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COMMUNITY SERVICES DEPARTMENT
PARK OPERATIONS ~ PLANNING ~ CSU EXTENSION ~ COMMUNITY OUTREACH
ENVIRONMENTAL SERVICES ~ VETERANS SERVICES ~ RECREATION/CULTURAL SERVICES

Park Advisory Board

Meeting Agenda

Wednesday, November 9, 2016 – 1:30 p.m.

Centennial Hall, 200 S. Cascade, Colorado Springs

<u>Item</u>	<u>Presenter</u>	<u>Recommended Action</u>
1. Call Meeting to Order	Chair	
2. Approval of the Agenda	Chair	Approval
3. Approval of Minutes	Chair	Approval
4. Introductions / Presentations	Chair	Information
5. Citizen Comments / Correspondence on Items Not On the Agenda (limited to five minutes unless extended by Chair)	Chair	
6. Development Applications		
A. Lorson Ranch East – PUD Development Plan and Preliminary Plan (PUDSP-16-003)	Jason Meyer	Endorsement
B. Academy Gateway – Preliminary Plan and Filing 1 Final Plat	Jason Meyer	Endorsement
C. Paint Brush Hills Filing No. 13D Final Plat	Ross Williams	Endorsement

<u>Item</u>		<u>Presenter</u>	<u>Recommended Action</u>
6.	Development Applications		
	D. Springs at Waterview 2016 Sketch Plan Amendment / PUD Development Plan / Preliminary Plan / Final Plat	Ross Williams	Endorsement
	E. Mayeda Replat / Minor Subdivision	Ross Williams	Endorsement
	F. Pony Tracts Minor Subdivision	Ross Williams	Endorsement
	G. Taylor Acres Minor Subdivision	Ross Williams	Endorsement
7.	Information / Action Items		
	A. 2017 Facility Use Fee Schedule	Tim Wolken	Endorsement
	B. Rock Island Regional Trail Extension	Jason Meyer	Information
	C. Ceresa Park Renovation Project	Brad Bixler / Patrick Salamon	Information
8.	Monthly Reports	Staff	Information
9.	Board / Staff Comments		
10.	Adjournment		

RECORD OF PROCEEDINGS

*Minutes of the October 12, 2016
El Paso County Park Advisory Board Meeting
Centennial Hall
Colorado Springs, Colorado*

Members Present:

Bob Falcone, Chair
Ann Nichols, 1st Vice Chair
Judi Tobias, Secretary
Shirley Gipson
Todd Weaver

Staff Present:

Tim Wolken, Community Services Director
Ross Williams, Park Planner
Elaine Kleckner, Planning Manager
Todd Marts, Recreation/Cultural Service Manager
Sabine Carter, Administrative Services Coordinator

Absent: Jane Dillon, Alan Rainville, Julia Sands de Melendez, Terri Hayes

The following minutes are a summary of the proceedings. A recording is available upon request at the El Paso County Parks Administration Office.

1. Call to Order: The meeting was called to order at 1:30 p.m. by Bob Falcone, Chair.
2. Approval of Agenda: Ann Nichols made a motion to approve the meeting agenda. Shirley Gipson seconded the motion. The motion carried 5 - 0.
3. Approval of Minutes: Judi Tobias made a motion to approve the September 14, 2016 meeting minutes. Ann Nichols seconded the motion. The motion carried 5 - 0.
4. Introductions and Presentations:

None
5. Citizen Comments / Correspondence:

Bill Koerner, Trails and Open Space Coalition announced that TOSC and Friends of the Peak have submitted a Great Outdoors Colorado (GOCO) Planning Grant request for \$100,000 for planning the Ring the Peak Trail alignment. He thanked Jason Meyer, Park Planner and Sallie Clark, County Commissioner for their support during Governor Hickenlooper's visit to Cascade to advocate for the completion of the Ute Pass Regional Trail and Ring the Peak Trail.

6. Development Applications:

A. Happy Land Estates Filing No. 1 Minor Subdivision

Ross Williams provided an overview of the Happy Land Estates Filing No. 1 Minor Subdivision and addressed questions by the Board.

Ann Nichols recommended to the Planning Commission and Board of County Commissioners that approval of the Happy Land Estates Filing No. 1 Minor Subdivision include the following condition: Require fees in lieu of land dedication for regional park purposes in the amount of \$672. Shirley Gipson seconded the motion. The motion carried 5-0.

B. Paint Brush Hills Filing No. 13C – Phased Final Plat – Phase 3

Ross Williams provided an overview of the Paint Brush Hills Filing No. 13C – Phased Final Plat – Phase 3 and addressed questions by the Board.

Ann Nichols recommended to the Planning Commission and the Board of County Commissioners that the approval of Paint Brush Hills Filing No. 13C - Phased Final Plat - Phase 3 include the following conditions: Require fees in lieu of land dedication for regional park purposes in the amount of \$45,360 and urban park fees in the amount of \$28,620. Judi Tobias seconded the motion. The motion carried 5-0.

C. Stonebridge Filing No. 2 at Meridian Ranch – Final Plat

Ross Williams provided an overview of the Stonebridge Filing No. 2 at Meridian Ranch – Final Plat and addressed questions by the Board.

Shirley Gipson recommended to the Planning Commission and the Board of County Commissioners that the approval of Stonebridge Filing No. 2 at Meridian Ranch Final Plat include the following conditions: Require fees in lieu of land dedication for urban park purposes in the amount of \$15,476. Regional fees are not required pursuant to the existing park lands agreement for regional park land dedication. Judi Tobias seconded the motion. The motion carried 5-0.

7. Information / Action Items:

A. Rainbow Falls Recreation Area – Proposed Facility Reclassification

Tim Wolken provided an overview of the history and background of the Rainbow Falls Recreation Area and the challenges with the significant vandalism and graffiti that El Paso County Parks has experienced at the site since owning the property. Wolken recommended that a historic site designation be established and Rainbow Falls be reclassified to an historic site with established operational hours. Bill Koerner from the Trails and Open Space Coalition, expressed support for the recommendations. He also suggested that staff research if the Manitou Springs local historic district boundaries can be expanded to include Rainbow Falls.

Judi Tobias endorsed the proposed recommendations for Rainbow Falls including amending the County Parks Master Plan to establish an historic site classification, reclassifying Rainbow Falls as an historic site, establishing operational hours, and expanding security measures. Shirley Gipson seconded the endorsement. The motion carried 5-0.

B. Jones Park Update

Tim Wolken provided an overview of the trail construction, conservation easement process, and grant updates and addressed questions by the Board.

C. 2017 Budget Update

Tim Wolken provided an overview of the 2017 El Paso County Preliminary Balanced Budget presentation and the impacts on County Parks.

8. Monthly Reports:

None

9. Board/Staff Comments:

Bob Falcone stated his appreciation for the extensive list of tasks that are completed by the Parks Operations staff each month.

Todd Weaver inquired about the Zombie Run. Todd Marts stated that the attendance for the run was less than previous years but the event is focusing more on Emergency Preparedness activities. Flight for Life was part of the event this year along with many vendors and interactive activities.

Tim Wolken gave a brief update on the goat grazing project at Bear Creek Regional Park and stated that the visit was a success this year with no incidents pertaining to uncontrolled dogs.

Judi Tobias inquired about Falcon Regional Park projects. Elaine Kleckner stated that the County is applying for a mini Grant from Great Outdoors Colorado to establish a dog park.

10. Adjournment: **The meeting adjourned at 2:52 p.m.**

Judi Tobias, Secretary

El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: Lorson Ranch East – PUD Development Plan and Preliminary Plan (PUDSP-16-003)

Agenda Date: November 9, 2016

Agenda Item Number: #6 - A

Presenter: Jason Meyer, Project Manager

Information: **Endorsement:** X

Background Information:

Request by Lorson, LLC, for approval of a PUD development plan and preliminary plan for Lorson Ranch East. The development is zoned PUD and is located east of Marksheffel Road along Fontaine Boulevard adjacent to the Jimmy Camp Creek East tributary. The proposed development totals 225.76 acres and includes 838 single-family lots on 123.54 acres, several open space tracts totaling 48.95 acres, and right of way totaling 53.27 acres.

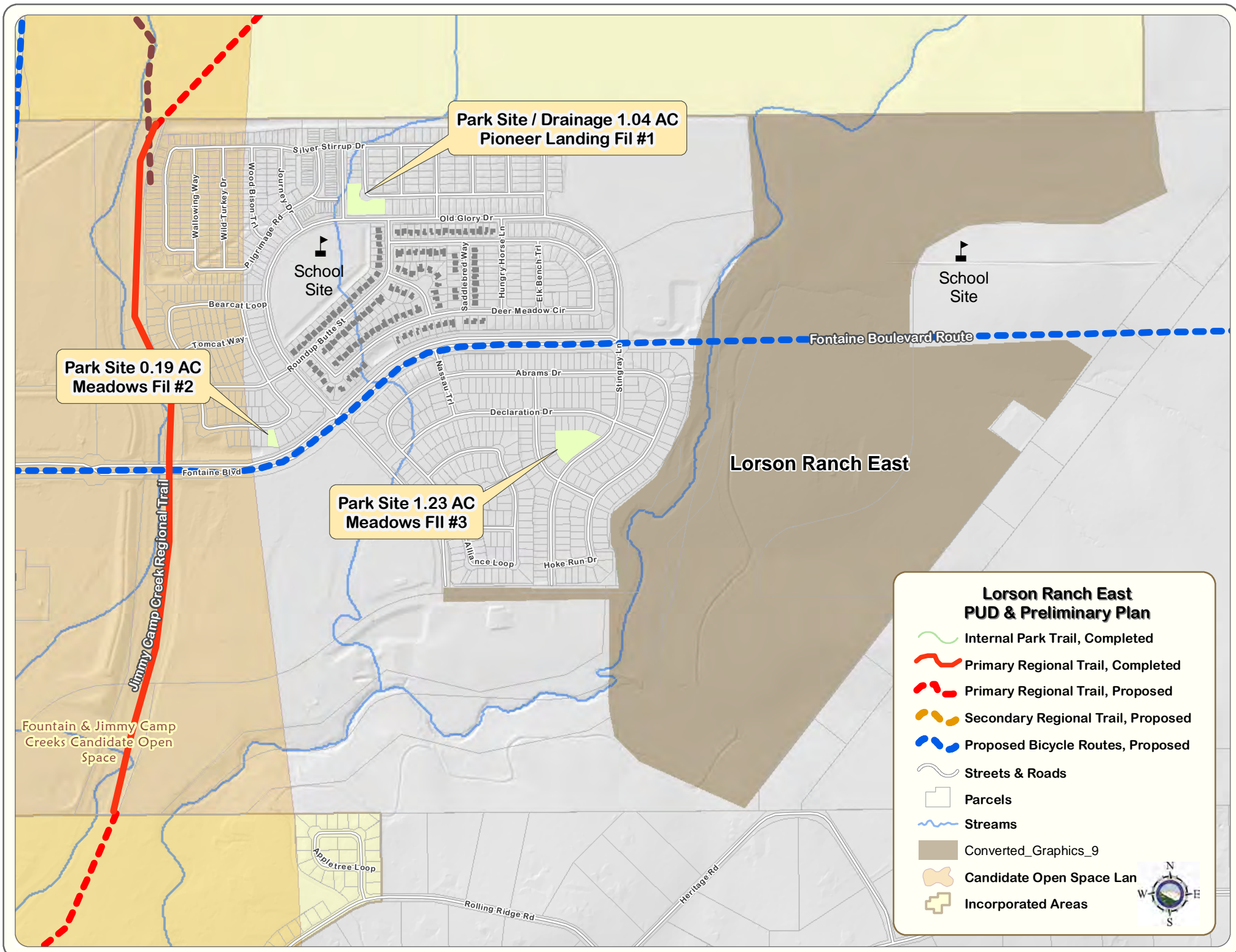
The current open space dedication exceeds the 10% minimum requirement by providing 48.95 acres, or 21.7% of the site, as open space. Of this 48.95 acres being provided within Lorson Ranch East, 5.98 acres of open space were originally included with Pioneer Landing Filing No. 2 and No. 3. This acreage is being replatted with Lorson Ranch East as part of the Jimmy Camp Creek East Tributary improvements to be completed as part of this project. Because several tracts of open space are along utility corridors staff encourages the applicant to provide additional usable open space areas outside of utility easements, as utility infrastructure and easement restrictions may impact the amount of usable open space.

The letter of intent included language that there are no proposed recreational facilities within the project area at this time, however, future trails may be developed along the Jimmy Camp Creek East tributary, utility easements, and detention areas. Staff recommends fees in lieu of park land dedication and encourages the applicant to provide urban recreational opportunities, and to continue to develop a system of connected trails throughout Lorson Ranch for the benefit of the residents within the project area.

The Parks Master Plan shows the Fontaine Boulevard Bicycle Route running along Fontaine Boulevard. The bicycle lane exists west of the project area, and will continue within the dedicated Fontaine Boulevard right of way through Lorson Ranch East. There are no regional trail connections within the project area. Parks staff notes that two non-County trails are shown on the PUD and Preliminary Plan, along the northern edge of the project site and along the Jimmy Camp Creek East tributary. This is consistent with the previously approved Lorson Ranch Minor Sketch Plan Amendment.

Recommended Motion for Lorson Ranch East PUD Development Plan and Preliminary Plan:

Recommend to the Planning Commission and Board of County Commissioners that approval of Lorson Ranch East PUD Development Plan and Preliminary Plan include the following condition: Require fees in lieu of land for regional park purposes in the amount of \$281,568 and urban fees in the amount of \$177,656. A park lands agreement may be an acceptable alternative to urban park fees provided the agreement is approved by the County and executed prior to recording the final plat.





Community Services Department
Park Operations ~ Planning ~ Recreation / Cultural Services
Environmental Services ~ Veterans Services ~ CSU Extension

November 9, 2016

Subdivision requirements referenced in section 8.5.2 of the El Paso County Land Development Code. Fees are based on average land values within designated areas. See El Paso County Board of County Commissioners (BoCC) Resolution for fees established on annual basis. The Park Advisory Board meets the second Wednesday of each month, 1:30 p.m., BoCC Auditorium, second floor Centennial Hall Building, 200 S. Cascade, Colorado Springs.

Name: **Lorson Ranch East - PUD Development Plan / Preliminary Plan**

Application Type: **PUD**DSD Reference #: **PUDSP-16-003**

CSD / Parks ID#: 0

Applicant / Owner:

Owner's Representative:

Total Acreage: **225.76**

Lorson LLC
212 North Wahsatch Ave., Suite 301
Colorado Springs, CO 80903

Thomas and Thomas
702 N Tejon Street
Colorado Springs, CO 80903

Total # of Dwelling Units 838

Gross Density: 3.71

Park Region: 4

Urban Area: 4

Existing Zoning Code: **PUD**

Proposed Zoning: **PUD**

REGIONAL AND URBAN PARK REQUIREMENTS

Regional Park land dedication shall be 7.76 acres of park land per 1,000 projected residents. The number of projected residents shall be based on 2.5 residents per dwelling unit.

Urban Park land dedication shall be 4 acres of park land per 1,000 projected residents. The number of projected residents shall be based on 2.5 residents per dwelling unit.

LAND REQUIREMENTS

Urban Density: ☒ (1 unit / 2.5 acre or greater)

Regional Parks: 4

Urban Parks Area: 4

0.0194 Acres x 838 Dwelling Units = 16.26 acres

Neighborhood: 0.00375 Acres x 838 Dwelling Units = 3.14 acres

Community: 0.00625 Acres x 838 Dwelling Units = 5.24 acres

Total: **2.34 acres**

FEE REQUIREMENTS

Regional Parks: 4

Urban Parks Area: 4

\$336.00 / Unit x 838 Dwelling Units= \$281,568.00

Neighborhood: **\$83.00 / Unit x 838 Dwelling Units = \$69,554.00**

Community: **\$129.00 / Unit x 838 Dwelling Units = \$108,102.00**

Total: **\$177,656.00**

ADDITIONAL RECOMMENDATIONS

Staff Recommendation:

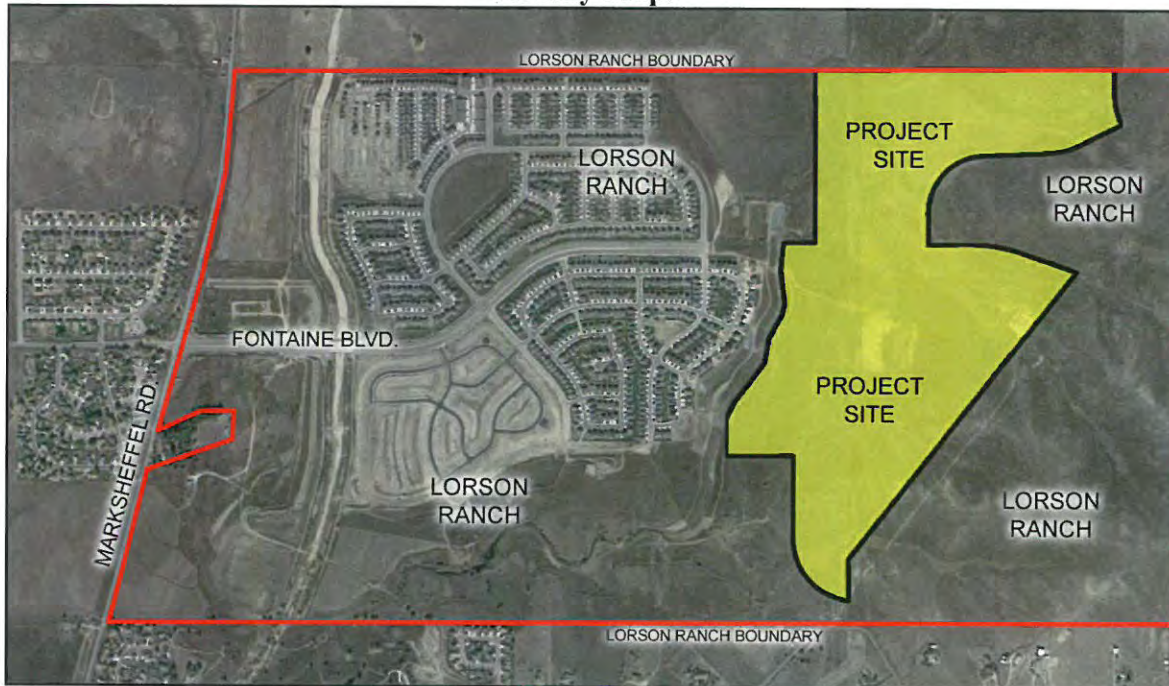
Recommend to the Planning Commission and Board of County Commissioners that approval of at Lorson Ranch East PUD Development Plan / Preliminary Plan include the following conditions: Require fees in lieu of land for regional park purposes in the amount of \$281,568 and urban fees in the amount of \$177,656. A park lands agreement may be an acceptable alternative to urban park fees provided the agreement is approved by the County and executed prior to recording the final plat.

Park Advisory Board Recommendation:

LORSON RANCH EAST

PUD Development, Preliminary Plan and Early Grading Request

Vicinity Map:



Prepared By:

THOMAS  **THOMAS**
702 N. Tejon Street
Colorado Springs, CO
P: (719) 578.8777
W: www.ttplan.net

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Developer:

Lorson LLC
212 N. Wahsatch Ave. #301
Colorado Springs, Co 80903
(719) 635-3200

Planners:

Thomas & Thomas
Planning, Urban Design, Landscape Architecture, Inc.
702 North Tejon Street
Colorado Springs, Co 80903
(719) 578-8777

Civil Engineers:

Core Engineering Group
15004 1st Avenue S.
Burnsville, MN 55306
(719) 659-7800

LSC Transportation Consultants

101 North Tejon St. STE. 200
Colorado Springs, CO. 80903
(719) 633-2868

Site Location, Size, Zoning:

Thomas & Thomas, on behalf of Lorson LLC, is respectfully submitting development applications for Lorson Ranch East to include a combined PUD Development Plan/ Preliminary Plan and request for early grading. The site is 225.76 acres located within the eastern portion of Lorson Ranch, east of the Jimmy Camp Creek East Tributary. Lorson Ranch East will be a continuation of the Lorson Ranch development and will open up the eastern portions of Lorson Ranch to development as new roadways will be designed and constructed bridging East & West. The site is currently zoned RM (Residential Medium 7-10 DU/ Acre); RLM (Residential Low/ Medium 4-6 DU/ Acre); and RMH (Residential Medium/ High 10-13 DU/ Acre) as illustrated on the Lorson Ranch Zoning & Conceptual Plan approved by the Board of County Commissions on November 16, 2006. In addition, these land use designations were continued with the amended Lorson Ranch Sketch Plan approved April 21, 2016. To maintain consistency with recently approved developments within Lorson Ranch, the PUD Development Plan/ Preliminary Plan submitted with this application will formally rezone these parcels to RM, Residential Medium. There are no existing structures or facilities currently owned or maintained by the Lorson Ranch Metropolitan District. The existing SDS (Southern Delivery System) easement and waterline crosses the property from north to south which shall remain in place. In addition, there is an existing 2 Acre Mountain View Electrical

substation that shall remain. The design of the Lorson Ranch East development project takes these elements into account and will cause little to no impact.

Request & Justification:

The purpose of this application is to request approval of a combined PUD Development and Preliminary Plan and an Early Grading Request for the Lorson Ranch East project within Lorson Ranch. The PUD Development and Preliminary Plan shows the general concept for the design of the single-family detached residential community as well as identify the development standards for the proposed development. The Preliminary Plan describes the lot sizes, transportation systems, public rights-of-way, and easements necessary for the development. Since the site is quite large and grading operations are expected to be substantial, the early grading request will permit grading operations to begin upon approval of the PUD/ Preliminary Plan and prior to Final Plat. Finally, the proposal includes three PUD modification requests related to landscaping. These modifications are discussed in detail in the *Areas of Required Landscaping* section below.

The proposed application includes 838 new single family lots for a density of 3.71 DU/ Acre. The site layout for Lorson Ranch East includes three lot types: 45' x 85' (3,825 SF); 50' x 110' (5,500 SF); and 60' x 110' (6,600' SF). Corner lots were designed with additional lot width to accommodate both the increased corner lot setback requirements and potential three-car garage housing types. The site is bordered by the Jimmy Camp Creek East Tributary on the west, Banning Lewis Ranch to the north, the existing 325' wide powerline easement to the east, and vacant Lorson Ranch property to the south. Both Fontaine Blvd. and Lorson Blvd. will be constructed across the Jimmy Camp Creek East Tributary offering two access points. There is no proposed access to the south into Peaceful Valley Estates. Fontaine Blvd. as well as Lorson Blvd. will be designed to handle existing and proposed traffic expected to be developed within the Lorson Ranch community. A traffic impact analysis was completed and it included with this submittal.

The community is designed to provide for functioning automobile and pedestrian circulation and also to take advantage of surrounding land uses. Within the Lorson Ranch development, open space and community connections are planned providing easy access to both Jimmy Camp Creek as well as the adjoining neighborhoods. The PUD and Preliminary Plan proposes 48.95 acres of open space which is 21.7% of the total site acreage where only 22.58 Acres (10%) of open space is required within the PUD zoning district.

The phasing of the project will be completed in multiple phases occurring over several years. While the PUD/ Preliminary Plan drawings illustrate a proposed phasing plan, the construction of phasing may occur simultaneously or out of order based on market trends, infrastructure needs, etc at the time of actual development. Roadways, utilities, drainage, and necessary improvements will be constructed in the most optimal and efficient manner in order to facilitate development construction and sequencing.

As with previous Lorson Ranch developments, Lorson Ranch East will be developed and advanced per the Sixth Amended Development Agreement Lorson Ranch. The 6th Amended Development agreement outlines updated access, road impact fees, and future road ROW's issues with previous agreements remaining in effect.

El Paso County PUD Section 4.2.6(D) Approval Criteria, 1998 El Paso County Policy Plan, and El Paso County Preliminary Plan Section 7.2.1(D)-2E Approval Criteria:

The purpose of the PUD is to provide the information necessary to rezone a property to the PUD Zoning district and to provide a graphical representation to serve as the zoning of the property after approval. The development plan sets forth the final plans for development of the PUD district including detailed use, dimensional, and development standards, building and parking locations, service connections, landscaping and other important site improvements. The 1998 El Paso County Policy Plan establishes broad goals and policies intended to serve as a framework for land use applications and development in the County. The County Wide Policy Plan ties the specific small area plans, and other Master Plan elements such as the Master Plan for Mineral Extraction, the El Paso County Department of Parks and Leisure Services Master Plan and the Major Transportation Corridors Plan together. The Policy Plan provides general direction in terms of density, buffers, transitions, and infrastructure where no small area plan exists.

The proposed Lorson Ranch East project advances the stated purposes set forth in this section and is in general conformance with the El Paso County Master Plan, the Highway 94 Comprehensive Plan, the approved Lorson Ranch Sketch Plan as amended and the approved Lorson Ranch Conceptual and Zoning Plan. The application is in compliance with the requirements of this code and all applicable statutory provisions and will not otherwise be detrimental to the health, safety, or welfare of the present or future inhabitants by meeting the submittal guidelines as illustrated in the zoning code and application packet. There has been substantial change in character of the area since the land was last rezoned and the original Sketch Plan approved as several communities of residential development have been approved and constructed. This includes Lorson Ranch itself and several other projects within the general vicinity of this project including the Cottonwood Grove and Peaceful Ridge at Fountain Valley developments to the immediate west of Lorson Ranch.

The proposed property is suitable for the intended uses and the use is compatible with both the existing and allowed land uses on the neighboring properties. The submittal continues and maintains the single family detached residential housing development already found throughout Lorson Ranch which includes the Pioneer Landing Filings 1-3, Ponderosa at Lorson Ranch, and the Meadows at Lorson Ranch. The new development will be in and continue the harmony of the existing surrounding character of the site and natural environment as the area has seen a significant change in character, particularly to the west. Lorson Ranch East will be buffered to the north by portions of the existing Jimmy Camp Creek East Tributary and a 30' wide utility/ drainage easement corridor. The remaining portions of Lorson Ranch East are buffered and surrounded either by the east tributary to the west, the existing power line easement to the east, or existing vacant

land that is part of the overall Lorson Ranch to the south. There is no development proposed directly adjacent to Peaceful Valley to the south with this application nor are any roadway connections proposed.

The proposed PUD/ Preliminary Plan will not have a negative impact upon the existing and future development of the area, but rather continue with the planned sequencing of phasing and development. This design approach supports *Policy 6.1.1: Allow for a balance of mutually supporting interdependent land uses, including employment, housing and services in the more urban and urbanizing areas of the County* and *Policy 6.1.3: Encourage new development which is contiguous and compatible with previously developed areas in terms of factors such as density, land use and access.*

The proposed application provides adequate consideration for any potentially detrimental uses and provides an appropriate transition or buffering between uses of differing intensities both on-site and off-site. The site design includes a 30' wide buffer/ utility easement along the northern boundary for example. The proposed plan also utilizes the east tributary of Jimmy Camp Creek as a natural buffer between development communities within Lorson Ranch. The creek banks also provide opportunities for trail corridors as well. There are no requirements for buffering to the east or south.

There are no areas of significant historical, cultural or recreational features found on site; however, the preservation of the natural Jimmy Camp Creek East Tributary is being taken into consideration with the lot lines set back some distance away from these drainage features. **There is opportunity to provide a trail corridor along the banks of the east tributary similar to the trail provided along the banks of the Jimmy Camp Creek Main Channel.** This would provide the residents of Lorson Ranch another unique amenity not found within similar communities located nearby. This trail corridor may tie into the exiting sidewalk and trail network found within Lorson Ranch creating larger loops for hiking, running, or cycling.

The proposed single family residential use will not overburden the capacities of existing or planned roads, utilities or other public features, drainage and grading, police protection, emergency services, and water/ wastewater services as these services have been planned for in advance and are adequately sized to meet the demands of this phase and other future phases. A sufficient water supply has been acquired and can provide the water necessary for the proposed 838 units. In addition, a wastewater system has been established and can adequately serve the proposed units. Please refer to the water and wastewater reports for more information.

By providing open space areas and extending existing utility services already approved and in place, the Lorson Ranch East project supports both *Policy 6.1.5: Support the development of well-planned mixed-use projects* and *Policy 6.1.11: Plan and implement land development so that it will be functionally and aesthetically integrated within the context of adjoining properties and uses.*

Finally, a Geologic Hazards and Soils Report was prepared by RMG-Rocky Mountain Group and is included with the submittal package. As part of this report, 18 exploratory test borings were completed. There are no significant geological hazards; however, the potential for hazards or constraints do exist related to the potential for expansive or hydrocompactive soils. It may be necessary to design and implement mitigation alternatives on a lot by lot basis although the conditions found at this site are relatively common to the immediate area and mitigation can be accomplished by implementing common engineering and construction practices. Refer to the soils report for more detailed information.

2003 Highway 94 Comprehensive Plan

Per the Highway 94 Comprehensive Plan Map 8.1, a large portion of this site appears to be within Sub-Area 4 of the 2003 Highway 94 Comprehensive Plan. Sub-Area 4 is characterized as the Colorado Centre, and calls for higher intensity land uses that will blend with the existing Colorado Springs character. This proposal meets several of the Highway 94 plan's goals, most notably the following:

-Goal 1. Guide growth in a manner that respects the emerging needs of the community....:

Lorson Ranch provides valuable and affordable housing to the Fountain Valley area. Lorson Ranch also represents responsible residential development by providing housing along existing major transportation corridors such as Marksheffel Rd., Fontaine Blvd. and now the newly proposed Lorson Blvd.

-Goal 2. Achieve a desirable and efficient use of the land while enhancing the physical environment through functional and compatible land use configurations:

This site was previously approved for residential development at a density of 7-10 du/acre and this continues the existing pattern of residential development. The proposed development also looks to preserve the Jimmy Camp Creek East Tributary as an amenity to the community. This natural feature provides opportunities for public trails and wildlife corridors.

-Objective 2.2: Ensure that the nature and intensity of proposed development are consistent with the Land Use Map and Sub-Area scenarios:

Sub-Area 4 recommends higher intensity development that will blend with the intensity of development inherent to the City of Colorado Springs. The proposed PUD and Preliminary Plan meets this objective as it is a continuation of single family residential development found within Lorson Ranch and adjacent subdivisions.

-Goal 3. Ensure that residential development is appropriate for the Planning Area:

Lorson Ranch East continues the existing development pattern already approved, built, and thriving elsewhere in Lorson Ranch. This area will be the first to be developed east of the Jimmy Camp Creek East Tributary.

Master Plan for Mineral Extraction:

The 1996 *Master Plan for Mineral Extraction* updates and supersedes the 1975 *El Paso County Master Plan for Mineral Extraction of Commercial Mineral Deposits* as amended in 1978 and 1982. This updated plan has two primary purposes, the first is to facilitate continued compliance with the mineral resource protection mandates outlined in the “Preservation of Commercial Mineral Deposits Act” of 1973 and the second is to provide guidance to the El Paso County Planning Commission and Board of County Commissioners in evaluating land use proposals involving new or expanded mining and mineral resource processing operations. Per the El Paso County Master Plan for Mineral Extraction Aggregate Resource Maps, this site is identified as ‘Valley Fill’ containing sand and gravel with silt and clay deposited by water in one or a series of stream valleys. Therefore, the proposed project does not contain any mineral deposits of commercial value and does not permit the use of any area containing a commercial mineral deposit which would unreasonably interfere with the present or future extraction of such deposits.

Schools:

Lorson Ranch lies within the Widefield School District No. 3. Per an agreement with the school district, a 25 acre parcel along Fontaine Blvd. and Lamprey Drive will be dedicated to the district. This dedication will occur via a recorded plat in conjunction with Pioneer Landing 2 & 3 currently under review and nearing approval.

Total Number of Residential Units, Density, and Lot Sizes: 838 Single-Family Detached Residential Units with a Gross Density of 3.71 DU/ Acre and a Net Density of 6.78 DU/ Acre. The site layout for Lorson Ranch East includes three lot types: 45’ x 85’ (3,825 SF); 50’ x 110’ (5,500 SF); and 60’ x 110’ (6,600’ SF). Corner lots were designed with additional lot width to accommodate both the increased corner lot setback requirements and potential three-car garage housing types.

Total Number of Industrial or Commercial Sites:

There are no industrial or commercial sites proposed with this project.

Phasing Plan and Schedule of Development:

The Lorson East PUD is illustrating four phases created by major roadways or natural barriers. The phasing is based upon anticipated construction, sequencing of roads and utilities; however, Lorson Ranch East may be developed independent of the phasing as outlined on the drawings pending market demand and actual construction schedules. The first phase of construction is projected to begin in Spring/ Summer 2017.

Approximate Acres and Percent of Land Set Aside for Open Space:

The PUD and Preliminary Plan proposes 48.95 acres of open space which is 21.7% of the total site acreage. This includes approximately 36.35 acres of natural, contiguous open space along the Jimmy Camp East Tributary and proposed detention facilities. Per the EPCLDC PUD requirements, the minimum amount of required open space is 10% of the project or 22.58 acres. Of this, 25% or 5.65 acres must be contiguous and usable. The proposed PUD and Preliminary Plan is providing ample open space acreage of which nearly all is contiguous. The total is part of the cumulative open space of the overall

Lorson Ranch development in accordance with the Lorson Ranch Sketch Plan Minor Amendment and the Lorson Ranch Overall PUD Development and Phasing Plan, as amended.

Types of Proposed Recreational Facilities:

There are no proposed active recreational facilities such as ball fields within Lorson Ranch East at this time. The proposed PUD incorporates numerous areas of natural open space and opportunities for trail corridors along Jimmy Camp Creek East Tributary, utility easements, and detention areas. In addition, a future trail connection will be established along the creek further expanding the trail system within Lorson Ranch. This trail corridor will ultimately be connected to existing or planned trail connections within existing developments of Lorson Ranch.

Areas of Required Landscaping:

The proposed PUD/ Preliminary Plan includes a schematic streetscape design along Fontaine Blvd. illustrating the required number of trees, potential species, and spacing. As mentioned above, there are three landscape related PUD Modifications as part of this application:

1. A PUD Modification for Section 6.2.2 of the EPC Land Development Code requesting deferment of the landscape plan to be required with future final plat filings due to the size of the PUD and complex nature of the development phasing.
2. A PUD Modification for Section 6.2.2.B(1) of the EPC Land Development Code to reduce the 20' landscape setback along the southern frontage of Fontaine Blvd., a Minor Arterial. Street trees will be included at 1 street tree for every 25' of linear frontage.
3. A PUD Modification for Section 6.2.2.B(1) of the EPC Land Development Code to eliminate the requirement of one street tree for every 30' of linear frontage for non-arterials and collectors. No street trees will be provided along collector or non-arterial roadways which is consistent with previously approved and constructed Lorson Ranch filings.

Traffic Engineering:

Lorson Ranch East includes two major roadways, the extension of both Fontaine Blvd. and Lorson Blvd. eastward across the Jimmy Camp Creek East Tributary. The extension of these roadways will provide the necessary two points of ingress/ egress for Lorson Ranch via Marksheffel Blvd. and create numerous circulation routes through the development.

Fontaine Blvd. is designated as a 4-lane Urban Principal Arterial east of Marksheffel Rd and has been constructed as such from Marksheffel Rd. east to Old Glory Dr. As part of this development Fontaine Blvd. will be extended east from Old Glory Dr./ Stingray Ln. across the Jimmy Camp Creek East Tributary. In the interim until traffic patterns warrant, only the north half-section of the road will be constructed east of Old Glory/ Stingray Ln. However, the full 130 feet of right-of-way will be dedicated to accommodate the ultimate 4-lane Principal Arterial cross section.

Fontaine Blvd. is currently designated as a Principal Arterial with 130' of R.O.W. to be dedicated to accommodate a future 4-lane Urban Principal Arterial east of Stingray Ln., if and when the County determines the second two-lane half-section is needed. Based on the Lorson Ranch buildout only, and assuming no through street connections to adjacent properties to the east and north, the projected daily traffic volumes on the section of Fontaine Blvd. east of Stingray Ln. and the Jimmy Camp Creek east tributary are projected to be well below the thresholds for this classification. In the intermediate term this section of Fontaine Blvd. would function as an interim three-lane Collector utilizing the north (future westbound) half Principal Arterial section.

Lorson Boulevard is a planned continuous roadway that will extend from Marksheffel Rd from the far southwestern corner of Lorson Ranch. This roadway will cross both the Jimmy Camp Creek main channel and the east tributary. Lorson Blvd. as it extends east of Stingray Lane is proposed as a standard 60' R.O.W Urban Collector roadway.

The roadway network was designed to discourage cut-through traffic and be implemented in an efficient construction sequence. There will be no direct access to Fontaine Blvd. or Lorson Blvd. There are no deviation request being submitted at this time for the Lorson Ranch East PUD/ Preliminary Plan. Refer to the traffic impact analysis included as part of this submittal.

Proposed Services:

- | | |
|------------------------|---|
| 1. Water: | Widefield Water and Sanitation District |
| 2. Wastewater: | Widefield Water and Sanitation District |
| 3. Gas: | Black Hills Energy |
| 4. Electric: | Mountain View Electric |
| 5. Phone: | Various |
| 6. Fire: | Security Fire Protection District |
| 7. School: | Widefield District #3 |
| 8. Library: | Pikes Peak Library District |
| 9. Roads: | El Paso County Road and Bridge |
| 10. Police Protection: | El Paso County Sheriff's Department |

Fire Protection Report:

The Lorson Ranch East development lies within the protection of the Security Fire Department. Founded in 1956, the early Security Fire Department years were a volunteer department only. With the growth of the Fountain/ Security/ Widefield area, the department has also grown to currently staff 21 career Firefighters with an additional 25 Volunteers. The Security Fire Department is currently averaging 3,500 calls a year. The fire department is assisted by the El Paso County Sheriff's office who aids in dispatching and through Action Care Ambulance which is contracted by Security Fire Department.

Security Fire Department operations include 5 Fire Engines, 1 Ladder Truck, 3 Ambulances, 1 Utility Truck, 1 Brush Truck, and 1 Chief's Vehicle. The department staffs 3 Engines and 2 Engineers, with an added volunteer at each station at night. The Engineers are trained to be capable with all the engines as well as other station apparatus

and equipment. Each station provides a secondary vehicle depending on the type of fire reported. During a wildland fire call for example, District 2 would respond with the brush truck while District 1 and District 3 would respond with their Engines. If there is a structure fire, District 1 would respond with the Ladder truck and District 2 and 3 would respond with their engines and so on.

The Security Fire Department currently has three stations:

- **Station 1:**
 - Located at 400 Security Blvd. and is just over 6 miles to the Lorson Ranch East project site.
 - Houses the Chief and all offices.
 - Station 1 contains the Chief's Vehicle, Utility 151, Ladder 131, Engine 114, and Medic 181
- **Station 2:**
 - Located at 7420 Metropolitan St. and is 5 miles from the Lorson Ranch East project site. This is the closest station.
 - Station 2 is the smallest out of the three.
 - Station 2 has the Brush-143, Engine-111 and Engine-110.
- **Station 3:**
 - Located at 5110 Bradley Rd. and is 9.5 miles from the project site. This station is the furthest from the project.
 - Station 3 is the newest station out of the three and has the only drive thru bay.
 - Station 3 has Engine 113, Engine-115 and Medic-183

The Lorson Ranch East project is considered a low risk area for wildfire as the site is primarily native grassland or improved development areas. There are no existing stands of trees on the proposed site.

A new fire station is not being requested by the fire department nor being proposed by the developer within Lorson Ranch as the Security Fire Department has selected a site off of Mesa Ridge Parkway to the south for a new fire station to be built at a future time.

Impacts associated with the PUD Development Plan & Preliminary Plan:

Air Pollution: By adhering to current air quality regulations, any air pollution emanating from the development will be negligible. Currently, the site has very little vegetation which results in a high amount of dust during windy days; however, the proposed development will provide irrigated turf areas and native seeding to alleviate the dust issues. Construction practices will adhere to El Paso County health department, as well as state departmental codes and regulations

Water Pollution: By adhering to current wastewater and stormwater regulations, any water pollution emanating from the development will be negligible. An erosion and sedimentation plan will be in place prior to construction.

Noise Pollution: Vehicular movement is expected to be the only major source of noise pollution emanating from the site after construction is complete. The proposed development is surrounded by similar land uses, and the effects of noise generated from the site will have little or no impact on other surrounding areas.

Visual Assessment: Currently, single-family detached houses are approved for use on this site with a density of 7-10 DU/ Acre. The proposed gross single family density as illustrated on the plans is quite a bit less at 3.71 DU/ Acre. There is no impact on the adjoining neighbors as this use is a continuation of existing dwelling units to the west and northwest. All PUD and Preliminary Plan review criteria has been met.

Floodplain: The most noticeable hydrologic feature bordering the development along the western boundary is the Jimmy Camp Creek East Tributary. The tributary is an existing drainage flowing in a southwesterly direction. Portions of the property are located within a designated FEMA floodplain as determined by the flood insurance map, community map number '08041C0975F' effective date March 17, 1997. However, much of this floodplain has been revised per LOMR Case #14-08-0534P effective date January 29, 2015. This portion of the revised tributary and floodplain lies between Fontaine Blvd. and Lorson Blvd. as illustrated on the drawings.

Those unstudied portions of the Jimmy Camp Creek East Tributary, north of Fontaine Blvd. to the property line, are being studied in conjunction with this application and will revise the floodplain limits per the analysis. Any lots currently within the floodplain will not be platted nor developed until the floodplain lines have been revised per the LOMR/CLOMR process. Any required creek improvements will be implemented as necessary.

The development site will drain into several detention pond/water quality basins located centrally and within the southwest corner of the project limits. Flows will then be conveyed to Jimmy Camp Creek and/ or off-site in a manner consistent with El Paso County and State requirements.

Vegetation, Wildlife Habitats and Migration Routes:

Proposed landscaping will include low-water use plant material, and where possible, the plant material will be native to the Colorado Springs region.

While the area's most distinctive wildlife is probably the prairie dog, the Colorado Division of Wildlife note the following as also present in the area.

- Mule and White Tailed Deer
- Pronghorn Antelope
- Fox species
- Coyote
- Rabbits

- Raptors
- Songbirds
- Numerous Small Mammals

Due to the construction activity and adjoining residential developments, it is not anticipated that either application will have significant impacts on wildlife in the area. However, the existing Jimmy Camp Creek East Tributary may create an environment that will enhance and create a natural wildlife habitat corridor.

