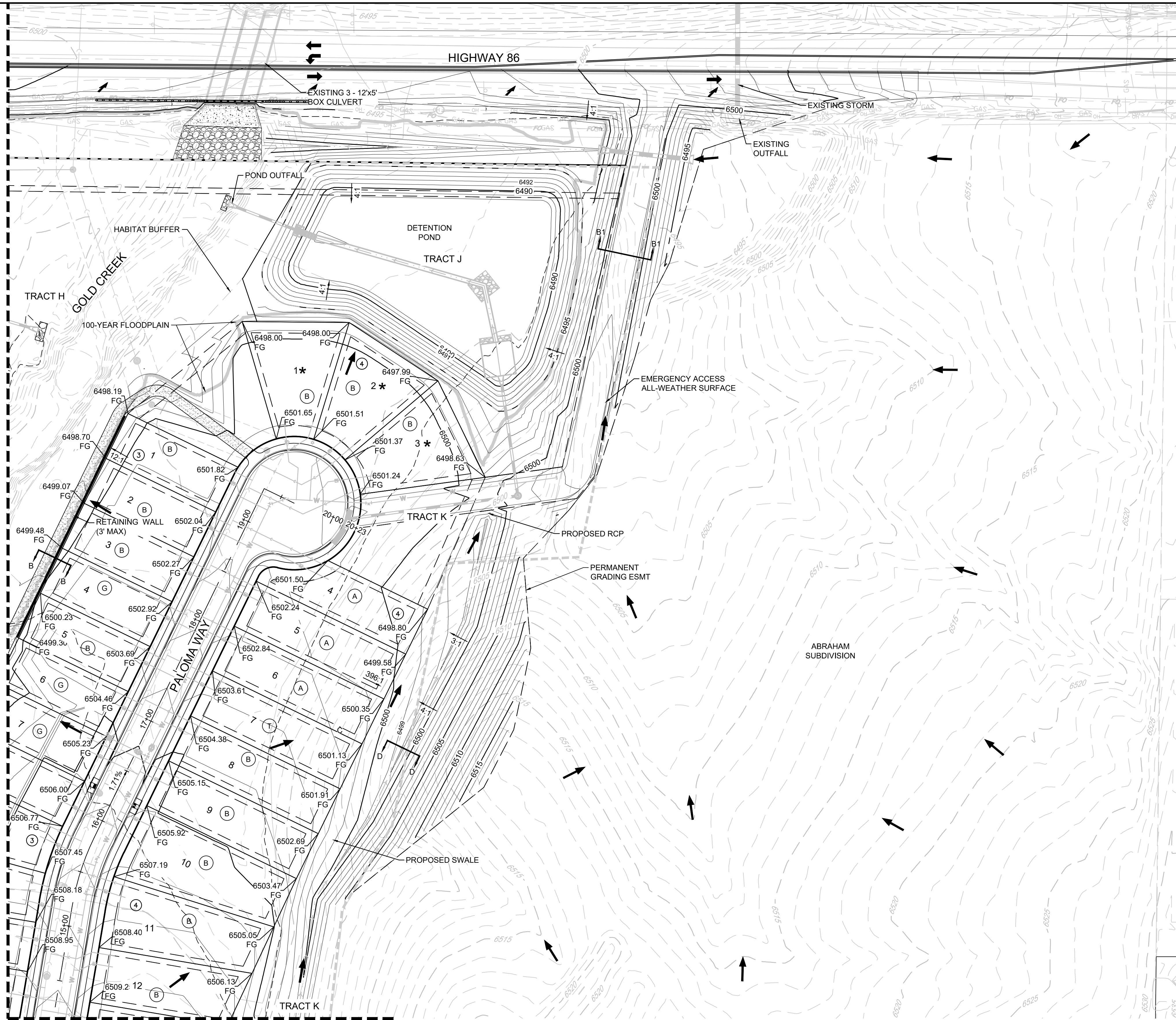
LEGACY VILLAGE
ELIZABETH, CO
UTILITY PLAN

SCALE: AS SHOWN
DRAWN BY: SSB
CHECKED BY: JJJ
FILE NO: 8130147404
DATE: OCTOBER 2020

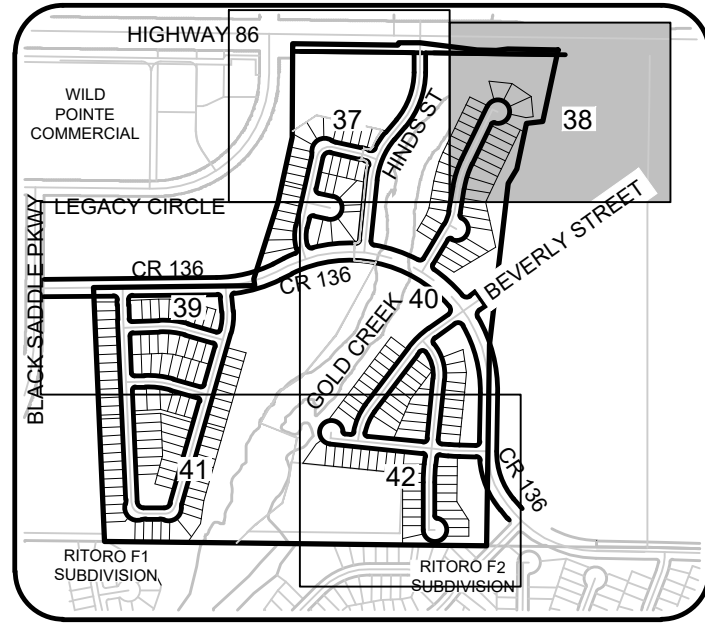
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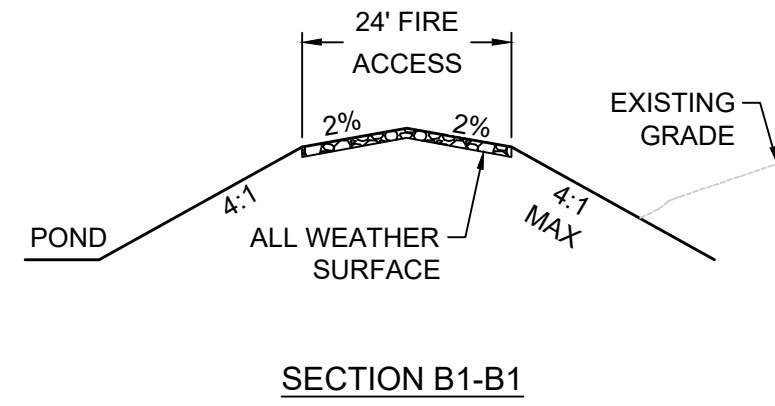
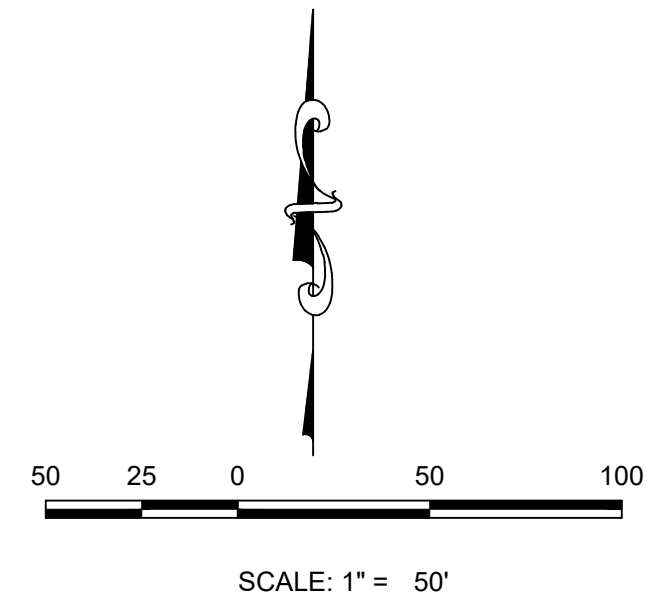
MATCHLINE - SHEET 37



