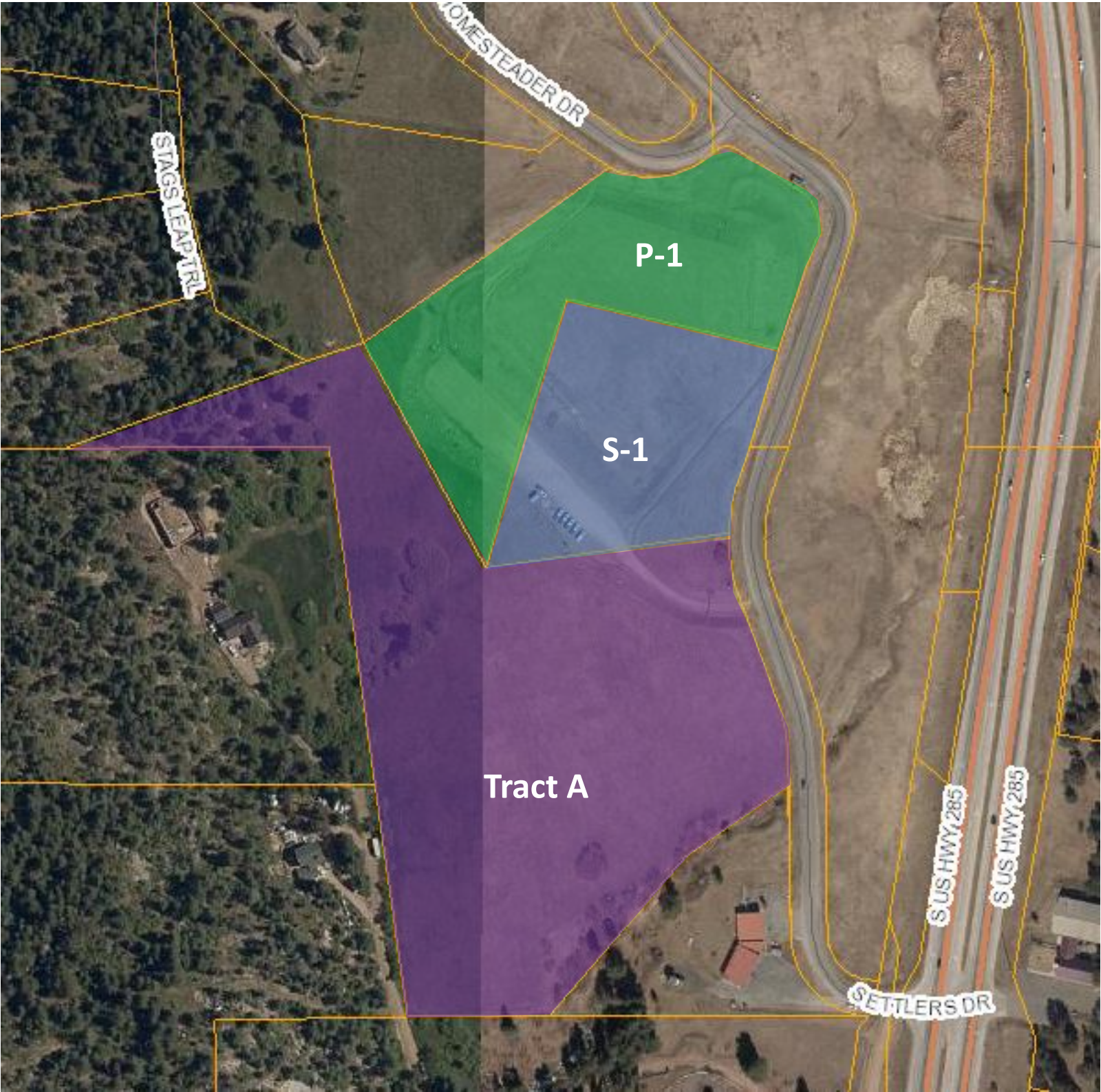


# Pre-Application Meeting | Property Boundary

**Subject Properties:**

Parcel Name/Identifier	PIN Number	Description
Tract P-1 (and Remainder of Parcel 8)	50-324-03-016	Park/Turkey Creek Rec Parcel
Tract S-1	60-051-01-001	School Tract
Tract A	60-051-01-004	Terra Investments LLC



**Parcel Size: 19.65 acres**

P-1: 4.68 acres

S-1: 3.19 acres

Tract A: 11.78 acres

**P-1 Description**

- Made up of two tracts of land. Tract P-1 was created with the Homestead Filing 4 plat. Tract P-1, while combined with additional land that is described below, appears to still be its own tract as shown in the Homestead Filing 4 plat and Homestead Filing 4 Exemption Survey.
- The Homestead Filing 10 plat completed in 2018 created the “remainder of parcel 8” and dedicated it to the County as “park land”. However, this remainder parcel was not part of the Homestead Flg 10 plat, the plat just created the remainder parcel. Deed recorded at 2006103989 conveyed this parcel to the County. The County then executed a commissioner’s deed (rec number 2006103990) that conveyed both Tract P-1 and the remainder parcel to North Turkey Creek Recreation District. The commissioners deed states that the Park Site needs to be used for park purposes or it will revert back to the County. The deed does not define “park purposes”.

**S-1 Description**

- The School Site (Tract S-1) was originally created with Homestead Flg 4 and has never changed. The parcel was conveyed to the County by deed recorded at book 2821 page 509. The deed will show if the County still owns it, or if it was conveyed to the school district.
- Jefferson County will need to release this parcel or approve a conveyance of the parcel for use of the parcel for recreation uses. Because the parcel was dedicated to satisfy the school land dedication, the school district will likely need to comment that they do not want or need the parcel.



# Pre-Application Meeting | Conceptual Lot, Building and Septic Layout



**Design Intent Statement:**

- One building spread between two lots (3 if needed), similar to many commercially developed properties with different tenant spaces.
- The building would be designed to compartmentalize function, use, and occupancy to ensure users are spread out and not overusing one area of the building on one septic system.
- The septic locations are very conceptual, but this gives an idea about the concept that we'd like to discuss with Public Health and our septic engineer.
- Parking would be located in the front or sides of the building.