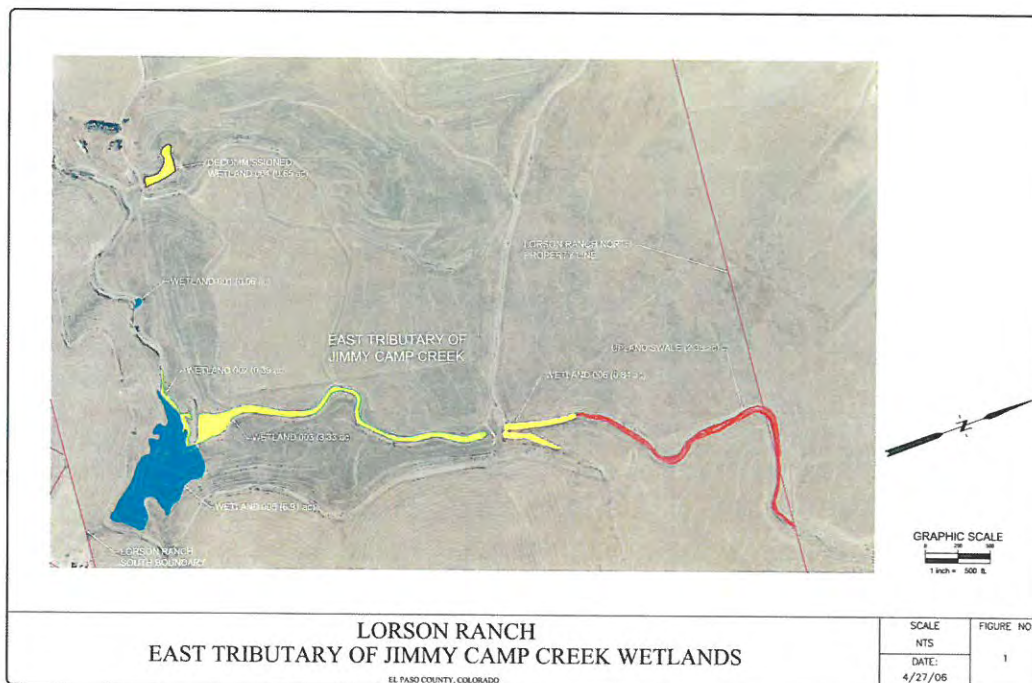
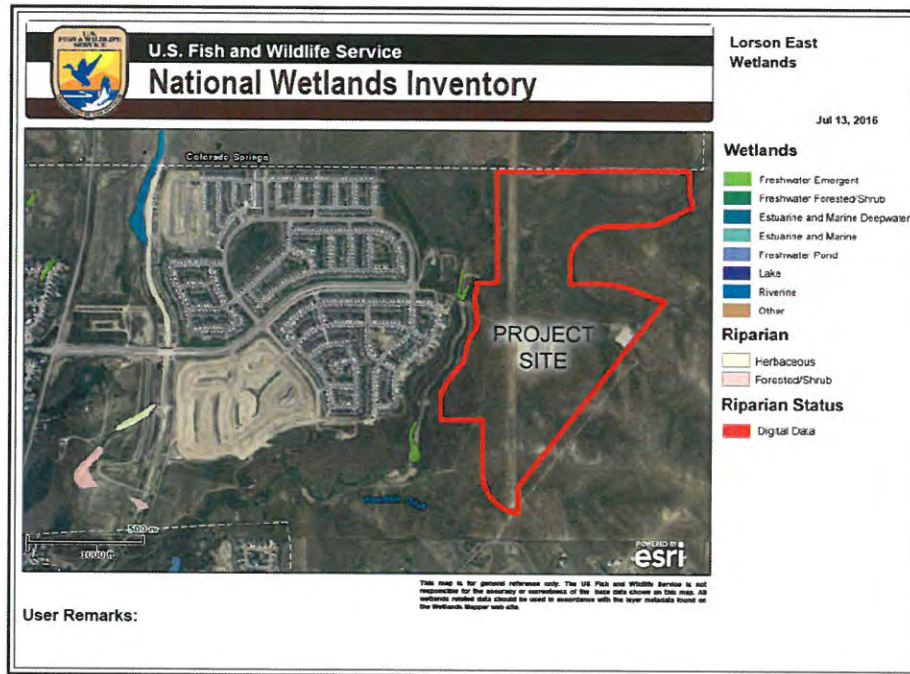
A review of rare species and critical habitats within the project area was completed using the U.S. Fish and Wildlife Service's IPaC mapper (<https://ecos.fws.gov/ipac/>). The mapper identifies species either threatened, endangered, proposed and candidate species, as well as proposed and final designated critical habitat within the project areas. Per the IPaC mapper, there are a total of 11 threatened, endangered, or candidate species on the species list; however, many of these species exist in another geographical area or exist with bodies of water of which this parcel has no water present. However, the report also indicates there are no critical habitats within the project area and therefore no rare or threatened species were found to be present on the site. Currently, the east tributary does not contain suitable habitat based on information provided by the US Fish & Wildlife Service when reviewing the Pioneer Landing 2 site in 2014. Below is information provided by the service in an email dated June 16, 2014:

".....the proposed project area is immediately to the south of the Service's block clearance zone for the Preble's in the Colorado Springs metropolitan area. Urban development and other activities likely extirpated the Preble's from this block clearance zone.

Based on the information that you provided, the Service continues to agree that the proposed project is not likely to impact the Preble's. We base this determination largely on the lack of suitable riparian and upland Preble's habitats within the proposed project area and along Jimmy Camp Creek within 0.5 mile to the west. Additionally, there are no interconnections of suitable habitats between the proposed project area and occupied Preble's habitats located more than 10.0 miles to the north at Monument Creek."

Wetlands: There are no jurisdictional wetlands found on site or within the Jimmy Camp Creek East Tributary as determined during the 404 permit process acquired to complete the existing channel improvements discussed above. A previous application, approval and monitoring of the 404 Permit for this area, Permit #2002 00701, was completed in 2006. A copy of the application and reports has been included with this submittal. In addition, a search of the US Fish and Wildlife Service National Wetlands Inventory mapper website (<https://www.fws.gov/wetlands/>) didn't indicate any jurisdictional wetlands. However, the site does contain the presence of Freshwater Emergent Wetlands within the east tributary north of Fontaine Blvd. Per the wetlands mapper, these emergent wetlands are coded as (PEM), Palustrine emergent herbaceous march, fen, swale and wet meadow. Any impacts and mitigation will be determined during the LOMR/ CLOMR and 404 Permit Process. As part of the initial 404 application, a report was completed in

2006 for all of Lorson Ranch which included portions of the Jimmy Camp Creek East Tributary. This report echoes much of the same information recently discovered and has been included for reference.



GENERAL PROVISIONS:

STATEMENT OF INTENT: The purpose of this PUD (Planned Unit Development) Plan is to provide for 836 Single-Family detached residential units per the approved Zoning and Concept Plan and the Lorson Ranch Sketch Plan Minor Amendment.

AUTHORITY: This PUD is authorized by Chapter 4 of the El Paso County Land Development Code, as amended, adopted pursuant to the Colorado Planned Unit Development Act of 1972, as amended.

APPLICABILITY: The provisions of this PUD shall run with the land. The landowners, their successors, heirs, or assigns shall be bound by this Development Plan, as amended and approved by the Development Services Department Director or Board of County Commissioners.

ADOPTION: The adoption of this development plan shall evidence the findings and decisions of the El Paso County Board of County Commissioners that the Development Plan for LORSON RANCH EAST is in general conformity with the El Paso County Master Plan, El Paso County Land Use and Comprehensive Small Area Plan, as amended and approved under the provisions of the El Paso County Land Development Code, as amended, and this development plan complies with the Colorado Planned Unit Development Act of 1972, as amended.

RELATIONSHIP TO COUNTY REGULATIONS: The provisions of this Development Plan shall prevail and govern the development of LORSON RANCH EAST including, but not limited to, the provisions of the Development Plan as to the use and the location of common open space shall run in favor of El Paso County and shall be enforceable at law or in equity by the County without limitation on any power or obligation otherwise granted by law.

ENFORCEMENT: To further the mutual interest of the residents, occupants, and owners of the PUD and of the public in the preservation of the integrity of this development plan, the provisions of this plan relating to the use and the location of common open space shall run in favor of El Paso County and shall be enforceable at law or in equity by the County without limitation on any power or obligation otherwise granted by law.

CONFLICT: Where there is more than one provision within the development plan that covers the same subject matter, the provision which is most restrictive or imposes higher standards or requirements shall govern.

DEVELOPMENT STANDARDS AND GUIDELINES

RMA - Medium Residential Gross density (7-10 units) for Single Family Residential Units.

- Residential Use Standards:**
- There shall only be one (1) Principal (primary) use of Single Family Residential conducted on a lot.
 - Allowed Uses Include: Single Family Residential, retail, food, food service, development, signage, pedestrian walkways, tennis, athletic, recreational facilities, storage improvements, and any other uses allowed per the Declaration of Covenants, Conditions and Restrictions for Lorson Ranch, and the Lorson Ranch Design Guidelines.
 - Minimum Lot Area:
 - Detached, Single Family: Three Thousand Eight Hundred Twenty-Four Square Feet (3,825 S.F.)
 - Maximum Percentage of Surface Coverage of Lot: Fifty Percent (50%).
 - Maximum Structural Height: Forty Feet (40').
 - Minimum Width of Lot of Feet: Building Setback Line: Forty Feet (40').
 - Setback Requirements:
 - Front yard: Twenty Feet (20')
 - Side yard: Five Feet (5')
 - Rear yard: Fifteen Feet (15')
 - Corner yard: Ten Feet (10')

- Accessory Use Standards:**
- Accessory structures shall be limited to typical residential structures such as sheds, decks, detached docks, gazebos, patios, hot tubs, and pools. There shall be no guest houses allowed.
 - Accessory structures shall only be located where the building shall be located behind the main structure. No accessory uses will be permitted in the front yard or in front of the primary residence.
 - Maximum Accessory Structure Height: Fifteen Feet (15').
 - Setback Requirements:
 - Side Yard: Five Feet (5')
 - Rear Yard: Five Feet (5')

PUD MODIFICATIONS

- A PUD Modification for Section 6.2.2 of the EPC Land Development Code requesting deletion of the landscape plan to be required with future final plat filings due to the size of the PUD and complex nature of the development's construction phasing.
- A PUD Modification for Section 6.2.2 (1) of the EPC Land Development Code to reduce the 30' landscape setback along the southern frontage of Fortane Blvd, a Minor Arterial. Street trees will be included at 1' street trees for every 30' of linear frontage.
- A PUD Modification for Section 6.2.2 (1) of the EPC Land Development Code to eliminate the requirement of one street tree for every 30' of linear frontage for non-arterials and collectors. No street trees will be provided along collector or non-arterial roadways.

LANDSCAPE

- Common open space areas shall be revegetated. Any Urban Park improvements will be coordinated at a later date with El Paso County Parks via park land agreements.
- Land open space areas in conjunction of the overall Lorson Ranch development in accordance with the Lorson Ranch Sketch Plan and the Lorson Ranch Overall PUD Development and Phasing Plan, as amended.
 - Landscape areas, trails, common open space and buffers shall be maintained by the Lorson Ranch Design District.
 - Trails to be well surfaced to match existing trails found within Lorson Ranch.
 - Any future trails shall be public. Final trail alignment to be determined in the field based on grade, vegetation, and other existing site features.

STREETS

- All streets will be public and shall be named and constructed to El Paso County standards, dedicated to El Paso County for and upon acceptance by El Paso County, and shall be maintained by El Paso County Department of Transportation.
- Landscape areas, common open space and buffers shall be maintained by the Lorson Ranch Metropolitan District.
- Streets within this development provide for levels of vehicular circulation required by the Traffic Study. Subdivided shall be provided on both sides of all streets as illustrated on this plan. Typical cross sections will be shown with future subdivisions.
- All roadways will be addressed with final plat subdivisions and will meet county design criteria.

ARCHITECTURAL CONTROL COMMITTEE REVIEW

- Build out will be in accordance to architectural control committee rules and regulations of the Lorson Ranch Metro District CCRs as well as the Declaration of Covenants, Conditions and Restrictions for Lorson Ranch and the Lorson Ranch Design Guidelines.

GENERAL NOTES

- Refer to approved Lorson Ranch Development Agreement #2, as Amended, by the El Paso County Board of County Commissioners for development information.
- No residential lots shall have direct access to Collector Roadway or Minor Arterial Roadway Classifications. All residential lots will have direct access to local residential streets.
- All water system elements and sanitary sewerage conveyance conduits and their associated appurtenances shall be dedicated to the Wastewater & Sanitation District. All other utilities shall be owned as appurtenant.
- Electric service shall be provided by Mountain View Electric Association. All tracks through which MVEA utilities will be located will be open utility easements as required.
- MVEA utility easements will be granted as required.
- Public Utility Drainage Easements shall be provided on all lots as follows:
 - Front: ten feet (10')
 - Side: five feet (5')
 - Rear: ten feet (10')
- All tracks, easements and detention basins will be designated for Public Utilities as required.
- Street lights will be provided to Mountain View Electric Association details and specifications.
- Site lighting will meet the requirements set forth in Section 6.2.3 of the El Paso County Land Development Code, as amended, the Declaration of Covenants, Conditions and Restrictions for Lorson Ranch and the Lorson Ranch Design Guidelines.
- Fencing:
 - All proposed fencing is subject to Design Review Committee approval as set forth in the Covenants and Design Guidelines for Lorson Ranch. Please visit: www.lorsonranch.com for more information regarding review information. Internal fencing is allowed within individual rear yards. Fencing design, materials, and layout shall be approved by the Design Review Committee. Please visit: www.lorsonranch.com for more information regarding review.
 - No fences shall impede drainage in any way.
- The mailbox layout will be determined with each final plat and in coordination with the U.S. Postal Service.

FLOODPLAIN NOTES:

- Portions of this property are located within a designated FEMA floodplain as determined by the flood insurance rate map, community number: 05041-02075F, effective date: March 17, 1997. Portions of the floodplain have been revised per LORR Case #14-08-0534P effective date: January 29, 2015.
- The Phase 3 lots located within the current floodplain portion of Fortane Blvd are not platified until a LORR/CLOM process is completed. The submitted review of the LORR/CLOM will occur independently of the PUD Preliminary Plan and shall be approved prior to the platting of any lots currently located within floodplain boundaries.

GEOLOGIC HAZARD NOTES:

- A Soils and Geology Report for Lorson Ranch East, El Paso County, Colorado was completed by Rocky Mountain Geologic (RMG). There are no significant geological hazards, however the potential for geologic hazards or constraints do exist related to the potential for exposure or hydrocarbonic soils. The geologic conditions are considered relatively common to the immediate area and mitigation can be accomplished by implementing common engineering and construction practices.
- Site specific soils studies shall be performed for the lots within the subdivision prior to foundation construction to identify subsurface soil conditions anticipated to support foundations and provide pertinent geotechnically-related parameters and recommendations for foundation design and construction.

LORSON RANCH

Lorson Ranch East PUD Development & Preliminary Plan

A TRACT OF LAND LOCATED IN A PORTION OF THE SOUTHEAST ONE-QUARTER, SE(1/4) OF SECTION 14 A PORTION OF THE SOUTH ONE-HALF (N/2) OF SECTION 13 A PORTION OF THE NORTH ONE-HALF (N/2) OF SECTION 24 AND A PORTION OF THE NORTH ONE-HALF (N/2) OF SECTION 23, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO

LEGAL DESCRIPTION- LORSON RANCH EAST:

A TRACT OF LAND LOCATED IN A PORTION OF THE SOUTHEAST ONE-QUARTER, SE(1/4) OF SECTION 14 A PORTION OF THE SOUTH ONE-HALF (N/2) OF SECTION 13 A PORTION OF THE NORTH ONE-HALF (N/2) OF SECTION 24 AND A PORTION OF THE NORTH ONE-HALF (N/2) OF SECTION 23, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH-EASTERN CORNER OF POWER LANDING AT LORSON RANCH PLING NO. 1, AS RECORDED UNDER RECEPTION NO. 23071803 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, AS MONUMENTED BY A BEAR AND ORANGE SURVEYORS CAP STAMPED "RAMPART PL3 20667" FROM WHICH THE LINEAL INCONGRUITY CORNER (E) 14.00 SAID SECTION 14, AS MONUMENTED BY A 5.12" PIPE WITH 3 GALVANIZED SCREW ON CAP ONLY PARTIALLY STAMPED, BEARS S 92°12' E, A DISTANCE OF 187.61 FEET AND TO THE POINT OF BEGINNING;

THENCE N 8°42'26" E, ALONG THE NORTH LINE OF SAID SOUTHEAST ONE-QUARTER, SE(1/4) A DISTANCE OF 146.77 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND HEREBY DESCRIBED;

THENCE N 8°42'26" E, CONTINUING ALONG SAID NORTH LINE, A DISTANCE OF 412.60 FEET TO SAID EAST ONE-QUARTER CORNER;

THENCE N 8°12'29" E, ALONG THE NORTH LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 13, A DISTANCE OF 288.53 FEET;

THENCE S 8°02'26" E, A DISTANCE OF 225.20 FEET TO A POINT OF CURVE;

THENCE ALONG THE ARC OF A 1958.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 31°00'31", AN ARC LENGTH OF 322.62 FEET, (THE LONG CHORD OF WHICH BEARS S 10°23'18" E, A LONG CHORD DISTANCE OF 314.10 FEET) TO A POINT ON CURVE;

THENCE ALONG THE ARC OF A 2000.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 25.25 FEET, (THE LONG CHORD OF WHICH BEARS S 74°09'57" W, A LONG CHORD DISTANCE OF 30.18 FEET);

THENCE S 16°12'09" W, A DISTANCE OF 132.60 FEET;

THENCE S 17°17'46" E, A DISTANCE OF 114.47 FEET;

THENCE S 16°12'09" W, A DISTANCE OF 164.34 FEET TO A POINT OF CURVE;

THENCE ALONG THE ARC OF A 2000.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 23°33'32", AN ARC LENGTH OF 384.41 FEET, (THE LONG CHORD OF WHICH BEARS S 79°09'00" W, A LONG CHORD DISTANCE OF 362.31 FEET);

THENCE ALONG THE ARC OF A 1358.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 87°50'53", AN ARC LENGTH OF 826.28 FEET, (THE LONG CHORD OF WHICH BEARS S 47°31'25" W, A LONG CHORD DISTANCE OF 762.50 FEET);

THENCE ALONG THE ARC OF A 1358.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 87°50'53", AN ARC LENGTH OF 826.28 FEET, (THE LONG CHORD OF WHICH BEARS S 47°31'25" W, A LONG CHORD DISTANCE OF 762.50 FEET);

THENCE S 8°02'26" E, A DISTANCE OF 460.45 FEET;

THENCE N 8°42'26" E, A DISTANCE OF 364.01 FEET TO A POINT OF CURVE;

THENCE ALONG THE ARC OF A 1454.70 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 1°23'49", AN ARC LENGTH OF 402.40 FEET, (THE LONG CHORD OF WHICH BEARS S 8°42'26" E, A LONG CHORD DISTANCE OF 406.45 FEET);

THENCE S 71°00'19" E, A DISTANCE OF 406.45 FEET;

THENCE S 70°06'21" E, A DISTANCE OF 82.40 FEET TO A POINT ON THE WESTERLY LINE OF THE TRACT OF LAND DESCRIBED IN THE BARGAIN AND SALE DEED, AS RECORDED UNDER RECEPTION NO. 26026406 OF SAID COUNTY RECORDS SAID LINE ALSO BEING THE WESTERLY LINE OF THE 100' ELECTRICAL EASEMENT, AS DESCRIBED IN BOOK 366 AT PAGE 714 OF SAID COUNTY RECORDS;

THENCE S 13°22'44" W, ALONG SAID WESTERLY LINE, A DISTANCE OF 44.74 FEET TO THE NORTHEASTERN CORNER OF THE SPECIAL WARRANTY DEED, AS RECORDED UNDER RECEPTION NO. 260401306 OF SAID COUNTY RECORDS;

THENCE ALONG THE NORTHERLY, WESTERLY AND SOUTHERLY LINES OF SAID SPECIAL WARRANTY DEED FOLLOWING THREE (3) COURSES:

- THENCE S 17°07'27" E, A DISTANCE OF 80.00 FEET;
- THENCE S 18°22'37" W, A DISTANCE OF 265.16 FEET;
- THENCE S 17°07'27" E, TO THE SOUTHEASTERN CORNER OF SAID SPECIAL WARRANTY DEED SAID POINT BEING ON THE WESTERLY LINE OF SAID BARGAIN AND SALE DEED AND SAID 100' ELECTRICAL EASEMENT;
- THENCE S 13°22'44" W, ALONG SAID WESTERLY LINE, A DISTANCE OF 360.07 FEET TO A POINT ON CURVE;
- THENCE ALONG THE ARC OF A 1958.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 10°26'31", AN ARC LENGTH OF 34.32 FEET, (THE LONG CHORD OF WHICH BEARS S 8°41'35" W, A LONG CHORD DISTANCE OF 34.50 FEET);
- THENCE S 12°27'38" E, A DISTANCE OF 407.54 FEET TO A POINT OF CURVE;
- THENCE ALONG THE ARC OF A 1958.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 51°40'53", AN ARC LENGTH OF 558.03 FEET, (THE LONG CHORD OF WHICH BEARS S 20°30'59" W, A LONG CHORD DISTANCE OF 518.88 FEET);
- THENCE N 8°02'26" E, A DISTANCE OF 473.16 FEET TO A POINT OF CURVE;
- THENCE ALONG THE ARC OF A 2000.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 80°00'09", AN ARC LENGTH OF 314.22 FEET, (THE LONG CHORD OF WHICH BEARS S 47°24'02" E, A LONG CHORD DISTANCE OF 283.30 FEET);
- THENCE S 8°02'26" W, A DISTANCE OF 113.65 FEET;
- THENCE N 8°40'47" E, A DISTANCE OF 180.31 FEET;
- THENCE S 8°02'26" W, A DISTANCE OF 266.72 FEET;
- THENCE N 8°02'26" W, A DISTANCE OF 748.00 FEET TO THE SOUTHEASTERN CORNER OF TRACT C, AS PLATTED IN THE MEADOWS AT LORSON RANCH PLING NO. 3, AS RECORDED UNDER RECEPTION NO. 23173306 OF SAID COUNTY RECORDS;

THENCE ALONG THE EASTERLY LINE OF SAID TRACT C THE FOLLOWING TEN (10) COURSES:

- THENCE S 17°07'27" E, A DISTANCE OF 80.00 FEET;
- THENCE S 18°22'37" W, A DISTANCE OF 265.16 FEET;
- THENCE S 17°07'27" E, TO THE SOUTHEASTERN CORNER OF SAID TRACT C, AS PLATTED IN THE MEADOWS AT LORSON RANCH PLING NO. 3, AS RECORDED UNDER RECEPTION NO. 23173306 OF SAID COUNTY RECORDS;
- THENCE ALONG THE ARC OF A 2087.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 44°17'45", AN ARC LENGTH OF 362.72 FEET, (THE LONG CHORD OF WHICH BEARS S 34°59'06" E, A LONG CHORD DISTANCE OF 367.80 FEET) TO A POINT OF REVERSE CURVE;
- THENCE ALONG THE ARC OF A 367.80 FEET TO A POINT OF REVERSE CURVE;
- THENCE ALONG THE ARC OF A 367.80 FEET TO A POINT OF REVERSE CURVE;
- THENCE ALONG THE ARC OF A 367.80 FEET TO A POINT OF REVERSE CURVE;
- THENCE ALONG THE ARC OF A 367.80 FEET TO A POINT OF REVERSE CURVE;
- THENCE ALONG THE ARC OF A 367.80 FEET TO A POINT OF REVERSE CURVE;
- THENCE ALONG THE ARC OF A 367.80 FEET TO A POINT OF REVERSE CURVE;
- THENCE ALONG THE ARC OF A 367.80 FEET TO A POINT OF REVERSE CURVE;

THENCE ALONG THE EASTERLY LINE OF SAID TRACT A THE FOLLOWING THREE (3) COURSES:

- THENCE N 20°11'38" E, A DISTANCE OF 214.00 FEET;
- THENCE S 18°11'46" E, A DISTANCE OF 265.16 FEET;
- THENCE N 8°02'26" W, A DISTANCE OF 224.31 FEET TO THE NORTHEASTERN CORNER OF SAID TRACT A;
- THENCE N 16°12'09" E, A DISTANCE OF 133.60 FEET;
- THENCE N 8°02'26" W, A DISTANCE OF 364.01 FEET;
- THENCE N 8°02'26" E, A DISTANCE OF 364.01 FEET;
- THENCE N 8°02'26" W, A DISTANCE OF 364.01 FEET;
- THENCE N 8°02'26" E, A DISTANCE OF 364.01 FEET;
- THENCE N 8°02'26" W, A DISTANCE OF 364.01 FEET;
- THENCE N 8°02'26" E, A DISTANCE OF 364.01 FEET;

SAID TRACT OF LAND CONTAINING A CALCULATED AREA OF 225.76 ACRES OF LAND MORE OR LESS.

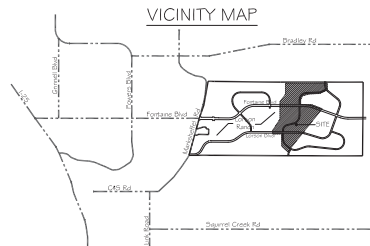
LAND USE:

CURRENT ZONING:	PUD (PLANNED UNIT DEVELOPMENT)
PROPOSED ZONING:	PUD (PLANNED UNIT DEVELOPMENT) RM Residential Medium
CURRENT LAND USE:	VACANT UNDEVELOPED
PROPOSED LAND USE:	THREE FAMILY RESIDENTIAL, LANDSCAPE ELEMENTS, PARKS, OPEN SPACE, TRAIL CORRIDORS, UTILITY EASEMENTS, DRAINAGE & DETENTION FACILITIES, SIGNAGE
TOTAL SITE AVERAGE	225.76 AC.
PROPOSED SINGLE-FAMILY CENSUSING UNITS	836 DU
PROPOSED GROSS DENSITY	3.71 D.U./AC.
PROPOSED NET DENSITY (LESS DEDICATED R.O.W.)	6.78 D.U./AC.

LAND USE TABLE:

TYPE OF USE	# ACRES PROVIDED	% OF PROPERTY
SINGLE FAMILY RESIDENTIAL (RMA LOT)S	123.54 AC.	55.0%
JUNNY CAMP CREEK EAST TRIBUTARY OPEN SPACE	36.35 AC.	16%
OPEN SPACE/LANDSCAPE	12.6 AC.	6%
STREET RIGHTS-OF-WAY	53.87 AC.	24%
TOTAL	235.76 AC.	100%

NOTE: TOTAL OPEN SPACE REQUIRED IS 1.0% OF TOTAL AVERAGE, 225.76 X 1.0 = 22.58 ACRES
TOTAL OPEN SPACE PROVIDED IS 21.79% = 46.95 ACRES



SHEET INDEX:

- | | |
|--------|--|
| P1 | PUD COVER SHEET |
| P2 | PUD DETAILS |
| P3-6 | PUD DEVELOPMENT PLAN |
| UT 1-6 | PRELIMINARY UTILITY PLANS |
| L1 | PRELIMINARY LANDSCAPE COVER SHEET & PLAN |

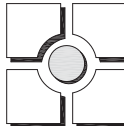
OWNERS:

LORSON LLC
212 N. GARDEN, Suite 301
Colorado Springs, Co 80903
(719) 453-3200

PREPARED BY:

THOMAS & THOMAS, INC.
PLANNING, URBAN DESIGN, LANDSCAPE ARCH., INC.
702 N. TULSA STREET
Colorado Springs, Co 80903
(719) 578-8777

DSD FILE NO.:



THOMAS & THOMAS
PLANNING, URBAN DESIGN, LANDSCAPE ARCHITECTURE
702 N. TULSA STREET
COLORADO SPRINGS, CO 80903
(719) 578-8777

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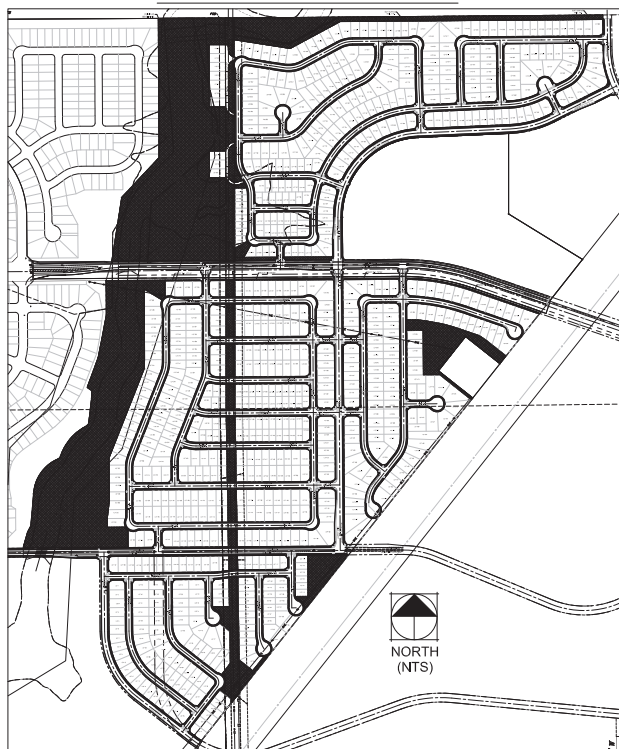
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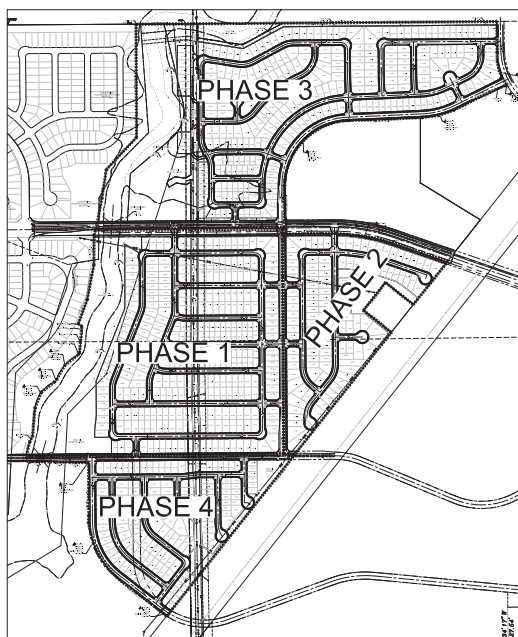
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TRACTS/ OPEN SPACE AREA:

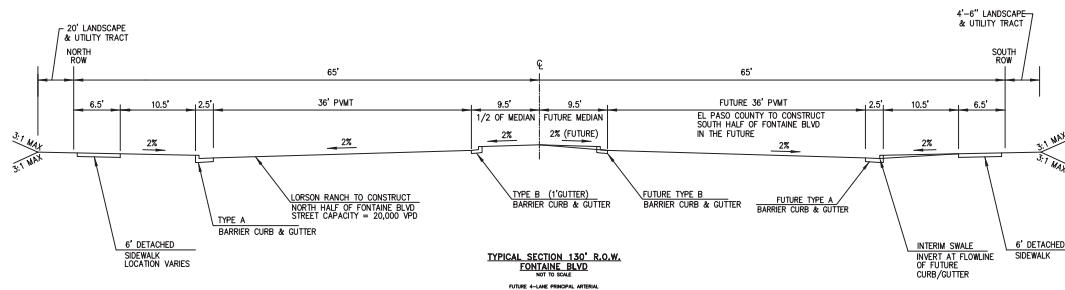
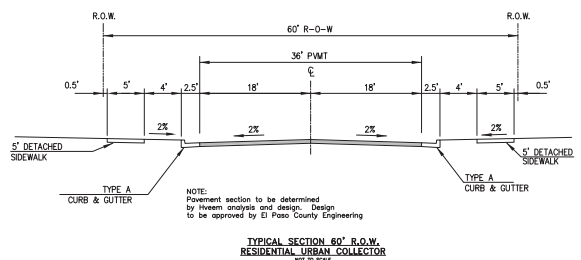
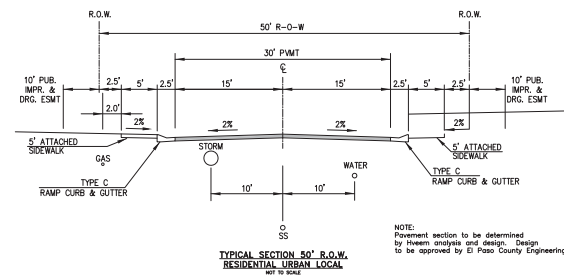


TOTAL OPEN SPACE REQUIRED IS 10% OF TOTAL ACREAGE, 225.76 X .10= 22.58 ACRES
TOTAL OPEN SPACE PROVIDED IS 21.71= 48.95 ACRES

PHASING PLAN:



PHASING PLAN AND SCHEDULE OF DEVELOPMENT:
THE LORSON EAST PUD/ PRELIMINARY PLAN IS ILLUSTRATING FOUR PHASES CREATED BY MAJOR ROADWAYS OR NATURAL BARRIERS. THE PHASING IS BASED UPON ANTICIPATED CONSTRUCTION, SEQUENCING OF ROADS AND UTILITIES. HOWEVER, LORSON RANCH EAST MAY BE DEVELOPED INDEPENDENT OF THE PHASING AS OUTLINED PENDING MARKET DEMAND AND ACTUAL CONSTRUCTION SCHEDULES. THE FIRST PHASE OF CONSTRUCTION IS PROJECTED TO BEGIN IN SPRING/SUMMER 2017.



TRACT	SIZE	LANDSCAPE/ OPEN SPACE/ TRAIL	SIGNAGE/ PUBLIC IMPROVEMENTS	DRAINAGE/ DETENTION	PUBLIC UTILITIES	PRIVATE DRIVE	SDS EASEMENT	OWNED BY	MAINTAINED BY
A	680,986 SF	X	X	X	X			LRMD	LRMD
B	1,177 SF	X	X		X			LRMD	LRMD
C	3,988 SF	X	X		X			LRMD	LRMD
D	6,602 SF	X	X		X		X	LRMD	LRMD
E	13,205 SF	X	X		X		X	LRMD	LRMD
F	13,205 SF	X	X		X		X	LRMD	LRMD
G	10,204 SF	X	X		X		X	LRMD	LRMD
H	10,205 SF	X	X		X		X	LRMD	LRMD
I	13,204 SF	X	X		X		X	LRMD	LRMD
J	13,205 SF	X	X		X		X	LRMD	LRMD
K	7,028 SF	X	X		X		X	LRMD	LRMD
L	5,789 SF	X	X		X		X	LRMD	LRMD
M	81,525 SF	X	X	X	X		X	LRMD	LRMD
N	51,056 SF	X	X	X	X		X	LRMD	LRMD
O	101,109 SF	X	X	X	X		X	LRMD	LRMD
P	1,727 SF	X	X		X		X	LRMD	LRMD
Q	4,425 SF	X	X		X		X	LRMD	LRMD
R	6,377 SF	X	X		X		X	LRMD	LRMD
S	13,040 SF	X	X	X	X		X	LRMD	LRMD
T	43,905 SF	X	X		X		X	LRMD	LRMD
U	7,703 SF	X	X		X	X	X	LRMD	LRMD
V	12,470 SF	X	X		X		X	LRMD	LRMD
W	12,593 SF	X	X		X		X	LRMD	LRMD
X	11,975 SF	X	X		X	X	X	LRMD	LRMD
Y	13,493 SF	X	X		X		X	LRMD	LRMD
Z	13,651 SF	X	X		X		X	LRMD	LRMD
AA	84,365 SF	X	X	X	X		X	LRMD	LRMD
BB	75,797 SF	X	X	X	X		X	LRMD	LRMD
CC	818,229 SF	X	X	X	X		X	LRMD	LRMD

LRMD= LORSON RANCH METROPOLITAN DISTRICT #1

DSD FILE NO.:

THOMAS THOMAS
Planning
Urban
Landscape Architecture
702 North 1st Avenue
Colorado 80023
(719) 576-8777

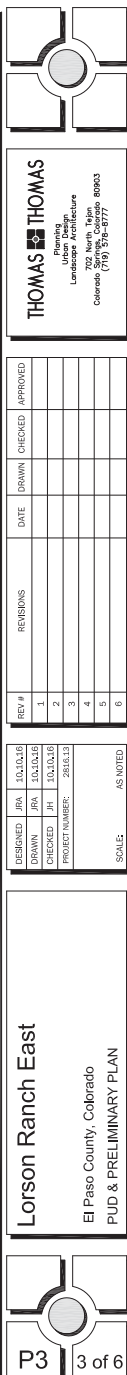
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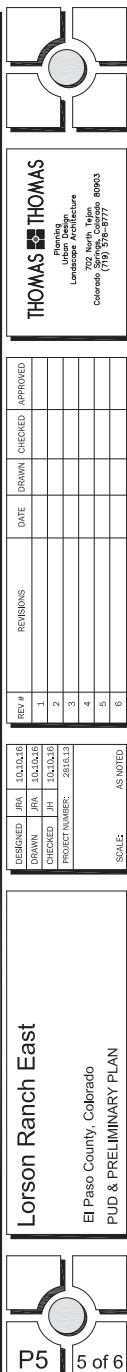
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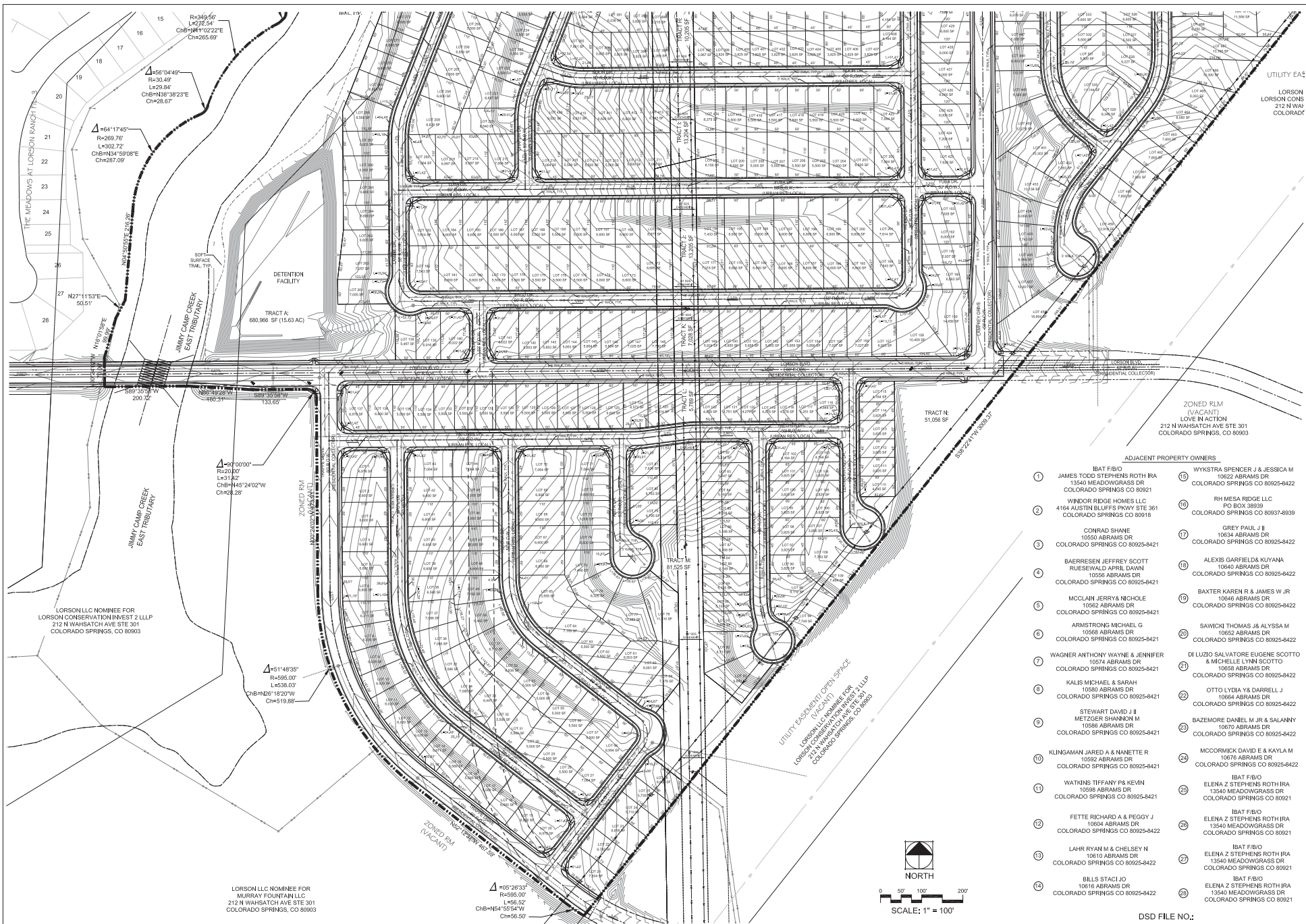
AS NOTED
SCALE

Lorson Ranch East
El Paso County, Colorado
PUD & PRELIMINARY PLAN

P2 2 of 6







THOMAS THOMAS
Planning
Landscape Architecture
702 North Tejon
Colorado 80903
(719) 576-8777

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Lorson Ranch East
El Paso County, Colorado
PUD & PRELIMINARY PLAN

P6 6 of 6

- ADJACENT PROPERTY OWNERS**
- | | | | |
|----|--|----|--|
| 1 | JAMES TODD STEPHENS ROTH IRA
13540 MEADOWGRASS DR
COLORADO SPRINGS CO 80921 | 16 | WYKSTRA SPENCER J & JESSICA M
10622 ABRAMS DR
COLORADO SPRINGS CO 80925-8422 |
| 2 | WINDOR RIDGE HOMES LLC
4144 AUSTIN BLUFFS PKWY STE 361
COLORADO SPRINGS CO 80918 | 17 | RH MESA RIDGE LLC
PO BOX 38939
COLORADO SPRINGS CO 80925-8939 |
| 3 | CONRAD SHANE
10550 ABRAMS DR
COLORADO SPRINGS CO 80925-8421 | 18 | GREY PAUL J II
10634 ABRAMS DR
COLORADO SPRINGS CO 80925-8422 |
| 4 | BAERRESEN JEFFREY SCOTT
RUESEWALD APRIL DAWN
10558 ABRAMS DR
COLORADO SPRINGS CO 80925-8421 | 19 | ALEXIS GARFIELD KUYANA
10640 ABRAMS DR
COLORADO SPRINGS CO 80925-8422 |
| 5 | MCCLEAN JERRY & NICOLE
10552 ABRAMS DR
COLORADO SPRINGS CO 80925-8421 | 20 | BAXTER KAREN R & JAMES W JR
10646 ABRAMS DR
COLORADO SPRINGS CO 80925-8422 |
| 6 | ARMSTRONG MICHAEL G
10568 ABRAMS DR
COLORADO SPRINGS CO 80925-8421 | 21 | SAWICKI THOMAS JA ALYSSA M
10652 ABRAMS DR
COLORADO SPRINGS CO 80925-8422 |
| 7 | WAGNER ANTHONY WAYNE & JENNIFER
10574 ABRAMS DR
COLORADO SPRINGS CO 80925-8421 | 22 | DI LUZO SALVATORE EUGENE SCOTTO
& MICHELLE LYNN SCOTTO
10658 ABRAMS DR
COLORADO SPRINGS CO 80925-8422 |
| 8 | KALIS MICHAEL & SARAH
10580 ABRAMS DR
COLORADO SPRINGS CO 80925-8421 | 23 | OTTO LYDIA Y & DARRELL J
10664 ABRAMS DR
COLORADO SPRINGS CO 80925-8422 |
| 9 | STEWART DAVID J II
METZGER SHANNON M
10586 ABRAMS DR
COLORADO SPRINGS CO 80925-8421 | 24 | BAZEMORE DANIEL M JR & SALANNY
10670 ABRAMS DR
COLORADO SPRINGS CO 80925-8422 |
| 10 | KLINGAMAN JARED A & NANETTE R
10592 ABRAMS DR
COLORADO SPRINGS CO 80925-8421 | 25 | MCCORMICK DAVID E & KAYLA M
10676 ABRAMS DR
COLORADO SPRINGS CO 80925-8422 |
| 11 | WATKINS TIFFANY P & KEVIN
10598 ABRAMS DR
COLORADO SPRINGS CO 80925-8421 | 26 | IBAT FIBO
ELENA Z STEPHENS ROTH IRA
13540 MEADOWGRASS DR
COLORADO SPRINGS CO 80921 |
| 12 | FETTE RICHARD A & PEGGY J
10604 ABRAMS DR
COLORADO SPRINGS CO 80925-8422 | 27 | IBAT FIBO
ELENA Z STEPHENS ROTH IRA
13540 MEADOWGRASS DR
COLORADO SPRINGS CO 80921 |
| 13 | LAHR RYAN M & CHELSEY N
10610 ABRAMS DR
COLORADO SPRINGS CO 80925-8422 | 28 | IBAT FIBO
ELENA Z STEPHENS ROTH IRA
13540 MEADOWGRASS DR
COLORADO SPRINGS CO 80921 |
| 14 | BILLS STACIO J
10616 ABRAMS DR
COLORADO SPRINGS CO 80925-8422 | 29 | IBAT FIBO
ELENA Z STEPHENS ROTH IRA
13540 MEADOWGRASS DR
COLORADO SPRINGS CO 80921 |

DSD FILE NO.:

LORSON RANCH

MINOR SKETCH PLAN AMENDMENT

A PORTION OF TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
EL PASO COUNTY, COLORADO.