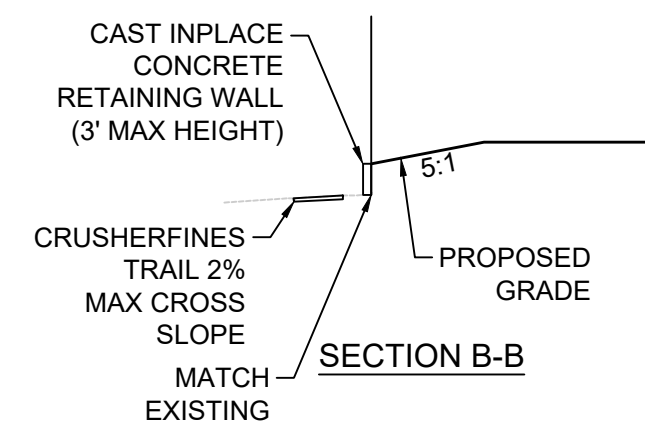
MATCHLINE - SHEET 40



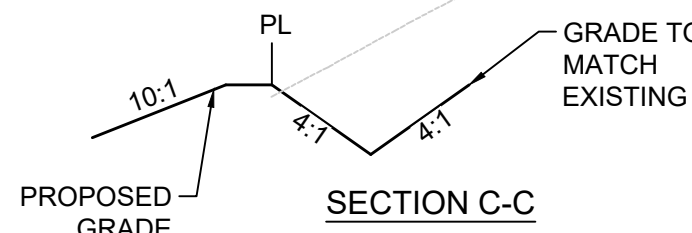
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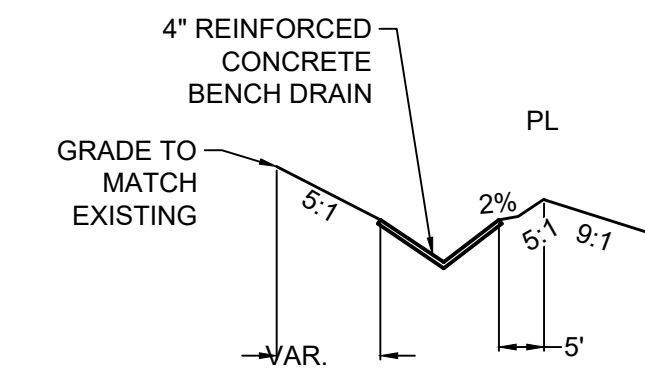
SECTION B1-B1



SECTION B-B



SECTION C-C



SECTION D-D

LEGEND	
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	PROPOSED OVERLAND FLOW
	PROPOSED DRAINAGE EASEMENT
	PROPOSED PARCEL A BOUNDARY
	PROPOSED LIMITS OF CONSTRUCTION
	PROPOSED STORM INLET
	PROPOSED FLARED END SECTION
	PROPOSED STORM DRAIN

SHEET NUMBER

38

DRAWN BY: SSB

CHECKED BY: JJ

DATE: OCTOBER 2020

LEGACY VILLAGE
ELIZABETH, CO
AREA GRADING PLAN

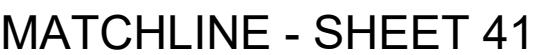
E86 J.V., LLC
CONTACT: JIM MARSHALL
7108 SOUTH ALTON WAY
ENGLEWOOD, CO 80112
(303) 507-6651

10333 E. Dry Creek Rd.
Suite 240
Englewood, CO 80112
Tel: (720) 482-5556
Fax: (720) 482-5556

CML
CONSULTANTS A WESTWOOD TEAM

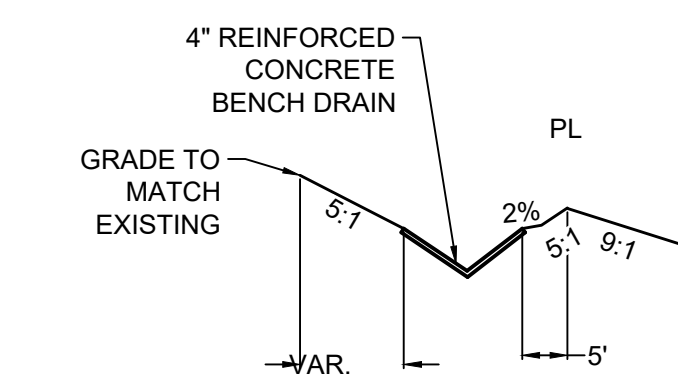
No. Revisions

Date Appr. Init. Date

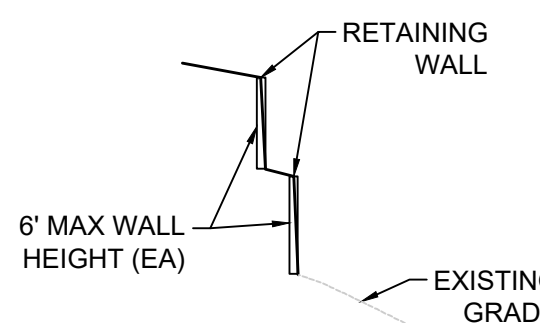


Keymap of the Ritoro F1 and F2 subdivisions. The map shows Highway 86 at the top, Legacy Circle in the center, and Beverly Street at the bottom. Black Saddle Creek runs vertically on the left. Ritoro F1 is on the left, and Ritoro F2 is on the right. Lots are numbered: 37, 38, 39, 40, 41, 42. A north arrow and a scale bar (0 to 100 feet) are at the bottom.

LEGEND	
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	PROPOSED OVERLAND FLOW
	PROPOSED DRAINAGE EASEMENT
	PROPOSED PARCEL A BOUNDARY
	PROPOSED LIMITS OF CONSTRUCTION
	PROPOSED STORM INLET
	PROPOSED FLARED END SECTION
	PROPOSED STORM DRAIN

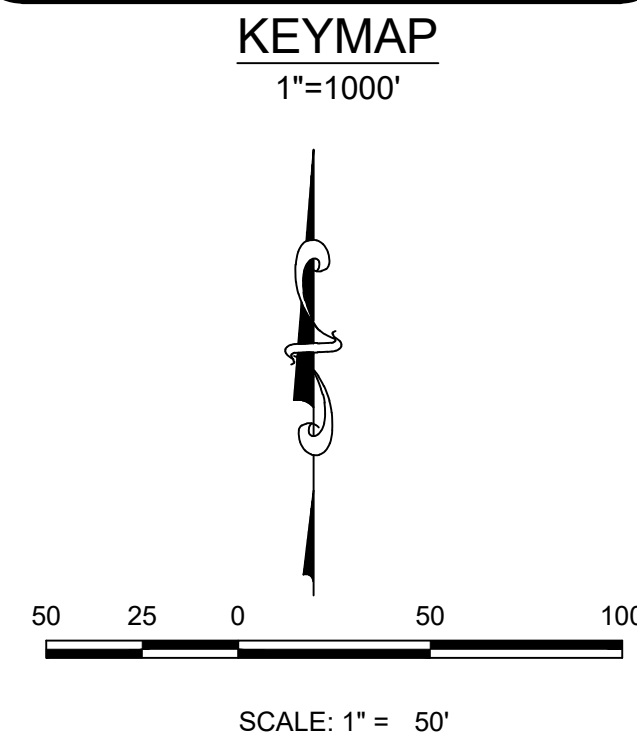


SECTION D-D

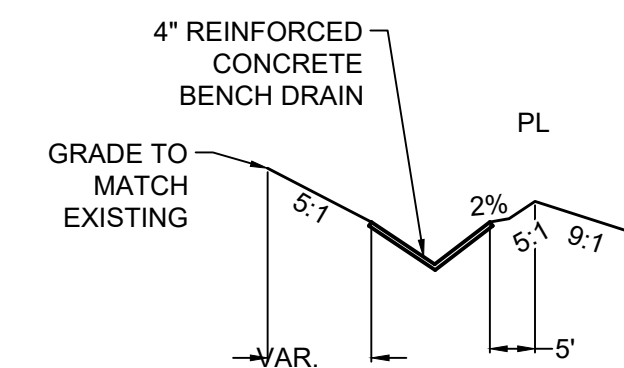


SECTION W1-W1

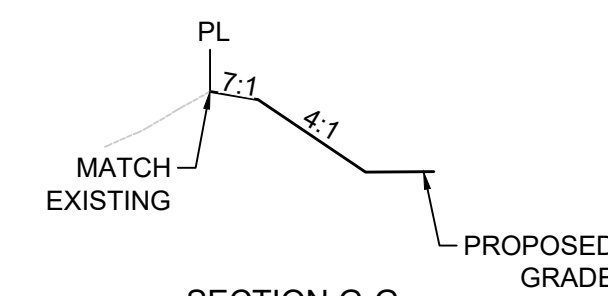
Page 67



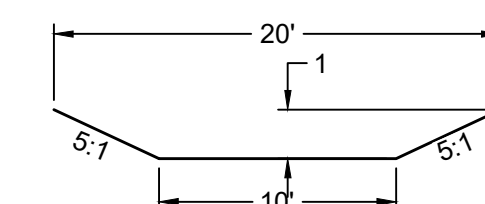
LEGEND	
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	PROPOSED OVERLAND FLOW
	PROPOSED DRAINAGE EASEMENT
	PROPOSED PARCEL A BOUNDARY
	PROPOSED LIMITS OF CONSTRUCTION
	PROPOSED STORM INLET
	PROPOSED FLARED END SECTION
	PROPOSED STORM DRAIN



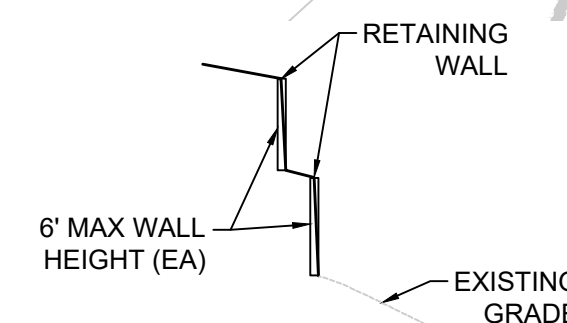
SECTION D-D




SECTION G-G



SECTION A1-A1



SECTION W1-W1

SHEET NUMBER 41	DRAWN BY:	SSB	SCALE:	LEGACY VILLAGE ELIZABETH, CO AREA GRADING PLAN	E80 J.V., LLC CONTACT: JIM MARSHALL 7108 SOUTH ALTON WAY ENGLEWOOD, CO 80112 (303) 597-6651	 CONSULTANTS A WESTWOOD TEAM	10333 E. Dry Creek Rd. Suite 240 Englewood, CO 80112 Tel: (720) 462-9526 Fax: (720) 462-9546				
	CHECKED BY:	JW	FILE NO:								
	DATE:	OCTOBER 2020	8130147404								
	No.	Revisions	Date					Init.	Appr.	Date	

LEGACY VILLAGE SUBDIVISION PRELIMINARY PLAN (ELIZABETH 86)

TRACT OF LAND IN THE NORTH HALF OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
TOWN OF ELIZABETH, COUNTY OF ELBERT, STATE OF COLORADO
SHEET 5 OF 11



LEGACY VILLAGE SUBDIVISION PRELIMINARY PLAN (ELIZABETH 86)

TRACT OF LAND IN THE NORTH HALF OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
TOWN OF ELIZABETH, COUNTY OF ELBERT, STATE OF COLORADO
SHEET 6 OF 11

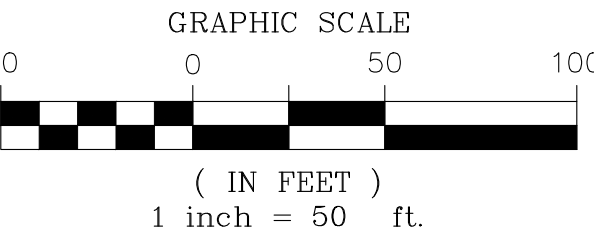


LEGACY VILLAGE SUBDIVISION PRELIMINARY PLAN (ELIZABETH 86)

TRACT OF LAND IN THE NORTH HALF OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
TOWN OF ELIZABETH, COUNTY OF ELBERT, STATE OF COLORADO
SHEET 7 OF 11