SKETCH PLAN NOTES

1. THE SKETCH PLAN AMENDMENT IS ADOPTING THE GENERAL LAND USE CONCEPT AND OVERALL PHASE DEVELOPMENT & PHASING PLAN (RECEPTION NO. 200305127, MARCH 9, 2006). THE DENSITY RANGES ADOPTED WILL BE USED TO ESTABLISH A MAXIMUM DENSITY WITHIN THAT RANGE FOR INDICATED PORTIONS OF THE SITE, DEPENDING ON THE ULTIMATE PROVISION OF OPEN SPACE AND THE DESIGN OF THE HIGHER DENSITY AREAS.
2. THE MINOR SKETCH PLAN AMENDMENT WILL BE DEVELOPED IN ACCORDANCE WITH THE DEVELOPMENT AGREEMENT FOR LORSON RANCH, AS AMENDED.
3. THE APPLICANT SHALL WORK WITH EL PASO COUNTY PARKS DEPARTMENT WITH FUTURE SUBMITTALS TO DETERMINE ACREAGE AND ACCEPTABLE LOCATIONS FOR PARK AREA OR AREAS AS REQUIRED. THE OPEN SPACE AS SHOWN MEETS THE REQUIREMENTS FOR ALL OF LORSON RANCH.
4. BUFFERING BETWEEN THE COMMERCIAL AND RESIDENTIAL USES SHALL BE REFLECTED WITH ANY ZONING AND DEVELOPMENT PLAN REQUEST FOR THE COMMERCIAL PROPERTIES. BUFFERING SHALL BE PER THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED.
5. BUFFERING OF THE HIGHER DENSITY RESIDENTIAL USES FROM INDUSTRIAL, LOWER DENSITY RESIDENTIAL, USE, PROPOSED COMMERCIAL USES AND USES ADJACENT TO MARKSHEFFEL ROAD, FONTAINE BLVD. AND MERIDIAN ROAD CAN BE THROUGH THE USE OF SETBACKS, BERMS, LANDSCAPING AND OPAQUE SCREENING. CREATIVE LANDSCAPE DESIGN IS ENCOURAGED BUT IN NO INSTANCE SHALL THE MINIMUM BUFFERING AND LANDSCAPE REQUIREMENT BE LESS THAN THAT REQUIRED IN THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED. THE BUFFERING LANDSCAPING SHALL BE INCLUDED WITH ANY REZONING REQUESTS. SAID BUFFERS SHALL BE EXCLUSIVE OF ANY LOT AREA(S).
6. THE MAXIMUM TOTAL RESIDENTIAL DENSITY SHALL NOT EXCEED THE 6,500 UNITS AS SHOWN WITHOUT REVIEW AND SUBSEQUENT APPROVAL OF A MAJOR AMENDMENT TO THE SKETCH PLAN.
7. CLUSTERING OF UNITS AND DENSITY TRANSFERS WITHIN RESIDENTIAL DISTRICTS IS PERMITTED SO LONG AS THE OVERALL DENSITY LIMIT IS NOT EXCEEDED. THE USE OF CLUSTERING IS ENCOURAGED TO PROMOTE COMMON OPEN SPACE, PROTECT NATURAL FEATURES, AND PROVIDE CREATIVE AND FLEXIBLE DESIGN SOLUTIONS.
8. CONSTRUCTION SHALL OBSERVE A MINIMUM SETBACK OF 20 FEET FROM THE BREAK IN SLOPE OF JIMMY CAMP CREEK AND THE EAST TRIBUTARY OF JIMMY CAMP CREEK, BOTH FOR PROTECTION AGAINST EROSION DURING FLOODS, AND TO PREVENT EROSION OF THE BANKS AS A RESULT OF DEVELOPMENT.
9. INFORMATION REGARDING WILDLIFE PROTECTION MEASURES SHOULD BE PROVIDED, INCLUDING FENCING REQUIREMENTS, GARBAGE CONTAINMENT, PETS, ENHANCEMENT, MAINTENANCE OF NATURAL VEGETATION, WEED CONTROL, AND RIPARIAN WETLAND PROTECTION BUFFER ZONES AS APPROPRIATE. ADDITIONAL INFORMATION CAN BE OBTAINED FROM THE COLORADO DIVISION OF WILDLIFE.
10. ROAD LOCATIONS AND CLASSIFICATIONS AS DEPICTED ON THE SKETCH PLAN ARE BASED ON THE BEST INFORMATION AVAILABLE AT THE TIME OF THIS AMENDMENT. FINAL DETERMINATIONS OF ALL ROAD CLASSIFICATIONS AND NECESSARY RIGHTS OF WAY WILL BE MADE AT THE PRELIMINARY PLAN STAGE WHEN MORE DETAILED LAND USE, TRAFFIC AND ROAD DESIGNS ARE AVAILABLE. CHANGES TO ROAD CLASSIFICATION, NECESSARY RIGHTS-OF-WAY WIDTHS, AND CHANGES IN ALIGNMENT SHALL NOT REQUIRE A NEW SKETCH PLAN AMENDMENT.
11. THE LORSON RANCH RIGHT-OF-WAY FROM MARKSHEFFEL ROAD TO STINGRAY LANE TO BE BETWEEN 80' TO 100' IN WIDTH DEPENDING ON FINAL TRAFFIC COUNTS. THE FINAL RIGHT-OF-WAY WIDTH SHALL BE DETERMINED WITH FUTURE DEVELOPMENT SUBMITTALS. A DEVIATION MAY BE REQUIRED TO REDUCE THE WIDTHS AND DEDICATIONS OF THE RIGHT-OF-WAY.

GENERAL NOTES:

1. EXISTING ZONING IS PUD - PLANNED UNIT DEVELOPMENT (EL PASO COUNTY).
2. SCHOOL DISTRICT WIDEFIELD SCHOOL DISTRICT NO. 3.
3. UTILITY PROVIDERS:
 - 3.1. WATER & SEWER: WIDEFIELD WATER & SANITATION DIST.
 - 3.2. ELECTRICAL POWER: MOUNTAIN VIEW ELECTRIC ASSOCIATION
 - 3.3. GAS: BLACK HILLS ENERGY
4. FIRE PROTECTION: SECURITY FIRE PROTECTION DISTRICT
5. POLICE PROTECTION: EL PASO COUNTY SHERIFF'S DEPT.
6. COMMERCIAL SITES TOTALING 70 ACRES ARE ALLOWED WITHIN LORSON RANCH BETWEEN MARKSHEFFEL ROAD AND JIMMY CAMP CREEK.
7. COMMERCIAL USES SHALL BE PERMITTED TO DEVELOPED INDEPENDENT OF THE PHASING PLAN. A 25 ACRE SCHOOL SITE IS BEING PROVIDED AT THE NORTHEAST CORNER OF FONTAINE BOULEVARD AND FUTURE COLLECTOR ROAD AS SHOWN ON THE SKETCH PLAN. 7-10 25 ACRES WILL BE DEDICATED VIA FUTURE PLANNING PROCEDURES. THE FINAL SHAPE AND LAYOUT WILL BE DETERMINED WITH FUTURE SCHOOL SITE PLANNING.
8. THE EXISTING LORSON RANCH METROPOLITAN DISTRICT SHALL BE RESPONSIBLE FOR THE OWNERSHIP AND MAINTENANCE OF PARKS, OPEN SPACE, COMMON AREAS, COMMON LANDSCAPE PLANTINGS AND OTHER PUBLIC AREAS.
9. THIS PROJECT WILL DETAIN STORMWATER RUN OFF TO HISTORIC FLOWS.
10. ROAD RIGHTS-OF-WAY WILL BE DEDICATED AS NECESSARY.
11. ALL FUTURE ROAD RIGHTS-OF-WAY ARE CONCEPTUAL ONLY AND ARE PERMITTED TO BE MODIFIED UP UNTIL FINAL PLATTING SO LONG AS THE GENERAL LOCATION, SIZE AND ACCESS INTENT ARE MAINTAINED.
12. THE SOUTH WESTERN MOST INTERSECTION OF MARKSHEFFEL ROAD AND LORSON RANCH BOULEVARD WILL BE A FULL MOVEMENT INTERSECTION.
13. THE NORTH WESTERN MOST INTERSECTION WITHIN CARRIAGE MEADOWS WILL BE A FULL MOVEMENT INTERSECTION.
14. THE NORTH EASTERN MOST INTERSECTION WITH LORSON RANCH AND MERIDIAN ROAD WILL BE A FULL MOVEMENT INTERSECTION.
15. THE DEVELOPER AGREES TO ABIDE BY EXTERIOR LIGHTING POLICIES AND REGULATIONS IN EXISTENCE IN THE COUNTY AT THE TIME OF PLATTING.

OPEN SPACE

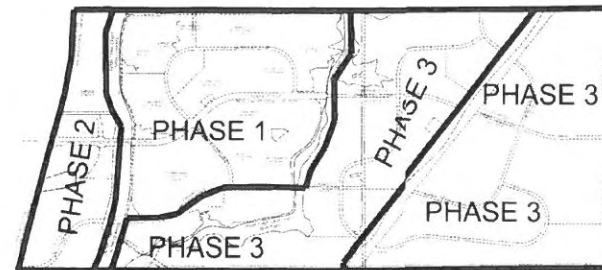
1. OPEN SPACE REQUIRED AND TO BE PROVIDED AT FULL BUILD OUT FOR THE LORSON RANCH PROJECT IS 212 TOTAL ACRES (15%). TOTAL OPEN SPACE REQUIREMENTS WILL RANGE BETWEEN 192-212 TOTAL ACRES. THE DEVELOPER ANTICIPATES MEETING THESE REQUIREMENTS EITHER BY DESIGNATED OPEN SPACE, LAND DEDICATION OR A COMBINATION OF LAND DEDICATION AND FEES IN LIEU OF LAND DEDICATION.
2. TOTAL OPEN SPACE PROVIDED TO DATE IS 217.4 ACRES OR 15.4%. THE OPEN SPACE CONSISTS OF PARKS, PLAYGROUNDS, NATURAL OPEN SPACE, TRAILS, JIMMY CAMP CREEK MAIN CHANNEL, OPEN SPACE, JIMMY CAMP CREEK EAST TRIBUTARY OPEN SPACE, THE POWER LINE EASEMENT OPEN SPACE, SOUTHERN DELIVER SYSTEM EASEMENT OPEN SPACE WITHIN LORSON RANCH, THE FUTURE SCHOOL SITE AND THE FOUNTAIN MUTUAL IRRIGATION COMPANY TRENCH EASEMENT OPEN SPACE.
3. PARKS, PLAYGROUNDS, TRAILS, ETC. MAY BE PLACED WITHIN ANY OPEN SPACE AREAS PER THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED.
4. FUTURE OPEN SPACE AND PARK SITE AREAS MAY BE INCLUDED WITH FUTURE DEVELOPMENTS AS DETAILED DESIGN TAKES PLACE. INCREASED OPEN SPACE ACREAGE PROVIDED.
5. PHYSICAL OPEN SPACE OR PARK IMPROVEMENTS PROVIDED BY THE DEVELOPER MAY BE APPLIED TO LAND DEDICATION AND/OR FEES IN LIEU OF LAND DEDICATION REQUIREMENTS AS APPROVED BY EL PASO COUNTY.

GENERAL LAND DESCRIPTION - SKETCH PLAN

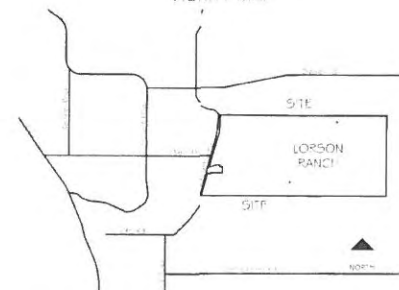
A TRACT OF LAND BEING ALL THAT PART OF THE NORTH ONE-HALF (N1/2) OF SECTION 23, THE NORTH ONE-HALF (N1/2) OF SECTION 24, THE SOUTH ONE-HALF (S1/2) OF SECTION 13, THE NORTH ONE-HALF (N1/2) OF SECTION 14, THAT PORTION OF THE SOUTHEAST ONE-QUARTER (SE1/4) OF SECTION 15 LYING EAST 1/2 OF THE EASTERLY RIGHT-OF-WAY LINE OF THE COUNTY ROAD KNOWN AS MARKSHEFFEL ROAD AND THE NORTHEAST ONE-QUARTER (NE1/4) OF SECTION 22 LYING EASTERLY OF THE EASTERLY RIGHT-OF-WAY LINE OF SAID MARKSHEFFEL ROAD, EXCEPT ANY PORTION OF LOT 2 OF BROWNVILLE SUBDIVISION NO. 2, AS RECORDED IN PLAT BOOK 14-6 AT PAGE 81 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, ALL LYING WITHIN TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO.

SAID TRACT OF LAND CONTAINS 1,412 ACRES OF LAND, MORE OR LESS.

PHASING PLAN



VICINITY MAP



SKETCH PLAN SITE DATA

LAND USE	ACRES	%	TOTAL UNITS	GROSS DENSITY
JIMMY CAMP CREEK MAIN CHANNEL (OPEN SPACE)	30.1	2.0		
JIMMY CAMP CREEK EAST TRIBUTARY (OPEN SPACE)	36.5	2.6		
FOUNTAIN EASEMENT (OPEN SPACE)	10.3	0.7		
ODS SOUTHWEST (EAST TRIBUTARY) (EASTERN) (OPEN SPACE)	2.4	0.2		
POWER LINE EASEMENT (OPEN SPACE)	8.2	0.6		
MOUNTAIN VIEW SUBSTATION	2.0	0.1		
OPEN SPACE (OPEN SPACE) (PARKS) (DETENTION FACILITIES)	33.9	2.4		
COMMERCIAL	65.2	4.6		
DRINKING WATER (OPEN SPACE)	25.0	1.8		
PH - RESIDENTIAL HIGH DENSITY (EXISTING)	3.2	0.2	40	1,120 DU/AC
RH - RESIDENTIAL MEDIUM HIGH DENSITY (EXISTING)	26.1	1.9	206	7,710 DU/AC
RM - RESIDENTIAL MEDIUM DENSITY (EXISTING)	294.9	20.9	1,555	4,460 DU/AC
RLM - LOW DENSITY RESIDENTIAL FOR SINGLE-FAMILY (PROPOSED)	451.6	32.0	2,747	4,460 DU/AC
RM - MEDIUM DENSITY RESIDENTIAL FOR SINGLE-FAMILY (PROPOSED)	150.8	10.7	1,383	8,793 DU/AC
RMH - MEDIUM HIGH DENSITY RESIDENTIAL FOR SINGLE-FAMILY (PROPOSED)	14.9	1.1	185	15,111 DU/AC
ROADWAY RIGHT-OF-WAY (PROPOSED)	36.4	2.6		
ROADWAY RIGHT-OF-WAY (PROPOSED)	18.2	1.3		
TOTAL	1,412	100%	6,500	4,610 DU/AC

Existing Development includes completed or in-progress developments as follows:
Ponderosa Flings 1 & 2, Townhomes at Lorson Ranch, Buffalo Crossing Flings 1 & 2,
Pioneer Landing Flings 1 & 2, The Meadows Flings 1-4, and Carriage Meadows Fling 1

NOTE

PROJECTED GROSS UNIT COUNTS ARE CALCULATED BY MULTIPLYING THE RESIDENTIAL GROSS DENSITY USE BY THE ACREAGE.

DEVELOPMENT STANDARDS AND GUIDELINES

- RL - LOW RESIDENTIAL WITH A GROSS DENSITY (1-2 DU/AC) FOR SINGLE-FAMILY RESIDENTIAL LOTS.
- RM - LOW-MEDIUM RESIDENTIAL WITH A GROSS DENSITY (4-6 DU/AC) FOR SINGLE-FAMILY RESIDENTIAL LOTS.
- RMH - MEDIUM RESIDENTIAL WITH A GROSS DENSITY (7-10 DU/AC) FOR SINGLE-FAMILY RESIDENTIAL LOTS.
- RMH - MEDIUM-HIGH RESIDENTIAL WITH A GROSS DENSITY (10-13 DU/AC) FOR SINGLE OR MULTI-FAMILY RESIDENTIAL LOTS.
- RH - HIGH RESIDENTIAL WITH A GROSS DENSITY (17-20 DU/AC) FOR MULTI-FAMILY RESIDENTIAL UNITS.
- COMM - COMMERCIAL RELATED USES

STATEMENT OF DIRECTOR OF DEVELOPMENT SERVICES APPROVAL

This Minor Sketch Plan Amendment is approved by the Director of Development Services of El Paso County, Colorado on the 21st day of April, 2016.

Director, Development Services Department
Date: 4/21/16


APPROVED BY THE BOARD OF COUNTY COMMISSIONERS
DATE: 4/21/16
BY: [Signature]
TITLE: [Title]

DSD FILE NO. SKP-15-001

Lorson Ranch
Colorado Springs, CO
Sketch Plan Amendment

SP1 of 2




 NORTH
 SCALE: 1" = 500'
 DSD FILE NO.: SKP-15-001

El Paso County Parks

Agenda Item Summary Form

Agenda Item Title: Academy Gateway – Preliminary Plan and Filing 1 Final Plat

Agenda Date: November 9, 2016

Agenda Item Number: #6 - B

Presenter: Jason Meyer, Project Manager

Information: **Endorsement:** X

Background Information:

Request by Northgate Associates, LTD, for approval of Academy Gateway Preliminary Plan and Filing No. 1 Final Plat. Academy Gateway is zoned CS (Commercial Service) and is located on the northwest corner of the Northgate Boulevard and Struthers Road intersection. The Preliminary Plan includes 11 commercial lots and one tract on 18 acres. The Filing No. 1 Final Plat includes four commercial lots and one tract. The property is not within a Small Area Master Plan boundary. The Preliminary Plan and Filing No. 1 Final Plat were previously presented to the El Paso County Park Advisory Board in June, 2015 with a different number of lots and were endorsed with the following recommendation:

“The BoCC has elected to not assess park impact fees upon non-residential subdivisions. Recommend to the El Paso County Planning Commission and Board of County Commissioners that the approval of the Preliminary Plan and Filing No. 1 Final Plat include the following condition: A 25-foot wide public trail easement shall be provided for a Regional Trail, trail construction, and maintenance, consistent with the Parks Master Plan and Land Development Code, along the southern site boundary.”

The El Paso County Parks Master Plan (2013) identifies the Jackson Creek Regional Trail and on-street bicycle route along the southern and western site boundary, facilitating a connection to the City of Colorado Springs trail and on-street bicycle route systems. Under the Land Development Code, a 25-foot wide public trail easement is required in areas where the Master Plan identifies a regional trail.

The revised preliminary plan includes an increase in commercial lots from five to 11 and one tract near the intersection of North Gate Boulevard and Struthers Road. The preliminary plan also includes a label along North Gate Boulevard “Connects to Santa Fe Trail” but the drawing does not clearly show the trail easement nor is there a note stating trail easement dedication to El Paso County. Staff discussed this with the applicant and they are willing to revise the drawing to clearly show the trail easement and to include a note on the plan. Therefore, staff recommends that the Park Advisory Board recommendation remain unchanged and the drawings shall be revised and

include a request for dedication of a 25-foot wide public trail easement along the southern site boundary.

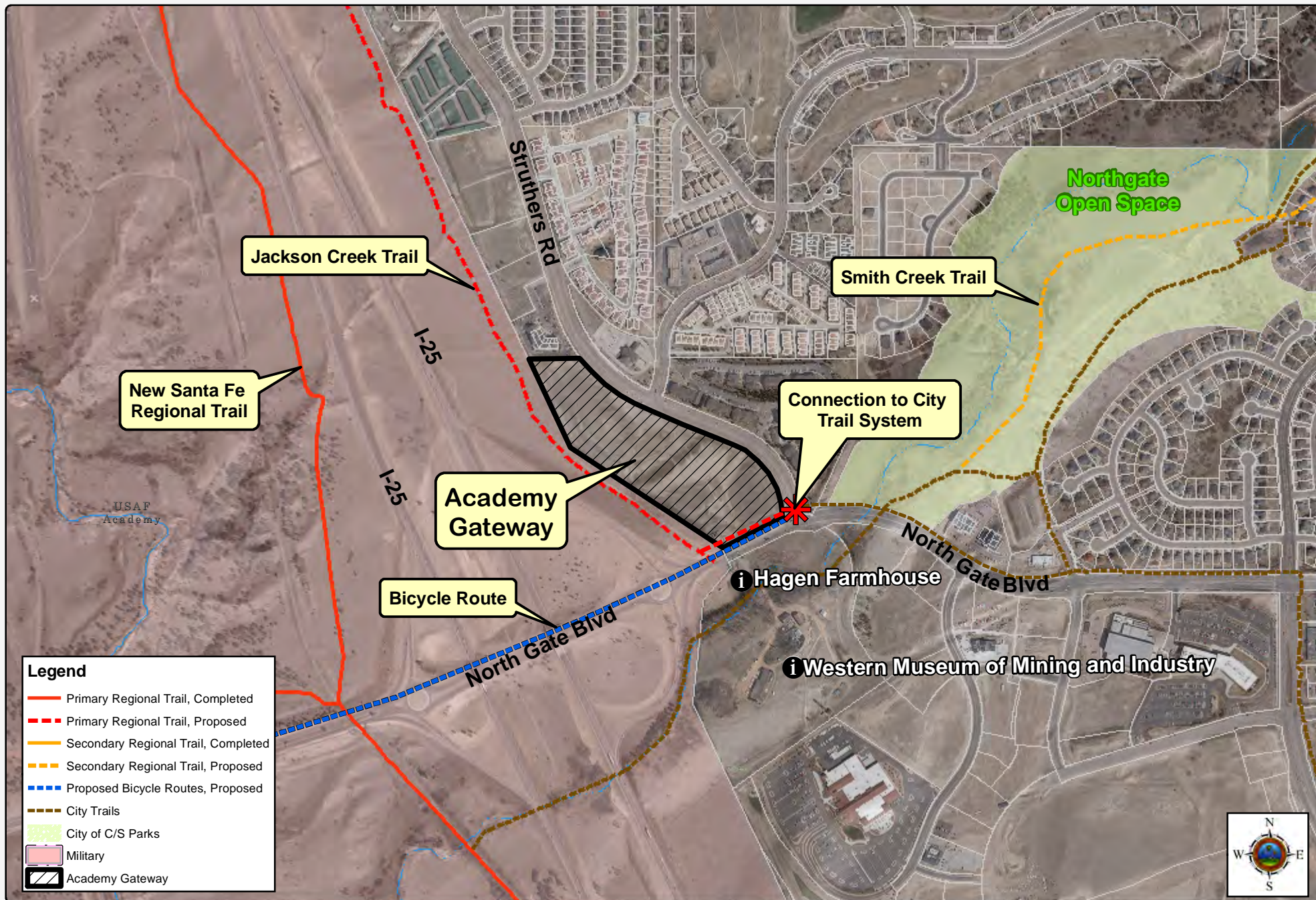
The revised Filing No. 1 Final Plat drawings and letter of intent include conflicting site information. The drawings show three commercial lots and five tracts, while the letter of intent includes four commercial lots and one tract. Staff requests the applicant correct this discrepancy. Furthermore, both the label 'Connects to Santa Fe Trail' and trail easement and dedication language is absent from the final plat drawings. Again, Staff discussed the issue with the applicant and they are willing to show the trail easement and dedication language the plat. Therefore, staff recommends that the Park Advisory Board recommendation remain unchanged and the drawings shall be revised and include dedication of a 25-foot wide public trail easement along the southern site boundary on the final plat.

Recommended Motion Academy Gateway Preliminary Plan:

The BoCC has elected to not assess park impact fees upon non-residential subdivisions. Recommend to the El Paso County Planning Commission and Board of County Commissioners that the approval of Academy Gateway Preliminary Plan include the following condition: A 25-foot wide public trail easement shall be provided for a Regional Trail, trail construction, and maintenance, consistent with the Parks Master Plan and Land Development Code, along the southern site boundary.

Recommended Motion Academy Gateway Filing No. 1 Final Plat:

The BoCC has elected to not assess park impact fees upon non-residential subdivisions. Recommend to the El Paso County Planning Commission and Board of County Commissioners that the approval of Academy Gateway Filing No. 1 Final Plat include the following condition: A 25-foot wide public trail easement shall be provided for a Regional Trail, trail construction, and maintenance, consistent with the Parks Master Plan and Land Development Code, along the southern site boundary.



0 400 800 1,600 Feet
1 inch = 800 feet



ACADEMY GATEWAY
PRELIMINARY PLAN / FILING 1 FINAL PLAT
EL PASO COUNTY COMMUNITY SERVICES DEPARTMENT



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Development Application Permit Review



Community Services Department
Park Operations ~ Planning ~ Recreation / Cultural Services
Environmental Services ~ Veterans Services ~ CSU Extension

November 9, 2016

Subdivision requirements referenced in section 8.5.2 of the El Paso County Land Development Code. Fees are based on average land values within designated areas. See El Paso County Board of County Commissioners (BoCC) Resolution for fees established on annual basis. The Park Advisory Board meets the second Wednesday of each month, 1:30 p.m., BoCC Auditorium, second floor Centennial Hall Building, 200 S. Cascade, Colorado Springs.

Name: Academy Gateway - Preliminary Plan		Application Type: Preliminary Plan
DSD Reference #: PUDSP-16-003		CSD / Parks ID#: 0
Applicant / Owner:	Owner's Representative:	Total Acreage: 18.00
Northgate Associates, LTD	N.E.S. Inc. - John Maynard	Total # of Dwelling Units 0
403 S. Tejon Street	702 N Tejon Street	Gross Density: N/A
Colorado Springs, CO 80903	Colorado Springs, CO 80903	Park Region: 2
		Urban Area: 2

Existing Zoning Code: CS Proposed Zoning: CS

REGIONAL AND URBAN PARK REQUIREMENTS

Regional Park land dedication shall be 7.76 acres of park land per 1,000 projected residents. The number of projected residents shall be based on 2.5 residents per dwelling unit.

Urban Park land dedication shall be 4 acres of park land per 1,000 projected residents. The number of projected residents shall be based on 2.5 residents per dwelling unit.

LAND REQUIREMENTS

Urban Density: ☐ (1 unit / 2.5 acre or greater)

Regional Parks: 2 0.0194 Acres x 0 Dwelling Units = 00.00 acres	Urban Parks Area: 2 Neighborhood: 0.00375 Acres x 0 Dwelling Units = 00.00 acres Community: 0.00625 Acres x 0 Dwelling Units = 00.00 acres Total: 2.34 acres
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FEE REQUIREMENTS

Regional Parks: 2 \$336.00 / Unit x 0 Dwelling Units= \$00.00	Urban Parks Area: 2 Neighborhood: \$83.00 / Unit x 0 Dwelling Units = \$00.00 Community: \$129.00 / Unit x 0 Dwelling Units = \$00.00 Total: \$00.00
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ADDITIONAL RECOMMENDATIONS

Staff Recommendation:	The BoCC has elected to not assess park impact fees upon non-residential subdivisions. Recommend to the Planning Commission and the Board of County Commissioners that the approval of Academy Gateway Preliminary Plan include the following condition: A 25-foot wide public trail easement shall be provided for a Regional Trail, trail construction, and maintenance, consistent with the Parks Master Plan and Land Development Code, along the southern site boundary.
Park Advisory Board Recommendation:	

Development Application Permit Review



Community Services Department
Park Operations ~ Planning ~ Recreation / Cultural Services
Environmental Services ~ Veterans Services ~ CSU Extension

November 9, 2016

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Name: Academy Gateway - Filing No. 1 Final Plat		Application Type:	Final Plat
DSD Reference #: PUDSP-16-003		CSD / Parks ID#:	0
		Total Acreage:	18.00
Applicant / Owner:	Owner's Representative:	Total # of Dwelling Units	0
Northgate Associates, LTD	N.E.S. Inc. - John Maynard	Gross Density:	N/A
403 S. Tejon Street	702 N Tejon Street	Park Region:	2
Colorado Springs, CO 80903	Colorado Springs, CO 80903	Urban Area:	2

Existing Zoning Code: **CS** Proposed Zoning: **CS**

REGIONAL AND URBAN PARK REQUIREMENTS

Regional Park land dedication shall be 7.76 acres of park land per 1,000 projected residents. The number of projected residents shall be based on 2.5 residents per dwelling unit.

Urban Park land dedication shall be 4 acres of park land per 1,000 projected residents. The number of projected residents shall be based on 2.5 residents per dwelling unit.

LAND REQUIREMENTS

Urban Density: ☐ (1 unit / 2.5 acre or greater)

Regional Parks: 2	Urban Parks Area: 2	
0.0194 Acres x 0 Dwelling Units = 00.00 acres	Neighborhood: 0.00375 Acres x 0 Dwelling Units = 00.00 acres	
	Community: 0.00625 Acres x 0 Dwelling Units = 00.00 acres	
	Total: 2.34 acres	

FEE REQUIREMENTS

Regional Parks: 2	Urban Parks Area: 2	
\$336.00 / Unit x 0 Dwelling Units= \$00.00	Neighborhood: \$83.00 / Unit x 0 Dwelling Units = \$00.00	
	Community: \$129.00 / Unit x 0 Dwelling Units = \$00.00	
	Total: \$00.00	

ADDITIONAL RECOMMENDATIONS

Staff Recommendation:	The BoCC has elected to not assess park impact fees upon non-residential subdivisions. Recommend to the Planning Commission and the Board of County Commissioners that the approval of Academy Gateway Filing No. 1 Final Plat include the following condition: A 25-foot wide public trail easement shall be provided for a Regional Trail, trail construction, and maintenance, consistent with the Parks Master Plan and Land Development Code, along the southern site boundary.
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Park Advisory Board Recommendation:

LETTER OF INTENT

Academy Gateway

August 2016

OWNER: Northgate Associates LTD Holding Title as Gleneagle Associates LTD, c/o James Barash

403 S. Tejon St. Colorado Springs CO 80903

APPLICANT/CONSULTANT: N.E.S. Inc. c/o John Maynard

619 N. Cascade Ave Colorado Springs, CO 80903

ENGINEER: Classic Consulting Engineers & Surveyors

619 N. Cascade Ave Colorado Springs, CO 80903

SITE LOCATION: Northwest corner of Struthers Road and North Gate Boulevard

Request. This application requests approval of Preliminary Plan and a Final Plat for 18 acres of land. The Preliminary Plan shows 11 lots and a tract; the Final Plat includes 4 lots and a tract.

Plan Description. The site is located on the east side of I-25 with land owned by the US Air Force Academy as the west boundary. To the east is Struthers Road. To the south is North Gate Boulevard. A commercial building sits on the parcel to the north. The site contains approximately 18 acres and is vacant, with the exception of a lift station owned by the Donala Water and Sanitation District. Access to the site is proposed from Struthers Road via two access points located opposite of two existing accesses to the east, and a right in/right out access to Lot 1. Deviation requests have been approved for these access points; they are contained in the Traffic Report of this submittal package.

The site is zoned CS, a commercial zone. Proposed uses are permitted in the existing zone. The initial phase will be a convenience store.

Access/Traffic. A Traffic Impact Report has been prepared by LSC Transportation Consultants and has been submitted as a separate document. Deviation requests for the southerly access to Struthers opposite Shepard Heights, and for a RI/RO access to Struthers south of the approved Shepard Heights access have been approved. (See Approval Memo attached)

JUSTIFICATION.

Academy Gateway is a commercial infill property in an area of the County that has seen urban development over the past several decades. Urban services, including water, wastewater, gas,

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OCT 17 2016

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electric, Fire and Sheriff Services are in place for existing and planned future development. County policy requires that new commercial development be served with central water and wastewater services, which are available to this parcel from the Donala Water & Sanitation District.

Conformance to El Paso County Policy Plan. The El Paso County Policy Plan provides general guidance to the review of land use items. There are two primary components of the Plan which apply to Academy Gateway: Transportation, and Growth and Land Use. The owners of this parcel have historically cooperated with El Paso County in the provision of right-of-way and access determination for both adjacent roads – Struthers and North Gate. Additional right-of-way for North Gate Road will be provided, as indicated on the Preliminary Plan. “Normal” dedication would require dedication from both sides of the road for widening. The south side of the road is impacted by Preble’s Meadow Jumping Mouse habitat, and since road design and construction has occurred to the east in the City of Colorado Springs, a consistent alignment may require dedication north into this property. This owner has proposed a dedication that respects past decisions and implements a right-of-way that will facilitate the widening of this section of North Gate Road by CDOT.

The following specific Growth and Land Use Goals and Policies of the County Policy Plan support this application:

- Policy 6.1.1 Allow for a balance of mutually supporting interdependent land uses, including employment, housing, and services in more urban and urbanizing areas of the County. Encourage new development which is contiguous and compatible with previously developed areas in terms of factors such as density, land use and access. ***This application provides commercial services to a primarily residential area, as envisioned by the zone of the property.***
- Policy 6.1.5 Support the development of well-planned mixed-use projects which promote all, or most, of the following objectives:
 - Maximize the economy and efficiency of land use
 - Preserve open space or natural areas
 - Integrate employment, housing, shopping, schools and other use
 - Accommodate multi-modal transportation linkages
 - Allow for variations in design and character

When viewed in context, this application is supported by this policy. The existing commercial zone envisioned future uses that support the existing residential uses nearby.

- Policy 6.1.6 Direct development toward areas where the necessary urban-level supporting facilities and services are available or will be developed concurrently. ***Urban services are available to this site currently.***
- Policy 6.1.7 Encourage infill development which compliments existing uses, is consistent with Small Area and other adopted plans. ***Commercial development is viable only when there are nearby residential uses to support it. This infill site was planned and zoned for commercial use years ago, and is now ripe for development.***
- Policies 6.2.2, 6.2.8, and 6.2.14 Under ISSUE 6.2 Protect and Enhance Neighborhoods can be applied to this application. ***Each of these policies speaks to the broad concept of community planning where a mixture of mutually supportive uses is envisioned. The Gleneagle community was planned to have commercial land use in support of the primarily residential community. As it relates to the subject property, commercial land use was planned and zoned for the periphery of the community where it would serve future residents as well as the travelling public. Land use transitions from the I-25 Freeway to commercial land use on this property, to multi-family and office uses adjacent to this property, to lower density residential land use to the north and east were all a part of the vision for Gleneagle.***
- Goal 6.3 Continue to support existing and carefully planned future urban density development in the unincorporated County provided the requisite level of urban services is available or will be available in a timely fashion. ***Urban services are available to this infill site. This site is a part of a planned community where it was envisioned that urban services, including non-residential services, would be provided. Compatibility issues related to the location of this land use were addressed with past planning and zoning efforts, and are recognized and confirmed in the Tri-Lakes Small Area Plan as discussed below.***
- Policy 6.3.2 Rely on Small Area Planning process to define the sub-area specific boundaries for urban density development. ***Although not within the boundaries of the Tri-Lakes Small Area Plan, the Plan identifies this site as non-residential or mixed use.***
- Policy 6.3.6 Where feasible, when compatible and service level issues have been addressed; smaller commercial, office and institutional uses should be allowed to locate within; or convenient to the residential neighborhoods they serve or compliment. ***This site has been planned for services that will serve the nearby residential development.***

Conformance with the 2000 Tri-Lakes Small Area Plan. Academy Gateway is adjacent to planning Sub- Area #10 of the 2000 Tri-Lakes Small area Plan. Although it is not technically within the Plan boundaries, this parcel is identified as Mixed Use and/or Non-residential on the map component of the Plan. Proposed land use and existing zoning are consistent with this recommendation.

There are several statements in the Land Use Scenario for Sub-Area #10 that also apply to this application, including:

- Commercial and non-residential type land uses should be located in areas designated as mixed use and should be designed in a manner that is sensitive (to) the existing residential uses. ***This application conforms to this statement in that the parcel is in a mixed use designated area and is already zoned and planned for the proposed use.***
- All development that occurs within the I-25 corridor should be coordinated with the I-25 visual overlay and be consistent with the goals and objectives outlined in that Section. ***Although this parcel of land is outside of the Tri-Lakes Small Area Plan, the relationship to the visual overlay is discussed below.***
- Improve the re-alignment of North Gate Road. Eliminate the tight radius curves. ***This statement has been implemented by a Developer within the City of Colorado Springs. This improvement has had a negative effect on the subject property by forcing the alignment of North Gate Road to the north into this site. The applicant has proposed to remedy this situation by providing for future additional ROW.***

There have been several changes to both plans and infrastructure in this area since the Tri-Lakes Small Area Plan was adopted, but some of the policies and recommendations still apply. The recommendation to remove the tight curves on North Gate Road has been implemented by the City of Colorado Springs. Additional improvements to North Gate Road have recently been constructed by CDOT in conjunction with I-25 interchange improvements. Struthers Road has been extended to North Gate Road. All of these factors, plus the development of multi-family housing to the east of this subject site promote and support the proposed land use.

The Vision Statement for the I-25 Corridor could be applied to this parcel, although marginally. The parcel is within the Corridor as depicted by the Map graphic of the Plan, but the specific recommendations are primarily for other portions of the Corridor. Protection of mountain views, as envisioned, does not apply to this parcel, which is located east of I-25 and significantly lower than the highway. Views to the eastern plains are not available in this portion of the Corridor; therefore this statement does not apply. The Guiding Principle to discourage large parking areas is met by the Academy Gateway proposal. This site sits low topographically relative to I-25, and is located to the east of the Highway, so mountain views are not affected by the proposed uses. In addition, a significant amount of land owned by the US Air Force

Academy separates this parcel from I-25, thereby establishing the setback envisioned by the Plan.

Wildlife Impact. This site has previously been graded to facilitate development. The site grading has created two “benches”; a higher level area to the north of the site, and a lower level “bench” on the southern 1/3 of the site. T&E Species mapping indicates that the Preble’s Meadow Jumping Mouse (PMJM) may be present on site. ECOS System Services LLC has been retained to evaluate the site for this species. Their evaluation indicates that the mapping is in error since there is only a marginal food source on site, and other determinants are not present. ECOS has discussed their findings with US Fish & Wildlife. At a site visit performed by ECOS and US F&W, ECOS findings were confirmed by US F&W as stated in their review agency comments.

US F&W has concerns about off-site impacts of development that is proposed on this site, those concerns relate to how drainage from this site is integrated into existing and proposed systems of CDOT, El Paso County, and the US AFA.

By letter dated August 25, 2015, USF&W has found that impact to Preble’s Meadow Jumping Mouse by the proposed Academy Gateway project will be discountable or insignificant. This letter was forwarded to El Paso County, and has been incorporated into the application. (Note: Renewal of the approval letter has been requested as of 7-18-16 and approved by email dated 8-11-16)

Applicant notes that CDOT work within mapped PMJM habitat on adjacent property has significantly disturbed existing vegetation, and that the CDOT contractor has used applicant’s property for staging within mapped PMJM habitat. Photos are available and can be provided if requested.

Noise Impact. This site is impacted by noise from I-25 and from over flights from the airfield on the Air Force Academy property. As a commercial land use, no mitigation is required or provided.

Districts Serving Property. The following Districts serve this property:

ACADEMY SCHOOL NO 20	TOM GREGORY	(719) 234-1200
PIKES PEAK LIBRARY	MIKE VARNET	(719) 531-6333
DONALD WESCOTT FIRE PROTECTION	CHIEF VINCENT BURNS	(719) 488-8680
DONALA WATER & SANITATION AREA A	KIP PETERSEN	(719) 488-3603
STRUTHERS ROAD LID	PHILIP J ANDERSON	(719) 633-4873
EL PASO COUNTY CONSERVATION	MADELINE NEWELL	(719) 473-7104

Natural Gas is within the service area of Colorado Springs Utilities. Mountain View Electric Cooperative serves electricity. These entities have provided Letters of Commitment to serve the

property. Donala Water and Sanitation District has provided a Letter of Commitment to serve, as has Wescott Fire Protection District. Letters of Commitment are included in the submittal package.

Soils and Geology. A Geotechnical Memorandum has been prepared by Olsson Associates. It is included in the application package.

Waste Water Disposal. Donala Water and Sanitation District has provided a Letter of Commitment to serve this property

Water Report. . Donala Water and Sanitation District has provided a Letter of Commitment to serve this property which includes water service information. Included in the submittal package is a Water Quality Report.

Natural Features. This 18 acre site has been over-lot graded in the past. There are no natural features on site.

Traffic Impact Report. See Report prepared by LSC Transportation Consultants, Inc.

Preliminary Plan Deviations. Deviation requests for access spacing on Struthers Road have been prepared and submitted to the County Engineer for review and have been approved. They are included in the Traffic Report prepared by LSC Transportation Consultants Inc. The deviations request that access to the property be permitted for a full movement access and a right out only access to Struthers Road at less than quarter mile spacing. The Deviation requests have been approved.

Drainage Report. A Drainage Report for the property has been prepared by CCES and is included in the submittal package.

Environmental Analysis. The applicant has retained ECOS Systems LLC to work with US Fish & Wildlife to address Preble's Meadow Jumping Mouse potential habitat and impacts. A Clearance Letter has been approved and is currently under review for renewal.

Fire Protection Report. See Report by Wescott Fire Protection District included in the submittal package.

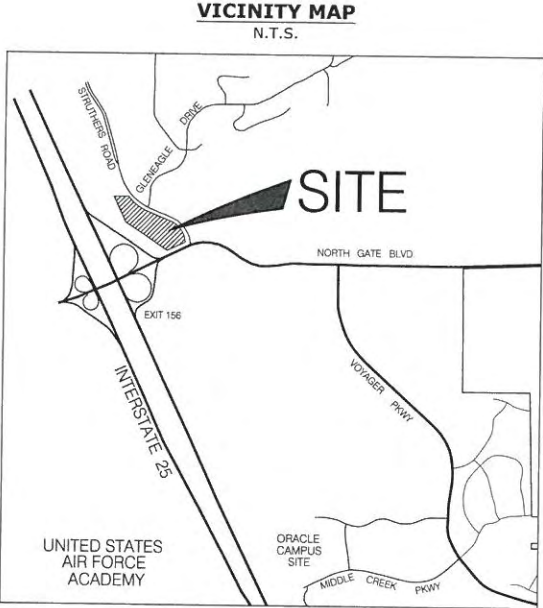
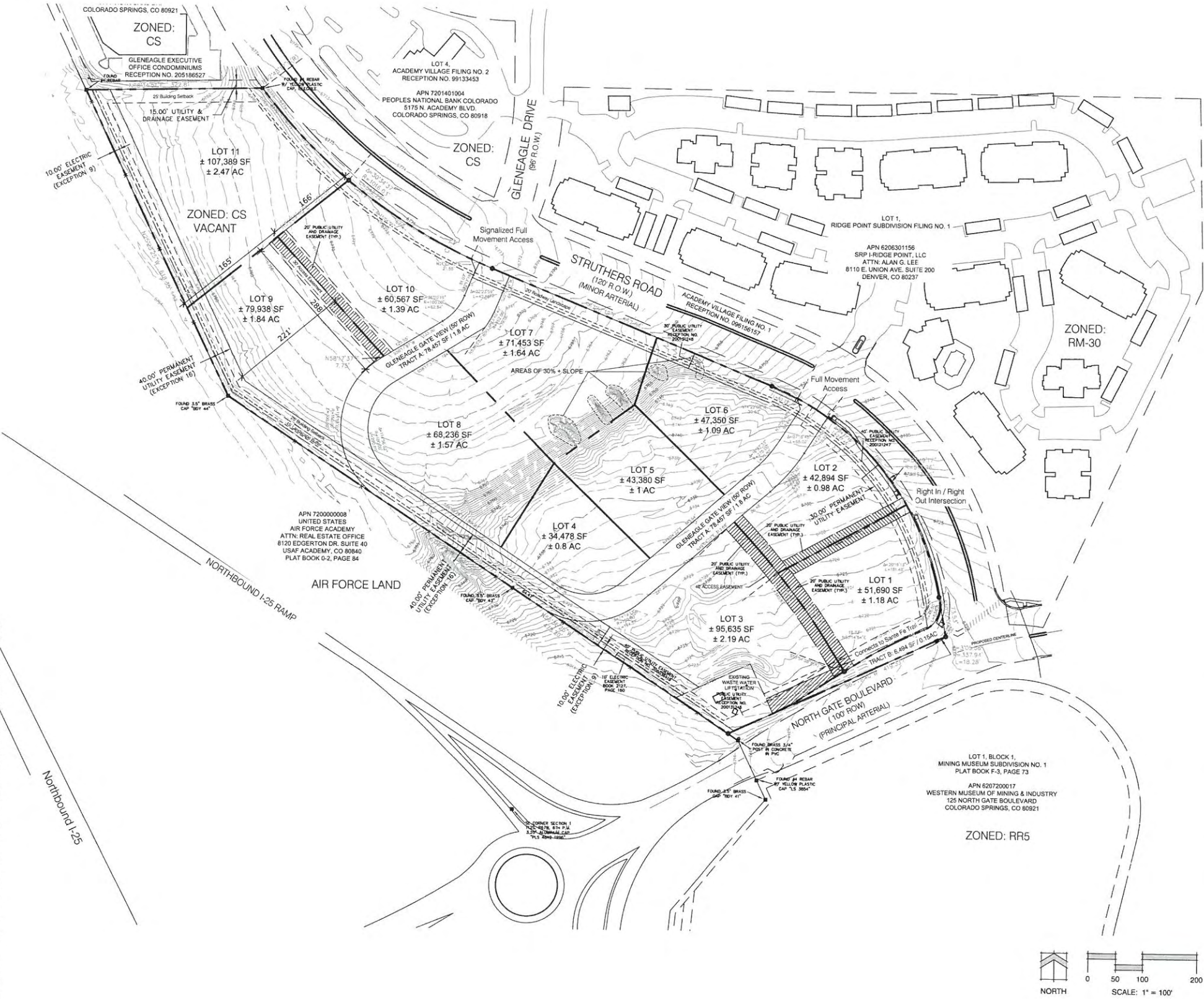
Waiver Request. Applicant requests a waiver of Section 8.4.4 (E) (2) to allow a Private Loop Drive to access the subdivision. The proposed private drive will be owned and maintained by an Owners Association, which will also own and maintain other common elements within the Zone District. Private drives are common within commercial developments. The alternative would be to provide access easements across lots, or to provide separately platted access easements. Applicant has chosen this common solution to access. The proposed name of this drive will be Gleneagle Gate View. This private drive will be constructed to El Paso County construction standards. It will be platted as a 50 foot tract, and designed as a two lane road with a center

turn lane, except that no center turn lane will be located on the portion of the drive that goes north/south due to grades and to a prohibition of access.

ACADEMY GATEWAY SUBDIVISION

PART OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
AND PART OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 12 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

PRELIMINARY PLAN



LEGAL DESCRIPTION

TRACT IN SE4SE4 SEC 01-12-67, SW4SW4 SEC 06-12-66 DESC AS FOL: BEG AT NW COR OF SW4SW4, TH S 89°-21'52" E 1260.41 FT TO NE COR OF SW4SW4 OF SD SEC 6, TH S 01°-05'14" E ALONG THE ELY LN THEREOF 350.0 FT, TH S 27°-50'18" W 699.45 FT TO A POI ON A CUR IN THE NLY R/W LN OF 100.0 FT WIDE CTY HWY 52, TH SWLY ALG SD NLY R/W LN AND ON CUR TO L, CHORD OF WHICH BEARS N 89°-26'54" W HAVING A RAD OF 337.94 FT AND A C/A OF 05°-31'20", AN ARC DIST OF 32.57 FT, TH WLY ALG ARC OF CUR TO L, CHORD OF WHICH CUR BEARS S 76°-41'45" W HAVING A RAD OF 337.94 FT AND A C/A OF 22°-11'21", AN ARC DIST OF 130.88 FT TO A POI OF TANG, TH S 65°-36'04" W ALG SD NLY R/W LN AND ALG SD TANG 419.28 FT TO A POI ON THE BDRY LN OF THE USAFA, TH N 56°-20'01" W ALG SD BDRY LN 478.34 FT TO A POI ON THE WLY LN OF THE SW4SW4 OF AFORESAID SEC 6, TH N 56°-22'01" W ALG SD BDRY LN 630.34 FT, TH N 25°-07'01" W ALG SD BDRY LN 618.25 FT TO A POI ON THE NLY LN OF THE SE4SE4 OF AFORESAID SEC 1, TH N 89°-11'15" E ALG SD NLY LN 785.96 FT TO THE POI OF POB, EX THAT PT PLATTED TO RIDGE POINT SUB FIL NO 1

DATA:

PARCEL NO. 7201400003
AREA 18.09 AC
ACREAGE IN LOTS (1-11): 16.14 AC
ACREAGE IN TRACTS: 1.95 AC
ACREAGE IN RIGHT-OF-WAY: 0.15 AC
EXISTING ZONE: CS
EXISTING USE: VACANT

NOTES:

- No direct access to North Gate Blvd. from Lots 1 & 2.
- No direct access to Struthers Road from Lot 5.
- All applicable drainage and bridge fees shall be paid at time of Final Plat recordation.
- EPC Transportation Fee will be paid at time of Building Permit.
- Lot 2 will be used as a temporary detention pond until a permanent drainage solution is constructed.
- All easements that are dedicated to CSU hereon for public utility purposes shall be subject to those terms and conditions as specified in the instrument recorded at Reception Number 212112548 of the records of El Paso County, Colorado.
- Areas of 30%+ slope are no build areas. These areas may become buildable after approval of grading plan(s) showing reduction in slope to less than 30%.

OWNER / PETITIONER:

James Barash
403 South Tejon Street Suite B
Colorado Springs, CO 80903
(719) 578-1335

PLANNER:

N.E.S. Inc.
619 N. Cascade Ave, Suite 200
Colorado Springs, CO 80903
(719) 471-0073

ENGINEER:

Olsson Associates
4690 Table Mountain Drive Suite 200
Golden, Co 80403

Land Planning
Landscape
Architecture
Urban Design

NES

N.E.S. Inc.
508 South Tejon Street
Colorado Springs, CO 80903

Tel. 719.471.0073
Fax 719.471.0267

www.nescolorado.com

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Academy Gateway Preliminary Plan

DATE: October 10, 2016
PROJECT MGR.: J. Maynard
PREPARED BY: B. Jackson

DATE	BY	DESCRIPTION

Preliminary Plan

1

1 OF 1

ACADEMY GATEWAY SUBDIVISION FILING NO. 1

A SUBDIVISION OF A PORTION OF THE SOUTHEAST QUARTER OF SECTION 1,
TOWNSHIP 12 SOUTH, RANGE 67, AND THE SOUTHWEST QUARTER OF SECTION 6,
TOWNSHIP 12 SOUTH, RANGE 66 ALL WEST OF THE 6TH PRINCIPAL MERIDIAN
EL PASO COUNTY, COLORADO

KNOW ALL MEN BY THESE PRESENTS:

THAT NORTHGATE ASSOCIATES, LTD, A COLORADO LIMITED PARTNERSHIP, HOLDING TITLE UNDER THE NAME OF GLENEAGLE ASSOCIATES, LTD, A COLORADO LIMITED PARTNERSHIP BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND TO WIT:

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING WITHIN THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 12 SOUTH, RANGE 67, AND THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 12 SOUTH, RANGE 66, ALL WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: A PORTION OF THE EASTERLY BOUNDARY OF THE UNITED STATES AIR FORCE ACADEMY AS RECORDED IN PLAT BOOK O-2 AT PAGE 84, RECORDS OF EL PASO COUNTY, COLORADO, BEING MONUMENTED AT THE NORTHERLY END BY A 3.5" BRASS CAP STAMPED "BOY 44" AND AT THE SOUTHERLY END BY A 3.5" BRASS CAP STAMPED "BOY 43" IS ASSUMED TO BEAR N56°38'25"W, A DISTANCE OF 630.29 FEET.

COMMENCING AT THE SOUTHWESTERLY CORNER OF GLENEAGLE EXECUTIVE OFFICE CONDOMINIUMS RECORDED UNDER RECEPTION NO. 205186527, RECORDS OF EL PASO COUNTY, COLORADO, SAID POINT BEING ON THE EASTERLY BOUNDARY OF THE UNITED STATES AIR FORCE ACADEMY AS RECORDED IN PLAT BOOK O-2 AT PAGE 84, SAID ALSO POINT BEING THE POINT OF BEGINNING;

THENCE N88°34'51"E, ON THE SOUTHERLY BOUNDARY OF SAID GLENEAGLE EXECUTIVE OFFICE CONDOMINIUMS, A DISTANCE OF 322.81 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF STRUTHERS ROAD AS PLATTED IN ACADEMY VILLAGE FILING NO. 1 RECORDED UNDER RECEPTION NO. 096156157;

THENCE, ON SAID WESTERLY RIGHT OF WAY LINE, THE FOLLOWING (4) FOUR COURSES:

1. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N52°43'17"E, HAVING A DELTA OF 30°34'37", A RADIUS OF 1016.03 FEET AND A DISTANCE OF 542.22 FEET TO A POINT OF TANGENT;
2. S67°51'19"E, A DISTANCE OF 557.04 FEET TO A POINT OF CURVE;
3. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 57°39'16", A RADIUS OF 512.96 FEET AND A DISTANCE OF 516.17 FEET TO A POINT OF TANGENT;
4. S10°12'00"E, A DISTANCE OF 73.53 FEET TO A POINT ON CURVE, SAID POINT BEING ON THE NORTHERLY RIGHT OF WAY LINE OF NORTHGATE BOULEVARD AS DESCRIBED IN A DOCUMENT RECORDED IN BOOK 1728 AT PAGE 449;

THENCE, ON SAID NORTHERLY RIGHT OF WAY LINE, THE FOLLOWING (2) TWO COURSES:

1. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S21°34'24"E, HAVING A DELTA OF 03°05'56", A RADIUS OF 337.94 FEET AND A DISTANCE OF 18.28 FEET TO A POINT OF TANGENT;
2. S65°19'40"W, A DISTANCE OF 419.33 FEET TO A POINT ON SAID EASTERLY BOUNDARY OF THE UNITED STATES AIR FORCE ACADEMY;

THENCE ON SAID EASTERLY BOUNDARY, THE FOLLOWING (3) THREE COURSES:

1. N56°36'25"W, A DISTANCE OF 478.20 FEET;
2. N56°38'25"W, A DISTANCE OF 630.29 FEET;
3. N25°23'25"W, A DISTANCE OF 618.35 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 18.096 ACRES.

DEDICATION:

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED, AND PLATTED SAID LANDS INTO LOTS, TRACTS AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF ACADEMY GATEWAY SUBDIVISION FILING NO. 1. ALL PUBLIC IMPROVEMENTS SO PLATTED ARE HEREBY DEDICATED TO PUBLIC USE AND SAID OWNERS DO HEREBY COVENANT AND AGREE THAT THE PUBLIC IMPROVEMENTS WILL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS AND THAT PROPER DRAINAGE AND EROSION CONTROL FOR SAME WILL BE PROVIDED AT SAID OWNER'S EXPENSE, ALL TO THE SATISFACTION OF THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO. UPON ACCEPTANCE BY RESOLUTION, ALL PUBLIC IMPROVEMENTS SO DEDICATED WILL BECOME MATTERS OF MAINTENANCE BY EL PASO COUNTY, COLORADO. THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND COMMUNICATION SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES. TRACT B IS HEREBY DEDICATED TO EL PASO COUNTY FOR PUBLIC USE.

OWNER:

THE AFOREMENTIONED, NORTHGATE ASSOCIATES, LTD, A COLORADO LIMITED PARTNERSHIP, HOLDING TITLE UNDER THE NAME OF GLENEAGLE ASSOCIATES, LTD, A COLORADO LIMITED PARTNERSHIP, HAS EXECUTED THIS INSTRUMENT THIS ____ DAY OF _____, 201__.

BY: _____

AS: _____
NORTHGATE ASSOCIATES, LTD

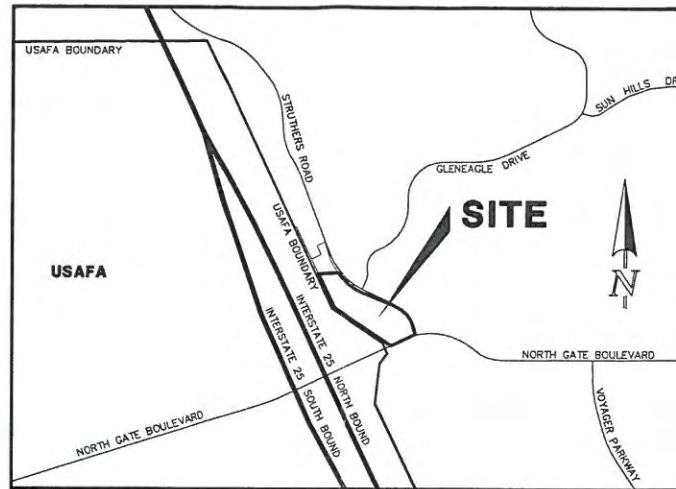
STATE OF COLORADO)
COUNTY OF EL PASO) ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 201__ A.D. BY _____

AS _____ OF NORTHGATE ASSOCIATES, LTD., A COLORADO LIMITED PARTNERSHIP HOLDING TITLE UNDER THE NAME OF GLENEAGLE ASSOCIATES, LTD, A COLORADO LIMITED PARTNERSHIP

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC



VICINITY MAP
NOT TO SCALE

GENERAL NOTES:

1. WATER SERVICE SHALL BE SUPPLIED BY DONALA WATER AND SANITATION DISTRICT.
2. SEWER SERVICE SHALL BE SUPPLIED BY DONALA WATER AND SANITATION DISTRICT.
3. ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER, CURRENTLY LICENSED IN THE STATE OF COLORADO.
4. THE TRACT OF LAND HEREIN PLATTED LIES WITHIN SECTION 1, TOWNSHIP 12 SOUTH, RANGE 67, AND SECTION 6, TOWNSHIP 12 SOUTH, RANGE 66 ALL WEST OF THE SIXTH PRINCIPAL MERIDIAN.
5. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE PRELIMINARY PLAN AND/OR FINAL PLAT FOR THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY DEVELOPMENT SERVICES DEPARTMENT: TRANSPORTATION IMPACT ANALYSIS; PRELIMINARY/FINAL DRAINAGE REPORT; SOIL STUDY; WATER AVAILABILITY STUDY; SUBDIVISION OR PROJECT PERCOLATION TEST RESULTS; EROSION CONTROL REPORT.
6. FIRE PROTECTION BY THE DONALD WESCOTT FIRE PROTECTION DISTRICT.
7. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, CRS.
8. FLOODPLAIN STATEMENT:
NO PORTION OF THIS SITE, ACADEMY GATEWAY SUBDIVISION FILING NO. 1, IS WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, MAP NUMBER 08041C0287F, DATED MARCH 17, 1997.
9. PRIOR TO THE ESTABLISHMENT OF ANY DRIVEWAY, AN ACCESS PERMIT MUST BE GRANTED BY THE EL PASO COUNTY DEVELOPMENT SERVICES DEPARTMENT.
10. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH TO DETERMINE OWNERSHIP OR EASEMENTS OR RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAY AND TITLE OF RECORD, CLASSIC CONSULTING ENGINEERS AND SURVEYORS AND THE SURVEYOR OF RECORD RELIED UPON TITLE INSURANCE COMMITMENT ORDER NUMBER SC95058790 ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY (LAND TITLE GUARANTEE COMPANY), WITH AN EFFECTIVE DATE OF OCTOBER 05, 2016 AT 5:00 P.M.
11. THE ARTICLES OF INCORPORATION OF ACADEMY GATEWAY BUSINESS OWNERS ASSOCIATION, INC. WERE FILED WITH THE COLORADO SECRETARY OF STATE UNDER IDENTIFICATION NO. _____. THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR ACADEMY GATEWAY ARE RECORDED UNDER RECEPTION NO. _____.
12. TRACT A IS FOR ACCESS, PUBLIC UTILITIES AND DRAINAGE PURPOSES AND SHALL BE OWNED AND MAINTAINED BY ACADEMY GATEWAY BUSINESS OWNERS ASSOCIATION TO BE CONVEYED BY SEPARATE INSTRUMENT.
13. TRACT B IS FOR ADDITIONAL RIGHT OF WAY AND IS HEREBY DEDICATED TO EL PASO COUNTY.
14. TRACTS C, D AND E ARE FOR FUTURE DEVELOPMENT.
15. ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICATED. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OR RUNOFF SHALL NOT BE PLACED IN THE DRAINAGE EASEMENTS.
16. THIS SITE IS SUBJECT TO THE DECLARATION OF COVENANT, CONDITION AND RESTRICTION FOR STRUTHERS ROAD LOCAL IMPROVEMENT DISTRICT RECORDED UNDER RECEPTION NO.'S 097102655, 098133275, 098136768, 098151193, 209028149 AND 215051623.
17. THIS SITE IS SUBJECT TO THE EFFECT OF THE INCLUSION INTO THE DONALA WATER AND SANITATION DISTRICT RECORDED UNDER RECEPTION NO. 938939 AND BOOK 5934 AT PAGE 443.
18. NO LOT OR INTEREST THEREIN SHALL BE SOLD, CONVEYED, OR TRANSFERRED WHETHER BY DEED OR BY CONTRACT, NOR SHALL BUILDING PERMITS BE ISSUED, UNTIL AND UNLESS EITHER THE REQUIRED PUBLIC AND COMMON DEVELOPMENT IMPROVEMENTS HAVE BEEN CONSTRUCTED AND COMPLETED AND PRELIMINARILY ACCEPTED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE APPLICANT/OWNER AND EL PASO COUNTY AS RECORDED UNDER RECEPTION NO. _____. IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO OR, IN THE ALTERNATIVE, OTHER COLLATERAL IS PROVIDED TO MAKE PROVISION FOR THE COMPLETION OF SAID IMPROVEMENTS IN ACCORDANCE WITH THE EL PASO COUNTY LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL. ANY SUCH ALTERNATIVE COLLATERAL MUST BE APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, THE DEVELOPMENT SERVICES DEPARTMENT DIRECTOR, AND MEET THE POLICY AND PROCEDURE REQUIREMENTS OF EL PASO COUNTY PRIOR TO THE RELEASE BY THE COUNTY OF ANY LOTS FOR SALE, CONVEYANCE OR TRANSFER.

GENERAL NOTES: (CONTINUED)

19. THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
20. NOTICE: THIS PROPERTY MAY BE IMPACTED BY NOISE AND OTHER SIMILAR SENSORY EFFECTS OF FLIGHT BY AIRCRAFT USED IN THE UNITED STATES AIR FORCE ACADEMY'S AIRMANSHIP PROGRAM. THIS NOTICE SHALL REMAIN IN EFFECT UNTIL THE AIR FORCE ACADEMY SHALL CEASE TO BE USED FOR FLIGHT TRAINING PURPOSES. THIS NOTICE SHALL RUN WITH THE LAND.

EASEMENTS:

EASEMENTS ARE AS SHOWN HEREON WITH THE SOLE RESPONSIBILITY FOR SURFACE MAINTENANCE BEING VESTED WITH THE INDIVIDUAL PROPERTY OWNER.

SURVEYOR'S STATEMENT:

THE UNDERSIGNED PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, HEREBY STATES AND DECLARES THAT THE ACCOMPANYING PLAT WAS SURVEYED AND DRAWN UNDER HIS RESPONSIBLE CHARGE AND ACCURATELY SHOWS THE DESCRIBED TRACT OF LAND, AND SUBDIVISION THEREOF, AND THAT THE REQUIREMENTS OF TITLE 38 OF THE COLORADO REVISED STATUTES, 1973, AS AMENDED, HAVE BEEN MET TO THE BEST OF HIS KNOWLEDGE AND BELIEF.

DOUGLAS P. REINELT, PROFESSIONAL LAND SURVEYOR
COLORADO P.L.S. NO. 30118
FOR AND ON BEHALF OF CLASSIC CONSULTING,
ENGINEERS AND SURVEYORS, LLC.

DATE _____

NOTICE:

ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

THIS PLAT FOR ACADEMY GATEWAY SUBDIVISION FILING NO. 1 WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THIS ____ DAY OF _____, 20____, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RESOLUTION OF APPROVAL. THE DEDICATIONS OF LAND TO THE PUBLIC (STREETS AND EASEMENTS) ARE ACCEPTED, BUT PUBLIC IMPROVEMENTS THEREON WILL NOT BECOME MAINTENANCE RESPONSIBILITY OF EL PASO COUNTY UNTIL PRELIMINARY ACCEPTANCE OF THE PUBLIC IMPROVEMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL, AND THE SUBDIVISION IMPROVEMENTS AGREEMENT.

CHAIR, BOARD OF COUNTY COMMISSIONERS

DATE _____

DIRECTOR OF DEVELOPMENT SERVICES

DATE _____

CLERK AND RECORDER:

STATE OF COLORADO)
COUNTY OF EL PASO) ss

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT _____ O'CLOCK _____ M. THIS ____ DAY OF _____, 201__ A.D., AND DULY RECORDED UNDER RECEPTION NUMBER _____.

RECORDER: CHUCK BROERMAN, RECORDER

BY: _____ DEPUTY

SCHOOL FEE: _____

BRIDGE FEE: _____

PARK FEE: _____

DRAINAGE FEE: _____

ROAD IMPACT FEE: _____

SURCHARGE: _____

ACADEMY GATEWAY SUBDIVISION
FILING NO. 1
JOB NO. 2507.00
OCTOBER 6, 2016
SHEET 1 OF 2

PRELIMINARY
THIS DOCUMENT HAS NOT BEEN
PLAT CHECKED

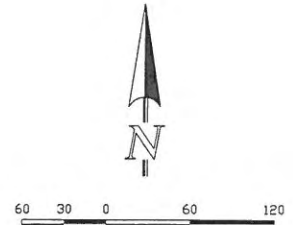
CLASSIC
CONSULTING
ENGINEERS & SURVEYORS

619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903

(719)785-0790
(719)785-0799 (Fax)

FINAL PLAT EXHIBIT ACADEMY GATEWAY SUBDIVISION FILING NO. 1

A SUBDIVISION OF A PORTION OF THE SOUTHEAST QUARTER OF SECTION 1,
TOWNSHIP 12 SOUTH, RANGE 67 AND THE SOUTHWEST QUARTER OF SECTION 6
TOWNSHIP 12 SOUTH RANGE 66, ALL WEST OF THE SIXTH PRINCIPAL
MERIDIAN, EL PASO COUNTY, COLORADO



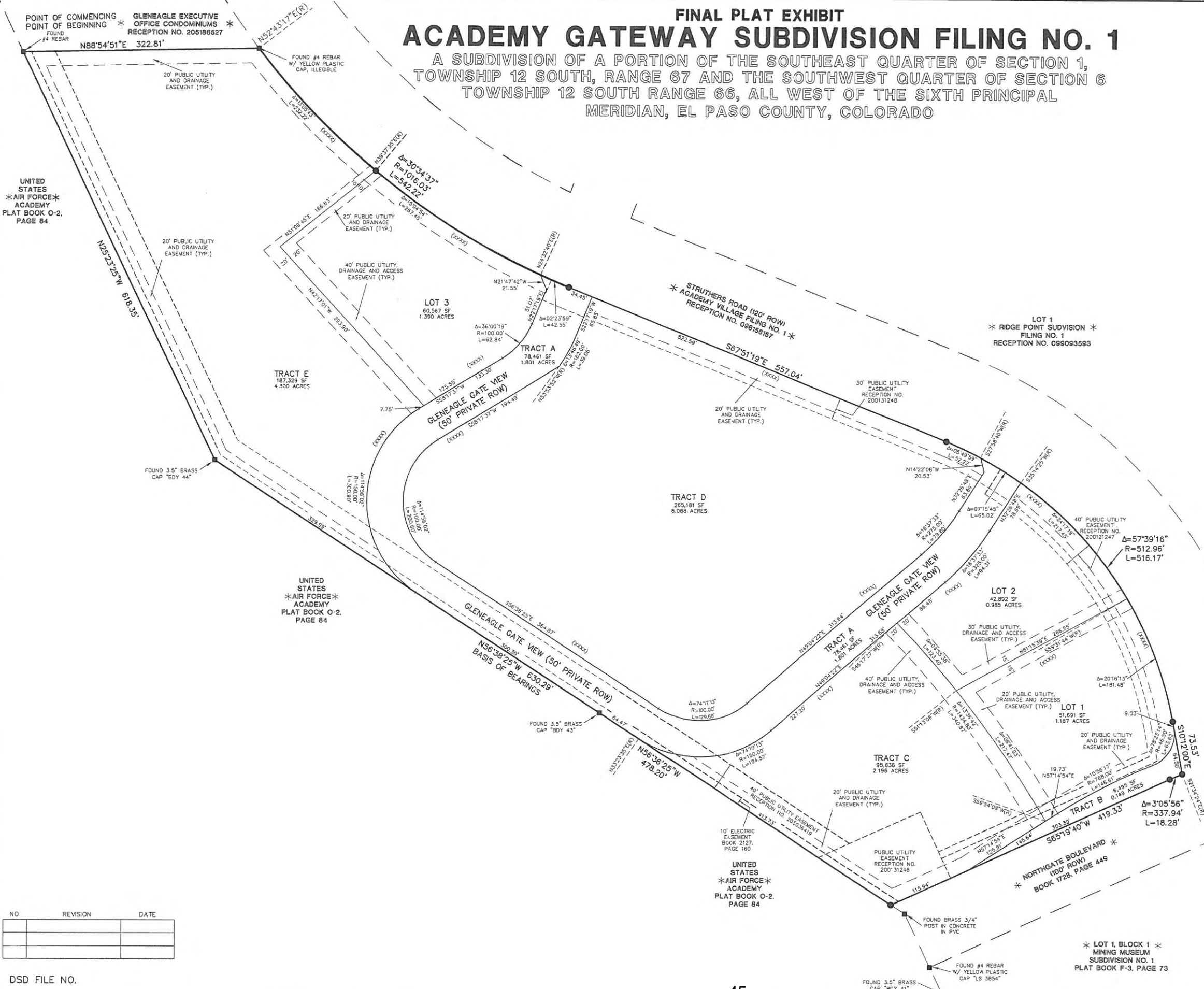
- LEGEND**
- MONUMENT AS NOTED
 - 1-1/2" ALUMINUM SURVEYORS CAP STAMPED "CCES LLC PLS 30118" TO BE SET
 - * NOT PART OF THIS PLAT
 - (XXXX) STREET ADDRESS

PRELIMINARY
THIS DOCUMENT HAS NOT BEEN
PLAT CHECKED

ACADEMY GATEWAY SUBDIVISION
FILING NO. 1
JOB NO. 2507.00
OCTOBER 6, 2016
SHEET 2 OF 2



619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903 (719) 785-0790
(719) 785-0799 (Fax)



NO	REVISION	DATE

DSD FILE NO.

El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: Paint Brush Hills Filing No. 13D Final Plat

Agenda Date: November 9, 2016

Agenda Item Number: #6 - C

Presenter: Ross Williams, Park Planner

Information: **Endorsement:** X

Background Information:

Request for approval by Classic Consulting Engineers & Surveyors, LLC on behalf of Lorson North Development Corporation, of Paint Brush Hills Filing No. 13D Final Plat. The site is located northwest of Falcon, at the intersection of Londonderry Drive and Rockingham Drive, west of the Falcon Middle School.

Filing No. 13D consists of 38.748 acres and 97 residential lots, with a minimum lot size of 6,000 square feet. This phase includes original Filings 13G, 13H, and 13I as depicted on the BoCC-approved Paint Brush Hills Filing No. 13 Master Plat (2013). While the overall Filing No. 13 area includes multiple zone districts, the area to be subdivided within Filing No. 13D is zoned solely RS-6000. Filing No. 13D is a replat of Tract C of Paint Brush Hills Filing No. 13B, which was approved in 2014 and has yet to be recorded, but will be recorded prior to the recording of Filing No. 13C, which was previously endorsed by the Park Advisory Board (10/12/16).

The property is located within the Falcon-Peyton Small Area Master Plan area, as well as the Black Forest Preservation Plan area. The 2013 El Paso County Parks Master Plan shows no regional trails running through or directly adjacent to the proposed subdivision. The proposed Arroyo Lane Regional Trail alignment is located 0.38 mile north of the property, while the proposed Meridian Road Bicycle Route is located 1.05 mile to the east of the property. The proposed Woodmen Hills Secondary Regional Trail is located approximately 0.20 mile west of the property. Filing No. 13D does not lie within any candidate open space area.

The approved Paint Brush Hills Filing No. 13 Master Plat shows a large open space corridor along the eastern edge of Filing No. 13D that runs through the center of the entire Paint Brush Hills subdivision. Within Filing No. 13D, this 5.25 acre corridor, Tract A, allows for existing electrical power lines and drainage, and provides for 13.5% open space within the development. As no trail easements dedications are necessary for this filing, Parks staff recommends fees in lieu of land for regional and urban park purposes in the amounts shown below.

Recommended Motion:

Recommend to the Planning Commission and the Board of County Commissioners that the approval of Paint Brush Hills Filing No. 13D Final Plat include the following conditions: require fees in lieu of land dedication for regional park purposes in the amount of \$32,592 and urban park fees in the amount of \$20,564.

Development Application Permit Review



Community Services Department
Park Operations ~ Planning ~ Recreation / Cultural Services
Environmental Services ~ Veterans Services ~ CSU Extension

November 9, 2016

Subdivision requirements referenced in section 8.5.2 of the El Paso County Land Development Code. Fees are based on average land values within designated areas. See El Paso County Board of County Commissioners (BoCC) Resolution for fees established on annual basis. The Park Advisory Board meets the second Wednesday of each month, 1:30 p.m., BoCC Auditorium, second floor Centennial Hall Building, 200 S. Cascade, Colorado Springs.

Name:	Paint Brush Hills Filing No. 13D Final Plat	Application Type:	Final Plat
DSD Reference #:	SF-16-016	CSD / Parks ID#:	0
Applicant / Owner:	Owner's Representative:	Total Acreage:	38.748
Lorson North Development Corp.	Classic Consulting Engineers & Surveyors, LLC	Total # of Dwelling Units	97
212 North Wahsatch Avenue	619 North Cascade Avenue, Suite 200	Gross Density:	2.503
Suite 301	Colorado Springs, CO 80903	Park Region:	2
Colorado Springs, CO 80903		Urban Area:	3

Existing Zoning Code: **RS-6000** Proposed Zoning: **RS-6000**

REGIONAL AND URBAN PARK REQUIREMENTS

Regional Park land dedication shall be 7.76 acres of park land per 1,000 projected residents. The number of projected residents shall be based on 2.5 residents per dwelling unit.

Urban Park land dedication shall be 4 acres of park land per 1,000 projected residents. The number of projected residents shall be based on 2.5 residents per dwelling unit.

LAND REQUIREMENTS

Urban Density: ☒ (2.5 units or greater / 1 acre)

Regional Parks: 2	Urban Parks Area: 3
0.0194 Acres x 97 Dwelling Units = 1.882 acres	Neighborhood: 0.00375 Acres x 97 Dwelling Units = 0.36 acres
	Community: 0.00625 Acres x 97 Dwelling Units = 0.61 acres
	Total: 0.97 acres

FEE REQUIREMENTS

Regional Parks: 2	Urban Parks Area: 3
\$336.00 / Unit x 97 Dwelling Units = \$32,592.00	Neighborhood: \$83.00 / Unit x 97 Dwelling Units = \$8,051.00
	Community: \$129.00 / Unit x 97 Dwelling Units = \$12,513.00
	Total: \$20,564.00

ADDITIONAL RECOMMENDATIONS

Staff Recommendation: Recommend to the Planning Commission and the Board of County Commissioners that the approval of Paint Brush Hills Filing No. 13D Final Plat include the following conditions: require fees in lieu of land dedication for regional park purposes in the amount of \$32,592 and urban park fees in the amount of \$20,564.

Park Advisory Board Recommendation:



LETTER OF INTENT

Paint Brush Hills Filing No. 13D

Phased Final Plat – Phase 4

(Encompassing Phases 13G, 13H and 13I as shown on the approved Master Plat Exhibit)

Owner: Lorson North Development Corp.
212 N. Wahsatch Ave., Suite 301
Colorado Springs, CO 80903
(719) 635-3200

Schedule No. 52264-08-001

**Applicant/
Consultant:** Classic Consulting Engineers & Surveyors, LLC
619 N. Cascade Ave., Suite 200
Colorado Springs, CO 80903
(719) 785-0790

SITE LOCATION, SIZE, ZONING:

This letter is prepared to provide sufficient information in support of Phased Final Plat – Phase 4 of the Paint Brush Hills Filing 13 Subdivision. This overall project of 301.85 acres originally included 554 lots all approved under the Paint Brush Hills No. 13 Final Plat in 2006. This Final Plat was never recorded due to market conditions. However, various extension letters were requested and granted over several years, thus allowing this proposed Phased Final Plat submittal. Phase 13A (17 lots) has already been recorded and developed. Phase 13B (21 lots) was approved in 2014 but has not yet recorded. However, this phase 13B will be recorded prior to the recordation of this phase yet constructed along with phase 13C. The proposed Phase 13D of the Phased Final Plat consists of 97 single family homes and one tract for open space, drainage and utilities covering the original phases 13G, 13H and 13I as shown on the approved Master Plat Exhibit. The total acreage for this Phased Final Plat equals 38.748 acres. The property contained in the Master Plat Exhibit is described by the County Assessor as Tax Schedule No. 5226408001.

The site is located in a portion of section 26, township 12 south, range 65 west of the sixth principal meridian, El Paso County, Colorado. More specifically, located west of

Falcon Middle School, north of Londonderry Dr. and west of the major overhead power lines. The overall site contains several different zones including RS-6000 and RS-20000, however, the proposed Phase 13D lies entirely within the RS-6000 zone.

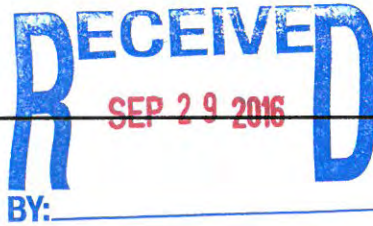
Requests:

General: The proposed development is the fourth phase of the overall 554 lot subdivision – Paint Brush Hills Filing No. 13. However, it encompasses three phases shown on the approved Master Plat Exhibit (13G, 13H and 13I). A Phased Final Plat showing this development phase of 38.748 acres and 97 single family lots is proposed. All of these lots will be 6,000 SF minimum in size.

Early Grading: The applicant requests approval to commence early grading on the Filing No. 13C, including the installation of wet utilities (i.e. water and sanitary mains and services), prior to the recording of the final plat. It is not clear if an early grading request was made or required at the time of the preliminary plan approval in 2004 although three final plat filings were subsequently approved and graded along with the most recent Filing No. 13A. The applicant understands that additional erosion control and construction permits are necessary prior to commencing work.

Finding of Water Sufficiency: A finding of sufficiency on a 300 year basis for Paint Brush Hills Metropolitan District's water supply was made in 2006 by the Board of County Commissioners for the 554 lots in Filing No. 13. Due to the passage of time and the Board's adoption in 2012 of Resolution No. 12-48 applicable to Master Plat Exhibits and the phasing of final subdivision plats, updated findings of sufficiency for Filing No. 13 are required by the State and County. To date, updated findings of sufficiency have been made by the State and County for the 17 lots in Filing No. 13A, the 21 lots in Filing No. 13B and an additional 150 lots in Filing No. 13C. The District has recently issued a water commitment for the remaining 365 lots in Filing No. 13 and a request for a finding of sufficiency for those lots is being processed concurrently with this Final Plat. The applicant therefore requests that a finding of sufficiency for this Final Plat be made. The District's commitment and an updated Water Resource Report showing a water supply in excess of that needed for the Filing No. 13 Master Plat Exhibit is being submitted with this plat.

El Paso County Road Impact Fee Program: Pursuant to Board of County Commissioner Resolution No. 12-382, the applicant elects to include Filing No. 13D in the ten mill Public Improvement District.



PAINT BRUSH HILL FILING NO. 13D
A REPLAT OF TRACT C AS PLATTED IN PAINT BRUSH HILLS FILING NO. 13B,
RECORDED UNDER RECEPTION NO. 216713, BEING A PORTION OF THE
EAST HALF OF SECTION 26, TOWNSHIP 12 SOUTH, RANGE 65
WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

KNOW ALL MEN BY THESE PRESENTS:
THAT LORSON, LLC, A COLORADO LIMITED LIABILITY COMPANY AS
NOMINEE FOR LORSON NORTH DEVELOPMENT CORPORATION, BEING
THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND TO WIT:

LEGAL DESCRIPTION:

A PORTION OF THE EAST HALF OF SECTION 26, TOWNSHIP 12
SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING
MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT C AS PLATTED IN PAINT BRUSH HILLS FILING NO. 13B
RECORDED UNDER RECEPTION NO. 216713, RECORDS OF EL
PASO COUNTY, COLORADO.

CONTAINING A CALCULATED AREA OF 38.748 ACRES.

OWNERS CERTIFICATE:

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF
DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED
HEREIN, HAVE LAD OUT, SUBDIVIDED, AND PLATTED SAID LANDS INTO LOTS,
STREETS, AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND
SUBDIVISION OF PAINT BRUSH HILLS FILING NO. 13D. ALL PUBLIC IMPROVEMENTS
SO PLATTED ARE HEREBY DEDICATED TO PUBLIC USE AND SAID OWNER DOES
HEREBY COVENANT AND AGREE THAT THE PUBLIC IMPROVEMENTS WILL BE
CONSTRUCTED TO EL PASO COUNTY STANDARDS AND THAT PROPER DRAINAGE
AND EROSION CONTROL, FOR SAME WILL BE PROVIDED AT SAID OWNER'S EXPENSE,
ALL TO THE SATISFACTION OF THE BOARD OF COUNTY COMMISSIONERS OF EL
PASO COUNTY, COLORADO. UPON ACCEPTANCE BY RESOLUTION, ALL PUBLIC
IMPROVEMENTS SO DEDICATED WILL BECOME MATTERS OF MAINTENANCE BY EL
PASO COUNTY, COLORADO. THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY
DEDICATED FOR PUBLIC UTILITIES AND COMMUNICATIONS SYSTEMS AND OTHER
PURPOSES AS SHOWN HEREON. THE ENTITIES RESPONSIBLE FOR PROVIDING THE
SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED
THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT
PROPERTIES FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF UTILITY
LINES AND RELATED FACILITIES.

IN WITNESS WHEREOF:

THE AFOREMENTIONED LORSON, LLC, A COLORADO LIMITED LIABILITY COMPANY AS
NOMINEE FOR LORSON NORTH DEVELOPMENT CORPORATION HAS EXECUTED THIS
INSTRUMENT THIS ____ DAY OF _____, 20____ A.D.

_____, AS _____

STATE OF COLORADO } ss
COUNTY OF EL PASO }
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY
OF _____, 20____ A.D. BY _____ AS
_____, OF LORSON, LLC, A COLORADO LIMITED LIABILITY
COMPANY AS NOMINEE FOR LORSON NORTH DEVELOPMENT CORPORATION
WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

GENERAL NOTES:

1. THE DATE OF PREPARATION IS JULY 29, 2016.

2. FLOOD PLAIN STATEMENT:

THIS SITE, PAINT BRUSH HILLS FILING NO. 13D IS NOT WITHIN A DESIGNATED
F.E.M.A. FLOOD PLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY
FEMA NUMBER 08041C0535, EFFECTIVE MARCH 17, 1997.

3. THE TRACT OF LAND HEREIN PLATTED LIES WITHIN SECTION 26,
TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL
MERIDIAN.

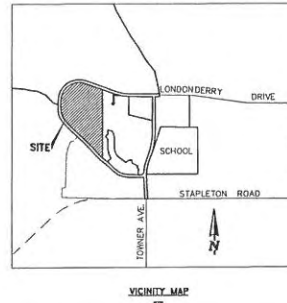
4. UNLESS SHOWN OTHERWISE INDICATED, THE FOLLOWING EASEMENTS ARE HEREBY PLATTED:

- A. A 5.00 FOOT WIDE PUBLIC UTILITY AND PUBLIC IMPROVEMENT EASEMENT ALONG
THE FRONT LINES OF EACH LOT.
- B. A 10.00 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG THE REAR
LINES OF EACH LOT.
- C. A 5.00 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG
BOTH SIDE LOT LINES OF EACH LOT.
- D. A 20.00 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG
ALL LOTS ADJACENT TO LONDONDERY DRIVE, AND SUBDIVISION BOUNDARY.
- E. THE SOLE RESPONSIBILITY FOR THE SURFACE MAINTENANCE OF EASEMENTS
IS HEREBY DEVOLVED TO THE INDIVIDUAL PROPERTY OWNER, UNLESS
OTHERWISE NOTED.
- F. AN ADDITIONAL 10.00 FOOT WIDE EASEMENT FOR PUBLIC UTILITIES, DIRECTLY
ADJACENT TO THE 5.00 FOOT EASEMENT REFERRED TO IN GENERAL NOTE 4A
ABOVE.

5. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED AND ARE ON FILE AT THE
COUNTY DEVELOPMENT SERVICES DEPARTMENT: SOILS AND GEOLOGICAL STUDY; WATER
AVAILABILITY STUDY; DRAINAGE REPORTS; SUBDIVISION OR PROJECT PERCOLATION
TEST RESULTS; EROSION CONTROL REPORT.

6. FIRE PROTECTION BY FALCON FIRE PROTECTION DISTRICT.

7. THERE SHALL BE NO DIRECT ACCESS TO LONDONDERY DRIVE FROM ANY
RESIDENTIAL LOT.



- 8. TRACT A IS FOR OPEN SPACE, PUBLIC DRAINAGE, PUBLIC UTILITIES AND PUBLIC
TRAILS TO BE OWNED AND MAINTAINED BY THE PAINT BRUSH HILLS METROPOLITAN
DISTRICT. SAID TRACT TO BE CONVEYED BY SEPARATE INSTRUMENT.
- 9. THIS PLAT IS SUBJECT TO THE TERMS AND CONDITIONS SET FORTH IN THE
COVENANTS, CONDITIONS, AND RESTRICTIONS AS RECORDED UNDER RECEPTION NO. _____
OF THE RECORDS OF EL PASO COUNTY, COLORADO.
- 10. RECORDED OF THIS PLAT HEREBY VACATES ALL EASEMENTS NOT SHOWN HEREON.
- 11. A DRIVEWAY PERMIT IS REQUIRED TO BE APPLIED FOR AND APPROVED BY EL PASO
COUNTY DEVELOPMENT SERVICES DEPARTMENT PRIOR TO THE ESTABLISHMENT OF ANY DRIVEWAY.
- 12. TOTAL NUMBER OF LOTS PLATTED WITH THIS SUBDIVISION: 97
- 13. THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY
ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
- 14. ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO ROAD IMPACT FEES IN ACCORDANCE
WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTION (RESOLUTION NO. 12-362),
AS AMENDED, AT THE TIME OF BUILDING PERMITS.
- 15. ALL PROPERTY WITHIN THIS SUBDIVISION IS INCLUDED IN THE PAINT BRUSH HILLS
METROPOLITAN DISTRICT BY INSTRUMENTS RECORDED UNDER RECEPTION NO. 205008854.
- 16. WATER AND WASTEWATER SERVICES TO BE SUPPLIED BY PAINT BRUSH HILLS METROPOLITAN
DISTRICT. ALL FUTURE OWNERS OF LOTS WITHIN THIS FILING SHALL BE ADVISED OF, AND
COMPLY WITH, THE CONDITIONS, RULES, REGULATIONS, AND SPECIFICATIONS SET BY THE
DISTRICT.
- 17. ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER
DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS AS
SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS
UNLESS OTHERWISE INDICATED. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT
COULD IMPED THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
- 18. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY
DEPARTMENT OF TRANSPORTATION AND THE UNITED STATES POSTAL SERVICE
REGULATIONS.
- 19. NO LOT OR INTEREST THEREIN, SHALL BE SOLD, CONVEYED OR TRANSFERRED WHETHER
BY DEED OR BY CONTRACT, NOR SHALL BUILDING PERMITS BE ISSUED, UNTIL AND
UNLESS THE REQUIRED PUBLIC IMPROVEMENTS HAVE BEEN CONSTRUCTED AND
COMPLETED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT
BETWEEN THE APPLICANT AND EL PASO COUNTY AS RECORDED AT RECEPTION
NO. _____. IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO
COUNTY, COLORADO, OR IN THE ALTERNATIVE, OTHER COLLATERAL IS PROVIDED WHICH
IS SUFFICIENT IN THE JUDGMENT OF THE BOARD OF COUNTY COMMISSIONERS, TO MAKE
PROVISION FOR THE COMPLETION OF SAID IMPROVEMENTS IN ACCORDANCE WITH THE
EL PASO COUNTY LAND DEVELOPMENT CODE AND ENGINEERING MANUAL. ANY SUCH
ALTERNATIVE COLLATERAL MUST BE APPROVED BY THE BOARD OF COUNTY
COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY
THE DEVELOPMENT SERVICES DEPARTMENT DIRECTOR AND MEET THE POLICY AND
PROCEDURE REQUIREMENTS OF EL PASO COUNTY PRIOR TO THE RELEASES BY THE
COUNTY OF ANY LOTS FOR SALE, CONVEYANCE OR TRANSFER.

THIS PLAT RESTRICTION MAY BE REMOVED OR RESCINDED BY THE BOARD OF COUNTY
COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY
THE DEVELOPMENT SERVICES DEPARTMENT DIRECTOR UPON EITHER APPROVAL OF THE
ALTERNATIVE FORM OF COLLATERAL ON COMPLETION AND PRELIMINARY ACCEPTANCE
BY THE EL PASO COUNTY BOARD OF COUNTY COMMISSIONERS OF ALL IMPROVEMENTS
TO BE CONSTRUCTED AND COMPLETED IN ACCORDANCE WITH SAID SUBDIVISION
IMPROVEMENTS AGREEMENT. THE PARTIAL RELEASE OF LOTS FOR SALE OR TRANSFER
MAY ONLY BE GRANTED IN ACCORDANCE WITH ANY PLANNED PARTIAL RELEASE OF LOTS
AUTHORIZED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT.

SURVEYOR'S STATEMENT:

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

I ATTEST THE ABOVE ON THIS ____ DAY OF _____, 20____.

DOUGLAS P. KENNEL, PROFESSIONAL LAND SURVEYOR
COLORADO P.L.S. NO. 30118
FOR AND ON BEHALF OF CLASSIC CONSULTING,
ENGINEERS AND SURVEYORS, LLC.

DATE _____

NOTICE:

ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY
DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH
DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY
BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN
HEREON.

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

THIS PLAT FOR PAINT BRUSH HILLS FILING NO. 13D WAS APPROVED FOR FILING BY THE
EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THIS ____ DAY
OF _____. SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY
CONDITIONS INCLUDED IN THE RESOLUTION OF APPROVAL, THE DEDICATIONS OF LAND TO
THE PUBLIC (STREETS AND EASEMENTS) ARE ACCEPTED, BUT PUBLIC IMPROVEMENTS
THEREON WILL NOT BECOME MAINTENANCE RESPONSIBILITY OF EL PASO COUNTY UNTIL
PRELIMINARY ACCEPTANCE OF THE PUBLIC IMPROVEMENTS IN ACCORDANCE WITH THE
REQUIREMENTS OF THE LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL,
AND THE SUBDIVISION IMPROVEMENTS AGREEMENT.