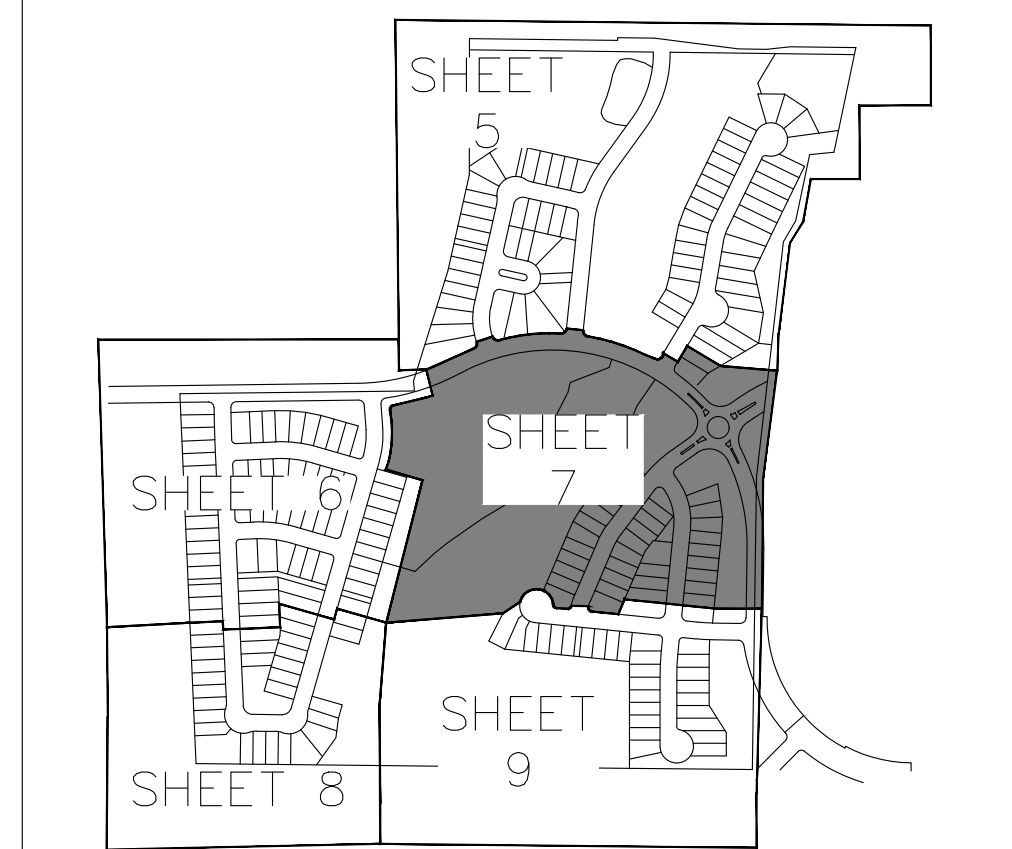


OWNER:
NEW MEXICO CONSTRUCTION
CONCEPTS, LLC
UNPLATTED
ZONED: RC
USAGE: MULTIFAMILY



LEGEND	
	FND. SECTION CORNER AS DESCRIBED
	SET #5 REBAR WITH 1-1/4" RED PLASTIC CAP "CVL PLS 34591"
	SET 1-1/4" RED PLASTIC CAP "PLS 34591" ON FND # 5 REBAR
	FND 3-1/4" CDOT ALUMINUM CAP LS 17488
	BLOCK NUMBER
	R.O.W. RIGHT-OF-WAY
	D.U.E. DRAINAGE & UTILITY EASEMENT
	E.A.E. EMERGENCY ACCESS EASEMENT
	PROPOSED ROAD CENTERLINE
	PROPOSED EASEMENT LINE
	EXISTING EASEMENT LINE
	PROPOSED 100 YEAR FLOODPLAIN
	EXISTING 100 YEAR FLOODPLAIN

KEYMAP



NOT TO SCALE

ENGINEER/SURVEYOR

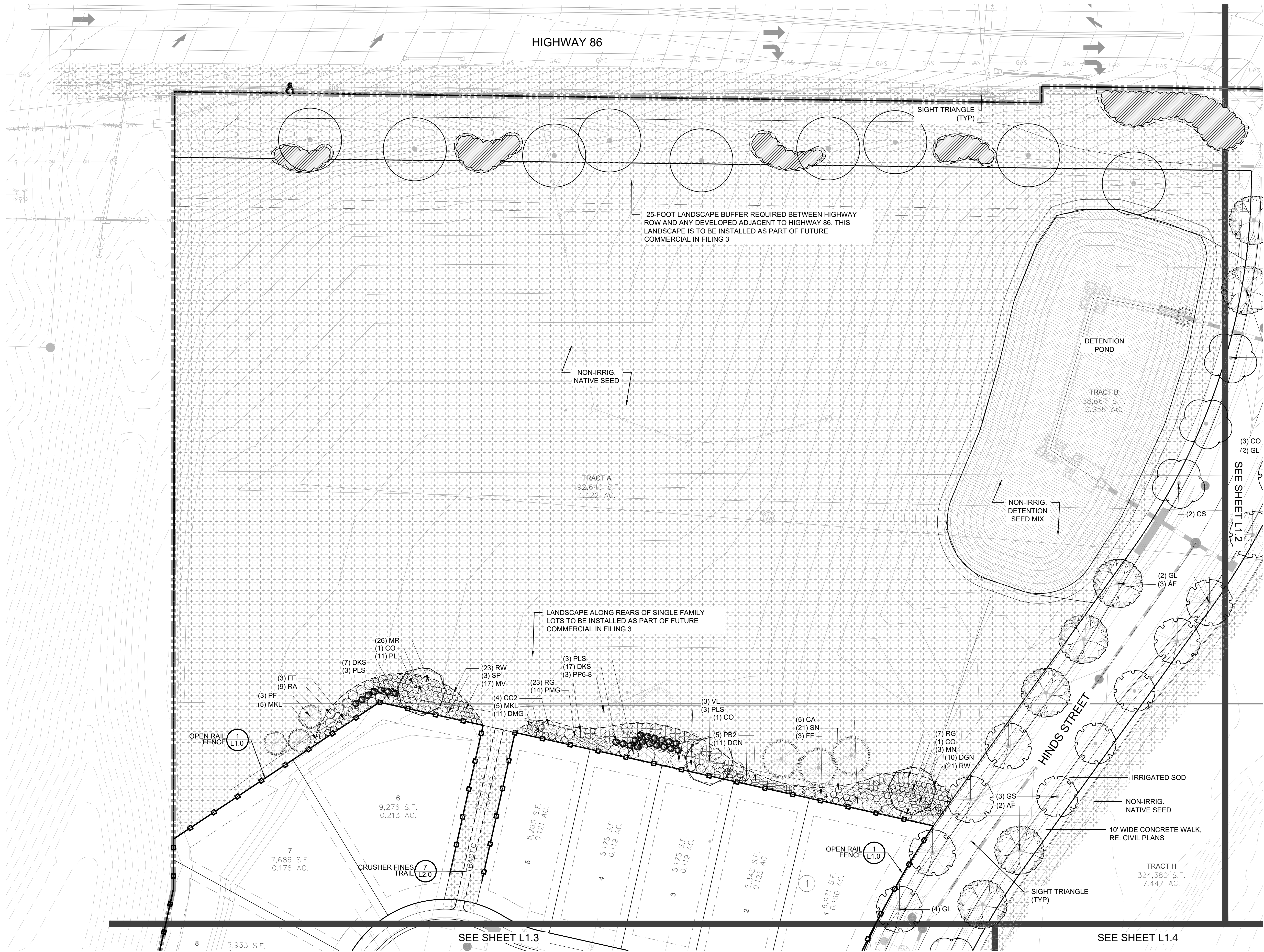
CVL CONSULTANTS
10333 E. Dry Creek Rd., Suite 240
Englewood, CO 80112
Tel: (720) 482-9526 / Fax: (720) 482-9546

Y:\ELIZABETH\LANDSCAPE ARCHITECTURE\CURRENT DIVISION\PRELIMINARY LANDSCAPE PLANS DIV\G. GARRETT, 10/30/20

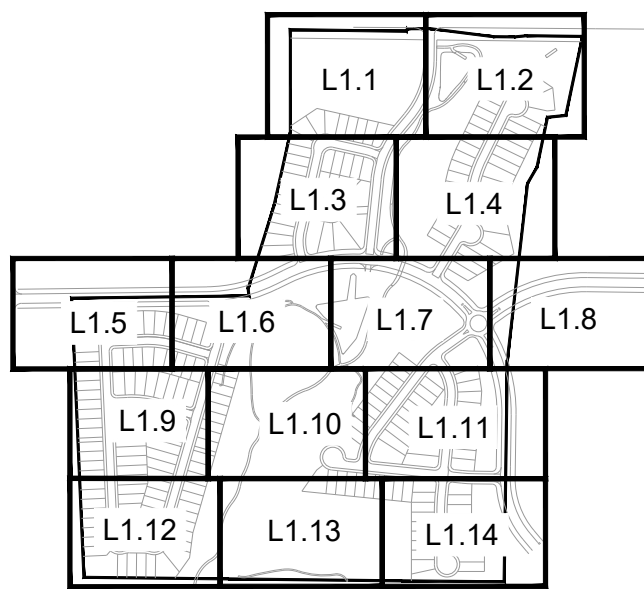
LEGACY VILLAGE

PRELIMINARY LANDSCAPE DRAWINGS

A PART OF THE NORTH HALF OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
TOWN OF ELIZABETH, COUNTY OF ELBERT, STATE OF COLORADO



- LANDSCAPE LEGEND
- DECIDUOUS TREE
 - EVERGREEN TREE
 - SHRUBS
 - EDGER
 - OPEN RAIL FENCE
 - CRUSHER FINES
 - DETENTION SEED MIX
 - LOW GROW NATIVE SEED MIX
 - SOD - RTF WATER SAVER SOD
 - RIVER ROCK
 - WOOD MULCH SHREDDED CEDAR



0 10' 20' 30' 60'
NORTH SCALE: 1"=30'-0"

Item 2.		Date	Appr.	Init.	Date	Revisions	No.
PCS GROUP, INC. www.pcs-group.com PO BOX 18297 DENVER, CO 80218 ATTN: JOHN PRESTWICH 303.531.4805							
E86 J.V., LLC CONTACT: JIM MARSHALL 7108 SOUTH ALTON WAY ENGLEWOOD, CO 80112 (303) 507-6651							
LEGACY VILLAGE ELIZABETH, CO PRELIMINARY LANDSCAPE DRAWINGS LANDSCAPE PLAN							
DRAWN BY: GG	CHECKED BY: PCS	DATE: OCTOBER 2020	SHEET NUMBER				
SCALE: 1"=30'-0"		FILE NO: 8130147404	L1.1				

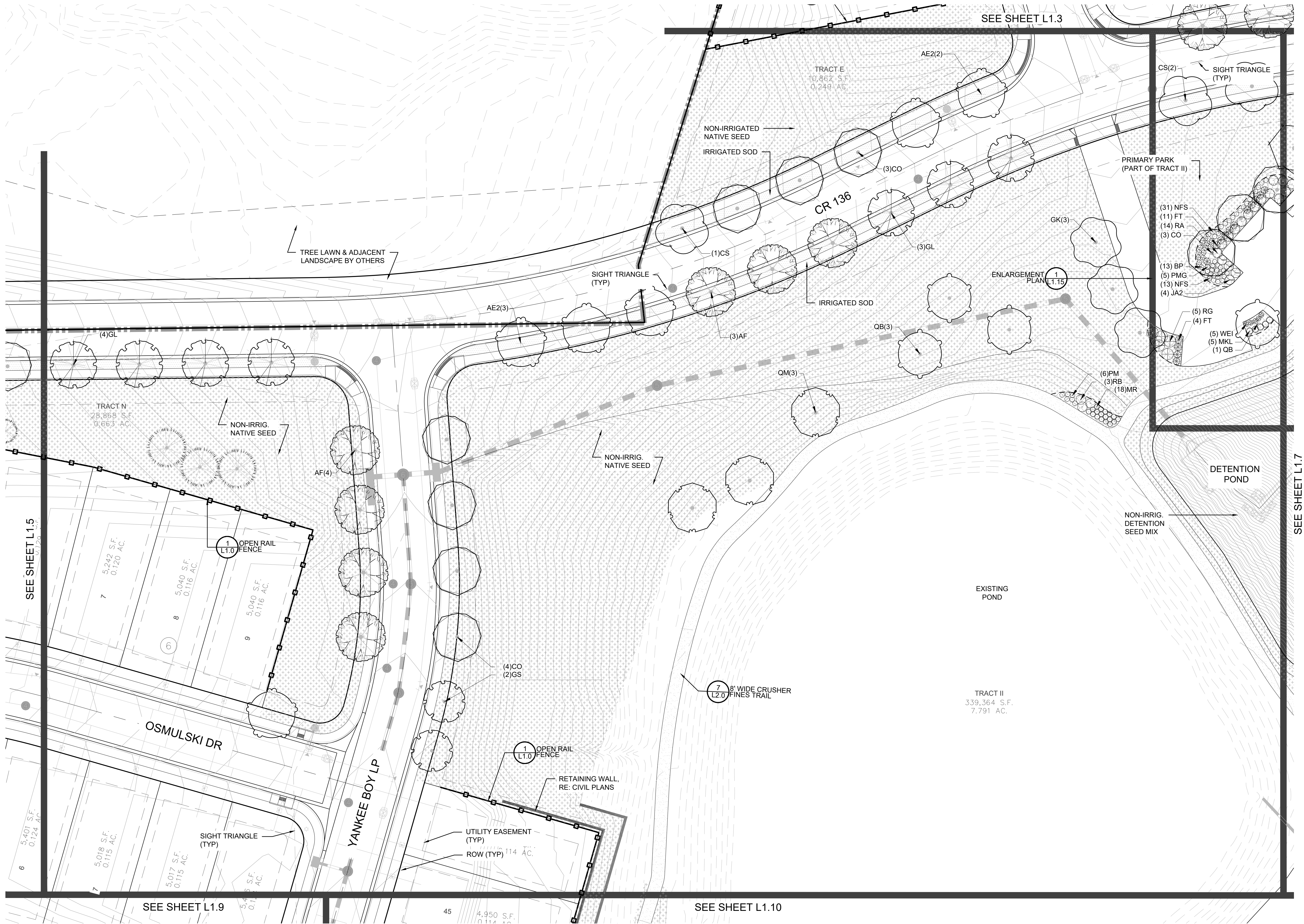
A PART OF THE NORTH HALF OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
TOWN OF ELIZABETH, COUNTY OF ELBERT, STATE OF COLORADO