CHAIR, BOARD OF COUNTY COMMISSIONERS _____ DATE _____

DIRECTOR OF DEVELOPMENT SERVICES _____ DATE _____

COUNTY ASSESSOR _____ DATE _____

STATE OF COLORADO)
COUNTY OF EL PASO) ss

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT
_____, ON THIS ____ DAY OF _____, 20____
A.D., AND DULY RECORDED UNDER RECEPTION NUMBER _____.

RECORDER: CHUCK BROEDMAN

BY: _____ DEPUTY

SCHOOL FEE: _____

BRIDGE FEE: _____

PARK FEE: _____

DRAINAGE FEE: _____

OWNER:

LORSON,
212 N. WAHATCH AVENUE, SUITE 301
COLORADO SPRINGS, CO 80903
(719) 635-3200

PAINT BRUSH HILLS FILING NO. 13D
2053.40
AUGUST 10, 2016
SHEET 1 OF 3



819 N. Cascade Avenue, Suite 205
Colorado Springs, Colorado 80903

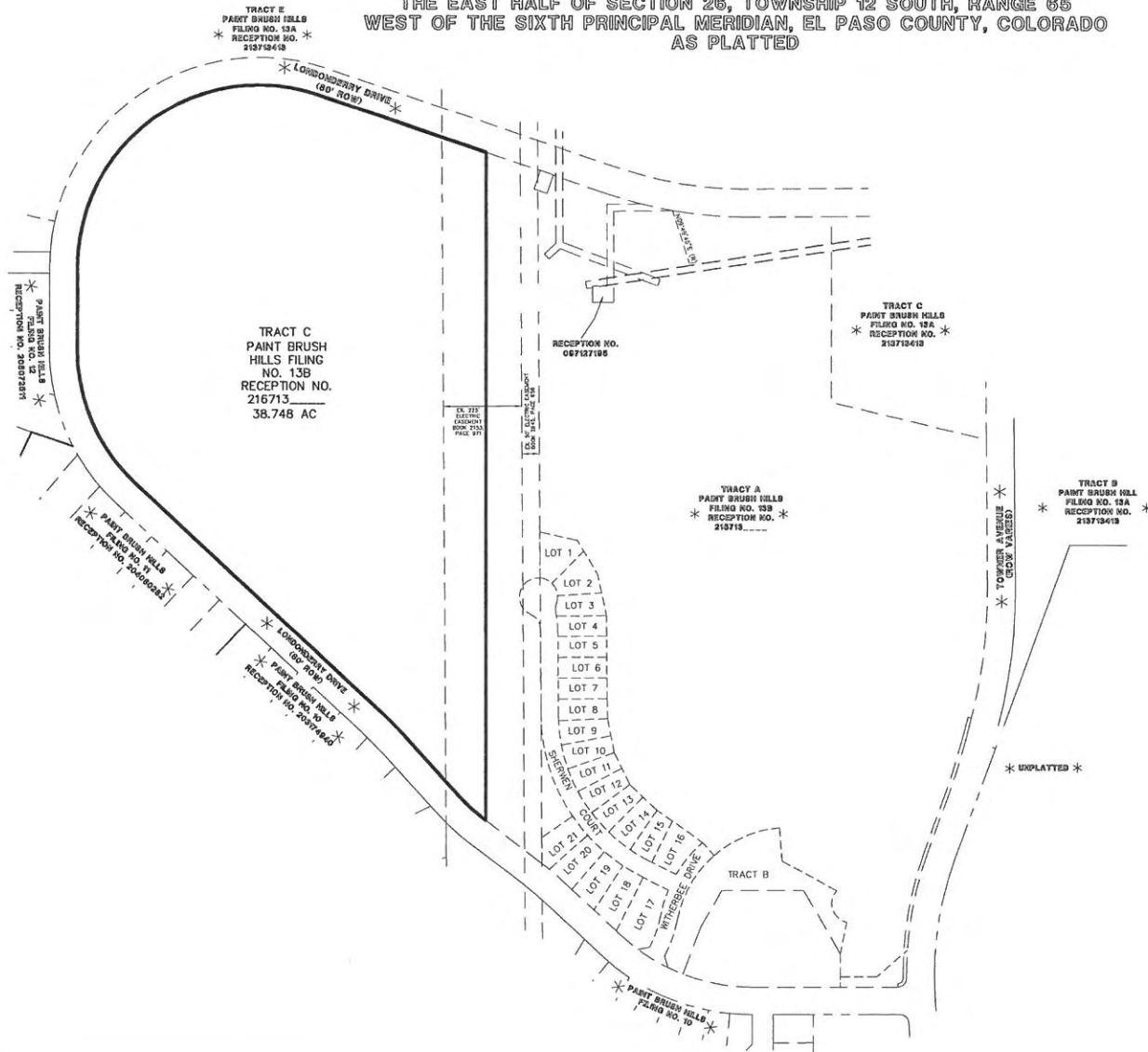
(719) 585-0700
(719) 585-0799 (fax)

NO	REVISION	DATE

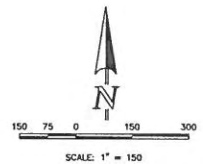
DSD FILE NO.

PAINT BRUSH HILLS FILING NO. 13D

A REPLAT OF TRACT C AS PLATTED IN PAINT BRUSH HILLS FILING NO. 13B RECORDED
UNDER RECEPTION NO. 216713, BEING A PORTION OF
THE EAST HALF OF SECTION 26, TOWNSHIP 12 SOUTH, RANGE 65
WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO
AS PLATTED



LEGEND
* NOT PART OF THIS PLAT



PAINT BRUSH HILLS FILING NO. 13D
2053.40
AUGUST 10, 2016
SHEET 2 OF 5

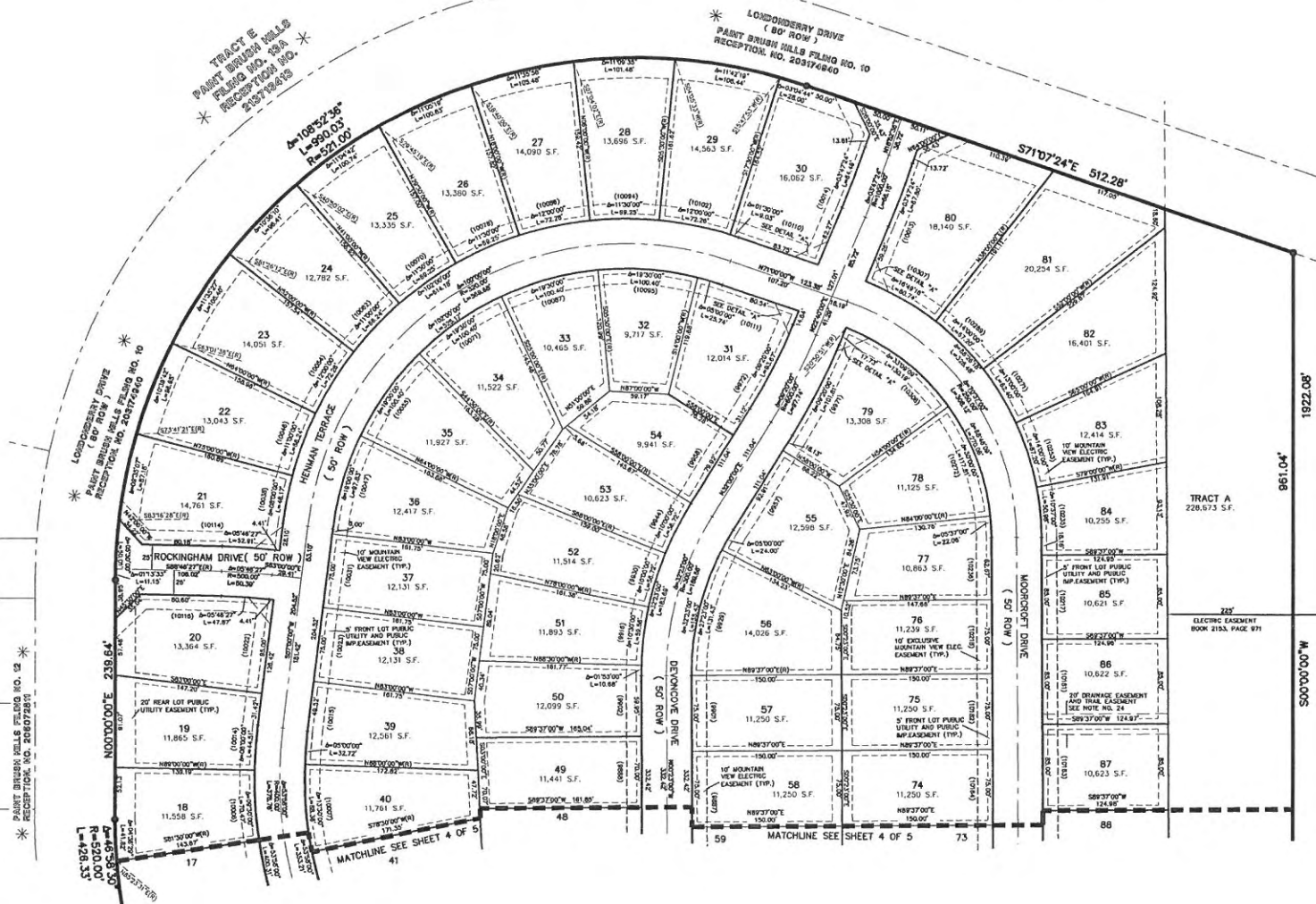


819 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903
(719) 591-0790
(719) 591-0799 (fax)

DSD FILE NO.

PAINT BRUSH HILLS FILING NO. 13D

A REPLAT OF TRACT C AS PLATTED IN PAINT BRUSH HILLS FILING NO. 13B RECORDED UNDER RECEPTION NO. 216713, BEING A PORTION OF THE EAST HALF OF SECTION 26, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO



LEGEND

- 1-1/2" ALUMINUM SURVEYOR'S CAP STAMPED
SIZES SEE PLS 301116 SET
- (R) RADIAL BEARING
- (1234) STREET ADDRESS
- * NOT PART OF THIS PLAT



SCALE: 1" = 50'

PRELIMINARY
THIS DOCUMENT HAS NOT BEEN
PLAT CHECKED

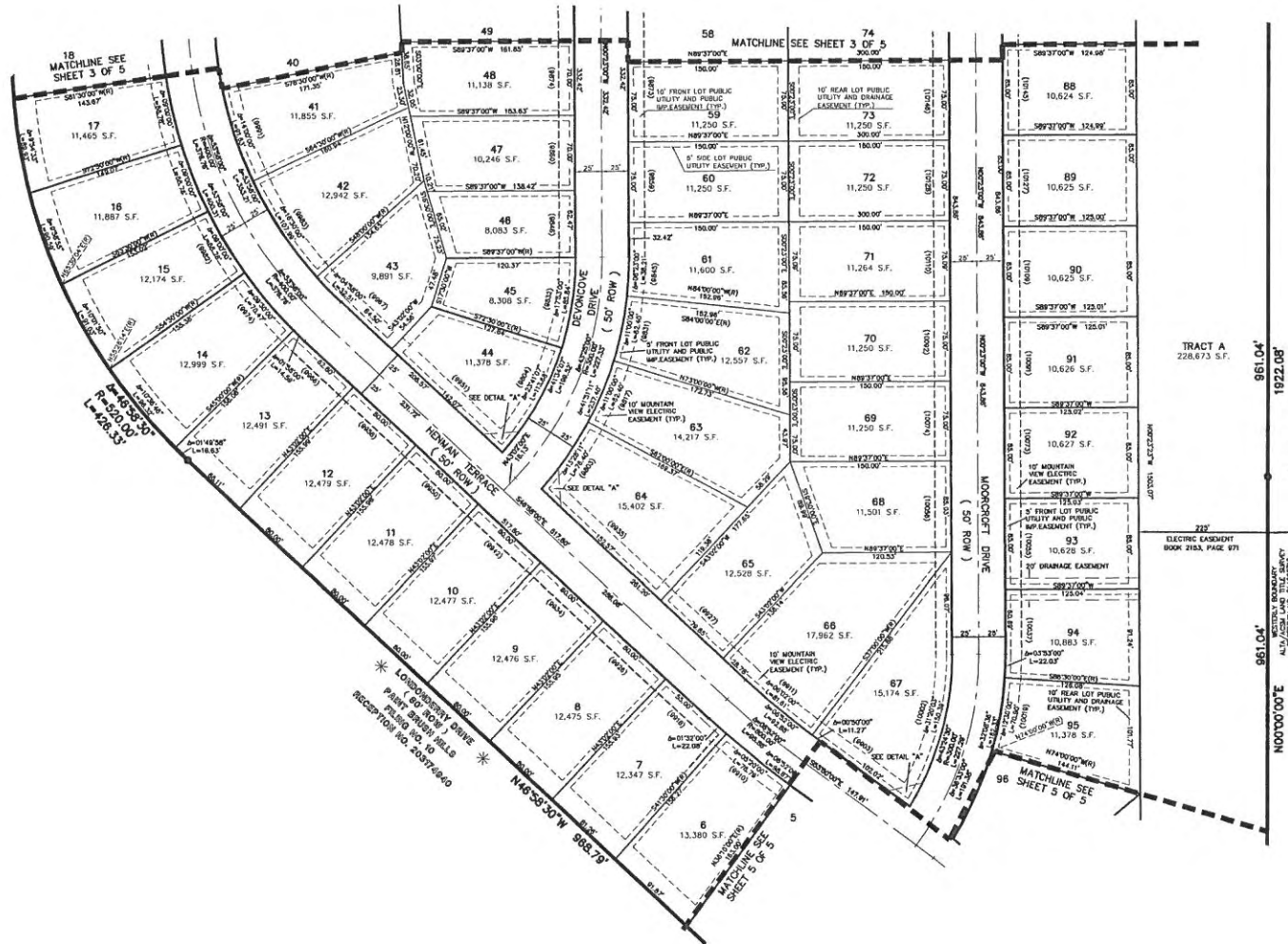
PAINT BRUSH HILLS FILING NO. 13D
2053.40
AUGUST 10, 2016
SHEET 3 OF 5



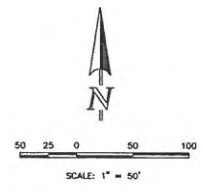
819 R. Colorado Avenue, Suite 200 (710) 785-0780
Colorado Springs, Colorado 80903 (710) 785-0789 (fax)

DSD FILE NO.

PAINT BRUSH HILLS FILING NO. 13D
 A REPLAT OF TRACT C AS PLATTED IN PAINT BRUSH HILLS FILING NO. 13B RECORDED
 UNDER RECEPTION NO. 216713, BEING A PORTION OF THE
 EAST HALF OF SECTION 26, TOWNSHIP 12 SOUTH, RANGE 65
 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO



- LEGEND**
- 1-1/2" ALUMINUM SURVEYORS CAP STAMPED
 - (R) ROAD BOUNDARY
 - (1234) STREET ADDRESS
 - * NOT PART OF THIS PLAT



PRELIMINARY
 THIS DOCUMENT HAS NOT BEEN
 PLAT CHECKED

PAINT BRUSH HILLS FILING NO. 13D
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 AUGUST 10, 2016
 SHEET 4 OF 5

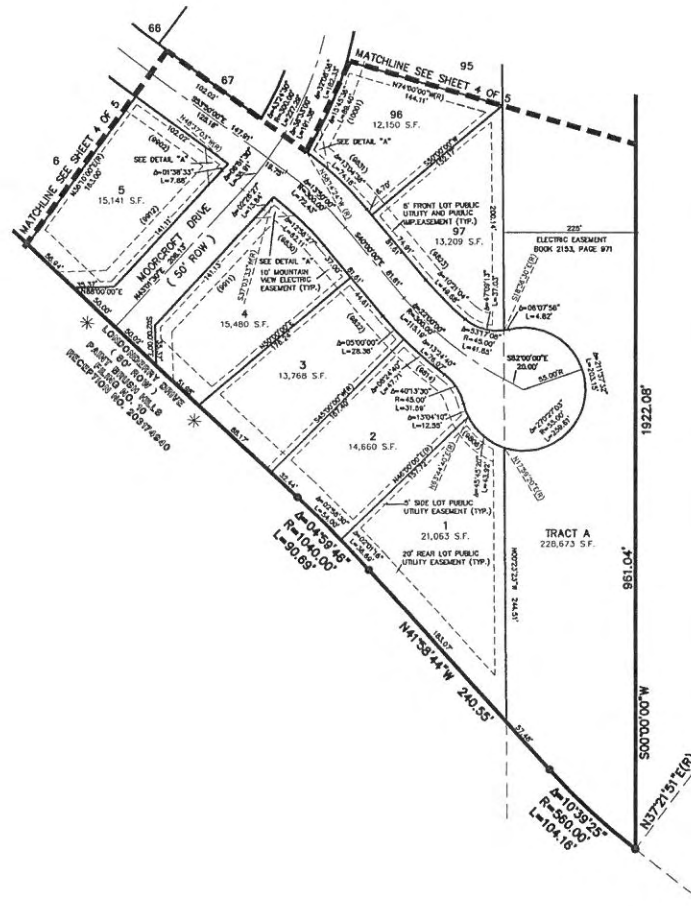


819 N. Cascade Avenue, Suite 200
 Colorado Springs, Colorado 80903 (719) 785-0700
 (719) 785-0709 (fax)

DSD FILE NO.

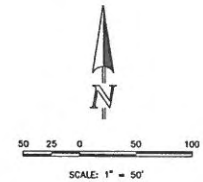
PAINT BRUSH HILLS FILING NO. 13D

A REPLAT OF TRACT C AS PLATTED IN PAINT BRUSH HILLS FILING NO. 13B RECORDED UNDER RECEPTION NO. 216713, BEING A PORTION OF THE EAST HALF OF SECTION 26, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO



LEGEND

- 1-1/2" ALUMINUM SURVEYOR'S CAP STAMPED "CCS LLC PLS 30118" SET
- (R) RADIAL BEARING
- (1234) STREET ADDRESS
- * NOT PART OF THIS PLAT



PRELIMINARY
THIS DOCUMENT HAS NOT BEEN
PLAT CHECKED

PAINT BRUSH HILLS FILING NO. 13D
2053.40
AUGUST 10, 2016
SHEET 5 OF 5



619 N. Cascade Avenue, Suite 202 (719) 755-0700
Colorado Springs, Colorado 80903 (719) 755-0706 (fax)

DSD FILE NO.

BEING A PORTION OF WEST HALF OF SECTION 25 AND THE EAST HALF OF SECTION 26, TOWNSHIP 12 SOUTH,
RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

MYRNE W. WILLIAMS El Paso County, CO
12/03/2012 10:50:33 AM
Doc: 50.00 Page
Rec: 116.00 1 of 1
213145991



El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: Springs at Waterview 2016 Sketch Plan Amendment / PUD Development Plan / Preliminary Plan / Final Plat

Agenda Date: November 9, 2016

Agenda Item Number: #6 - D

Presenter: Ross Williams, Park Planner

Information: **Endorsement:** X

Background Information:

Request for approval by Dakota Springs Engineering on behalf of SWV, LLC, of Springs at Waterview Sketch Plan Amendment, PUD Development Plan, Preliminary Plan, and Final Plat to allow for the development of 80 single family residential lots on 15.67 acres. A request to rezone the property from A-5 to PUD is being processed concurrently with the PUD Development Plan. The site is located southeast of Colorado Springs, south of the intersection of Powers Boulevard / State Highway 21 and Grinnell Boulevard, northwest of Big Johnson Reservoir.

In 2007, the Painted Sky at Waterview Filing No. 1 Final Plat was approved and showed the area included in the current application, Springs at Waterview, as Tract D, which was designated for future development. At that time, no trail easement was shown on the final plat along Grinnell Boulevard. In October 2013, the Waterview 2013 Sketch Plan Amendment was reviewed by Community Services staff, and comments were submitted to El Paso County Development Services stating:

"The El Paso County Parks Master Plan shows a secondary north-south regional trail planned in the vicinity of Grinnell Road, and the proposed Sketch Plan indicates a potential trail alignment within Parcel P-2 of the Sketch Plan (a proposed 22.1-acre open space and drainage parcel). The City of Colorado Springs Parks Master Plan shows a Tier III regional trail running east to west within the Waterview development, planned to run adjacent to the Bradley Road alignment. El Paso County Parks is interested in ensuring that these trails be included as part of the Sketch Plan exhibit, and that the Sketch Plan addresses connections between existing and planned County and City trails that are part of the regional trail network. Community Services Planning staff has met with the developer and City of Colorado Springs Parks staff to explore options for parks, trails and open space in this area and requests continued coordination to ensure that needed connections and improvements are planned."

The purpose of the Waterview 2016 Sketch Plan Amendment is to modify 15.67 acres from multi-family residential and commercial use to single family residential use. This amendment reduces the overall density and removes the commercial component. However, the current application does not show the aforementioned north-south secondary regional trail, identified in the 2013 El Paso County Parks Master Plan as the Grinnell Boulevard Secondary Regional Trail. It does, however, show the east-west City of Colorado Springs' Tier III trail along Bradley

Road, which turns north and continues northward through the Waterview open space tract west of Grinnell Boulevard. Consequently, the current PUD Development Plan, Preliminary Plan, and Final Plat do not show the Grinnell Boulevard Secondary Regional trail or trail easement.

The Parks Master Plan shows the Grinnell Boulevard Secondary Regional Trail running north-south along the east side of Grinnell Boulevard, intersecting Fontaine Boulevard and turning east, where it connects to the McCrae Reservoir and Widefield Community Park. From that point, further trail connections can be made to Crews Gulch Regional Trail, Fountain Creek Regional Park, Ceresa Park, and Fountain Creek Regional Trail. Combined, these are vital trail connections in the Fountain Valley area.

The Waterview 2016 Sketch Plan Amendment shows the current subdivision application as Parcels P-5 and P-6 within the Phase I portion of the Sketch Plan. While Phase I, at 99.4 acres total, lists 28.5 acres or 28.6% open space, very little open space is included in the current subdivision. The Springs at Waterview PUD Development Plan contains only 0.07 acres of open space, or .46% of the proposed PUD and subdivision acreage. The Land Development Code requires 10% open space in PUDs (which Development Services has interpreted as a development-wide requirement) and emphasizes the need for useable open space. The PUD Development Plan should show some open space within the current PUD and subdivision area, which could accommodate the regional trail easement.

El Paso County Parks recommends (1) the Springs at Waterview 2016 Sketch Plan show the Grinnell Boulevard Secondary Regional Trail, (2) additional open space be provided on the PUD Development Plan and subdivision to accommodate the regional trail on the east side of Grinnell Boulevard, (3) encourage the developer to explore urban park options in the form of a neighborhood pocket park or other recreational opportunities, (4) a 25-foot public trail easement along the east side Grinnell Boulevard that allows for public access, as well as construction and maintenance by El Paso County of a secondary regional trail, shall be shown on the PUD Development Plan, Preliminary Plan, and Final Plat, and the aforementioned easement be dedicated to El Paso County on the Final Plat, (5) and require fees in lieu of land dedication for regional park purposes in the amount of \$26,880 and urban park fees in the amount of \$16,960.

Recommended Motion: Springs at Waterview 2016 Sketch Plan Amendment

Recommend to the Planning Commission and the Board of County Commissioners that the approval of Springs at Waterview 2016 Sketch Plan Amendment includes the following conditions: (1) the Springs at Waterview 2016 Sketch Plan shall show the Grinnell Boulevard Secondary Regional Trail, (2) fees in lieu of land dedication for regional and urban park purposes will be required time of the recording of the Final Plat.

Recommended Motion: Springs at Waterview PUD Development Plan

Recommend to the Planning Commission and the Board of County Commissioners that the approval of Springs at Waterview PUD Development Plan includes the following conditions: (1) provide additional open space within the current PUD Development Plan and subdivision to accommodate the regional trail on the east side of Grinnell Boulevard, (2) the developer is encouraged to explore urban park options in the form of a neighborhood pocket park or other recreational opportunities, (3) designate and provide to El Paso County a 25-foot trail easement along the east side Grinnell Boulevard that allows for public access, as well as construction and maintenance by El Paso County of a secondary regional trail, the easement shall be shown on the PUD Development Plan, Preliminary Plan, and Final Plat, and the aforementioned easement be dedicated to El Paso County on the Final Plat, (4) and require fees in lieu of land dedication

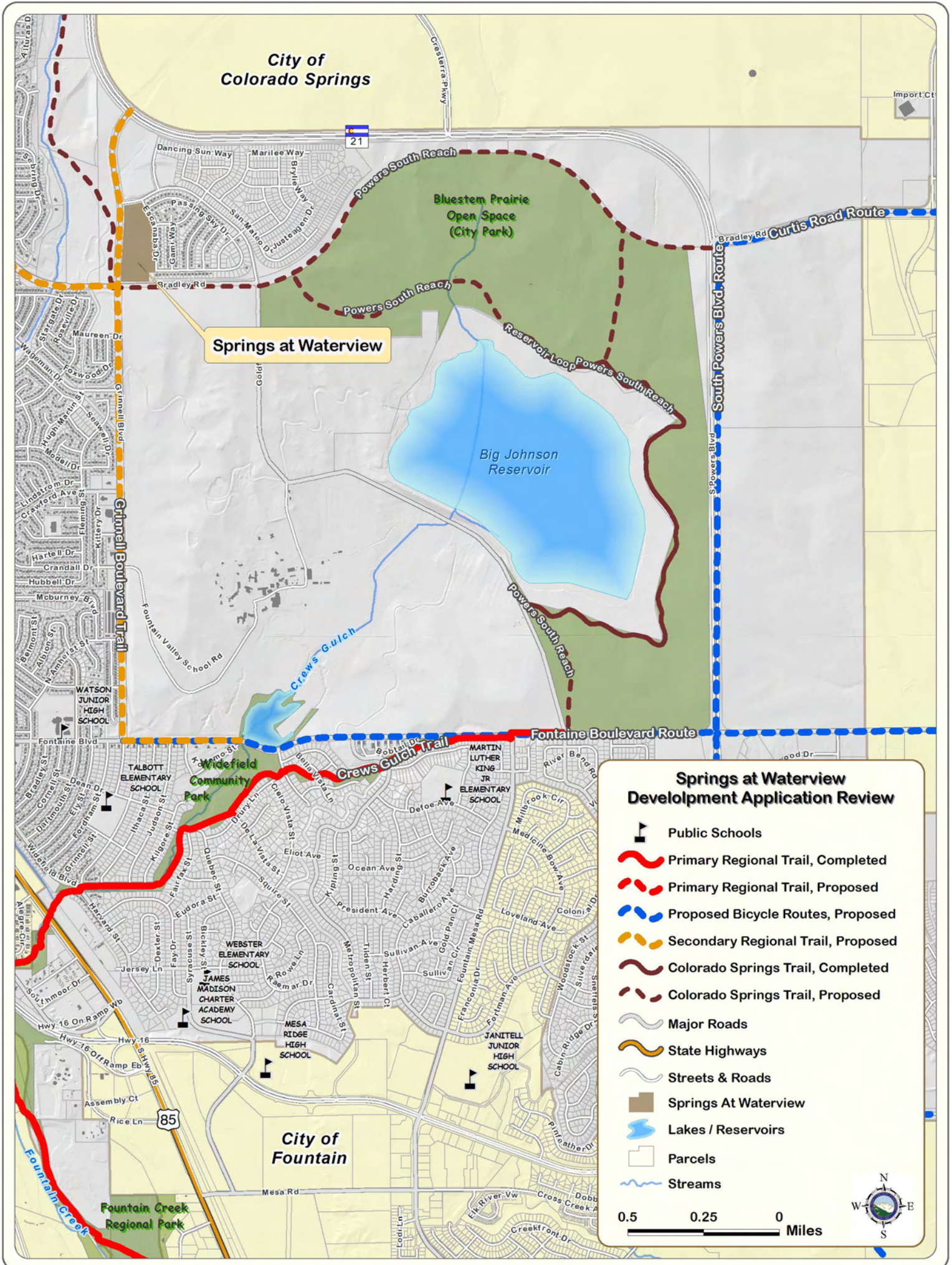
for regional park purposes in the amount of \$26,880 and urban park fees in the amount of \$16,960.

Recommended Motion: Springs at Waterview Preliminary Plan

Recommend to the Planning Commission and the Board of County Commissioners that the approval of Springs at Waterview Preliminary Plan includes the following conditions: (1) provide additional open space within the subdivision to accommodate the regional trail on the east side of Grinnell Boulevard, (2) the developer is encouraged to explore urban park options in the form of a neighborhood pocket park or other recreational opportunities, (3) designate and provide to El Paso County a 25-foot trail easement along the east side Grinnell Boulevard that allows for public access, as well as construction and maintenance by El Paso County of a secondary regional trail, (4) and require fees in lieu of land dedication for regional park purposes in the amount of \$26,880 and urban park fees in the amount of \$16,960.

Recommended Motion: Springs at Waterview Final Plat

Recommend to the Planning Commission and the Board of County Commissioners that the approval of Springs at Waterview Final Plat includes the following conditions: (1) provide additional open space within the subdivision to accommodate the regional trail on the east side of Grinnell Boulevard, (2) the developer is encouraged to explore urban park options in the form of a neighborhood pocket park or other recreational opportunities, (3) show on the Final Plat and dedicate to El Paso County a 25-foot trail easement along the east side Grinnell Boulevard that allows for public access, as well as construction and maintenance by El Paso County of a secondary regional trail, (4) and require fees in lieu of land dedication for regional park purposes in the amount of \$26,880 and urban park fees in the amount of \$16,960.





Community Services Department
Park Operations ~ Planning ~ Recreation / Cultural Services
Environmental Services ~ Veterans Services ~ CSU Extension

November 9, 2016

Subdivision requirements referenced in section 8.5.2 of the El Paso County Land Development Code. Fees are based on average land values within designated areas. See El Paso County Board of County Commissioners (BoCC) Resolution for fees established on annual basis. The Park Advisory Board meets the second Wednesday of each month, 1:30 p.m., BoCC Auditorium, second floor Centennial Hall Building, 200 S. Cascade, Colorado Springs.

Name:	Springs at Waterview 2016 Sketch Plan Amendment		Application Type:	Sketch Plan
DSD Reference #:	SKP-16-002		CSD / Parks ID#:	0
			Total Acreage:	15.67
Applicant / Owner:	Owner's Representative:		Total # of Dwelling Units	80
SWV, LLC	Dakota Springs Engineering		Gross Density:	5.11
31 North Tejon Street	31 North Tejon Street			
Suite 500	Suite 500		Park Region:	4
Colorado Springs, CO 80903	Colorado Springs, CO 80903		Urban Area:	4

Existing Zoning Code: **A-5** Proposed Zoning: **PUD**

REGIONAL AND URBAN PARK REQUIREMENTS

Regional Park land dedication shall be 7.76 acres of park land per 1,000 projected residents. The number of projected residents shall be based on 2.5 residents per dwelling unit.

Urban Park land dedication shall be 4 acres of park land per 1,000 projected residents. The number of projected residents shall be based on 2.5 residents per dwelling unit.

LAND REQUIREMENTS

Urban Density: ☒ (2.5 units or greater / 1 acre)

Regional Parks: 4

0.0194 Acres x 80 Dwelling Units = 1.552 acres

Urban Parks Area:	4
Neighborhood:	0.00375 Acres x 80 Dwelling Units = 0.30 acres
Community:	0.00625 Acres x 80 Dwelling Units = 0.50 acres
Total:	0.80 acres

FEE REQUIREMENTS

Regional Parks: 4

\$336.00 / Unit x 80 Dwelling Units= \$26,880.00

Urban Parks Area:	4	
Neighborhood:	\$83.00 / Unit x 80 Dwelling Units =	\$6,640.00
Community:	\$129.00 / Unit x 80 Dwelling Units =	\$10,320.00
Total:		\$16,960.00

ADDITIONAL RECOMMENDATIONS

Staff Recommendation:

Recommend to the Planning Commission and the Board of County Commissioners that the approval of Springs at Waterview 2016 Sketch Plan Amendment includes the following conditions: (1) the Springs at Waterview 2016 Sketch Plan shall show the Grinnell Boulevard Secondary Regional Trail, (2) fees in lieu of land dedication for regional and urban park purposes will be required time of the recording of the Final Plat.

Park Advisory Board Recommendation:

Letter of Intent
Springs at Waterview Sketch Plan Amendment

09/16

Owners: Frank W. Howard #2 Limited Partnership, LLLP
3232 Muirfield Dr.
Colorado Springs, Co. 80907
(719) 440-6879

Applicant: SWV, LLC
31 North Tejon St., Suite 500
Colorado Springs, Co. 80903
(719) 377-0244

Consultant: Dakota Springs Engineering
31 North Tejon St., Suite 500
Colorado Springs, CO 80903
(719) 227-7388

Tax Schedule Nos.: 5507206036

RECEIVED VERSION
OCT 10 2016

Site Information:

The Waterview Sketch Plan was most recently amended in 2013. That amendment addressed changes in access, road classification as well as some land use changes. This proposed amendment to the Waterview Sketch Plan is focused specifically to the two parcels at the northeast corner of Grinnell and Bradley; Parcels P-5 and P-6.

Parcels P-5 and P-6 are currently proposed as Multi-Family (12 DU/Acre) and Commercial land uses respectively. The combined legal description of the parcels is as follows:

PARCEL A, WATERVIEW PUMP STATION SUBDIVISION EXEMPTION AN EXEMPTION PLAT OF TRACT D OF PAINTED SKY AT WATERVIEW FILING NO. 1, RECORDED JUNE 22, 2015 UNDER RECEPTION NO. 215713634, COUNTY OF EL PASO, STATE OF COLORADO

The site lies in Section 7 of Township 15 South, Range 65 West. The proposed plat is south of Goldfield Drive, north of Bradley Rd, east of Grinnell Road and west of Escanaba Drive.

This Sketch Plan Amendment proposes that the 15.67 acres be modified from a multifamily residential and commercial use to a single family residential use. This amendment would reduce the current Sketch Plan density and eliminate 4 acres of

commercial use and allow a use similar to the existing residential use due east of the subject site, east of Escanaba. Based on this proposed land use, the applicant has acquired the property and commissioned the design of lots, grading utilities, etc. for future residential development.

The property is presently zoned AG and is part of the of the Waterview Sketch Plan. A Final Plat application, PUD Zoning application and a Preliminary Plan application are being submitted simultaneously with the Sketch Plan Amendment application.

Request and Reason:

To approve an Amendment to the Waterview Sketch Plan in order to allow for a Final Plat of an 80 lot residential subdivision. This letter serves as a request to receive El Paso County approval of the Sketch Plan Amendment for this site.

The proposed Sketch Plan Amendment is in conformance with the County Policy Plan based on the following Policy analysis:

Policy 6.1.3: Encourage new development which is contiguous and compatible with previously developed areas in terms of factors such as density, land use and access.

This application meets this policy by maintaining density and land use within the parameters of the adjacent residential properties; the accompanying applications propose a reduction in density and elimination of commercial uses while matching the adjacent residential properties east of Escanaba. Access will be from Escanaba Drive via Grinnell Road and Goldfield Drive and also from Bradley Road. Capacity of these roads is addressed in the accompanying TIS.

Policy 6.1.6: Direct development toward areas where the necessary urban-level supporting facilities and services are available or will be developed concurrently.

This application meets this policy by taking advantage of existing urban supporting facilities provided by Security Water and Sanitation Districts. Service will be provided based on a proposed inclusion agreement with these Districts. There is an existing Security Sanitation District sewer line within an easement that bisects the property and Security Water District water lines are on 2 sides of the property.

Policy 10.1.2: Carefully consider the impacts that proposed new developments will have on the viability of existing and proposed water and wastewater systems.

The Security Water District and Security Sanitation District has indicated the ability to serve the property as well as the State Engineers Office from previous reviews. The proposed project is within the service boundary of the Security Water and Sanitation Districts; an inclusion agreement is being processed simultaneously with this application.

Policy 10.2.2: Carefully consider the availability of water and wastewater services prior to approving new development.

The Security Water District and Security Sanitation District has indicated the ability to serve the property as well as the State Engineers Office from previous reviews. The water and wastewater services are available to serve this property.

This request meets the criteria for approval outlined in Section 5.3.5 of the El Paso County Land Development Code by the following:

- The application is in general conformance with the County Master Plan and previous county approvals; in this case residential land uses.
- The proposed Land Use and Zone District is compatible with the existing and permitted land uses in the area.
- The site is suitable for the intended use.

This request meets the criteria for approval outlined in Section 7.2.1 of the El Paso County Land Development Code by the following:

- The application for Sketch Plan Amendment is in conformance with the County Master Plan.
- The Sketch Plan Amendment is in conformance with the accompanying Preliminary Plan application, Zoning Application and the application for Final Plat.
- The proposed subdivision is consistent with the adjacent subdivision design.
- The proposed water supply is adequate and will be provided by the Security Water District. The estimated water requirement for the subject amended property is 40 ac-ft. per year, which is less than the current requirement for Parcels P-5 and P-6
- The proposed sewage disposal is to be provided by the Security Sanitation District.
- Adequate drainage solutions are provided and follow Preliminary, MDDP and DBPS recommendations.
- Necessary services (fire protection, police, recreation, utilities) have been provided and will continue to be provided by the Security Water District and Security Sanitation District, Security Fire Protection District, El Paso County and the City of Colorado Springs (gas and electric).
- Fire Protection will be provided by the Security Fire Protection District.
- Offsite impacts are minimal and will be mitigated as part of construction.
- Adequate public facilities and infrastructure are provided.
- The proposed Amendment meets all other El Paso County criteria or waivers have been requested in this document.
- No mineral extraction is planned for this site.

Existing and Proposed Facilities:

The site currently is vacant. Proposed (already existing) services in the development include the following:

- Water-Security Water and Sanitation Districts
- Sewer- Security Water and Sanitation Districts

- Electric Service – City of Colorado Springs
- Natural Gas Service – City of Colorado Springs
- Telephone Service – Qwest
- Fire Protection – Security Fire District

Offsite Improvements

None anticipated.

Impact Identification:

Preexisting wildlife habitats and migration routes are noted for Pronghorn and the usual prairie animals.

Waiver Requests:

None anticipated.

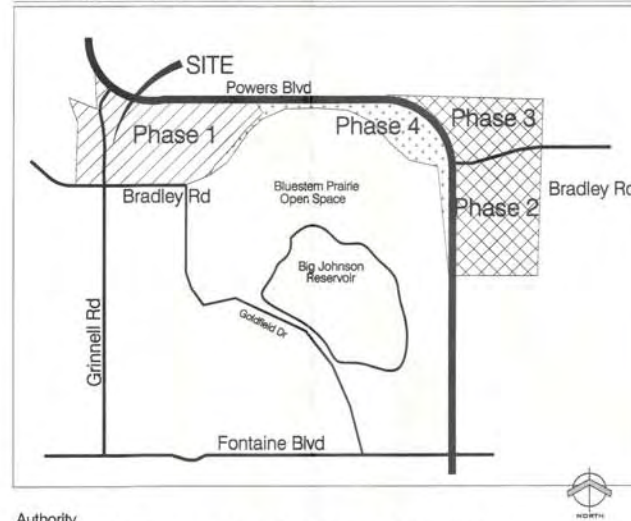
Respectfully,

P.A.Koscielski
SWV, LLC

WATERVIEW 2016 SKETCH PLAN AMENDMENT

A PORTION OF SECTIONS 6, 7, 8, 9, AND 17, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN,
AND A PORTION OF SECTION 12, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN.

Vicinity Map / Phase Map



Authority
The authority of this Development Plan is Part IV, Section 16 (Planned Unit Development District) of the El Paso County Zoning Resolution. The Authority for Section 16 of the El Paso County Zoning Resolution is the Colorado Planned Unit Development Act of 1972.

Adoption
The adoption of this Development Plan shall evidence the findings and decision of the Board of El Paso County Commissioners that this Development Plan for Meridian Ranch is in general conforming with the El Paso County Master Plan, is authorized by the provisions of Part IV, Section 16 and this Development Plan comply with the Colorado Planned Unit Development Act of 1972, as amended.

Relationship to County Regulations
The provisions of this Development Plan shall prevail and govern the development of Meridian Ranch, provided, however, that where the provisions of this Development Plan do not address a particular subject, the relevant provision of the El Paso County Zoning Resolution, as amended, or any other applicable resolutions or regulations of El Paso County, shall be applicable.

Development Data

Existing Zoning: A5 & PUD
Total Amended Area: 520.3 Acres

General Notes

- 1) ALL INTERSECTIONS ALONG POWERS BOULEVARD PER CDOT EA DESIGN REQUIREMENTS.
- 2) ALL ACCESS LOCATIONS INDICATED ON THE SKETCH PLAN ARE CONCEPTUAL. DEVIATION REQUESTS MUST BE APPROVED SEPARATELY IF THE LOCATION IS NOT IN CONFORMANCE WITH ENGINEERING CRITERIA MANUAL STANDARDS.
- 3) ANY PLATS SUBMITTED FOR THE WATERVIEW SKETCH PLAN THAT HAVE BEEN IDENTIFIED AS POTENTIALLY NEEDED FOR POWERS BOULEVARD RIGHT-OF-WAY SHALL BE COORDINATED WITH CDOT.
- 4) SERVICE PROVIDERS FOR THIS SKETCH PLAN ARE:
 - SCHOOL: WIDEFIELD SCHOOL DISTRICT 3
 - FIRE: SECURITY FIRE DISTRICT

UTILITY SERVICE PROVIDERS

		CSU- Gas	CSU- Electricity	Security Water & Sanitation District	Widefield Water & Sanitation District	Mountain View Electric	Black Hill Energy- Gas
PHASE I	P-1	X	X	X			
	P-2	X	X	X			
	P-3	X	X	X			
	P-5	X	X	X			
	P-6	X	X	X			
	P-7	X	X	X			
	P-10	X	X	X			
PHASE II	P-11	X	X	X			
	P-12	X	X	X			
PHASE III	P-13	X	X				
	P-14	X	X				
PHASE IV	P-15	X	X				
	P-16	X	X				
EXISTING	P-8	X	X	X			
	P-9	X	X	X			

General Legal Description

A TRACT OF LAND LOCATED IN A PORTION OF SECTIONS 6, 7, 8, 9 AND 17, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, AND A PORTION OF SECTION 12, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 6TH P.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 6;

1. THENCE N00°47'00"W ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 6, A DISTANCE OF 804.79 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF POWERS BOULEVARD AS FILED FOR RECORD IN BOOK 5807 AT PAGE 1472 OF THE RECORDS OF SAID EL PASO COUNTY, SAID POINT ALSO BEING ON A NON-TANGENT CURVE TO THE LEFT;

2. THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE, ALONG THE ARC OF SAID CURVE TO THE LEFT WITH A RADIUS OF 2105.00 FEET, A DELTA ANGLE OF 64°07'48", AN ARC LENGTH OF 2356.09 FEET, WHOSE LONG CHORD BEARS S68°37'34"E A DISTANCE OF 2205.01 FEET;

3. THENCE N89°18'32"E CONTINUING ALONG SAID RIGHT-OF-WAY LINE OF POWERS BOULEVARD, A DISTANCE OF 6786.84 FEET;

4. THENCE N00°40'01"W A DISTANCE OF 209.74 FEET TO THE NORTH LINE OF SAID SECTION 8;

5. THENCE N89°38'44"E ALONG SAID NORTH LINE, A DISTANCE OF 1894.14 FEET TO THE NORTHWEST CORNER OF SAID SECTION 8;

6. THENCE S89°54'34"E ALONG THE NORTH LINE OF SAID SECTION 9, A DISTANCE OF 2638.56 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 9;

7. THENCE S00°19'34"E ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 9, A DISTANCE OF 5282.08 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 9;

8. THENCE S89°33'39"W ALONG THE SOUTH LINE OF SAID SECTION 9, A DISTANCE OF 2638.79 FEET TO THE NORTHEAST CORNER OF SAID SECTION 17;

9. THENCE S00°53'09"E ALONG THE EAST LINE OF SAID SECTION 17, A DISTANCE OF 122.82 FEET;

10. THENCE S89°05'57"W A DISTANCE OF 67.54 FEET;

11. THENCE N00°24'05"W A DISTANCE OF 3312.25 FEET;

12. THENCE S89°34'46"W A DISTANCE OF 105.49 FEET TO A POINT OF CURVE TO THE RIGHT;

13. THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT WITH A RADIUS OF 1845.00 FEET, A DELTA ANGLE OF 53°28'50", AN ARC LENGTH OF 1540.25 FEET, WHOSE LONG CHORD BEARS N63°36'48"W A DISTANCE OF 1484.80 FEET;

14. THENCE N36°48'24"W A DISTANCE OF 297.03 FEET TO A POINT OF CURVE TO THE LEFT;

15. THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT WITH A RADIUS OF 1895.00 FEET, A DELTA ANGLE OF 53°59'04", AN ARC LENGTH OF 1783.27 FEET, WHOSE LONG CHORD BEARS N63°43'59"W A DISTANCE OF 1718.20 FEET;

16. THENCE S89°18'32"W A DISTANCE OF 1051.99 FEET TO A POINT OF CURVE TO THE LEFT;

17. THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT WITH A RADIUS OF 1895.00 FEET, A DELTA ANGLE OF 60°25'32", AN ARC LENGTH OF 1998.51 FEET, WHOSE LONG CHORD BEARS S89°06'49"W A DISTANCE OF 1907.17 FEET;

18. THENCE S28°53'00"W A DISTANCE OF 349.75 FEET TO A POINT OF CURVE TO THE RIGHT;

19. THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT WITH A RADIUS OF 2105.00 FEET, A DELTA ANGLE OF 50°18'41", AN ARC LENGTH OF 1948.49 FEET, WHOSE LONG CHORD BEARS S54°12'21"W A DISTANCE OF 1789.59 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF BRADLEY ROAD; THE FOLLOWING TWO (2) COURSES FOLLOW SAID NORTHERLY RIGHT-OF-WAY LINE:

20. THENCE N01°02'36"W ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 104.10 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF BRADLEY ROAD; THE FOLLOWING TWO (2) COURSES FOLLOW SAID NORTHERLY RIGHT-OF-WAY LINE:

21. THENCE S89°01'29"W A DISTANCE OF 2783.58 FEET;

22. THENCE N89°48'34"W A DISTANCE OF 585.09 FEET;

23. THENCE N00°32'28"E A DISTANCE OF 809.06 FEET;

24. THENCE N00°19'44"W A DISTANCE OF 808.32 FEET;

25. THENCE N21°08'54"W A DISTANCE OF 786.45 FEET;

26. THENCE S70°00'00"E A DISTANCE OF 808.06 FEET TO THE WEST LINE OF SAID SECTION 7;

27. THENCE N00°43'01"W ALONG SAID WEST LINE, A DISTANCE OF 578.86 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

EXCEPTING FROM THE ABOVE TRACT: POWERS BOULEVARD RIGHT-OF-WAY AS FILED FOR RECORD IN BOOK 5307 AT PAGE 1472, GRINNELL STREET RIGHT-OF-WAY AS FILED FOR RECORD AT RECEPTION NO. 00000409 AND BRADLEY ROAD (NEW DRENNAN ROAD) RIGHT-OF-WAY AS FILED FOR RECORD IN BOOK 5307 AT PAGE 1472, ALL OF THE RECORDS OF SAID EL PASO COUNTY, COLORADO. THE GROSS ACREAGE OF THIS DESCRIPTION IS 799.88 ACRES, MORE OR LESS. THE NET ACREAGE AFTER THE ROAD RIGHT-OF-WAYS ARE REMOVED IS 821.89 ACRES, MORE OR LESS. BASIS OF BEARINGS IS THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 7, T15S, R 65 W OF THE 6th P.M., EL PASO COUNTY, COLORADO, WHICH IS ASSUMED TO BEAR N00°43'01"W FROM THE WEST QUARTER CORNER OF SAID SECTION 7 (A 3 1/2" X 30" AL. MONUMENT IS 1749.80 TO THE NORTHWEST CORNER OF SAID SECTION 7 (A RAILROAD SPIKE W/PLUNCH MARK IN CONCRETE)).