[illegible]

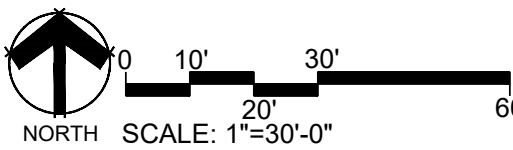
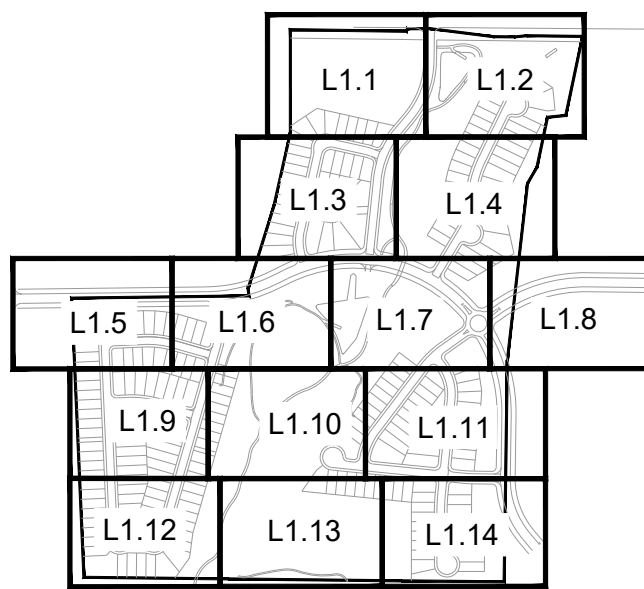
LEGACY VILLAGE

PRELIMINARY LANDSCAPE DRAWINGS

A PART OF THE NORTH HALF OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
TOWN OF ELIZABETH, COUNTY OF ELBERT, STATE OF COLORADO



LANDSCAPE LEGEND	
	DECIDUOUS TREE
	EVERGREEN TREE
	SHRUBS
	EDGER
	OPEN RAIL FENCE
	CRUSHER FINES
	DETENTION SEED MIX
	LOW GROW NATIVE SEED MIX
	SOD - RTF WATER SAVER SOD
	RIVER ROCK
	WOOD MULCH
	SHREDDED CEDAR

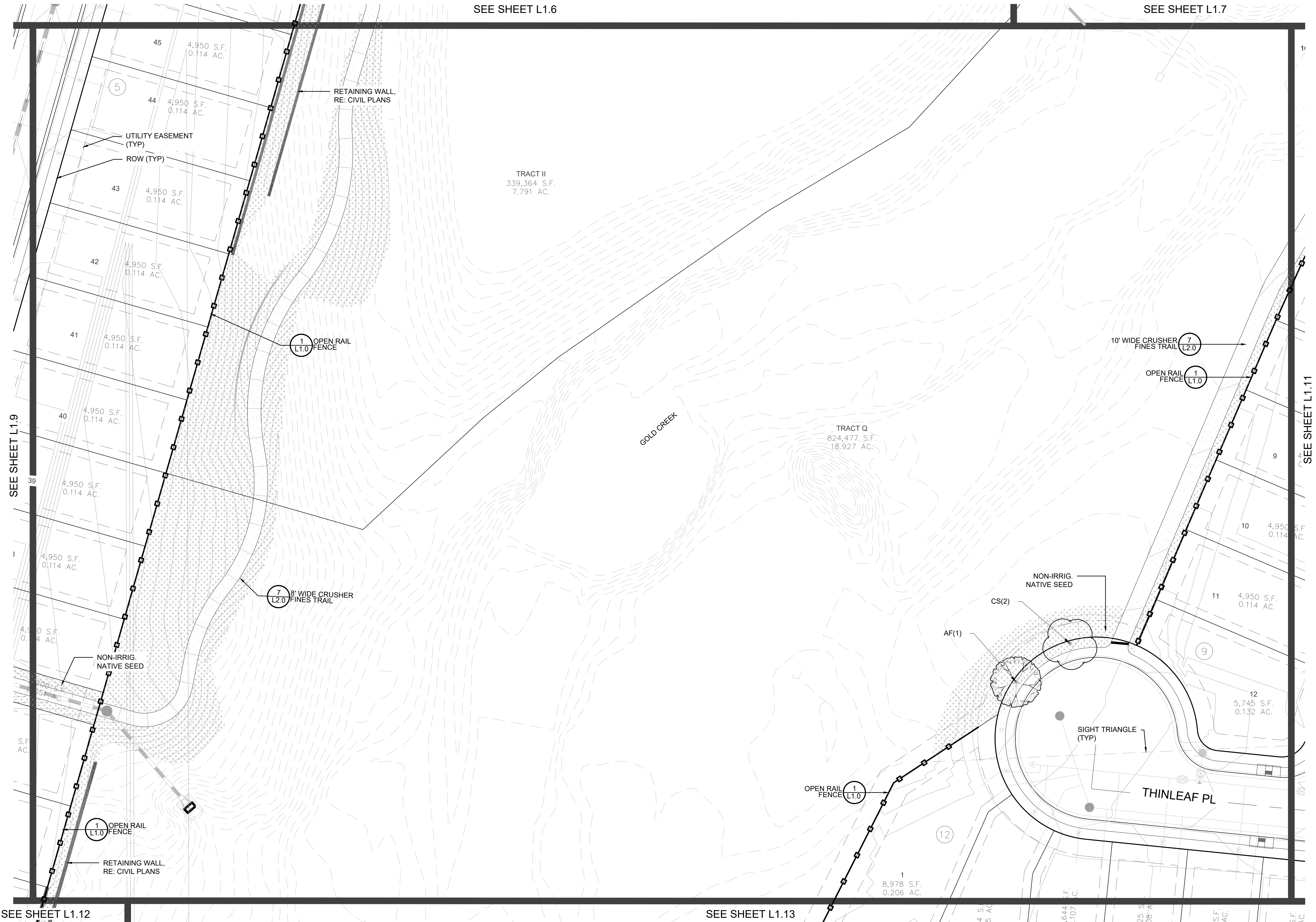


Item 2.		Date	Appr.	Init.	Date	Revisions	No.
PCS GROUP, INC. www.pcsgrp.com PO BOX 18287 Denver, CO 80218 ATTN: JOHN PRESTWICH 303.551.4605							
E88 J.V., LLC CONTACT: JIM MARSHALL 7108 SOUTH ALTON WAY ENGLEWOOD, CO 80112 (303) 307-6651							
LEGACY VILLAGE ELIZABETH, CO PRELIMINARY LANDSCAPE DRAWINGS LANDSCAPE PLAN							
DRAWN BY: GG	CHECKED BY: PCS	DATE: OCTOBER 2020	SHEET NUMBER				
SCALE: 1"=30'-0"		FILE NO: 8130147404		L1.6			