Adjacent Parcels

REF. NUMBER	OWNER	ADDRESS
1	APR	275 BOYD RD. UNIT 100 COLORADO SPRINGS CO 80901-9075
2	U-1	NEARON-REYES PROPERTIES LLC 100 LA JOLLA WAY STE 100 DANVILLE CA 94501-1747
3	PUD	STANLEY FAMILY PARTNERSHIP LLP 1000 MILLCROFT COLORADO SPRINGS CO 80901-9075
4	PUD	WAGGONWHEEL, WOODMAN-WAGGONWHEEL LLC 912 PINE MEADOWS AVE STE 100 COLORADO SPRINGS CO 80901-9075
5	UFS	ULTRA RESOURCES INC. 10000 W. 11TH AVE. STE 100 COLORADO SPRINGS CO 80901-9075
6	A-1	STATE OF COLORADO 1000 11TH AVE. STE 100 COLORADO SPRINGS CO 80901-9075
7	A-1	STATE OF COLORADO 1000 11TH AVE. STE 100 COLORADO SPRINGS CO 80901-9075
8	A-1	STATE OF COLORADO 1000 11TH AVE. STE 100 COLORADO SPRINGS CO 80901-9075
9	UFS	ULTRA RESOURCES INC. 10000 W. 11TH AVE. STE 100 COLORADO SPRINGS CO 80901-9075
10	UFS	ULTRA RESOURCES INC. 10000 W. 11TH AVE. STE 100 COLORADO SPRINGS CO 80901-9075
11	UFS	ULTRA RESOURCES INC. 10000 W. 11TH AVE. STE 100 COLORADO SPRINGS CO 80901-9075
12	UFS	ULTRA RESOURCES INC. 10000 W. 11TH AVE. STE 100 COLORADO SPRINGS CO 80901-9075
13	UFS	ULTRA RESOURCES INC. 10000 W. 11TH AVE. STE 100 COLORADO SPRINGS CO 80901-9075
14	UFS	ULTRA RESOURCES INC. 10000 W. 11TH AVE. STE 100 COLORADO SPRINGS CO 80901-9075
15	UFS	ULTRA RESOURCES INC. 10000 W. 11TH AVE. STE 100 COLORADO SPRINGS CO 80901-9075
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30	UFS	ULTRA RESOURCES INC. 10000 W. 11TH AVE. STE 100 COLORADO SPRINGS CO 80901-9075
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43	UFS	ULTRA RESOURCES INC. 10000 W. 11TH AVE. STE 100 COLORADO SPRINGS CO 80901-9075
44	UFS	ULTRA RESOURCES INC. 10000 W. 11TH AVE. STE 100 COLORADO SPRINGS CO 80901-9075
45	UFS	ULTRA RESOURCES INC. 10000 W. 11TH AVE. STE 100 COLORADO SPRINGS CO 80901-9075
46	UFS	ULTRA RESOURCES INC. 10000 W. 11TH AVE. STE 100 COLORADO SPRINGS CO 80901-9075
47	UFS	ULTRA RESOURCES INC. 10000 W. 11TH AVE. STE 100 COLORADO SPRINGS CO 80901-9075
48	UFS	ULTRA RESOURCES INC. 10000 W. 11TH AVE. STE 100 COLORADO SPRINGS CO 80901-9075
49	UFS	ULTRA RESOURCES INC. 10000 W. 11TH AVE. STE 100 COLORADO SPRINGS CO 80901-9075
50	UFS	ULTRA RESOURCES INC. 10000 W. 11TH AVE. STE 100 COLORADO SPRINGS CO 80901-9075
51	UFS	ULTRA RESOURCES INC. 10000 W. 11TH AVE. STE 100 COLORADO SPRINGS CO 80901-9075
52	UFS	ULTRA RESOURCES INC. 10000 W. 11TH AVE. STE 100 COLORADO SPRINGS CO 80901-9075
53	UFS	ULTRA RESOURCES INC. 10000 W. 11TH AVE. STE 100 COLORADO SPRINGS CO 80901-9075
54	UFS	ULTRA RESOURCES INC. 10000 W. 11TH AVE. STE 100 COLORADO SPRINGS CO 80901-9075
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56	UFS	ULTRA RESOURCES INC. 10000 W. 11TH AVE. STE 100 COLORADO SPRINGS CO 80901-9075
57	UFS	ULTRA RESOURCES INC. 10000 W. 11TH AVE. STE 100 COLORADO SPRINGS CO 80901-9075
58	UFS	ULTRA RESOURCES INC. 10000 W. 11TH AVE. STE 100 COLORADO SPRINGS CO 80901-9075

Sketch Plan Land Uses

	Land Use	Parcel	Acreage	Density	Units
PHASE I	Multi-Family Residential	P-1	8.7 acres	12 DU/AC	104 units
	Park / OS	P-2	23.3 acres		
	Multi-Family Residential	P-3	19.8 acres	12 DU/AC	238 units
	Single Family Residential	P-5	11.1 acres	12 DU/AC	133 units
	Single Family Residential	P-6	4.6 acres	12 DU/AC	55 units
	Commercial	P-7	16.8 acres		
	Single Family Residential	P-11	9.9 acres	4-6 DU/AC	50 units
PHASE II	Park / OS	P-12	5.2 acres		
PHASE II	Commercial	P-17	21.2 acres		
	Single Family Residential	P-18	174.4 acres	4-5 DU/AC	785 units
PHASE III					
	Industrial	P-14	81.4 acres		
PHASE III	Commercial	P-15	34.7 acres		
PHASE IV	Dedicated to Bluestem OS	P-13	78.9 acres		
	Commercial	P-16	30.0 acres		
PHASE IV	Total		520.3 acres		
EXISTING	Single Family Residential	P-8	50.6 acres	4-6 DU/AC	253 units
	Park / OS	P-9	5.0 acres		
EXISTING	Single Family Residential	P-10	105.8 acres	4-6 DU/AC	529 units
	Total All		681.7 acres		

AMENDED PARCELS

PARCEL ID NUMBER	ACREAGE	OWNER
55072-06-036	15.68 acres	FRANK W HOWARD #2 LIMITED PARTNERSHIP, LLP
TOTAL	15.68 ACRES	

Owner/Subdivider:
WVS, LLC
31 N. Tejon St., Suite 500
Colorado Springs, CO 80903

Plan Preparer:
Dakota Springs Engineering
31 N. Tejon St., Suite 500
Colorado Springs, CO 80903

DSE Dakota Springs
Engineering
31 N. Tejon St., Suite 500
Colorado Springs, CO 80903
PHONE: (719) 227-7398

WATERVIEW

SKETCH_PLAN_AMENDMENT

DATE: 9-21-16
DRAWN: B. GOODWIN
APPROVED: C.K. COTHERN

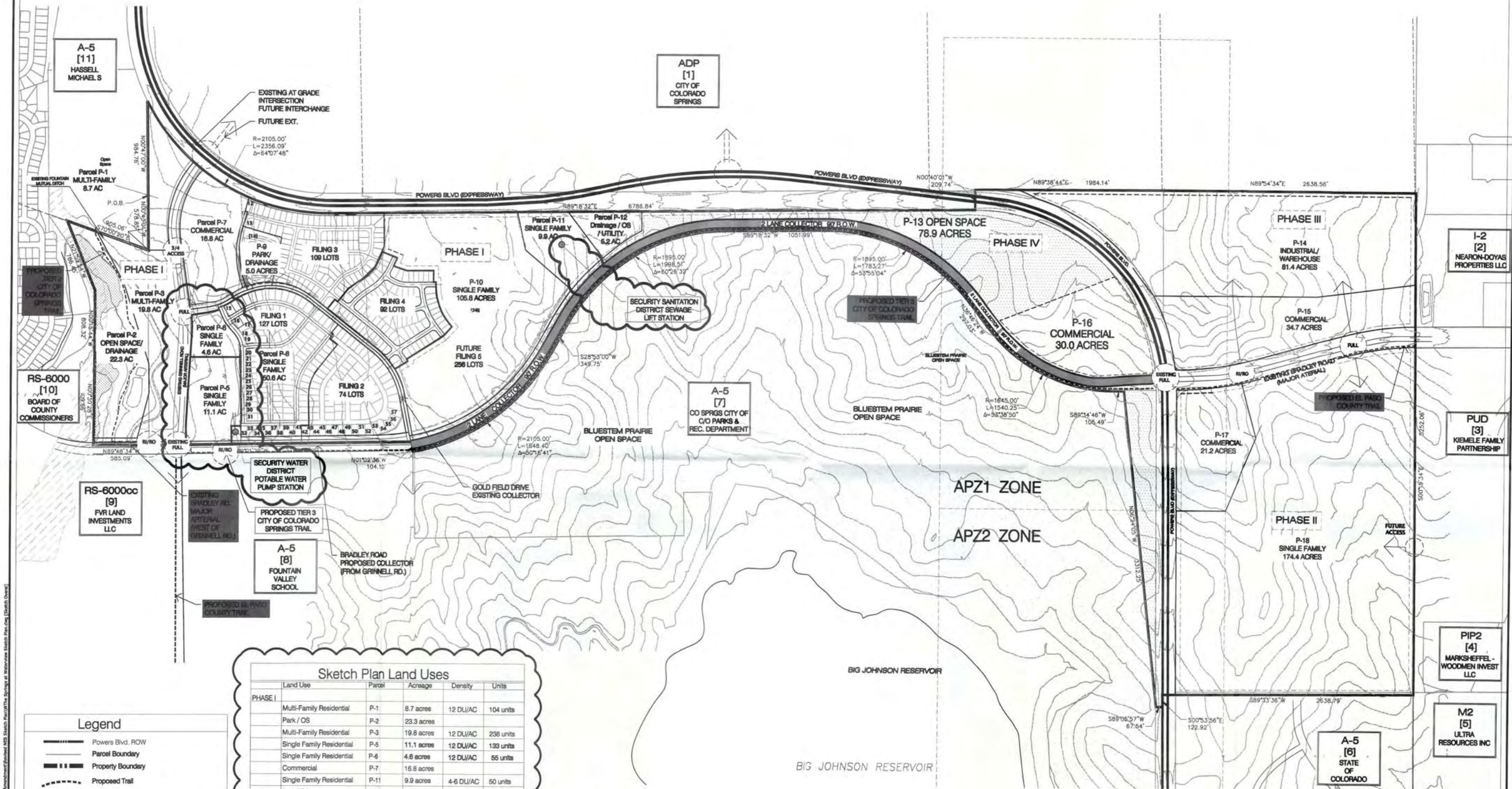
REVISIONS:
DATE: BY: COMMENTS:

COVER SHEET

SHEET NO.

1
OF 2 SHEETS

JOB_NO_0001-02-16-01



Legend

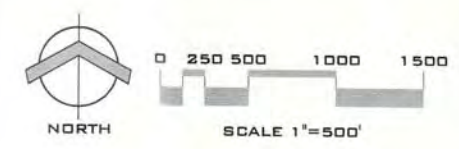
- Powers Blvd. ROW
- Parcel Boundary
- Property Boundary
- Proposed Trail
- Existing Wetlands
- Proposed Access
- Existing Fountain Mutual Company Ditch
- Intersection
- Open Space
88.2 Acres Total
- Right of way needed for Powers Blvd.
42.7 Acres Total

Sketch Plan Land Uses

Land Use	Parcel	Acreage	Density	Units
PHASE I				
Multi-Family Residential	P-1	8.7 acres	12 DU/AC	104 units
Park / OS	P-2	23.3 acres		
Multi-Family Residential	P-3	19.8 acres	12 DU/AC	238 units
Single Family Residential	P-5	11.1 acres	12 DU/AC	133 units
Single Family Residential	P-6	4.6 acres	12 DU/AC	55 units
Commercial	P-7	16.8 acres		
Single Family Residential	P-11	9.9 acres	4-6 DU/AC	50 units
Park / OS	P-12	5.2 acres		
PHASE II				
Commercial	P-17	21.2 acres		
Single Family Residential	P-18	174.4 acres	4-5 DU/AC	786 units
PHASE III				
Industrial	P-14	81.4 acres		
Commercial	P-15	34.7 acres		
PHASE IV				
Dedicated to Bluestem OS	P-13	78.9 acres		
Commercial	P-16	30.0 acres		
Total		520.3 acres		
EXISTING				
Single Family Residential	P-8	50.6 acres	4-6 DU/AC	253 units
Park / OS	P-9	5.0 acres		
Single Family Residential	P-10	105.8 acres	4-6 DU/AC	529 units
Total All		661.7 acres		

Phasing Plan

Phase I: 1-5 years
 Phase II: 3-7 years
 Phase III: 5-10 years
 Phase IV: 8-15 years



DSE Dakota Springs Engineering
 31 N. TEJON ST. SUITE 500
 COLORADO SPRINGS CO 80903
 PHONE: (719) 227-7388

WATERVIEW

SKETCH_PLAN_AMENDMENT

DATE: 9-21-16
 DRAWN: B. GOODWIN
 APPROVED: C.K. COOTHEN

REVISIONS:	DATE:	BY:	COMMENTS:

PLAN SHEET

SHEET NO.
2
 OF 2 SHEETS

JOB NO. 0001-02-16-01

Development Application Permit Review



Community Services Department
Park Operations ~ Planning ~ Recreation / Cultural Services
Environmental Services ~ Veterans Services ~ CSU Extension

November 9, 2016

Subdivision requirements referenced in section 8.5.2 of the El Paso County Land Development Code. Fees are based on average land values within designated areas. See El Paso County Board of County Commissioners (BoCC) Resolution for fees established on annual basis. The Park Advisory Board meets the second Wednesday of each month, 1:30 p.m., BoCC Auditorium, second floor Centennial Hall Building, 200 S. Cascade, Colorado Springs.

Name:	Spirings at Waterview PUD Development Plan	Application Type:	PUD
DSD Reference #:	PUD-16-004	CSD / Parks ID#:	0
		Total Acreage:	15.67
Applicant / Owner:	Owner's Representative:	Total # of Dwelling Units	80
SWV, LLC	Dakota Springs Engineering	Gross Density:	5.11
31 North Tejon Street	31 North Tejon Street	Park Region:	4
Suite 500	Suite 500	Urban Area:	4
Colorado Springs, CO 80903	Colorado Springs, CO 80903		

Existing Zoning Code: A-5 Proposed Zoning: PUD

REGIONAL AND URBAN PARK REQUIREMENTS

Regional Park land dedication shall be 7.76 acres of park land per 1,000 projected residents. The number of projected residents shall be based on 2.5 residents per dwelling unit.

Urban Park land dedication shall be 4 acres of park land per 1,000 projected residents. The number of projected residents shall be based on 2.5 residents per dwelling unit.

LAND REQUIREMENTS

Regional Parks: 4
 0.0194 Acres x 80 Dwelling Units = 1.552 acres

Urban Density: ☒ (2.5 units or greater / 1 acre)

Urban Parks Area:	4
Neighborhood:	0.00375 Acres x 80 Dwelling Units = 0.30 acres
Community:	0.00625 Acres x 80 Dwelling Units = 0.50 acres
Total:	0.80 acres

FEE REQUIREMENTS

Regional Parks: 4
 \$336.00 / Unit x 80 Dwelling Units = \$26,880.00

Urban Parks Area:	4
Neighborhood:	\$83.00 / Unit x 80 Dwelling Units = \$6,640.00
Community:	\$129.00 / Unit x 80 Dwelling Units = \$10,320.00
Total:	\$16,960.00

ADDITIONAL RECOMMENDATIONS

Staff Recommendation:	Recommend to the Planning Commission and the Board of County Commissioners that the approval of Spirings at Waterview PUD Development Plan includes the following conditions: (1) provide additional open space within the current PUD Development Plan and subdivision to accommodate the regional trail on the east side of Grinnell Boulevard, (2) the developer is encouraged to explore urban park options in the form of a neighborhood pocket park or other recreational opportunities, (3) designate and provide to El Paso County a 25-foot trail easement along the east side Grinnell Boulevard that allows for public access, as well as construction and maintenance by El Paso County of a secondary regional trail, the easement shall be shown on the PUD Development Plan, Preliminary Plan, and Final Plat, and the aforementioned easement be dedicated to El Paso County on the Final Plat, (4) and require fees in lieu of land dedication for regional park purposes in the amount of \$26,880 and urban park fees in the amount of \$16,960.
Park Advisory Board Recommendation:	

Letter of Intent
Springs at Waterview PUD

09/16

Owners: Frank W. Howard #2 Limited Partnership, LLLP
3232 Muirfield Dr.
Colorado Springs, Co. 80907
(719) 440-6879

Applicant: SWV, LLC
31 North Tejon St., Suite 500
Colorado Springs, Co. 80903
(719) 377-0244

Consultant: Dakota Springs Engineering
31 North Tejon St., Suite 500
Colorado Springs, CO 80903
(719) 227-7388

Tax Schedule Nos.: 5507206036

Site Information:

Springs at Waterview is a proposed 80 lot subdivision on 15.67 acres. The parcel legal description is as follows:

PARCEL A, WATERVIEW PUMP STATION SUBDIVISION EXEMPTION AN EXEMPTION PLAT OF TRACT D OF PAINTED SKY AT WATERVIEW FILING NO. 1, RECORDED JUNE 22, 2015 UNDER RECEPTION NO. 215713634, COUNTY OF EL PASO, STATE OF COLORADO

The site lies in Section 7 of Township 15 South, Range 65 West. The parcel is south of Goldfield Drive, north of Bradley Rd, east of Grinnell Road and west of Escanaba Drive.

The property is presently zoned AG and is part of the of the Waterview Sketch Plan. An Amendment to the Waterview Sketch Plan is being submitted simultaneously with the Final Plat submittal as well as a Preliminary Plan application. The amendment proposes that the 15.67 acres be modified from a multifamily residential and commercial use to a single family residential use. Based on this proposed land use, the applicant has acquired the property and commissioned the design of lots, grading utilities, etc. for future residential development.

RECEIVED VERSION
OCT 16 2016 1

Request and Reason:

To approve a PUD Zoning application for an 80 lot residential subdivision. This letter serves as a request to receive El Paso County approval of PUD Zoning for this site.

The proposed Final Plat is in conformance with the County Policy Plan based on the following Policy analysis:

Policy 6.1.3: Encourage new development which is contiguous and compatible with previously developed areas in terms of factors such as density, land use and access.

This application meets this policy by maintaining density and land use within the parameters of the adjacent residential properties; the accompanying applications propose a reduction in density and elimination of commercial uses while matching the adjacent residential properties east of Escanaba. Access will be from Escanaba Drive via Grinnell Road and Goldfield Drive and also from Bradley Road. Capacity of these roads is addressed in the accompanying TIS.

Policy 6.1.6: Direct development toward areas where the necessary urban-level supporting facilities and services are available or will be developed concurrently.

This application meets this policy by taking advantage of existing urban supporting facilities provided by Security Water and Sanitation Districts. Service will be provided based on a previous inclusion agreement with this district.

Policy 10.1.2: Carefully consider the impacts that proposed new developments will have on the viability of existing and proposed water and wastewater systems.

The Security Water District and Security Sanitation District has indicated the ability to serve the property as well as the State Engineers Office from previous reviews. The proposed project is within the service boundary of the Security Water and Sanitation Districts; an inclusion agreement is being processed simultaneously with this application.

Policy 10.2.2: Carefully consider the availability of water and wastewater services prior to approving new development.

The Security Water District and Security Sanitation District has indicated the ability to serve the property as well as the State Engineers Office from previous reviews. The water and wastewater services are available to serve this property.

This request meets the criteria for approval outlined in Section 5.3.5 of the El Paso County Land Development Code by the following:

- The application is in general conformance with the County Master Plan and previous county approvals; in this case residential land uses.
- The proposed Land Use and Zone District is compatible with the existing and permitted land uses in the area.
- The site is suitable for the intended use.

This request meets the criteria for approval outlined in Section 7.2.1 of the El Paso County Land Development Code by the following:

- The application for PUD Zoning is in conformance with the County Master Plan.
- The PUD Zone request is in conformance with the accompanying Preliminary Plan application and the application to amend the Sketch Plan.
- The proposed PUD Zone is consistent with the adjacent PUD Zone.
- The proposed water supply is adequate and will be provided by the Security Water District. The estimated water requirement is 40 ac-ft. per year.
- The proposed sewage disposal is to be provided by the Security Sanitation District.
- Adequate drainage solutions are provided and follow Preliminary, MDDP and DBPS recommendations.
- Necessary services (fire protection, police, recreation, utilities) have been provided and will continue to be provided by the Security Water District and Security Sanitation District, Security Fire Protection District, El Paso County and the City of Colorado Springs (gas and electric).
- Fire Protection will be provided by the Security Fire Protection District.
- Offsite impacts are minimal and will be mitigated as part of construction.
- Adequate public facilities and infrastructure are provided.
- The subdivision meets all other El Paso County criteria or waivers have been requested in this document.
- No mineral extraction is planned for this site.

Existing and Proposed Facilities:

The site currently is vacant. Proposed (already existing) services in the development include the following:

- Water-Security Water and Sanitation Districts
- Sewer- Security Water and Sanitation Districts
- Electric Service – City of Colorado Springs
- Natural Gas Service – City of Colorado Springs
- Telephone Service – Qwest
- Fire Protection – Security Fire District

Offsite Improvements

None anticipated.

Traffic Impact Fees:

The applicant requests that platted lots within Springs at Waterview be included in the county wide Public Improvements District (PID) being formed and implemented as part of the Traffic Impact Fee resolution.

The calculated Traffic Impact Fee for Springs at WaterView is \$48,840 (80 lots x \$523.00 per lot) based on the inclusion in the PID.

Impact Identification:

Preexisting wildlife habitats and migration routes are noted for Pronghorn and the usual prairie animals.

Waiver Requests:

None anticipated.

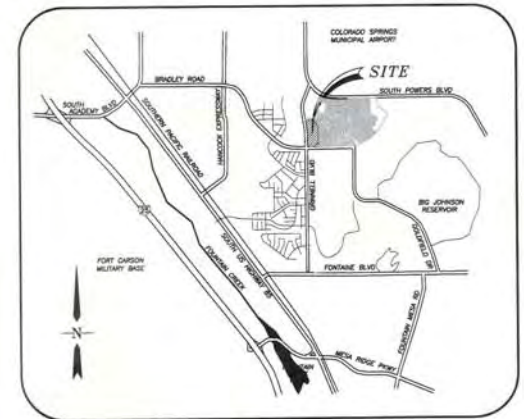
Respectfully,

P.A.Koscielski
SWV, LLC

LOT SUMMARY:
TOTAL LOTS: 80

THE SPRINGS AT WATERVIEW PUD DEVELOPMENT PLAN

LOCATED IN THE NW 1/4 OF SECTION 7, T15S, R65W OF THE 6TH P.M.,
EL PASO COUNTY, STATE OF COLORADO



VICINITY MAP
N.T.S.

GENERAL NOTES:

- UNLESS SHOWN OTHERWISE, ALL SIDE LOT LINES SHALL BE PLATTED WITH A (5') WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT. ALL FRONT AND REAR LOT LINES SHALL HEREBY BE PLATTED WITH A (5') AND (10') WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT RESPECTIVELY. (20') EXTERIOR EASEMENTS SHALL BE PLATTED FOR THE OVERALL RESIDENTIAL BOUNDARY AS SHOWN PER PLAN.

THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNER(S).

- ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER WHO IS CURRENTLY REGISTERED IN THE STATE OF COLORADO.
- BEFORE CONSTRUCTION REFER TO THE GEOLOGIC HAZARD STUDY PREPARED BY _____ COMMON HAZARDS WILL BE MITIGATED THROUGH SITE GRADING TECHNIQUES.
- PUBLIC IMPROVEMENTS TO BE GUARANTEED BY METHODS DESCRIBED BY THE ENGINEERING CRITERIA MANUAL AND SHALL BE GUARANTEED WITH A LETTER OF CREDIT IF APPLICABLE.
- NO PART OF THIS PROPERTY FALLS IN THE 500 YEAR FLOOD PLAIN (EST. BY FEMA).
- NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED AND APPROVED IN WRITING TO BE ACCEPTABLE.
- SEE RECEPTION #206152341 FOR ADDITIONAL INFORMATION REGARDING THE PREVIOUSLY APPROVED PUD CONDITIONS AND NOTATIONS AND DEVELOPMENT GUIDELINES FOR PAINTED SKY AT WATERVIEW FILING NO. 1.
- THERE WILL BE A 10' LANDSCAPE SETBACK ON ALL NON-ARTERIAL STREETS AS STATED IN CODE NUMBER 35.12.
- BUILDERS ARE STRONGLY ENCOURAGED TO PROVIDE INDUSTRY STANDARD SOUND PROOFING MATERIALS FOR HOMES BUILT IN AREAS IMPACTED BY NOISE CAUSED BY AIRCRAFT OPERATIONS.
- THE DEVELOPER, HOME BUILDERS AND HOA SHALL TRY TO THE BEST OF THEIR ABILITIES TO INCORPORATE THE COLORADO DIVISION OF WILDLIFE RECOMMENDATIONS FOR GARBAGE CONTAINMENT, WEED CONTROL AND RIPARIAN/METLAND PROTECTION/BUFFER ZONES (CONTACT NUMBER: _____).
- THE SECURITY WATER DISTRICT AND THE SECURITY SANITATION DISTRICT HAS APPROVED 80 LOTS FOR THE SPRINGS AT WATERVIEW DEVELOPMENT. THE DEVELOPER SHALL OBTAIN WRITTEN AUTHORIZATION FROM THE WATER DISTRICT AND THE SANITATION DISTRICT PRIOR TO PLATTING OVER 80 LOTS.
- ALL SIGHT TRIANGLES WILL BE CREATED BY ROW DEDICATION.
- LANDSCAPING ALONG GRINNELL ROAD AND BRADLEY ROAD WITHIN THE BUFFER WILL UTILIZE XERISCAPE PLANTS FROM THE EL PASO COUNTY XERISCAPE PLANT LIST.

DEDICATION & TRACT MAINTENANCE INFORMATION: (NOT PREVIOUSLY DEDICATED BY PLAT)

TRACTS NOTED BELOW ARE TO BE OWNED AND MAINTAINED BY THE WATERVIEW ONE METROPOLITAN DISTRICT. THE DISTRICT WILL OWN AND MAINTAIN FACILITIES FOR THE FOLLOWING TRACTS BELOW:

#1. TRACT A - OPEN SPACE/DRAINAGE (MAY INCLUDE: LIGHTS, SIGNAGE AND UTILITIES/DRAINAGE)

RESIDENTIAL DEVELOPMENT GUIDELINES:

USES:

- USES PERMITTED BY RIGHT:
THE FOLLOWING USES ARE PERMITTED BY RIGHT IN THE PAINTED SKY AT WATERVIEW PUD. SINGLE FAMILY DWELLINGS AND ACCESSORY USES TO INCLUDE THE FOLLOWING: ADULT CARE HOME, PARK AND OPEN SPACE AND TO RESIDENTIAL CHILDCARE FACILITIES SERVING FEWER THAN 9 PERSONS.

2. DIMENSIONAL REQUIREMENTS:

- SETBACKS:
A. FRONT - 20 FEET
SIDE - 5 FEET
REAR - 15 FEET
B. CORNER LOTS - CORNER LOTS ARE LOTS WITH MORE THAN ONE LOT LINE THAT ABUTS A STREET. THE SETBACK FROM THE LOT LINE(S) FROM WHICH NO DRIVEWAY ACCESS IS TAKEN SHALL BE A MINIMUM OF 15 FEET.
C. ACCESSORY BUILDINGS MUST COMPLY WITH SETBACKS ESTABLISHED ABOVE, EXCEPT THAT REAR YARD SETBACK MAY BE REDUCED BY 7.5 FEET FOR ANY LOTS WHICH DO NOT BACK TO PUBLIC STREET.
D. DECKS MAY EXTEND 5' INTO REAR YARD SETBACKS.

3. HEIGHT:

- THE MAXIMUM HEIGHT OF ANY RESIDENTIAL STRUCTURE SHALL NOT EXCEED 35 FEET, MEASURED AS GOVERNED BY THE EL PASO COUNTY LAND DEVELOPMENT CODE. HEIGHT RESTRICTIONS MAY BE REVIEWED AND ADMINISTERED WITH THE PLOT PLAN.

4. LOT COVERAGE:

- THE MAXIMUM PERCENTAGE OF STRUCTURAL COVERAGE OF LOT SHALL BE 40%.

5. DENSITY:

- D.U./ACRE (GROSS) 4.59 AND D.U./ACRE (NET) 5.92. SEE PUD PLAN FOR TOTAL LOT NUMBER.

6. ARCHITECTURAL CONTROL COMMITTEE REVIEWS/COVENANTS:

- COVENANTS FOR PAINTED SKY AT WATERVIEW PUD HAVE BEEN CREATED BY SEPARATE DOCUMENTS. (RECEPTION #206152341) (PUD-05-006)
- THE COVENANTS ESTABLISH RULES AND REGULATIONS FOR THE PROPERTY WITHIN THE SUBDIVISIONS AND ESTABLISH THE GOVERNANCE MECHANISM OF THE SUBDIVISION, INCLUDING THE CREATION OF THE ARCHITECTURAL CONTROL COMMITTEE.

7. MINIMUM LOT SIZE - 5,500 SQUARE FEET

8. SEE RECEPTION #206152341 FOR ADDITIONAL INFORMATION REGARDING THE PREVIOUSLY APPROVED PUD CONDITIONS AND NOTATIONS & DEVELOPMENT GUIDELINES FOR PAINTED SKY AT WATERVIEW FILING NO. 1.

9. A MAXIMUM 75% OF SODDED TURF GRASS WILL BE USED IN LANDSCAPE FOOTPRINT PER LOT. MAXIMUM 25% INORGANIC MATERIAL PER LANDSCAPE FOOTPRINT. LOW WATER SOD VARIETIES AND XERISCAPE PLANTINGS SHALL BE ENCOURAGED.

UTILITY NOTES:

- WATER AND WASTEWATER WILL BE PROVIDED BY THE SECURITY WATER AND SANITATION DISTRICT.
- ELECTRIC WILL BE PROVIDED BY COLORADO SPRINGS UTILITIES.
- GAS WILL BE PROVIDED BY THE CITY OF COLORADO SPRINGS UTILITIES.
- FIRE PROTECTION WILL BE PROVIDED BY THE SECURITY FIRE PROTECTION DISTRICT.

PUBLIC UTILITY & DRAINAGE EASEMENTS:

FRONT: 5' ON ALL LOTS.
SIDE: 5' ON ALL LOTS.
REAR: 10' ON ALL LOTS.
SUBDIVISION PERIMETER: 20'

PUD LAND USES:

SINGLE FAMILY LOTS, PARK, OPEN SPACE AND DRAINAGE TRACTS

PARK & OPEN SPACE MAY CONTAIN ONE OR MORE OF THE FOLLOWING: UTILITIES, NON-MOTORIZED RECREATIONAL USES, SIGNAGE, MAILBOXES, DRAINAGE FACILITIES, PUBLIC IMPROVEMENTS, TRAILS, WETLAND MITIGATION AND COMMON PARK AMENITIES (TABLES, BENCHES & GAZEBO)

BUFFERS:

WEST (GRINNELL BOULEVARD) - 25' SETBACK
NORTH (GOLDFIELD DRIVE) - 25' SETBACK
SOUTH (BRADLEY ROAD) - 25' SETBACK

DEDICATION:

THE UNDERSIGNED, BEING THE OWNERS OF THE LAND DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED, AND PLATTED SAID LANDS INTO STREETS, LOTS, TRACTS AND EASEMENTS AS SHOWN HEREON UNDER THE SUBDIVISION NAME PAINTED SKY AT WATERVIEW PHASE II. ALL PUBLIC RIGHT OF WAYS SO PLATTED ARE HEREBY DEDICATED TO PUBLIC USE AND SAID OWNERS DO HEREBY COVENANT AND AGREE THAT THE PUBLIC STREET IMPROVEMENTS WILL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS AND THAT PROPER DRAINAGE AND EROSION CONTROL FOR THE SAME WILL BE PROVIDED AT THE RESPECTIVE OWNER'S EXPENSE, ALL TO THE SATISFACTION OF THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO. UPON ACCEPTANCE BY RESOLUTION, ALL PUBLIC STREET IMPROVEMENTS SO DEDICATED WILL BECOME MATTERS OF MAINTENANCE BY EL PASO COUNTY, COLORADO. THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND COMMUNICATION SYSTEMS AND OTHER PURPOSES SHOWN HEREON. THE ENTITIES RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED, ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES.

IN WITNESS WHEREOF THE UNDERSIGNED, BEING ALL THE OWNERS OF THE LAND DESCRIBED HEREIN HAVE CAUSED THESE PRESENTS TO BE EXECUTED THIS ____ DAY OF _____, 2016.

FRANK W. HOWARD #2 LIMITED PARTNERSHIP, LLP

BY: _____
NAME: FRANK W. HOWARD
TITLE: AUTHORIZED AGENT

STATE OF COLORADO)
COUNTY OF EL PASO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2016
BY LARRY BUCKENDORF, AS THE AUTHORIZED AGENT OF WATERVIEW INVESTMENTS LLC.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

COUNTY CERTIFICATION:

THIS PLAT REQUEST HAS BEEN REVIEWED AND FOUND TO BE COMPLETE AND IN ACCORDANCE WITH THE BOARD RESOLUTION NO. _____ DATED _____
APPROVING THE PLAT, AND ALL APPLICABLE EL PASO COUNTY REGULATIONS.

CHAIR, BOARD OF COUNTY COMMISSIONERS _____ DATE _____

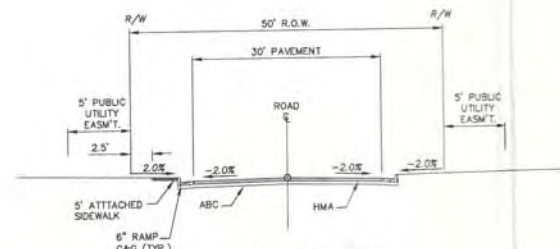
DIRECTOR, DEVELOPMENT SERVICES _____ DATE _____

CLERK AND RECORDER CERTIFICATION:

I HEREBY CERTIFY THAT THIS DEVELOPMENT PLAN WAS FILED IN MY OFFICE ON THIS ____ DAY OF _____, 2016, AT _____ O'CLOCK A.M./P.M. AND WAS RECORDED AT RECEPTION NUMBER _____ OF THE RECORDS OF EL PASO COUNTY.

WAYNE W. WILLIAMS, EL PASO COUNTY CLERK AND RECORDER

BY: _____ DEPUTY _____ FEE: _____



TYPICAL SECTION
(URBAN LOCAL ROADWAY)
SCALE: N.T.S.

- COUNTY STANDARD BASE COURSE-REFER TO THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL STANDARD SPECIFICATIONS.
- SUBGRADE COMPACTED IN ACCORDANCE WITH EL PASO COUNTY STANDARD.
- REFER TO COUNTY SUBDIVISION POLICY MANUAL FOR REQUIRED ROW AND STREET WIDTHS AND OTHER STREET SECTIONS.
- REFER TO EL PASO COUNTY STANDARD DETAILS FOR CURB AND GUTTER.
- CUL-DE-SAC DESIGN STANDARDS PER EL PASO COUNTY ENGINEERING CRITERIA MANUAL STANDARD SPECIFICATIONS.

LAND OWNER:

FRANK W. HOWARD #2 LIMITED PARTNERSHIP, LLP
118 N. TEJON ST., SUITE 500
COLORADO SPRINGS, CO 80903

SUBDIVIDER/PETITIONER:

WVS, LLC
31 N. TEJON ST., SUITE 500
COLORADO SPRINGS, CO 80903

PLAN PREPARED BY:

DAKOTA SPRINGS ENGINEERING, LLC
31 N. TEJON, SUITE 500
COLORADO SPRINGS, CO 80903

SITE DATA:

NAME OF SUBDIVISION: SPRINGS AT WATERVIEW
EXISTING ZONING: AG
PROPOSED ZONING: PUD
PROPOSED USE: DETACHED SINGLE FAMILY RESIDENTIAL DWELLINGS AND OPEN SPACE
AREA (GROSS): 15.68 ac.
NO. OF RESIDENTIAL LOTS: 80
MINIMUM LOT AREA: 4,842 s.f.
ALLOWED LOT AREA COVERAGE: 40%
STREET PAVEMENT TYPE: BITUMINOUS PAVEMENT (TYPICAL RESIDENTIAL)
SETBACKS:
FRONT: 20' ON ALL LOTS
SIDE: 5' ON ALL LOTS
REAR: 15' ON ALL LOTS
ACCESSORY STRUCTURES (SHEDS, GAZEBO, ETC.) SHALL HAVE A 5' REAR LOT SETBACK.
BUILDING HEIGHT: 35' MAX.
USES: SINGLE FAMILY DWELLINGS AND ACCESSORY USES
INCLUDE ADULT CARE HOME, PARK AND OPEN SPACE AND RESIDENTIAL CHILDCARE FACILITIES SERVING FEWER THAN 9 PERSONS.

REVISIONS:		
NO.	DESCRIPTION	DATE

ENGINEER: _____
DESIGNED BY: CKC DATE: 9-17-16
DRAWN BY: BG DATE: 9-19-16
CHECKED BY: PAK/CKC DATE: 9-21-16

48 HOURS BEFORE YOU DIG,
CALL UTILITY LOCATORS
1-800-922-1987
CITY OF COLORADO SPRINGS DEPT. OF UTILITIES
GAS, ELECTRIC, WATER AND WASTEWATER

DSE Dakota Springs
Engineering

31 N. TEJON, SUITE 500
COLORADO SPRINGS, CO 80903
P: (719) 227-7388
F: (719) 227-7392

PROJECT THE SPRINGS AT WATERVIEW

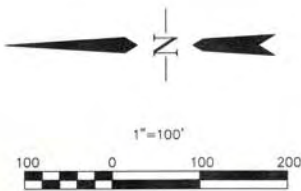
SHEET TITLE PUD DEVELOPMENT PLAN

FROM n/a TO n/a

JOB NO. 0001-02-16-01 SHEET 1 OF 2

THE SPRINGS AT WATERVIEW
PUD DEVELOPMENT PLAN

LOCATED IN THE NW 1/4 OF SECTION 7, T15S, R65W OF THE 6TH P.M.,
EL PASO COUNTY, STATE OF COLORADO



REVISIONS:		
NO.	DESCRIPTION	DATE

ENGINEER: _____
DESIGNED BY: CKC DATE: 9-17-16
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CHECKED BY: PAK/CKC DATE: 9-21-16

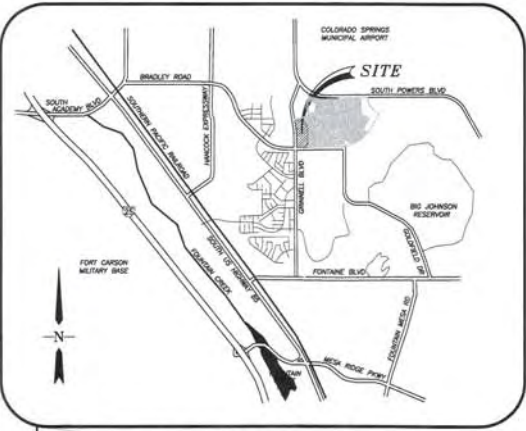
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CITY OF COLORADO SPRINGS DEPT. OF UTILITIES
GAS, ELECTRIC, WATER AND WASTEWATER

DSE Dakota Springs
Engineering
31 N. TEJON, SUITE 500
COLORADO SPRINGS, CO 80903
P: (719) 227-7388
F: (719) 227-7392

PROJECT THE SPRINGS AT WATERVIEW
SHEET TITLE PUD DEVELOPMENT PLAN
FROM n/a TO n/a
JOB NO. 0001-02-16-01 SHEET 2 OF 2

SPRINGS AT WATERVIEW
ZONING MAP

LOCATED IN THE NW 1/4 OF SECTION 7, T15S, R65W OF THE 6TH P.M.,
EL PASO COUNTY, STATE OF COLORADO



VICINITY MAP
N.T.S.

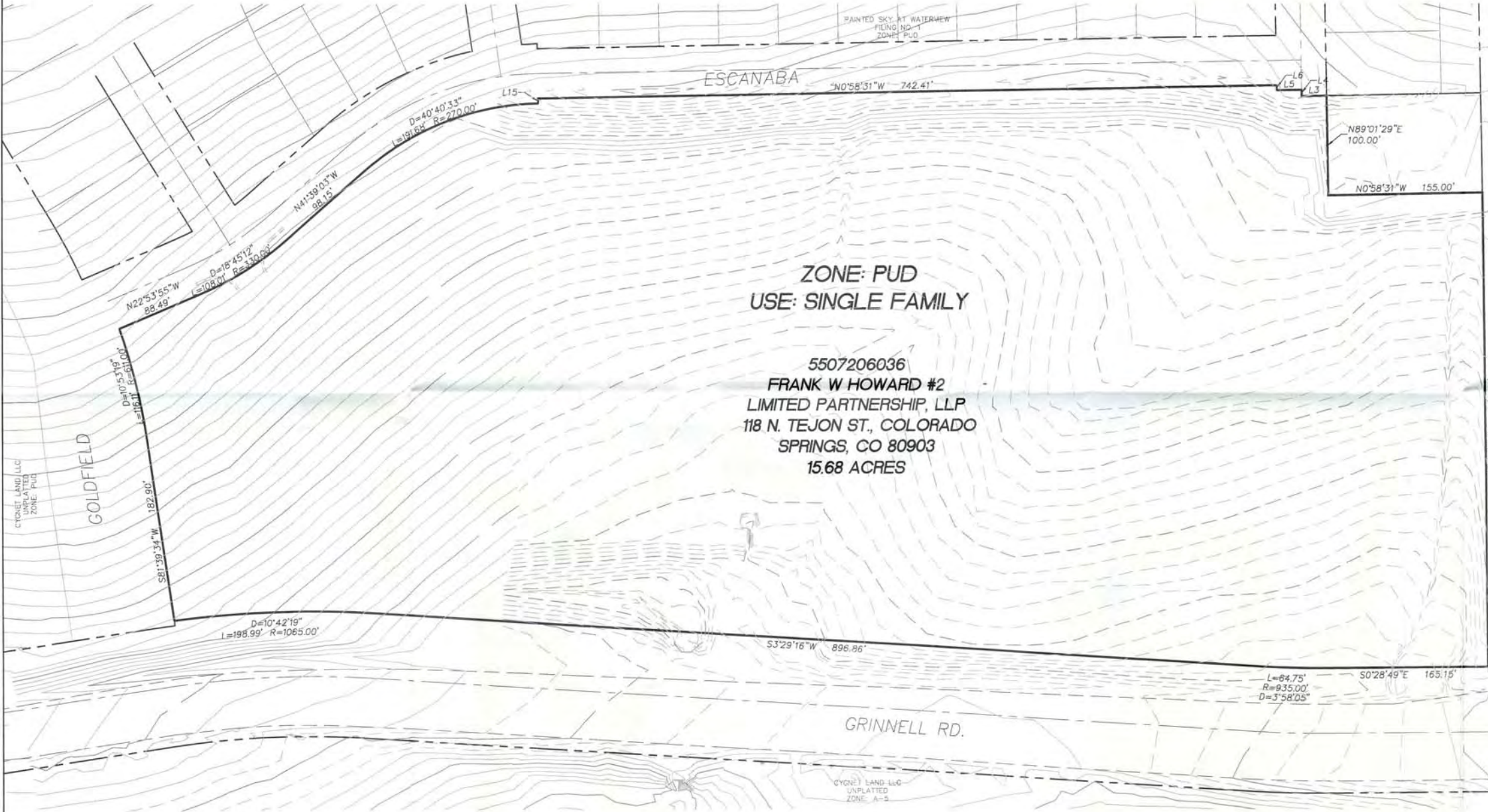
LAND OWNER:
FRANK W. HOWARD #2 LIMITED PARTNERSHIP, LLP
118 N. TEJON ST., SUITE 305
COLORADO SPRINGS, CO 80903

SUBDIVIDER/PETITIONER:
WVS, LLC
31 N. TEJON ST., SUITE 500
COLORADO SPRINGS, CO 80903

PLAN PREPARED BY:
DAKOTA SPRINGS ENGINEERING, LLC
31 N. TEJON, SUITE 500
COLORADO SPRINGS, CO 80903

SITE DATA:
NAME OF SUBDIVISION: THE SPRINGS AT WATERVIEW
EXISTING ZONING: AG
PROPOSED ZONING: PUD
PROPOSED USE: DETACHED SINGLE FAMILY RESIDENTIAL
DWELLINGS AND OPEN SPACE
AREA (GROSS): 15.68 ac.
NO. OF RESIDENTIAL LOTS: 80
D.U./ACRES (GROSS): 5.1 ac.
MINIMUM LOT AREA: 4,842 s.f.
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STREET PAVEMENT TYPE: BITUMINOUS PAVEMENT (TYPICAL
RESIDENTIAL)
SETBACKS:
FRONT: 20' ON ALL LOTS
SIDE: 5' ON ALL LOTS
REAR: 15' ON ALL LOTS
ACCESSORY STRUCTURES (SHEDS, GAZEBOS, ETC.) SHALL
HAVE A 5' REAR LOT SETBACK.
BUILDING HEIGHT: 35' MAX.
USES: SINGLE FAMILY DWELLINGS AND ACCESSORY USES
INCLUDE ADULT CARE HOME, PARK AND OPEN SPACE
AND RESIDENTIAL CHILD CARE FACILITIES SERVING
FEWER THAN 9 PERSONS.

LEGAL DESCRIPTION:
THAT AREA OF LAND LOCATED IN THE NW 1/4 OF
SECTION 7, T15S, R65W OF THE 6TH P.M., EL PASO
COUNTY, STATE OF COLORADO
SAID AREA INCLUDES:
PARCEL A, WATERVIEW PUMP STATION SUBDIVISION
EXEMPTION AN EXEMPTION PLAT OF TRACT D OF PAINTED
SKY AT WATERVIEW FILING NO. 1, RECORDED JUNE 22,
2015 UNDER RECEPTION NO. 215713634, COUNTY OF EL
PASO, STATE OF COLORADO.
TOTAL AREA CONTAINS 15.68 ACRES, MORE OR LESS.



ZONE: PUD
USE: SINGLE FAMILY

5507206036
FRANK W HOWARD #2
LIMITED PARTNERSHIP, LLP
118 N. TEJON ST., COLORADO
SPRINGS, CO 80903
15.68 ACRES

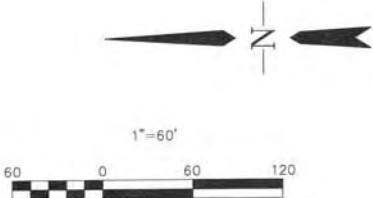
REVISIONS:		
NO.	DESCRIPTION	DATE

ENGINEER:
DESIGNED BY: BG DATE: 7-6-16
DRAWN BY: JLM DATE: 7-29-16
CHECKED BY: PAK DATE:

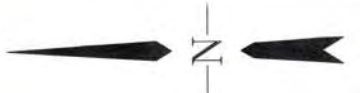
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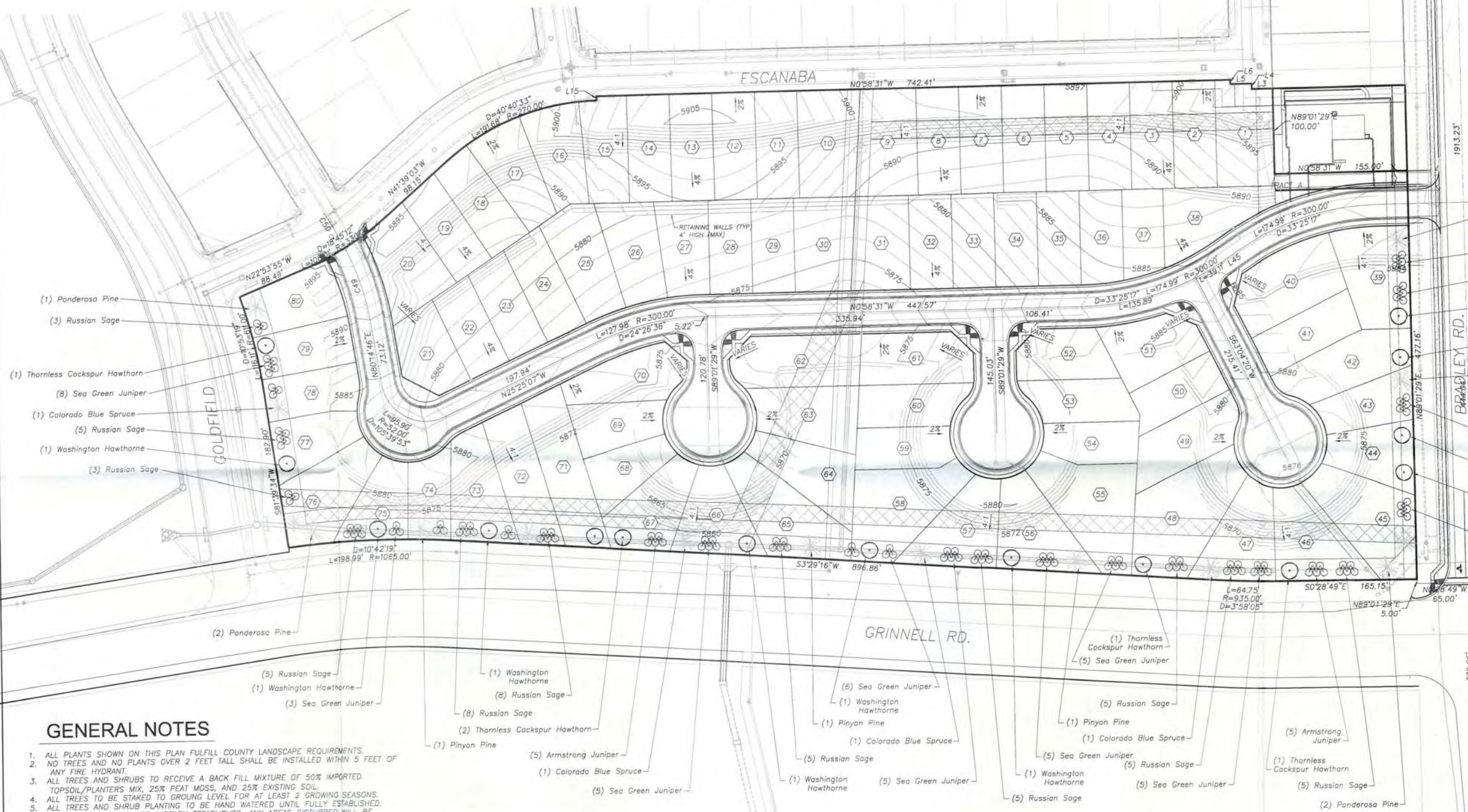
PROJECT SPRINGS AT WATERVIEW
SHEET TITLE ZONING MAP
FROM n/a TO n/a
JOB NO. 0001-02-16-01 SHEET 1 OF 1



THE SPRINGS AT WATERVIEW LANDSCAPE PLAN



SITE DATA:
NAME OF SUBDIVISION:
THE SPRINGS AT WATERVIEW
EXISTING ZONING: AG
PROPOSED ZONING: PUD
PROPOSED USE: DETACHED
SINGLE FAMILY RESIDENTIAL
DWELLINGS AND OPEN
SPACE
AREA (GROSS): 15.68 ac.
NO. OF RESIDENTIAL LOTS: 80



GENERAL NOTES

- ALL PLANTS SHOWN ON THIS PLAN FULFILL COUNTY LANDSCAPE REQUIREMENTS.
- NO TREES AND NO PLANTS OVER 2 FEET TALL SHALL BE INSTALLED WITHIN 5 FEET OF ANY FIRE HYDRANT.
- ALL TREES AND SHRUBS TO RECEIVE A BACK FILL MIXTURE OF 50% IMPORTED TOPSOIL/PLANTERS MIX, 25% PEAT MOSS, AND 25% EXISTING SOIL.
- ALL TREES TO BE STAKED TO GROUND LEVEL FOR AT LEAST 2 GROWING SEASONS.
- ALL TREES AND SHRUB PLANTING TO BE HAND WATERED UNTIL FULLY ESTABLISHED.
- NATIVE GRASS AREAS ARE ALREADY ESTABLISHED. ANY AREAS DISTURBED WILL BE RE-SEED AS NECESSARY WITH COLORADO NATIVE MIX W/ALL PERENNIAL WILDFLOWER MIX AS SUPPLIED BY ARKANSAS VALLEY SEED SOLUTIONS OR APPROVED EQUAL (15 LBS. PER ACRE OF EACH MIX, TOTAL OF 30 LBS. PER ACRE), AND HAND WATERED UNTIL ESTABLISHED. INCORPORATE 2 CUBIC YARDS/1000 S.F. OF CLASS 3 ORGANIC COMPOST TO ANY RE-SEED AREAS.
- SHRUB AND TREE PLANTINGS TO RECEIVE BACKFILL AMENDMENTS AS SHOWN IN PLANTING DETAILS.
- ALL TREES TO HAVE 3 LBS. NITROGEN PER 1000 SQ. FT. ADDED. TREES SHALL ALSO RECEIVE 1 LB. OF PHOSPHOROUS, .5 LB. OF POTASSIUM, AND .5 LB. OF IRON PER 1000 SQ. FT.
- ALL SEEDED AND SODDED AREAS TO HAVE 1 LB. NITROGEN, 1 LB. PHOSPHOROUS, .5 LB. OF POTASSIUM, AND .5 LB. IRON ADDED 2 TO 3 WEEKS AFTER SEEDLING EMERGENCE. ALSO ADD 1 LB. NITROGEN PER 1000 SQ. FT. IN MID TO LATE JUNE, IN EARLY TO MID AUGUST, AND IN LATE SEPTEMBER.
- EXISTING TOPSOIL IS TO BE STOCKPILED AND USED TO ESTABLISH FINAL GRADES WITHIN LANDSCAPE AREAS. ALL BERMED PLANTING BEDS TO BE CREATED WITH IMPORTED TOPSOIL.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF MATERIALS NEEDED TO COMPLETE THIS PLAN IN THE FIELD. NOTIFY OWNER'S REPRESENTATIVE OF DISCREPANCIES BETWEEN THE DRAWINGS AND CONDITIONS IN THE FIELD. SUBSTITUTIONS OF PLANT MATERIAL ARE NOT ALLOWED WITHOUT APPROVAL FROM OWNERS REPRESENTATIVE GIVEN PRIOR TO INSTALLATION.

- CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL LANDSCAPE SHOWN ON THIS PLAN. ANY DEFICIENCIES OR DEVIATIONS FROM THIS PLAN ARE TO BE APPROVED BY OWNER'S REPRESENTATIVE.
- CONTRACTOR SHALL REFER TO ASSOCIATED LANDSCAPE CONTRACTORS OF COLORADO SPECIFICATIONS HANDBOOK, 1996 REVISED EDITION FOR SPECIFICATIONS RELATING TO LANDSCAPE AND IRRIGATION CONSTRUCTION ON THIS SITE. REFER TO SECTIONS 02810, 02930, 02940, AND 02950. CONTRACTOR SHOULD CONTACT OWNER'S REPRESENTATIVE FOR CLARIFICATIONS OR QUESTIONS.
- CONTRACTOR IS RESPONSIBLE FOR CONTACTING OWNERS REPRESENTATIVE FOR ALL REQUIRED INSPECTIONS. PROVIDE AT LEAST 48 HOURS NOTICE TO SCHEDULE AN INSPECTION. REQUIRED INSPECTIONS INCLUDE A LANDSCAPE LAYOUT AND PLANT MATERIAL VERIFICATION AND PLACEMENT INSPECTION.
- THE OWNER OF THIS PROPERTY AND ANY FUTURE OWNERS SHALL BE RESPONSIBLE FOR THE PROPER LANDSCAPE MAINTENANCE OF THIS SITE AND ANY RIGHT-OF-WAY AREAS BETWEEN THE CURB AND PROPERTY LINES OF THIS SITE. MAINTENANCE OF THIS SITE INCLUDES, BUT IS NOT LIMITED TO LANDSCAPE WEEDING, MOWING, SEEDING, FERTILIZATION, WOOD MULCH AND ROCK COVER REPLACEMENT, PRUNING, AND PLANT MATERIAL REPLACEMENT. ALL MAINTENANCE SHOULD BE IN ACCORDANCE WITH STANDARDS SPECIFIED WITHIN THE "ALCC SPECIFICATIONS HANDBOOK" REVISED EDITION- 1996.

- RIVER ROCK TO BE 1-1/2" WASHED RIVER ROCK TO BE PLACED ON WEED BARRIER FABRIC TO A DEPTH OF 3". SAMPLE TO BE PROVIDED FOR APPROVAL PRIOR TO PLACEMENT.
- COBBLE TO BE 4" COBBLE AT A DEPTH OF 6", PLACED ON WEED BARRIER FABRIC. SAMPLE TO BE PROVIDED FOR APPROVAL PRIOR TO PLACEMENT.

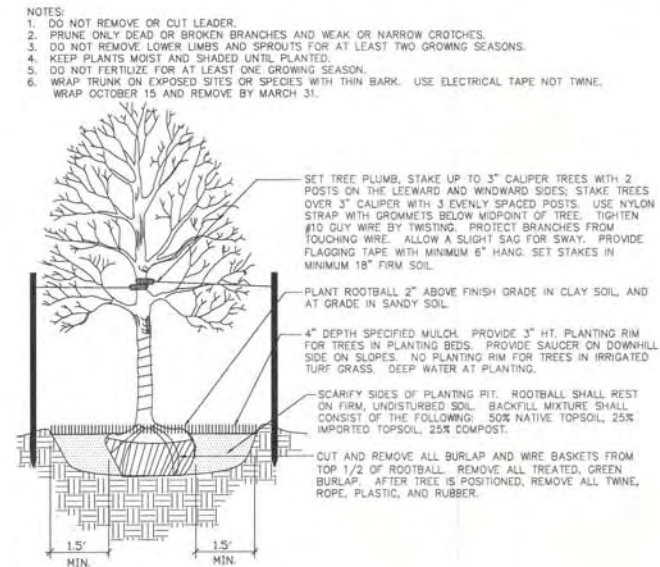
NOTE: SEE SHEET 2 FOR
LANDSCAPE DETAILS.

REVISIONS:		
NO.	DESCRIPTION	DATE

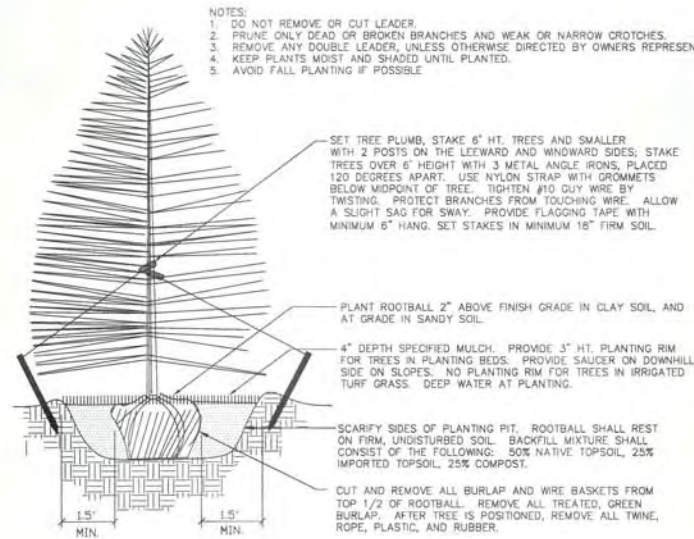
ENGINEER:
DESIGNED BY: PAK/BG. DATE: 8-27-16
DRAWN BY: JWM/BG. DATE: 8-27-16
CHECKED BY: PAK. DATE: 9-20-16
48 HOURS BEFORE YOU DIG,
CALL UTILITY LOCATORS
8-1-1
CITY OF COLORADO SPRINGS DEPT. OF UTILITIES
GAS, ELECTRIC, WATER AND WASTEWATER

DSE Dakota Springs
Engineering
31 N. TEJON, SUITE 500
COLORADO SPRINGS, CO 80903
P: (719) 227-7388
F: (719) 227-7392
PROJECT THE SPRINGS AT WATERVIEW
SHEET TITLE LANDSCAPE PLAN
FROM n/a TO n/a
JOB NO. 0001-02-16-01 SHEET 1 OF 2

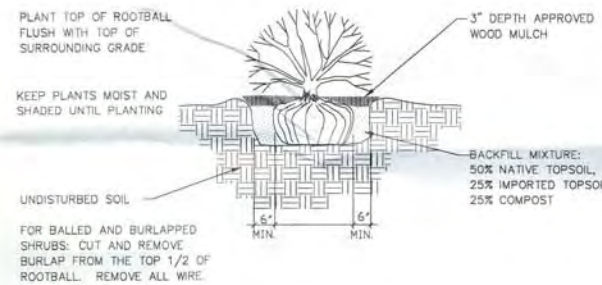
PLANTING DETAILS



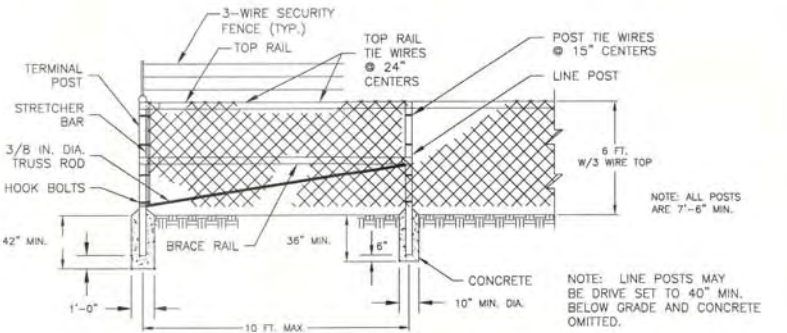
1 Deciduous Tree Planting Detail SCALE: NOT TO SCALE



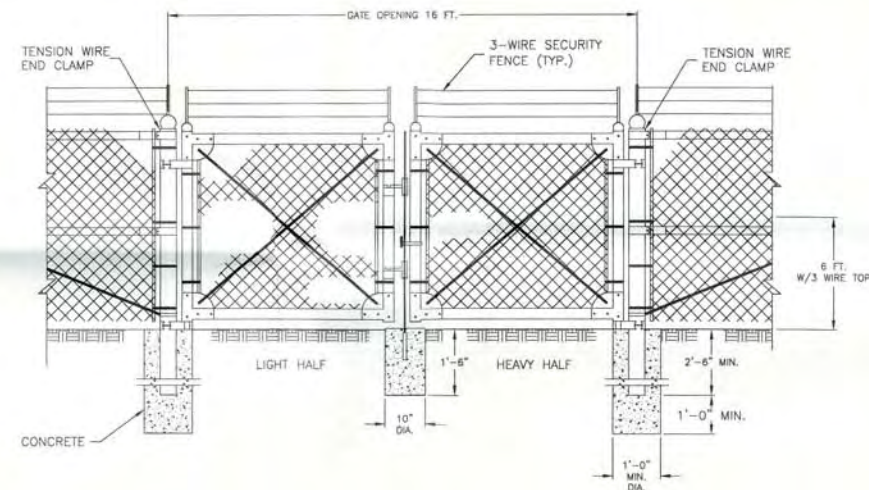
2 Coniferous Tree Planting Detail SCALE: NOT TO SCALE



3 Shrub Planting Detail SCALE: NOT TO SCALE



4 Chain Link Fence Detail SCALE: NOT TO SCALE



5 Chain Link Gate Detail SCALE: NOT TO SCALE

PLANT SCHEDULE

Abbr.	Qty.	Botanical Name	Common Name	Mature Size	Planting Size	Notes
EVERGREEN SHRUBS:						
⊙ JS	28	Juniperus x media 'Sea Green'	Sea Green Juniper	6-8'w/5-6't	5 gal.	
⊙ JA	36	Juniperus Chinensis 'Armstrongii'	Armstrong Juniper	3-4'w/3-4't	5 gal.	
⊙ JA	36	Perovskia atriplicifolia	Russian Sage	4-5'w/4-5't	5 gal.	
EVERGREEN TREES:						
✱ PI	15	Pinus edulis	Pinyon Pine	10-20'	6-8' ht.	
✱ PO	6	Pinus ponderosa	Ponderosa Pine	30-40'	6-8' ht.	
✱ PU	6	Picea pungens glauca	Colorado Blue Spruce	20-30'	6-8' ht.	
DECIDUOUS & ORNAMENTAL TREES:						
⊙ CP	6	Crataegus phaenopyrum	Washington Hawthorne	15-25'	1-2" cal.	
⊙ CG	6	Crataegus crus-galli 'Inermis'	Thornless Cockspur Hawthorne	15-25'	1-1.5" cal.	

REVISIONS:			ENGINEER:		DSE <i>Dakota Springs Engineering</i> 31 N. TEJON, SUITE 500 COLORADO SPRINGS, CO 80903 P: (719) 227-7388 F: (719) 227-7392
NO.	DESCRIPTION	DATE	DESIGNED BY: <u>PAK/BG</u>	DATE: <u>8-27-16</u>	
			DRAWN BY: <u>JJM/BG</u>	DATE: <u>8-27-16</u>	
			CHECKED BY: <u>PAK</u>	DATE: <u>9-20-16</u>	
			48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS 8-1-1 CITY OF COLORADO SPRINGS DEPT. OF UTILITIES GAS, ELECTRIC, WATER AND WASTEWATER		PROJECT <u>THE SPRINGS AT WATERVIEW</u> SHEET TITLE <u>LANDSCAPE DETAILS</u> FROM <u>n/a</u> TO <u>n/a</u> JOB NO. <u>0001-02-16-01</u> SHEET <u>2</u> OF <u>2</u>

Development Application Permit Review



Community Services Department
Park Operations ~ Planning ~ Recreation / Cultural Services
Environmental Services ~ Veterans Services ~ CSU Extension

November 9, 2016

Subdivision requirements referenced in section 8.5.2 of the El Paso County Land Development Code. Fees are based on average land values within designated areas. See El Paso County Board of County Commissioners (BoCC) Resolution for fees established on annual basis. The Park Advisory Board meets the second Wednesday of each month, 1:30 p.m., BoCC Auditorium, second floor Centennial Hall Building, 200 S. Cascade, Colorado Springs.

Name:	Springs at Waterview Preliminary Plan	Application Type:	Preliminary Plan
DSD Reference #:	SP-16-005	CSD / Parks ID#:	0
Applicant / Owner:	Owner's Representative:	Total Acreage:	15.67
SWV, LLC	Dakota Springs Engineering	Total # of Dwelling Units	80
31 North Tejon Street	31 North Tejon Street	Gross Density:	5.11
Suite 500	Suite 500	Park Region:	4
Colorado Springs, CO 80903	Colorado Springs, CO 80903	Urban Area:	4

Existing Zoning Code: A-5 Proposed Zoning: PUD

REGIONAL AND URBAN PARK REQUIREMENTS

Regional Park land dedication shall be 7.76 acres of park land per 1,000 projected residents. The number of projected residents shall be based on 2.5 residents per dwelling unit.

Urban Park land dedication shall be 4 acres of park land per 1,000 projected residents. The number of projected residents shall be based on 2.5 residents per dwelling unit.

LAND REQUIREMENTS

Regional Parks: 4
 0.0194 Acres x 80 Dwelling Units = 1.552 acres

Urban Density: ☒ (2.5 units or greater / 1 acre)

Urban Parks Area:	4
Neighborhood:	0.00375 Acres x 80 Dwelling Units = 0.30 acres
Community:	0.00625 Acres x 80 Dwelling Units = 0.50 acres
Total:	0.80 acres

FEE REQUIREMENTS

Regional Parks: 4
 \$336.00 / Unit x 80 Dwelling Units = \$26,880.00

Urban Parks Area:	4
Neighborhood:	\$83.00 / Unit x 80 Dwelling Units = \$6,640.00
Community:	\$129.00 / Unit x 80 Dwelling Units = \$10,320.00
Total:	\$16,960.00

ADDITIONAL RECOMMENDATIONS

Staff Recommendation:	Recommend to the Planning Commission and the Board of County Commissioners that the approval of Springs at Waterview Preliminary Plan includes the following conditions: (1) provide additional open space within the subdivision to accommodate the regional trail on the east side of Grinnell Boulevard, (2) the developer is encouraged to explore urban park options in the form of a neighborhood pocket park or other recreational opportunities, (3) designate and provide to El Paso County a 25-foot trail easement along the east side Grinnell Boulevard that allows for public access, as well as construction and maintenance by El Paso County of a secondary regional trail, (4) and require fees in lieu of land dedication for regional park purposes in the amount of \$26,880 and urban park fees in the amount of \$16,960.
Park Advisory Board Recommendation:	

Letter of Intent
Springs at Waterview Preliminary Plan

09/16

Owners: Frank W. Howard #2 Limited Partnership, LLLP
3232 Muirfield Dr.
Colorado Springs, Co. 80907
(719) 440-6879

Applicant: SWV, LLC
31 North Tejon St., Suite 500
Colorado Springs, Co. 80903
(719) 377-0244

Consultant: Dakota Springs Engineering
31 North Tejon St., Suite 500
Colorado Springs, CO 80903
(719) 227-7388

Tax Schedule Nos.: 5507206036

Site Information:

Springs at WaterView is a proposed 80 lot subdivision on 15.67 acres. The proposed Preliminary Plan area is a re-plat of:

PARCEL A, WATERVIEW PUMP STATION SUBDIVISION EXEMPTION AN EXEMPTION PLAT OF TRACT D OF PAINTED SKY AT WATERVIEW FILING NO. 1, RECORDED JUNE 22, 2015 UNDER RECEPTION NO. 215713634, COUNTY OF EL PASO, STATE OF COLORADO

The site lies in Section 7 of Township 15 South, Range 65 West. The proposed plat is south of Goldfield Drive, north of Bradley Rd, east of Grinnell Road and west of Escanaba Drive.

The property is presently zoned AG and is part of the of the Waterview Sketch Plan. An Amendment to the Waterview Sketch Plan is being submitted simultaneously with the Final Plat submittal as well as a PUD Zoning application. The amendment proposes that the 15.67 acres be modified from a multifamily residential and commercial use to a single family residential use. Based on this proposed land use, the applicant has acquired the property and commissioned the design of lots, grading, utilities, etc. for future residential development.

Request and Reason:

To approve a Preliminary Plan for an 80 lot residential subdivision. This letter serves as a request to receive El Paso County approval of Preliminary Plan for this site.

The proposed Preliminary Plan is in conformance with the County Policy Plan based on the following Policy analysis:

Policy 6.1.3: Encourage new development which is contiguous and compatible with previously developed areas in terms of factors such as density, land use and access.

This application meets this policy by maintaining density and land use within the parameters of the adjacent residential properties; the accompanying applications propose a reduction in density and elimination of commercial uses while matching the adjacent residential properties east of Escanaba. Access will be from Escanaba Drive via Grinnell Road and Goldfield Drive and also from Bradley Road. Capacity of these roads is addressed in the accompanying TIS.

Policy 6.1.6: Direct development toward areas where the necessary urban-level supporting facilities and services are available or will be developed concurrently.

This application meets this policy by taking advantage of existing urban supporting facilities provided by Security Water and Sanitation Districts. Service will be provided based on a previous inclusion agreement with this district.

Policy 10.1.2: Carefully consider the impacts that proposed new developments will have on the viability of existing and proposed water and wastewater systems.

The Security Water District and Security Sanitation District has indicated the ability to serve the property as well as the State Engineers Office from previous reviews. The proposed project is within the service boundary of the Security Water and Sanitation Districts; an inclusion agreement is being processed simultaneously with this application.

Policy 10.2.2: Carefully consider the availability of water and wastewater services prior to approving new development.

The Security Water District and Security Sanitation District has indicated the ability to serve the property as well as the State Engineers Office from previous reviews. The water and wastewater services are available to serve this property.

This request meets the criteria for approval outlined in Section 5.3.5 of the El Paso County Land Development Code by the following:

- The application is in general conformance with the County Master Plan and previous county approvals; in this case residential land uses.
- The proposed Land Use and Zone District is compatible with the existing and permitted land uses in the area.
- The site is suitable for the intended use.

This request meets the criteria for approval outlined in Section 7.2.1 of the El Paso County Land Development Code by the following:

- The application for Preliminary Plan is in conformance with the County Master Plan.
- The subdivision is in conformance with the accompanying Zoning application and the application to amend the Sketch Plan.
- The proposed subdivision is consistent with the adjacent subdivision design.
- The proposed water supply is adequate and will be provided by the Security Water District. The estimated water requirement is 40 ac-ft. per year.
- The proposed sewage disposal is to be provided by the Security Sanitation District.
- Adequate drainage solutions are provided and follow Preliminary, MDDP and DBPS recommendations.
- Necessary services (fire protection, police, recreation, utilities) have been provided and will continue to be provided by the Security Water District and Security Sanitation District, Security Fire Protection District, El Paso County and the City of Colorado Springs (gas and electric).
- Fire Protection will be provided by the Security Fire Protection District.
- Offsite impacts are minimal and will be mitigated as part of construction.
- Adequate public facilities and infrastructure are provided.
- The subdivision meets all other El Paso County criteria or waivers have been requested in this document.
- No mineral extraction is planned for this site.

Existing and Proposed Facilities:

The site currently is vacant. Proposed (already existing) services in the development include the following:

- Water-Security Water and Sanitation Districts
- Sewer- Security Water and Sanitation Districts
- Electric Service – City of Colorado Springs
- Natural Gas Service – City of Colorado Springs
- Telephone Service – Qwest
- Fire Protection – Security Fire District

Offsite Improvements

None anticipated.

Traffic Impact Fees:

The applicant requests that platted lots within Springs at Waterview be included in the county wide Public Improvements District (PID) being formed and implemented as part of the Traffic Impact Fee resolution.

The calculated Traffic Impact Fee for Springs at WaterView is \$48,840 (80 lots x \$523.00 per lot) based on the inclusion in the PID.

Impact Identification:

Preexisting wildlife habitats and migration routes are noted for Pronghorn and the usual prairie animals.

Waiver Requests:

None anticipated.

Respectfully,

P.A.Koscielski
SWV, LLC

TOTAL LOTS: 80
TOTAL TRACTS: 1

SPRINGS AT WATERVIEW
PRELIMINARY PLAN
LOCATED IN THE NW 1/4 OF SECTION 7, T15S, R65W OF THE 6TH P.M.,
EL PASO COUNTY, STATE OF COLORADO

- GENERAL NOTES:
- UNLESS SHOWN OTHERWISE, ALL SIDE LOT LINES SHALL BE PLATTED WITH A (5') WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT. ALL FRONT AND REAR LOT LINES SHALL HEREBY BE PLATTED WITH A (5') AND (10') WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT RESPECTIVELY. (20') EXTERIOR EASEMENTS SHALL BE PLATTED FOR THE OVERALL RESIDENTIAL BOUNDARY AS SHOWN PER PLAN.
 - THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNER(S).
 - ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER WHO IS CURRENTLY REGISTERED IN THE STATE OF COLORADO.
 - BEFORE CONSTRUCTION REFER TO THE GEOLOGIC HAZARD STUDY PREPARED BY EARTH ENGINEERING CONSULTANTS, INC. COMMON HAZARDS WILL BE MITIGATED THROUGH SITE GRADING TECHNIQUES.
 - PUBLIC IMPROVEMENTS TO BE GUARANTEED BY METHODS DESCRIBED BY THE ENGINEERING CRITERIA MANUAL AND SHALL BE GUARANTEED WITH A LETTER OF CREDIT IF APPLICABLE.
 - NO PART OF THIS PROPERTY FALLS IN THE 500 YEAR FLOOD PLAIN (EST. BY FEMA).
 - NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED AND APPROVED IN WRITING TO BE ACCEPTABLE.
 - THERE WILL BE A 10' LANDSCAPE SETBACK ON ALL NON-ARTERIAL STREETS AS STATED IN CODE NUMBER 35.12.
 - BUILDERS ARE STRONGLY ENCOURAGED TO PROVIDE INDUSTRY STANDARD SOUND PROOFING MATERIALS FOR HOMES BUILT IN AREAS IMPACTED BY NOISE CAUSED BY AIRCRAFT OPERATIONS.
 - THE DEVELOPER, HOME BUILDERS AND HOA SHALL TRY TO THE BEST OF THEIR ABILITIES TO INCORPORATE THE COLORADO DIVISION OF WILDLIFE RECOMMENDATIONS FOR GARBAGE CONTAINMENT, WEED CONTROL, AND RIPARIAN/WETLAND PROTECTION/BUFFER ZONES (CONTACT NUMBER: 303-2097-1192).
 - THE SECURITY WATER DISTRICT AND THE SECURITY SANITATION DISTRICT HAS APPROVED 80 LOTS FOR SPRINGS AT WATERVIEW DEVELOPMENT. THE DEVELOPER SHALL OBTAIN WRITTEN AUTHORIZATION FROM THE WATER DISTRICT AND SANITATION DISTRICT PRIOR TO PLATTING OVER 80 LOTS.
 - NOISE MITIGATION ALONG POWERS BOULEVARD WILL BE ACHIEVED BY A SOIL BERM.
 - ALL SIGHT TRIANGLES WILL BE CREATED BY ROW DEDICATION.
 - THIS DEVELOPMENT WILL PARTICIPATE EQUITABLY IN THE CONSTRUCTION OF A TRAFFIC SIGNAL AT GOLDFIELD DRIVE AND GRINNELL BOULEVARD.
 - LANDSCAPING ALONG POWERS BOULEVARD WITHIN THE BUFFER WILL UTILIZE XERISCAPE PLANTS FROM THE EL PASO COUNTY XERISCAPE PLANT LIST.



LOCATION MAP
SCALE: 1"=500'



VICINITY MAP
N.T.S.

LAND OWNER:
FRANK W. HOWARD #2 LIMITED PARTNERSHIP, LLP
118 N. TEJON ST., SUITE 305
COLORADO SPRINGS, CO 80903

SUBDIVIDER/PETITIONER:
WVS, LLC
31 N. TEJON ST., SUITE 500
COLORADO SPRINGS, CO 80903

PLAN PREPARED BY:
DAKOTA SPRINGS ENGINEERING, LLC
31 N. TEJON, SUITE 500
COLORADO SPRINGS, CO 80903

SITE DATA:
NAME OF SUBDIVISION: SPRINGS AT WATERVIEW
EXISTING ZONING: AG
PROPOSED ZONING: PUD
PROPOSED USE: DETACHED SINGLE FAMILY RESIDENTIAL DWELLINGS AND OPEN SPACE
AREA (GROSS): 15.68 ac.
AREA (NET): ____ ac.
NO. OF RESIDENTIAL LOTS: 80
D.U./ACRES (GROSS): ____ ac.
D.U./ACRES (NET): ____ ac.
MINIMUM LOT AREA: 4,842 s.f.
ALLOWED LOT AREA COVERAGE: 40%
STREET PAVEMENT TYPE: BITUMINOUS PAVEMENT (TYPICAL RESIDENTIAL)
SETBACKS:
FRONT: 20' ON ALL LOTS
SIDE: 5' ON ALL LOTS
REAR: 15' ON ALL LOTS
ACCESSORY STRUCTURES (SHEDS, GAZEBO, ETC.) SHALL HAVE A 5' REAR LOT SETBACK.
BUILDING HEIGHT: 35' MAX.
USES: SINGLE FAMILY DWELLINGS AND ACCESSORY USES INCLUDE ADULT CARE HOME, PARK AND OPEN SPACE AND RESIDENTIAL CHILDCARE FACILITIES SERVING FEWER THAN 9 PERSONS.

DEDICATION & TRACT MAINTENANCE INFORMATION:

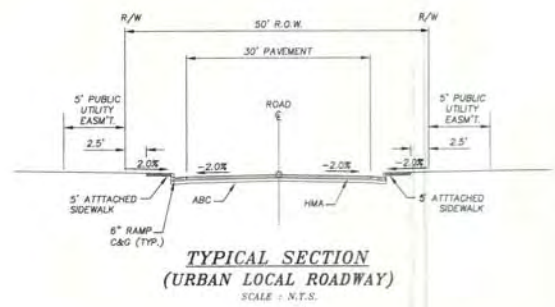
TRACTS NOTED BELOW ARE TO BE OWNED AND MAINTAINED BY THE WATERVIEW ONE METROPOLITAN DISTRICT OR THE WATERVIEW HOA. THE DISTRICT WILL OWN AND MAINTAIN FACILITIES FOR THE FOLLOWING TRACTS BELOW:
#1. TRACT A--OPEN SPACE, DRAINAGE, ACCESS & UTILITIES (MAY INCLUDE: RECREATIONAL EQUIPMENT, LIGHTS, SIGNAGE, MAIL BOXES AND UTILITIES/DRAINAGE)(0.07 ACRES)
NOTE: ALL TRACTS CAN BE USED FOR PUBLIC UTILITY IMPROVEMENTS.

COLORADO SPRINGS AIRPORT STANDARD NOTES:

- THE APPLICANT SHALL VOLUNTARILY MAKE A 30-DB REDUCTION IN EXTERIOR NOISE PENETRATION BY SOUNDPROOFING (UTILIZING FAA-RECOMMENDATIONS) CONSTRUCTION TECHNIQUES AND PREFORMED BY A CERTIFIED ACOUSTICAL ENGINEER.
- THIS SUBDIVISION IS SUBJECT TO AVIGATION EASEMENT AS RECORDED AT RECEPTION #

LEGAL DESCRIPTION:

KNOW ALL MEN BY THESE PRESENTS:
THAT WATERVIEW INVESTMENTS LLC, BEING THE OWNER OF THE FOLLOWING DESCRIBED PARCEL OF LAND:
THAT INCLUDES:
PARCEL A, WATERVIEW PUMP STATION SUBDIVISION EXEMPTION AN EXEMPTION PLAT OF TRACT D OF PAINTED SKY AT WATERVIEW FILING NO. 1, RECORDED JUNE 22, 2015 UNDER RECEPTION NO. 215713634, COUNTY OF EL PASO, STATE OF COLORADO.
TOTAL AREA CONTAINS 15.68 ACRES, MORE OR LESS.



- COUNTY STANDARD BASE COURSE--REFER TO THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL STANDARD SPECIFICATIONS.
- SUBGRADE COMPACTED IN ACCORDANCE WITH EL PASO COUNTY STANDARD.
- REFER TO COUNTY SUBDIVISION POLICY MANUAL FOR REQUIRED ROW AND STREET WIDTHS AND OTHER STREET SECTIONS.
- REFER TO EL PASO COUNTY STANDARD DETAILS FOR CURB AND GUTTER.
- CUL-DE-SAC DESIGN STANDARDS PER EL PASO COUNTY ENGINEERING CRITERIA MANUAL STANDARD SPECIFICATIONS.

SHEET INDEX

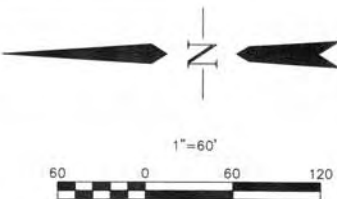
- COVER SHEET
- PRELIMINARY PLAN
- ANNOTATION TABLES
- GRADING PLAN

REVISIONS:		
NO.	DESCRIPTION	DATE

ENGINEER:
DESIGNED BY: CKC DATE: 7-28-16
DRAWN BY: JIM DATE: 7-28-16
CHECKED BY: PAK DATE: 7-28-16
48 HOURS BEFORE YOU DIG,
CALL UTILITY LOCATORS
1-800-922-1987
CITY OF COLORADO SPRINGS DEPT. OF UTILITIES
GAS, ELECTRIC, WATER AND WASTEWATER

DSE Dakota Springs Engineering
1101 4th Street SE, Suite 205
Stanley, North Dakota 58784
P: (719) 388-6795
F: (719) 448-0526
PROJECT SPRINGS AT WATERVIEW
SHEET TITLE PRELIMINARY PLAN
FROM n/a TO n/a
JOB NO. 0001-02-16-01 SHEET 1 OF 4





PARCEL TABLE		
PARCEL #	SQUARE FEET	ACRES
1	8112 S.F.	0.186 AC.
2	6250 S.F.	0.143 AC.
3	6250 S.F.	0.143 AC.
4	6250 S.F.	0.143 AC.
5	6250 S.F.	0.143 AC.
6	6250 S.F.	0.143 AC.
7	6250 S.F.	0.143 AC.
8	6252 S.F.	0.144 AC.
9	8669 S.F.	0.199 AC.
10	8727 S.F.	0.200 AC.
11	6250 S.F.	0.143 AC.
12	6250 S.F.	0.143 AC.
13	6250 S.F.	0.143 AC.
14	6250 S.F.	0.143 AC.
15	6354 S.F.	0.146 AC.
16	6659 S.F.	0.153 AC.
17	6770 S.F.	0.155 AC.
18	6372 S.F.	0.146 AC.
19	5852 S.F.	0.134 AC.
20	7856 S.F.	0.180 AC.
21	6011 S.F.	0.138 AC.
22	5413 S.F.	0.124 AC.
23	5792 S.F.	0.133 AC.
24	6170 S.F.	0.142 AC.
25	7842 S.F.	0.180 AC.
26	7079 S.F.	0.163 AC.
27	6319 S.F.	0.145 AC.
28	5500 S.F.	0.126 AC.
29	5500 S.F.	0.126 AC.
30	7595 S.F.	0.174 AC.
31	7265 S.F.	0.167 AC.
32	5500 S.F.	0.126 AC.
33	5500 S.F.	0.126 AC.
34	5500 S.F.	0.126 AC.
35	5500 S.F.	0.126 AC.
36	5419 S.F.	0.124 AC.
37	4842 S.F.	0.111 AC.
38	7668 S.F.	0.176 AC.
39	9085 S.F.	0.209 AC.
40	9400 S.F.	0.216 AC.