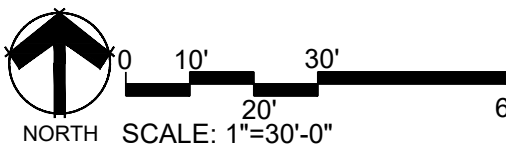
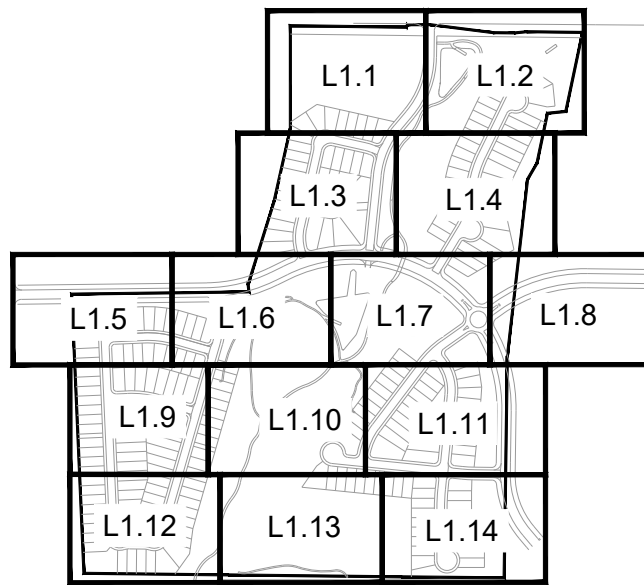
LEGACY VILLAGE


PRELIMINARY LANDSCAPE DRAWINGS

A PART OF THE NORTH HALF OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
TOWN OF ELIZABETH, COUNTY OF ELBERT, STATE OF COLORADO




- LANDSCAPE LEGEND**
- DECIDUOUS TREE
 - EVERGREEN TREE
 - SHRUBS
 - EDGER
 - OPEN RAIL FENCE
 - CRUSHER FINES
 - DETENTION SEED MIX
 - LOW GROW NATIVE SEED MIX
 - SOD - RTF WATER SAVER SOD
 - RIVER ROCK
 - WOOD MULCH
 - SHREDDED CEDAR



L1.10		SHEET NUMBER		DRAWN BY: GG		SCALE: 1"=30'-0"		LEGACY VILLAGE ELIZABETH, CO PRELIMINARY LANDSCAPE DRAWINGS LANDSCAPE PLAN		E86 J.V., LLC CONTACT: JIM MARSHALL 7108 SOUTH ALTON WAY ENGLEWOOD, CO 80112 (303) 307-6651		 people creating spaces		PCS GROUP INC. www.pcs-group.com PO BOX 18297 DENVER, CO 80218 ATTN: JOHN PRESTWICH 303-531-4805																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																															
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A PART OF THE NORTH HALF OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
TOWN OF ELIZABETH, COUNTY OF ELBERT, STATE OF COLORADO



L1.12						SHEET NUMBER							
DRAWN BY: GG						DATE: OCTOBER 2020							
CHECKED BY: PCS						FILE NO.: 8130147404							
LEGACY VILLAGE ELIZABETH, CO						PRELIMINARY LANDSCAPE DRAWINGS							
						LANDSCAPE PLAN							
E86 JV., LLC CONTACT: JIM MARSHALL 7108 SOUTH ALTON WAY ENGLEWOOD, CO 80112 (303) 507-4651						 <p>people creating spaces</p> <p>PCS GROUP, INC. www.pcsinc.com PO BOX 18297 DENVER, CO 80218 ATTN: JOHN PRESTWICH 303-531-4805</p>							
No.	Revisions					Date	Init.	Appr.					Date



August 6, 2019

Robert Messenger
AICP Planner/Project Manager
Town of Elizabeth
PO Box 159
151 S. Banner St.
Elizabeth, CO 80107

RE: Referral from Town of Elizabeth 86/Legacy Village Subdivision Sketch Plan & Preliminary Plan

Dear Mr. Messenger:

We have received comments from the referral agencies for Legacy Village. We have restated the comments below and addressed them per the bold, italicized responses.

ELBERT COUNTY , Christina Stanton, AICP Director of Community & Developmental Services

Comment: Considering that Legacy Circle was not constructed for the number of residential trips this and other nearby developments are and will generate, including the construction traffic generated by these developments, the County is requiring that any and all subdivisions within town limits that have access to Legacy Circle shall enter into a Master Road Use Agreement (MRUA) with the County. Please advise your applicants accordingly and have them contact Mr. Rory Hale, Director of Public Works.

Response: MRUA shall be reviewed upon receipt and coordinated with the Town of Elizabeth.

ELIZABETH FIRE, Kara Gerczynski Division Chief, Elizabeth Fire Protection

No Comments.

IREA, Brooks Kaufman, cell 303-912-0765

Comment: The Association has existing overhead electric facilities on the subject property. The Association will maintain these existing utility easements and facilities unless otherwise requested by the applicant to modify them under the Association's current extension policies.

Response: Acknowledged.

Comment: The Association is in the process of engineering and preparing for the construction of electrical feeder north of Elizabeth along County Road 13 to meet the additional electrical capacity of Ritoro and Legacy Village area. Therefore, the Association will require the additional utility easements along Hwy 86 as shown in the attached markup. The Association expects the new feeder extension to be completed late 2019.

Response: Additional easements added.

Comment: In addition, the Association will require the added utility easements to accommodate the installation of electric facilities in this project. The smaller width or lack of easements depicted on the preliminary plan will create difficulties during installation of dry utilities due to the limited amount of space made available to extend underground electric feeders for the overall development from Hwy 86 and Beverley.

Response: Additional easements added, however some locations may not work as planned due to retaining wall locations. These lots may need looked at in more detail.

Comment: The Association's consultant (HDR) will be reaching out to the developer to coordinate and work thru the required easements along Hwy 86.

Response: Acknowledged.

US Fish and Wildlife Service, Ann Timberman for Drue L. DeBerry Colorado Field Offices Supervisor

Comment: Our Comments from last July still apply as indicated on the last page of that letter (06e24000-2018-TA-0972), as long as the projects impacts have not changed.

Response: Project impacts have been reduced from July 2018 preliminary boundary. While no Preble's mouse has been found onsite, a 70' Habitat Buffer' has been provided on both side of Gold Creek per recommendation by the wildlife biologist. Best Management Practices shall be applied throughout the construction and post construction process. Please see new 2019 construction plans for any additional site specific comments.

Elbert County Health and Human Services, Stacey Rinehart Environmental Health Specialist

Comment: ECHHS has no concerns. It is recommended to take means to eliminate or reduce mosquito production near ponds.

Response: Proposed detention ponds are constructed to minimize and/or eliminate standing water by releasing storm water in under 40-hrs. Existing pond shall remain in existing state per wildlife biologist request.

Thank you for providing these review comments to enhance our initial submittal. If you have any questions regarding our application, please do not hesitate to contact me at 720-249-3583.

Sincerely,

Scott Lockhart
CVL Consultants of Colorado, Inc.



October 22th, 2019

Robert Messenger
AICP Planner/Project Manager
Town of Elizabeth
PO Box 159
151 S. Banner St.
Elizabeth CO 80107

RE: Sketch Prelim Legacy Village Subdivision

Dear Mr. Messenger:

We have received comments from Elizabeth Fire Protection District, Elbert County Assessors, IREA and U. S. Fish & Wildlife Services for the above referenced project. We have restated the comments below and addressed them per the bold, italicized responses.

Elizabeth Fire Protection District

Comment: Approved.

Response: Thank you.

ELBERT COUNTY ASSESSOR

1. Comment: Gamble Oak Lp/Same name as subdivision. Suggest using another name. Maybe use River Box Elder.

Response: Street names have been coordinated offline with Accessor.

2. Comment: Box Elder Street/Box Elder is part of an existing street. Change name to W. Beverly St.

Response: Street names have been coordinated offline with Accessor.

3. Comment: River Birch Ln/River Birch on the N side is a street but on the S side it is a Cul-de-sac. Suggesting using River Birch St. on the N side and River Birch Ct. on the S side.

Response: Street names have been coordinated offline with Accessor.

4. Comment: Thinleaf Avenue/Same as River Birch. Suggest using Thinleaf Ave on the E side and Thinleaf Ct on the W side.

Response: Street names have been coordinated offline with Accessor.

5. Comment: Brustle Cone Trl/Suggest changing Trail to Loop.

Response: Street names have been coordinated offline with Accessor.

6. Comment:/Suggest a separate road name for Cul-de-sac with Tract E in it.

Response: Street names have been coordinated offline with Accessor.

IREA, Brooks Kaufman, Lands and Rights of Way Manager/bkaufman@irea.coop

Comment: The Association and developer have been working together on the new feeder location along Hwy 86. The Association and developer need work on the retaining wall and front lot easements within Lots 30, 31, 32 and 33. The Association is requesting the monuments signs be shown on the landscape plans; any proposed monument signs are not allowed within utility easements.

Response: Acknowledged, easements have been added to these lots to encompass the walls for ownership and maintenance. At this time, monument sign locations are unknown. A note has been added to convey the request that monument signs shall stay clear of utility easements.

U. S. Fish & Wildlife Services

Comment: No concerns

Response: Thank you.

If you have any additional questions, please do not hesitate to contact me directly at 720.249.3583.

Sincerely,

Scott Lockhart
CVL Consultants of Colorado, Inc.



TOWN OF ELIZABETH

COMMUNITY DEVELOPMENT DEPARTMENT

TO: Planning Commission
FROM: Grace K. Erickson, Assistant Town Administrator
DATE: December 28, 2020
SUBJECT: Resolution 21-01

SUMMARY AND STAFF RECOMMENDATION

Public bodies are required to annually designate a public place for posting meeting notices per the Colorado Open Meetings Law. Approval of the attached Resolution would designate the Town's website as the posting place for meeting notices for the Planning Commission through 2021.

STAFF RECOMMENDATION

The Town's website has been the designated posting place for the Board of Trustees and all advisory boards in 2020. This same Resolution will be recommended to the Board of Trustees, Main Street Board of Directors, and Historic Advisory Board for consistency of where the Town's public meetings are posted. Staff recommends approval of Resolution 21-01, a Resolution establishing a designated public place for the posting of meeting notices pursuant to C.R.S. § 24-6-402(2)(c).

ATTACHMENT(S)

Resolution 21-01

**TOWN OF ELIZABETH
PLANNING COMMISSION
RESOLUTION 21-01**

**A RESOLUTION ESTABLISHING A DESIGNATED PUBLIC PLACE FOR
THE POSTING OF MEETING NOTICES PURSUANT TO C.R.S. § 24-6-
402(2)(c)**

WHEREAS, C.R.S. § 24-6-402(2)(c) requires the Planning Commission to annually designate the public place for posting notices to comply with the Colorado Open Meetings Law, C.R.S. § 24-6-401, *et seq.* (the "Open Meetings Law");

WHEREAS, consistent with House Bill 19-1087, the Planning Commission hereby desires to post notice of the Planning Commission's public meetings not only in physical locations, but also on the Town's website as the Town's official online presence to the greatest extent practicable; and

WHEREAS, the notice must have specific agenda information, posted no less than twenty-four (24) hours prior to the meeting, must be accessible at no charge to the public, must be searchable by type of meeting, date of meeting, time of meeting and agenda contents, shall link to any social media accounts of the local public body, shall provide the address of the website to the Department of Local Affairs, and shall designate a public place within the boundaries of the local public body at which it may post a notice no less than twenty-hours (24) hours prior to a meeting if it is unable to post a notice online in exigent or emergency circumstances such as a power outage or interruption in internet service that prevents the public from accessing the notice online.

NOW THEREFORE BE IT RESOLVED BY THE PLANNING COMMISSION OF THE TOWN OF ELIZABETH, COLORADO AS FOLLOWS:

Section 1. **Designation.** The Planning Commission of the Town of Elizabeth, in compliance with C.R.S. § 24-6-402(2)(c) of the Open Meetings Law, hereby designates the Town website at www.townofelizabeth.org as the official place for posting notices. The Planning Commission may additionally post notices at Town Hall, located at 151 South Banner Street, and any Town social media accounts. If there is a known power outage, known interruption of internet service, or an emergency meeting, the Planning Commission may post a physical notice at the public entrance of the Town Hall located at 151 South Banner Street.

PASSED, APPROVED, and ADOPTED this 5th day of January, 2021, by the Planning Commission of the Town of Elizabeth, Colorado, on first and final reading, by a vote of _____ for and _____ against.

Greg Tisdall, Chair

ATTEST

Michelle M. Oeser, Town Clerk



TOWN OF ELIZABETH

COMMUNITY DEVELOPMENT DEPARTMENT

TO: Planning Commission
FROM: Grace K. Erickson, Assistant Town Administrator
DATE: December 28, 2020
SUBJECT: Staff reports

- Hearings are scheduled for January 19th with the Planning Commission and January 26th with the Board of Trustees for the amendment to Chapter 16 regarding pedestrian access requirements.
- Sign code business coordination is underway between staff and businesses. BJ Potts, Town Administrator, is surveying businesses throughout the month of January. Staff will continue to update the Planning Commission on progress toward this zoning amendment, and the zoning amendment will be brought to the Planning Commission in a hearing once drafted.
- A virtual training with the Board of Trustees and Planning Commission with legal counsel is scheduled for Tuesday, January 12th at 5:30 PM. Please let me know if you cannot attend this training.