PARCEL TABLE		
PARCEL #	SQUARE FEET	ACRES
41	6185 S.F.	0.142 AC.
42	8275 S.F.	0.190 AC.
43	5728 S.F.	0.132 AC.
44	6413 S.F.	0.147 AC.
45	10602 S.F.	0.243 AC.
46	8759 S.F.	0.201 AC.
47	8111 S.F.	0.186 AC.
48	12678 S.F.	0.291 AC.
49	7644 S.F.	0.175 AC.
50	5485 S.F.	0.126 AC.
51	7188 S.F.	0.165 AC.
52	6150 S.F.	0.141 AC.
53	5924 S.F.	0.136 AC.
54	5240 S.F.	0.120 AC.
55	11401 S.F.	0.262 AC.
56	8612 S.F.	0.198 AC.
57	8074 S.F.	0.185 AC.
58	10841 S.F.	0.249 AC.
59	5536 S.F.	0.127 AC.
60	6033 S.F.	0.138 AC.
61	7627 S.F.	0.175 AC.
62	8744 S.F.	0.201 AC.
63	8017 S.F.	0.184 AC.
64	7635 S.F.	0.175 AC.
65	9762 S.F.	0.224 AC.
66	7397 S.F.	0.170 AC.
67	7363 S.F.	0.169 AC.
68	5267 S.F.	0.121 AC.
69	5546 S.F.	0.127 AC.
70	7027 S.F.	0.161 AC.
71	9418 S.F.	0.216 AC.
72	8116 S.F.	0.186 AC.
73	7893 S.F.	0.181 AC.
74	4951 S.F.	0.114 AC.
75	5738 S.F.	0.132 AC.
76	8844 S.F.	0.203 AC.
77	5889 S.F.	0.135 AC.
78	5682 S.F.	0.130 AC.
79	6003 S.F.	0.138 AC.
80	6955 S.F.	0.160 AC.

LINE TABLE		
LINE #	LENGTH	BEARING
L1	13.68	S89°01'29"W
L2	22.85	S89°01'29"W
L3	25.00	N0°58'31"W
L4	6.32	N89°01'29"E
L5	24.99	N0°58'31"W
L6	5.00	N89°01'29"E
L7	18.17	N0°58'31"W
L8	19.58	N34°23'48"W
L9	2.92	S0°58'31"E
L10	9.57	S0°58'31"E
L11	1.92	S25°25'07"E
L12	22.29	N0°58'31"W
L13	19.15	N34°01'50"W
L14	34.82	N0°58'31"W
L15	5.00	S89°01'29"W
L16	22.11	N41°39'03"W
L17	48.33	N27°24'50"E
L18	8.83	N80°14'46"E
L19	25.59	N41°39'03"W
L20	18.12	N80°14'46"E
L21	30.15	N0°31'05"E
L22	24.08	S25°25'07"E
L23	25.38	S73°21'09"W

LINE TABLE		
LINE #	LENGTH	BEARING
L24	33.22	N40°39'35"E
L25	5.26	N89°01'29"E
L26	5.98	N89°01'29"E
L27	35.36	S45°58'31"E
L28	31.49	S86°48'44"E
L29	50.13	S86°48'44"E
L30	35.36	N44°01'29"E
L31	30.23	N89°01'29"E
L32	24.03	N31°21'07"W
L33	47.24	S22°02'06"W
L34	30.23	N89°01'29"E
L35	35.36	S45°58'31"E
L36	7.37	N86°30'44"W
L37	27.47	S63°04'20"W
L38	26.13	S86°30'44"E
L39	37.34	N21°22'48"E
L40	16.57	S63°04'20"W
L41	7.46	S63°04'20"W
L42	11.92	N34°23'48"W
L43	35.30	S0°58'31"E
L44	13.68	N89°01'29"E
L45	19.58	N34°23'48"W
L46	35.30	N0°58'31"W

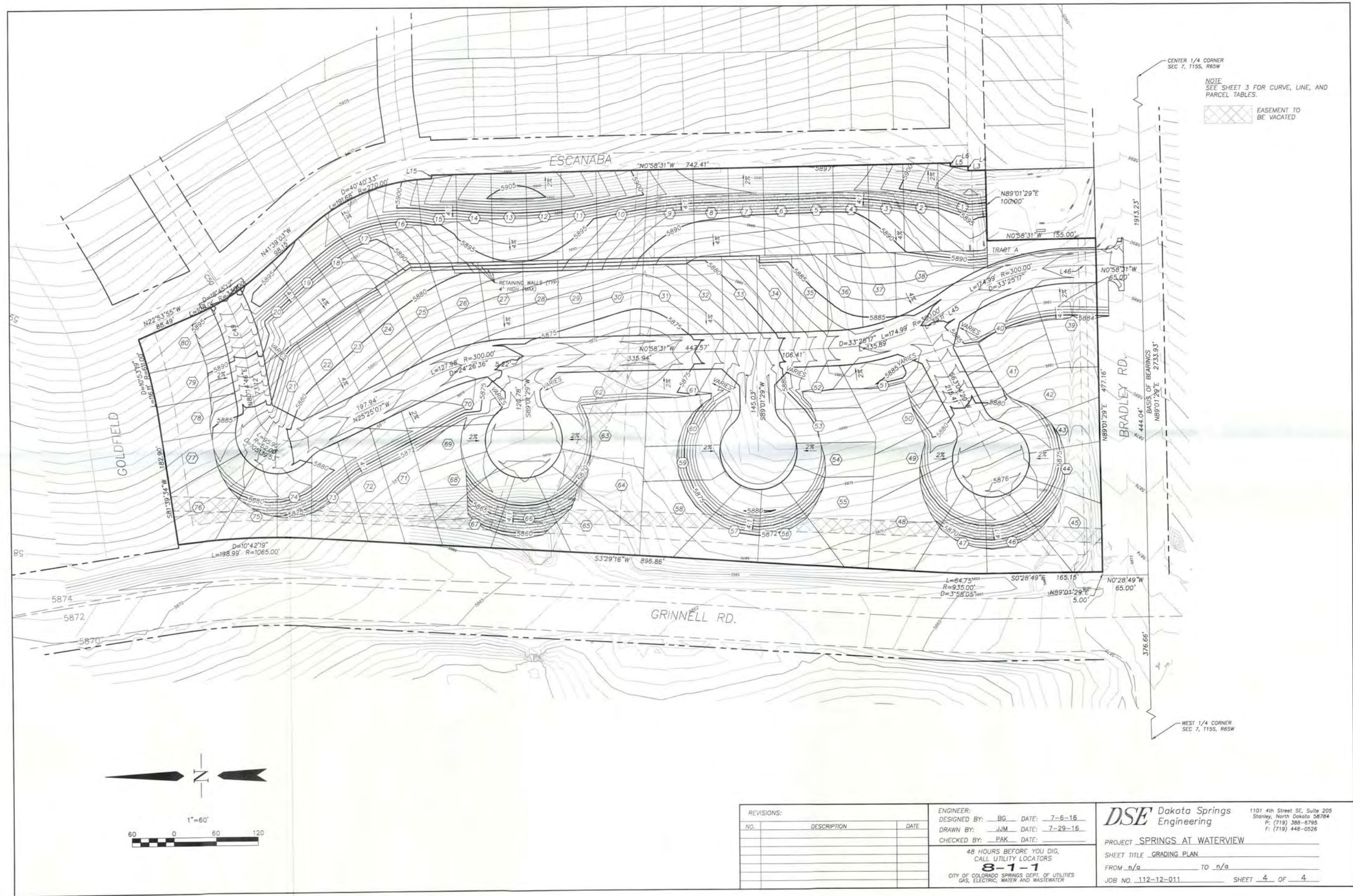
CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	21.15'	270.00'	4°29'20"
C2	27.92'	270.00'	5°55'28"
C3	34.44'	330.00'	5°58'48"
C4	23.42'	330.00'	4°04'00"
C5	12.57'	275.00'	2°37'08"
C6	24.67'	60.00'	23°33'23"
C7	13.91'	60.00'	13°17'05"
C8	31.36'	60.00'	29°56'33"
C9	15.91'	611.00'	1°29'32"
C10	31.36'	60.00'	29°56'33"
C11	31.36'	60.00'	29°56'33"
C12	52.01'	60.00'	49°39'57"
C13	6.22'	60.00'	5°56'17"
C14	18.45'	60.00'	17°37'06"
C15	26.01'	30.00'	49°40'47"
C16	21.79'	55.00'	22°42'17"
C17	40.94'	55.00'	42°38'51"
C18	28.68'	55.00'	29°52'20"
C19	28.67'	55.00'	29°52'08"
C20	28.68'	55.00'	29°52'23"
C21	28.67'	55.00'	29°52'00"
C22	28.67'	55.00'	29°52'00"
C23	53.34'	55.00'	55°34'03"
C24	8.73'	55.00'	9°05'33"
C25	26.01'	30.00'	49°40'47"

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C26	4.79'	30.00'	9°09'14"
C27	21.22'	30.00'	40°31'33"
C28	37.60'	55.00'	39°10'02"
C29	39.25'	55.00'	40°53'21"
C30	30.38'	55.00'	31°39'12"
C31	30.38'	55.00'	31°39'12"
C32	30.38'	55.00'	31°39'12"
C33	30.38'	55.00'	31°39'12"
C34	32.18'	55.00'	33°31'27"
C35	37.60'	55.00'	39°09'57"
C36	21.22'	30.00'	40°31'42"
C37	4.79'	30.00'	9°09'05"
C38	11.59'	325.00'	2°02'37"
C39	26.01'	30.00'	49°40'47"
C40	24.58'	55.00'	25°36'16"
C41	40.97'	55.00'	42°40'40"
C42	34.00'	55.00'	35°25'09"
C43	34.00'	55.00'	35°25'09"
C44	34.00'	55.00'	35°25'09"
C45	34.45'	55.00'	35°52'58"
C46	41.41'	55.00'	43°08'33"
C47	24.76'	55.00'	25°47'39"
C48	26.01'	30.00'	49°40'47"
C49	93.13'	300.00'	17°47'09"
C50	48.06'	300.00'	9°10'42"

REVISIONS:		
NO.	DESCRIPTION	DATE

ENGINEER:	DESIGNED BY: BG	DATE: 7-6-16
	DRAWN BY: BG	DATE: 7-11-16
	CHECKED BY: PAK	DATE:
48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS		
8-1-1		
CITY OF COLORADO SPRINGS DEPT. OF UTILITIES GAS, ELECTRIC, WATER AND WASTEWATER		

DSE Dakota Springs Engineering		1101 4th Street SE, Suite 205 Stanley, North Dakota 58784 P: (719) 388-6795 F: (719) 448-0526
PROJECT SPRINGS AT WATERVIEW		
SHEET TITLE ANNOTATION TABLES		
FROM n/a TO n/a		
JOB NO. 0001-02-16-01 SHEET 3 OF 4		



REVISIONS:		
NO.	DESCRIPTION	DATE

ENGINEER: _____
DESIGNED BY: BG DATE: 7-6-16
DRAWN BY: JJM DATE: 7-29-16
CHECKED BY: PAK DATE: _____
48 HOURS BEFORE YOU DIG,
CALL UTILITY LOCATORS
8-1-1
CITY OF COLORADO SPRINGS DEPT. OF UTILITIES
GAS, ELECTRIC, WATER AND WASTEWATER

DSE Dakota Springs
Engineering
1101 4th Street SE, Suite 205
Stanley, North Dakota 58784
P: (719) 388-6795
F: (719) 448-0526
PROJECT SPRINGS AT WATERVIEW
SHEET TITLE GRADING PLAN
FROM n/a TO n/a
JOB NO. 112-12-Q11 SHEET 4 OF 4



Community Services Department
Park Operations ~ Planning ~ Recreation / Cultural Services
Environmental Services ~ Veterans Services ~ CSU Extension

November 9, 2016

Subdivision requirements referenced in section 8.5.2 of the El Paso County Land Development Code. Fees are based on average land values within designated areas. See El Paso County Board of County Commissioners (BoCC) Resolution for fees established on annual basis. The Park Advisory Board meets the second Wednesday of each month, 1:30 p.m., BoCC Auditorium, second floor Centennial Hall Building, 200 S. Cascade, Colorado Springs.

Name:	Springs at Waterview Final Plat	Application Type:	Final Plat
DSD Reference #:	SF-16-017	CSD / Parks ID#:	0
		Total Acreage:	15.67
Applicant / Owner:	Owner's Representative:	Total # of Dwelling Units	80
SWV, LLC	Dakota Springs Engineering	Gross Density:	5.11
31 North Tejon Street	31 North Tejon Street		
Suite 500	Suite 500	Park Region:	4
Colorado Springs, CO 80903	Colorado Springs, CO 80903	Urban Area:	4

Existing Zoning Code: **A-5** Proposed Zoning: **PUD**

REGIONAL AND URBAN PARK REQUIREMENTS

Regional Park land dedication shall be 7.76 acres of park land per 1,000 projected residents. The number of projected residents shall be based on 2.5 residents per dwelling unit.

Urban Park land dedication shall be 4 acres of park land per 1,000 projected residents. The number of projected residents shall be based on 2.5 residents per dwelling unit.

LAND REQUIREMENTS

Urban Density: ☒ (2.5 units or greater / 1 acre)

Regional Parks: 4

0.0194 Acres x 80 Dwelling Units = 1.552 acres

Urban Parks Area:	4
Neighborhood:	0.00375 Acres x 80 Dwelling Units = 0.30 acres
Community:	0.00625 Acres x 80 Dwelling Units = 0.50 acres
Total:	0.80 acres

FEE REQUIREMENTS

Regional Parks: 4

\$336.00 / Unit x 80 Dwelling Units= \$26,880.00

Urban Parks Area:	4	
Neighborhood:	\$83.00 / Unit x 80 Dwelling Units =	\$6,640.00
Community:	\$129.00 / Unit x 80 Dwelling Units =	\$10,320.00
Total:		\$16,960.00

ADDITIONAL RECOMMENDATIONS

Staff Recommendation:

Recommend to the Planning Commission and the Board of County Commissioners that the approval of Springs at Waterview Final Plat includes the following conditions: (1) provide additional open space within the subdivision to accommodate the regional trail on the east side of Grinnell Boulevard, (2) the developer is encouraged to explore urban park options in the form of a neighborhood pocket park or other recreational opportunities, (3) show on the Final Plat and dedicate to El Paso County a 25-foot trail easement along the east side Grinnell Boulevard that allows for public access, as well as construction and maintenance by El Paso County of a secondary regional trail, (4) and require fees in lieu of land dedication for regional park purposes in the amount of \$26,880 and urban park fees in the amount of \$16,960.

Park Advisory Board Recommendation:

Letter of Intent
Springs at Waterview Final Plat

09/16

Owners: Frank W. Howard #2 Limited Partnership, LLLP
3232 Muirfield Dr.
Colorado Springs, Co. 80907
(719) 440-6879

Applicant: SWV, LLC
31 North Tejon St., Suite 500
Colorado Springs, Co. 80903
(719) 377-0244

Consultant: Dakota Springs Engineering
31 North Tejon St., Suite 500
Colorado Springs, CO 80903
(719) 227-7388

Tax Schedule Nos.: 5507206036

Site Information:

Springs at WaterView is a proposed 80 lot subdivision on 15.67 acres. The proposed plat is a re-plat of:

PARCEL A, WATERVIEW PUMP STATION SUBDIVISION EXEMPTION AN EXEMPTION PLAT OF TRACT D OF PAINTED SKY AT WATERVIEW FILING NO. 1, RECORDED JUNE 22, 2015 UNDER RECEPTION NO. 215713634, COUNTY OF EL PASO, STATE OF COLORADO

The site lies in Section 7 of Township 15 South, Range 65 West. The proposed plat is south of Goldfield Drive, north of Bradley Rd, east of Grinnell Road and west of Escanaba Drive.

The property is presently zoned AG and is part of the of the Waterview Sketch Plan. An Amendment to the Waterview Sketch Plan is being submitted simultaneously with the Final Plat submittal as well as a PUD Zoning application and a Preliminary Plan application. The amendment proposes that the 15.67 acres be modified from a multifamily residential and commercial use to a single family residential use. Based on this proposed land use, the applicant has acquired the property and commissioned the design of lots, grading utilities, etc. for future residential development.

RECEIVED VERSION

OCT 10 2016 1

Request and Reason:

To approve a Final Plat for a 80 lot residential subdivision. This letter serves as a request to receive El Paso County approval of Final Plat for this site.

The proposed Final Plat is in conformance with the County Policy Plan based on the following Policy analysis:

Policy 6.1.3: Encourage new development which is contiguous and compatible with previously developed areas in terms of factors such as density, land use and access.

This application meets this policy by maintaining density and land use within the parameters of the adjacent residential properties; the accompanying applications propose a reduction in density and elimination of commercial uses while matching the adjacent residential properties east of Escanaba. Access will be from Escanaba Drive via Grinnell Road and Goldfield Drive and also from Bradley Road. Capacity of these roads is addressed in the accompanying TIS.

Policy 6.1.6: Direct development toward areas where the necessary urban-level supporting facilities and services are available or will be developed concurrently.

This application meets this policy by taking advantage of existing urban supporting facilities provided by Security Water and Sanitation Districts. Service will be provided based on a previous inclusion agreement with this district.

Policy 10.1.2: Carefully consider the impacts that proposed new developments will have on the viability of existing and proposed water and wastewater systems.

The Security Water District and Security Sanitation District has indicated the ability to serve the property as well as the State Engineers Office from previous reviews. The proposed project is within the service boundary of the Security Water and Sanitation Districts; an inclusion agreement is being processed simultaneously with this application.

Policy 10.2.2: Carefully consider the availability of water and wastewater services prior to approving new development.

The Security Water District and Security Sanitation District has indicated the ability to serve the property as well as the State Engineers Office from previous reviews. The water and wastewater services are available to serve this property.

This request meets the criteria for approval outlined in Section 5.3.5 of the El Paso County Land Development Code by the following:

- The application is in general conformance with the County Master Plan and previous county approvals; in this case residential land uses.
- The proposed Land Use and Zone District is compatible with the existing and permitted land uses in the area.
- The site is suitable for the intended use.

This request meets the criteria for approval outlined in Section 7.2.1 of the El Paso County Land Development Code by the following:

- The application for Final Plat is in conformance with the County Master Plan.
- The subdivision is in conformance with the accompanying Preliminary Plan application and the application to amend the Sketch Plan.
- The proposed subdivision is consistent with the adjacent subdivision design.
- The proposed water supply is adequate and will be provided by the Security Water District. The estimated water requirement is 40 ac-ft. per year.
- The proposed sewage disposal is to be provided by the Security Sanitation District.
- Adequate drainage solutions are provided and follow Preliminary, MDDP and DBPS recommendations.
- Necessary services (fire protection, police, recreation, utilities) have been provided and will continue to be provided by the Security Water District and Security Sanitation District, Security Fire Protection District, El Paso County and the City of Colorado Springs (gas and electric).
- Fire Protection will be provided by the Security Fire Protection District.
- Offsite impacts are minimal and will be mitigated as part of construction.
- Adequate public facilities and infrastructure are provided.
- The subdivision meets all other El Paso County criteria or waivers have been requested in this document.
- No mineral extraction is planned for this site.

Existing and Proposed Facilities:

The site currently is vacant. Proposed (already existing) services in the development include the following:

- Water-Security Water and Sanitation Districts
- Sewer- Security Water and Sanitation Districts
- Electric Service – City of Colorado Springs
- Natural Gas Service – City of Colorado Springs
- Telephone Service – Qwest
- Fire Protection – Security Fire District

Offsite Improvements

None anticipated.

Traffic Impact Fees:

The applicant requests that platted lots within Springs at Waterview be included in the county wide Public Improvements District (PID) being formed and implemented as part of the Traffic Impact Fee resolution.

The calculated Traffic Impact Fee for Springs at WaterView is \$48,840 (80 lots x \$523.00 per lot) based on the inclusion in the PID.

Impact Identification:

Preexisting wildlife habitats and migration routes are noted for Pronghorn and the usual prairie animals.

Waiver Requests:

None anticipated.

Respectfully,

P.A.Koscielski
SWV, LLC

TOTAL LOTS: 80
TOTAL TRACTS: 1

SPRINGS AT WATERVIEW
FINAL PLAT
LOCATED IN THE NW 1/4 OF SECTION 7, T15S, R65W OF THE 6TH P.M.,
EL PASO COUNTY, STATE OF COLORADO

LEGAL DESCRIPTION:

KNOW ALL MEN BY THESE PRESENTS:

THAT WATERVIEW INVESTMENTS LLC, BEING THE OWNER OF THE FOLLOWING DESCRIBED PARCEL OF LAND:

THAT INCLUDES:

PARCEL A, WATERVIEW PUMP STATION SUBDIVISION EXEMPTION AN EXEMPTION PLAT OF TRACT D OF PAINTED SKY AT WATERVIEW FILING NO. 1, RECORDED JUNE 22, 2015 UNDER RECEPTION NO. 215713634, COUNTY OF EL PASO, STATE OF COLORADO.

TOTAL AREA CONTAINS 15.68 ACRES, MORE OR LESS.

DEDICATION:

THE UNDERSIGNED OWNER HAS CAUSED SAID TRACT OF LAND TO BE PLATTED INTO LOTS, TRACT, AND EASEMENTS, AS SHOWN. THE UNDERSIGNED DOES HEREBY DEDICATE, GRANT AND CONVEY TO THE CITY OF COLORADO SPRINGS THOSE PUBLIC EASEMENTS AS SHOWN ON THE PLAT; AND FURTHER RESTRICTS THE USE OF ALL PUBLIC EASEMENTS TO THE CITY OF COLORADO SPRINGS AND/OR ITS ASSIGNS, PROVIDED HOWEVER, THAT THE SOLE RIGHT AND AUTHORITY TO RELEASE OR QUITCLAIM ALL OR ANY SUCH PUBLIC EASEMENTS SHALL REMAIN EXCLUSIVELY VESTED IN THE CITY OF COLORADO SPRINGS. THIS TRACT OF LAND AS PLATTED HEREIN SHALL BE KNOWN AS "SPRINGS AT WATERVIEW", IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO.

OWNER:

THE AFOREMENTIONED, FRANK. W. HOWARD #2 LIMITED PARTNERSHIP, LLP, HAS EXECUTED THIS INSTRUMENT

THIS _____ DAY OF _____, 20____ A.D. BY _____

FRANK. W. HOWARD #2 LIMITED PARTNERSHIP, LLP

DEDICATION & TRACT MAINTENANCE INFORMATION:

TRACTS NOTED BELOW ARE TO BE OWNED AND MAINTAINED BY THE WATERVIEW ONE METROPOLITAN DISTRICT AND OR THE WATERVIEW HOA. THE DISTRICT WILL OWN AND MAINTAIN FACILITIES FOR THE FOLLOWING TRACTS BELOW:

#1. TRACT A-OPEN SPACE, DRAINAGE, ACCESS & UTILITIES (MAY INCLUDE: RECREATIONAL EQUIPMENT, LIGHTS, SIGNAGE, MAIL BOXES AND UTILITIES/DRAINAGE)(0.07 ACRES)

NOTE: ALL TRACTS CAN BE USED FOR PUBLIC UTILITY IMPROVEMENTS.

SITE DATA:

NAME OF SUBDIVISION: SPRINGS AT WATERVIEW

EXISTING ZONING: AC

PROPOSED ZONING: PUD

PROPOSED USE: DETACHED SINGLE FAMILY RESIDENTIAL DWELLINGS AND OPEN SPACE

AREA (GROSS): 15.68 ac.

AREA (NET): _____ ac.

NO. OF RESIDENTIAL LOTS: 80

D.U./ACRES (GROSS): _____ ac.

D.U./ACRES (NET): _____ ac.

MINIMUM LOT AREA: 4,842 s.f.

ALLOWED LOT AREA COVERAGE: 40%

STREET PAVEMENT TYPE: BITUMINOUS PAVEMENT (TYPICAL RESIDENTIAL)

SETBACKS:

FRONT: 20' ON ALL LOTS

SIDE: 5' ON ALL LOTS

REAR: 15' ON ALL LOTS

ACCESSORY STRUCTURES (SHEDS, GAZEBO, ETC.) SHALL HAVE A 5' REAR LOT SETBACK.

BUILDING HEIGHT: 35' MAX.

USES: SINGLE FAMILY DWELLINGS AND ACCESSORY USES INCLUDE ADULT CARE HOME, PARK AND OPEN SPACE AND RESIDENTIAL CHILDCARE FACILITIES SERVING FEWER THAN 9 PERSONS.

GENERAL NOTES:

1. UNLESS SHOWN OTHERWISE, ALL SIDE LOT LINES SHALL BE PLATTED WITH A (5') WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT. ALL FRONT AND REAR LOT LINES SHALL HEREBY BE PLATTED WITH A (5') AND (10') WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT RESPECTIVELY. (20') EXTERIOR EASEMENTS SHALL BE PLATTED FOR THE OVERALL RESIDENTIAL BOUNDARY AS SHOWN PER PLAN.

THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNER(S).

2. ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER WHO IS CURRENTLY REGISTERED IN THE STATE OF COLORADO.

3. BEFORE CONSTRUCTION REFER TO THE GEOLOGIC HAZARD STUDY PREPARED BY EARTH ENGINEERING CONSULTANTS, INC. COMMON HAZARDS WILL BE MITIGATED THROUGH SITE GRADING TECHNIQUES.

4. PUBLIC IMPROVEMENTS TO BE GUARANTEED BY METHODS DESCRIBED BY THE ENGINEERING CRITERIA MANUAL AND SHALL BE GUARANTEED WITH A LETTER OF CREDIT IF APPLICABLE.

5. NO PART OF THIS PROPERTY FALLS IN THE 500 YEAR FLOOD PLAIN (EST. BY FEMA).

6. NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED AND APPROVED IN WRITING TO BE ACCEPTABLE.

7. THERE WILL BE A 10' LANDSCAPE SETBACK ON ALL NON-ARTERIAL STREETS AS STATED IN CODE NUMBER 35.12

8. BUILDERS ARE STRONGLY ENCOURAGED TO PROVIDE INDUSTRY STANDARD SOUND PROOFING MATERIALS FOR HOMES BUILT IN AREAS IMPACTED BY NOISE CAUSED BY AIRCRAFT OPERATIONS.

9. THE DEVELOPER, HOME BUILDERS AND HOA SHALL TRY TO THE BEST OF THEIR ABILITIES TO INCORPORATE THE COLORADO DIVISION OF WILDLIFE RECOMMENDATIONS FOR GARBAGE CONTAINMENT, WEED CONTROL AND RIPARIAN/WETLAND PROTECTION/BUFFER ZONES (CONTACT NUMBER: 303-2097-1192)

10. THE SECURITY WATER DISTRICT AND THE SECURITY SANITATION DISTRICT HAS APPROVED 80 LOTS FOR SPRINGS AT WATERVIEW DEVELOPMENT. THE DEVELOPER SHALL OBTAIN WRITTEN AUTHORIZATION FROM THE WATER DISTRICT AND SANITATION DISTRICT PRIOR TO PLATTING OVER 80 LOTS.

11. NOISE MITIGATION ALONG POWERS BOULEVARD WILL BE ACHIEVED BY A SOIL BERM.

12. ALL SIGHT TRIANGLES WILL BE CREATED BY ROW DEDICATION.

13. THIS DEVELOPMENT WILL PARTICIPATE EQUITABLY IN THE CONSTRUCTION OF A TRAFFIC SIGNAL AT GOLDFIELD DRIVE AND GRINNELL BOULEVARD.

14. LANDSCAPING ALONG POWERS BOULEVARD WITHIN THE BUFFER WILL UTILIZE XERISCAPE PLANTS FROM THE EL PASO COUNTY XERISCAPE PLANT LIST.

COLORADO SPRINGS AIRPORT STANDARD NOTES:

1. THE APPLICANT SHALL VOLUNTARILY MAKE A 30-DB REDUCTION IN EXTERIOR NOISE PENETRATION BY SOUNDPROOFING (UTILIZING FAA-RECOMMENDATIONS) CONSTRUCTION TECHNIQUES AND PERFORMED BY A CERTIFIED ACOUSTICAL ENGINEER.
2. THIS SUBDIVISION IS SUBJECT TO AVIGATION EASEMENT AS RECORDED AT RECEPTION # _____

OWNER/DEVELOPER

FRANK W. HOWARD #2 LIMITED PARTNERSHIP, LLP
ADDRESS: _____

PHONE: _____

ENGINEER/SURVEYOR

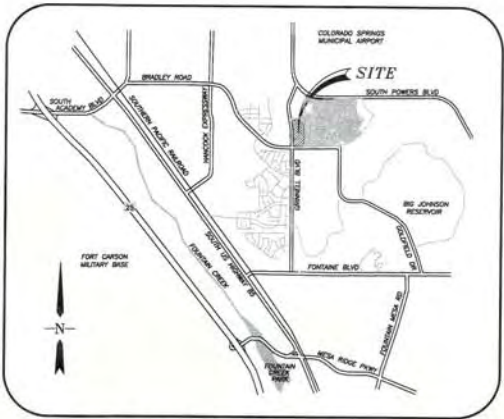
DAKOTA SPRINGS ENGINEERING
31 N. TEJON STREET, SUITE 500
COLORADO SPRINGS, CO 80903
(719) 227-7388

DATE OF PREPARATION

JULY 2016

FEES:

DRAINAGE _____ BRIDGE _____
SCHOOL _____ PARK _____



VICINITY MAP

N.T.S.

SURVEYOR'S CERTIFICATION:

THE UNDERSIGNED REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO HEREBY STATES THAT THE ACCOMPANYING PLAT WAS SURVEYED AND DRAWN TO NORMAL STANDARDS AND CARE OF A PROFESSIONAL LAND SURVEYOR PRACTICING IN THE STATE OF COLORADO. THE SURVEY WAS PERFORMED AND PLAT PREPARED UNDER HIS SUPERVISION AND ACCURATELY SHOWS THE DESCRIBED TRACT OF LAND AND SUBDIVISION THEREOF, AND THE REQUIREMENTS OF TITLE 38 OF THE COLORADO REVISED STATUTES, 1973, AS AMENDED, HAVE BEEN MET TO THE BEST OF HIS KNOWLEDGE, INFORMATION AND BELIEF, AND MONUMENTS EXIST AS SHOWN HEREON.

JAMES F. LENZ
PROFESSIONAL LAND SURVEYOR
IN THE STATE OF COLORADO, NO. 34583
FOR AND ON BEHALF OF SPRINGS ENGINEERING, LLC.

COUNTY CERTIFICATION:

THIS PLAT REQUEST HAS BEEN REVIEWED AND FOUND TO BE COMPLETE AND IN ACCORDANCE WITH THE BOARD RESOLUTION NO. _____ DATED _____ APPROVING THE PLAT, AND ALL APPLICABLE EL PASO COUNTY REGULATIONS.

CHAIR, BOARD OF COUNTY COMMISSIONERS _____ DATE _____

DIRECTOR, DEVELOPMENT SERVICES _____ DATE _____

MARK LOWDERMAN, COUNTY ASSESSOR _____ DATE _____

CLERK AND RECORDER CERTIFICATION:

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THIS _____ DAY OF _____ 2015, AT _____ O'CLOCK A.M./P.M. AND WAS RECORDED AT RECEPTION NUMBER _____ OF THE RECORDS OF EL PASO COUNTY.

WAYNE W. WILLIAMS, EL PASO COUNTY CLERK AND RECORDER

BY: _____ DEPUTY _____ FEE: _____

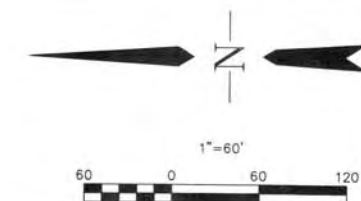
NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

DSE Dakota Springs
Engineering
31 N. TEJON SUITE 500
COLORADO SPRINGS, CO. 80903
PHONE: (719) 227-7388
DATE: 7/29/2016
SHEET 1 OF 3

RECEIVED

OCT 10 2016





PARCEL TABLE		
PARCEL #	SQUARE FEET	ACRES
1	8112 S.F.	0.186 AC.
2	6250 S.F.	0.143 AC.
3	6250 S.F.	0.143 AC.
4	6250 S.F.	0.143 AC.
5	6250 S.F.	0.143 AC.
6	6250 S.F.	0.143 AC.
7	6250 S.F.	0.143 AC.
8	6252 S.F.	0.144 AC.
9	8669 S.F.	0.199 AC.
10	8727 S.F.	0.200 AC.
11	6250 S.F.	0.143 AC.
12	6250 S.F.	0.143 AC.
13	6250 S.F.	0.143 AC.
14	6250 S.F.	0.143 AC.
15	6354 S.F.	0.146 AC.
16	6659 S.F.	0.153 AC.
17	6770 S.F.	0.155 AC.
18	6372 S.F.	0.146 AC.
19	5852 S.F.	0.134 AC.
20	7856 S.F.	0.180 AC.
21	6011 S.F.	0.138 AC.
22	5413 S.F.	0.124 AC.
23	5792 S.F.	0.133 AC.
24	6170 S.F.	0.142 AC.
25	7842 S.F.	0.180 AC.
26	7079 S.F.	0.163 AC.
27	6319 S.F.	0.145 AC.
28	5500 S.F.	0.126 AC.
29	5500 S.F.	0.126 AC.
30	7595 S.F.	0.174 AC.
31	7265 S.F.	0.167 AC.
32	5500 S.F.	0.126 AC.
33	5500 S.F.	0.126 AC.
34	5500 S.F.	0.126 AC.
35	5500 S.F.	0.126 AC.
36	5419 S.F.	0.124 AC.
37	4842 S.F.	0.111 AC.
38	7668 S.F.	0.176 AC.
39	9085 S.F.	0.209 AC.
40	9400 S.F.	0.216 AC.

PARCEL TABLE		
PARCEL #	SQUARE FEET	ACRES
41	6185 S.F.	0.142 AC.
42	8275 S.F.	0.190 AC.
43	5728 S.F.	0.132 AC.
44	6413 S.F.	0.147 AC.
45	10602 S.F.	0.243 AC.
46	8759 S.F.	0.201 AC.
47	8111 S.F.	0.186 AC.
48	12678 S.F.	0.291 AC.
49	7644 S.F.	0.175 AC.
50	5485 S.F.	0.126 AC.
51	7188 S.F.	0.165 AC.
52	6150 S.F.	0.141 AC.
53	5924 S.F.	0.136 AC.
54	5240 S.F.	0.120 AC.
55	11401 S.F.	0.262 AC.
56	8612 S.F.	0.198 AC.
57	8074 S.F.	0.185 AC.
58	10841 S.F.	0.249 AC.
59	5536 S.F.	0.127 AC.
60	6033 S.F.	0.138 AC.
61	7627 S.F.	0.175 AC.
62	8744 S.F.	0.201 AC.
63	8017 S.F.	0.184 AC.
64	7635 S.F.	0.175 AC.
65	9762 S.F.	0.224 AC.
66	7397 S.F.	0.170 AC.
67	7363 S.F.	0.169 AC.
68	5267 S.F.	0.121 AC.
69	5546 S.F.	0.127 AC.
70	7027 S.F.	0.161 AC.
71	9418 S.F.	0.216 AC.
72	8116 S.F.	0.186 AC.
73	7893 S.F.	0.181 AC.
74	4951 S.F.	0.114 AC.
75	5738 S.F.	0.132 AC.
76	8844 S.F.	0.203 AC.
77	5889 S.F.	0.135 AC.
78	5682 S.F.	0.130 AC.
79	6003 S.F.	0.138 AC.
80	6955 S.F.	0.160 AC.

LINE TABLE		
LINE #	LENGTH	BEARING
L1	13.68	S89°01'29"W
L2	22.85	S89°01'29"W
L3	25.00	N0°58'31"W
L4	6.32	N89°01'29"E
L5	24.99	N0°58'31"W
L6	5.00	N89°01'29"E
L7	18.17	N0°58'31"W
L8	19.58	N34°23'48"W
L9	2.92	S0°58'31"E
L10	9.57	S0°58'31"E
L11	1.92	S25°25'07"E
L12	22.29	N0°58'31"W
L13	19.15	N34°01'50"W
L14	34.82	N0°58'31"W
L15	5.00	S89°01'29"W
L16	22.11	N41°39'03"W
L17	48.33	N27°24'50"E
L18	8.83	N80°14'46"E
L19	25.59	N41°39'03"W
L20	18.12	N80°14'46"E
L21	30.15	N0°31'05"E
L22	24.08	S25°25'07"E
L23	25.38	S73°21'09"W

LINE TABLE		
LINE #	LENGTH	BEARING
L24	33.22	N40°39'35"E
L25	5.26	N89°01'29"E
L26	5.98	N89°01'29"E
L27	35.36	S45°58'31"E
L28	31.49	S86°48'44"E
L29	50.13	S86°48'44"E
L30	35.36	N44°01'29"E
L31	30.23	N89°01'29"E
L32	24.03	N31°21'07"W
L33	47.24	S22°02'06"W
L34	30.23	N89°01'29"E
L35	35.36	S45°58'31"E
L36	7.37	N86°30'44"W
L37	27.47	S63°04'20"W
L38	26.13	S86°30'44"E
L39	37.34	N21°22'48"E
L40	16.57	S63°04'20"W
L41	7.46	S63°04'20"W
L42	11.92	N34°23'48"W
L43	35.30	S0°58'31"E
L44	13.68	N89°01'29"E
L45	19.58	N34°23'48"W
L46	35.30	N0°58'31"W

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	21.15'	270.00'	4°29'20"
C2	27.92'	270.00'	5°55'28"
C3	34.44'	330.00'	5°58'48"
C4	23.42'	330.00'	4°04'00"
C5	12.57'	275.00'	2°37'08"
C6	24.67'	60.00'	23°33'23"
C7	13.91'	60.00'	13°17'05"
C8	31.36'	60.00'	29°56'33"
C9	15.91'	611.00'	1°29'32"
C10	31.36'	60.00'	29°56'33"
C11	31.36'	60.00'	29°56'33"
C12	52.01'	60.00'	49°39'57"
C13	6.22'	60.00'	5°56'17"
C14	18.45'	60.00'	17°37'06"
C15	26.01'	30.00'	49°40'47"
C16	21.79'	55.00'	22°42'17"
C17	40.94'	55.00'	42°38'51"
C18	28.68'	55.00'	29°52'20"
C19	28.67'	55.00'	29°52'08"
C20	28.68'	55.00'	29°52'23"
C21	28.67'	55.00'	29°52'00"
C22	28.67'	55.00'	29°52'00"
C23	53.34'	55.00'	55°34'03"
C24	8.73'	55.00'	9°05'33"
C25	26.01'	30.00'	49°40'47"

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C26	4.79'	30.00'	9°09'14"
C27	21.22'	30.00'	40°31'33"
C28	37.60'	55.00'	39°10'02"
C29	39.25'	55.00'	40°53'21"
C30	30.38'	55.00'	31°39'12"
C31	30.38'	55.00'	31°39'12"
C32	30.38'	55.00'	31°39'12"
C33	30.38'	55.00'	31°39'12"
C34	32.18'	55.00'	33°31'27"
C35	37.60'	55.00'	39°09'57"
C36	21.22'	30.00'	40°31'42"
C37	4.79'	30.00'	9°09'05"
C38	11.59'	325.00'	2°02'37"
C39	26.01'	30.00'	49°40'47"
C40	24.58'	55.00'	25°36'16"
C41	40.97'	55.00'	42°40'40"
C42	34.00'	55.00'	35°25'09"
C43	34.00'	55.00'	35°25'09"
C44	34.00'	55.00'	35°25'09"
C45	34.45'	55.00'	35°52'58"
C46	41.41'	55.00'	43°08'33"
C47	24.76'	55.00'	25°47'39"
C48	26.01'	30.00'	49°40'47"
C49	93.13'	300.00'	17°47'09"
C50	48.06'	300.00'	9°10'42"

El Paso County Parks

Agenda Item Summary Form

Agenda Item Title: Mayeda Replat / Minor Subdivision

Agenda Date: November 9, 2016

Agenda Item Number: #6 - E

Presenter: Ross Williams, Park Planner

Information: **Endorsement:** X

Background Information:

Request for approval by Jerome W. Hannigan and Associates, Inc., on behalf of Douglas and Martha Mayeda for Mayeda Minor Subdivision, a two lot vacation replat and minor subdivision totaling 1.58 acres. The property is located northeast of the intersection of East Highway 105 and Lake Woodmoor Drive.

The 2013 El Paso County Parks Master Plan shows no parks, trails/routes, or open space impacting or running directly adjacent to the proposed subdivision. The proposed Cherry Creek Regional Trail and Highway 105 Bicycle Route are located 0.55 mile to the south of the property. The property is not located within any candidate open space land.

El Paso County Parks staff recommends fees in lieu of land for regional park purposes in the amount of \$672 as shown on the attached Subdivision Review Form.

Recommended Motion:

Recommend to the Planning Commission and Board of County Commissioners that approval of the Mayeda Replat / Minor Subdivision include the following condition: Require fees in lieu of land dedication for regional park purposes in the amount of \$672.

Development Application Permit Review



Community Services Department
Park Operations ~ Planning ~ Recreation / Cultural Services
Environmental Services ~ Veterans Services ~ CSU Extension

November 9, 2016

Subdivision requirements referenced in section 8.5.2 of the El Paso County Land Development Code. Fees are based on average land values within designated areas. See El Paso County Board of County Commissioners (BoCC) Resolution for fees established on annual basis. The Park Advisory Board meets the second Wednesday of each month, 1:30 p.m., BoCC Auditorium, second floor Centennial Hall Building, 200 S. Cascade, Colorado Springs.

Name:	Mayeda Replat / Minor Subdivision	Application Type:	Minor Subdivision
DSD Reference #:	VR-16-014	CSD / Parks ID#:	0
Applicant / Owner:	Owner's Representative:	Total Acreage:	1.58
Douglas and Martha Mayeda	Jerome W. Hannigan and Assoc, Inc.	Total # of Dwelling Units	2
6291 South Newport Street	Jerry Hannigan	Gross Density:	1.27
Englewood, CO 80111	19360 Spring Valley Road	Park Region:	2
	Monument, CO 80132	Urban Area:	1

Existing Zoning Code: **RS-20000** Proposed Zoning: **RS-20000**

REGIONAL AND URBAN PARK REQUIREMENTS

Regional Park land dedication shall be 7.76 acres of park land per 1,000 projected residents. The number of projected residents shall be based on 2.5 residents per dwelling unit.

Urban Park land dedication shall be 4 acres of park land per 1,000 projected residents. The number of projected residents shall be based on 2.5 residents per dwelling unit.

LAND REQUIREMENTS

Urban Density: ☐ (2.5 units or greater / 1 acre)

Regional Parks: 2	Urban Parks Area: 1	
0.0194 Acres x 2 Dwelling Units = 0.038 acres	Neighborhood: 0.00375 Acres x 0 Dwelling Units = 0.00 acres	
	Community: 0.00625 Acres x 0 Dwelling Units = 0.00 acres	
	Total: 0.00 acres	

FEE REQUIREMENTS

Regional Parks: 2	Urban Parks Area: 1	
\$336.00 / Unit x 2 Dwelling Units= \$672.00	Neighborhood: \$83.00 / Unit x 0 Dwelling Units = \$0.00	
	Community: \$129.00 / Unit x 0 Dwelling Units = \$0.00	
	Total: \$0.00	

ADDITIONAL RECOMMENDATIONS

Staff Recommendation:	Recommend to the Planning Commission and Board of County Commissioners that approval of the Mayeda Replat / Minor Subdivision include the following condition: Require fees in lieu of land dedication for regional park purposes in the amount of \$672.
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Park Advisory Board Recommendation:



Jerome W.

HANNIGAN and ASSOCIATES, INC.

Land Planning • Land Surveying • Land Development Consulting

Date: September 26, 2016

Job Number: 15-010

MAYEDA MINOR SUBDIVISION LETTER OF INTENT

Mayeda Minor Subdivision is a proposed two lot minor resubdivision of Lot 135 Woodmoor Country Club, adjoining the golf course and located in the Tri Lakes area of the County. In 1992 Lots 134 and 135 were combined by administratively vacating the common lot line and associated easements. The combined lot is now known as Lot 135. The original lots were, and the now combined lot is owned by Douglas and Martha Mayeda. Lot 135 is 68,673 square feet in area (1.58 acres) and has a home on the northern end of it. The existing zoning is RS-20000, permitting 20,000 square foot lots. This proposed split will re-create the original lot line and easements that were vacated, thereby creating two lots, one of which (Lot 1 at 29477 square feet) has a home on it meeting all zoning setback requirements, and the second one, (Lot 2 at 39117 square feet) which is vacant. No increase in density is created because the lot previously existed and the proposal is consistent with the original intent of Woodmoor Country Club as well as the Tri Lakes Comprehensive Plan.

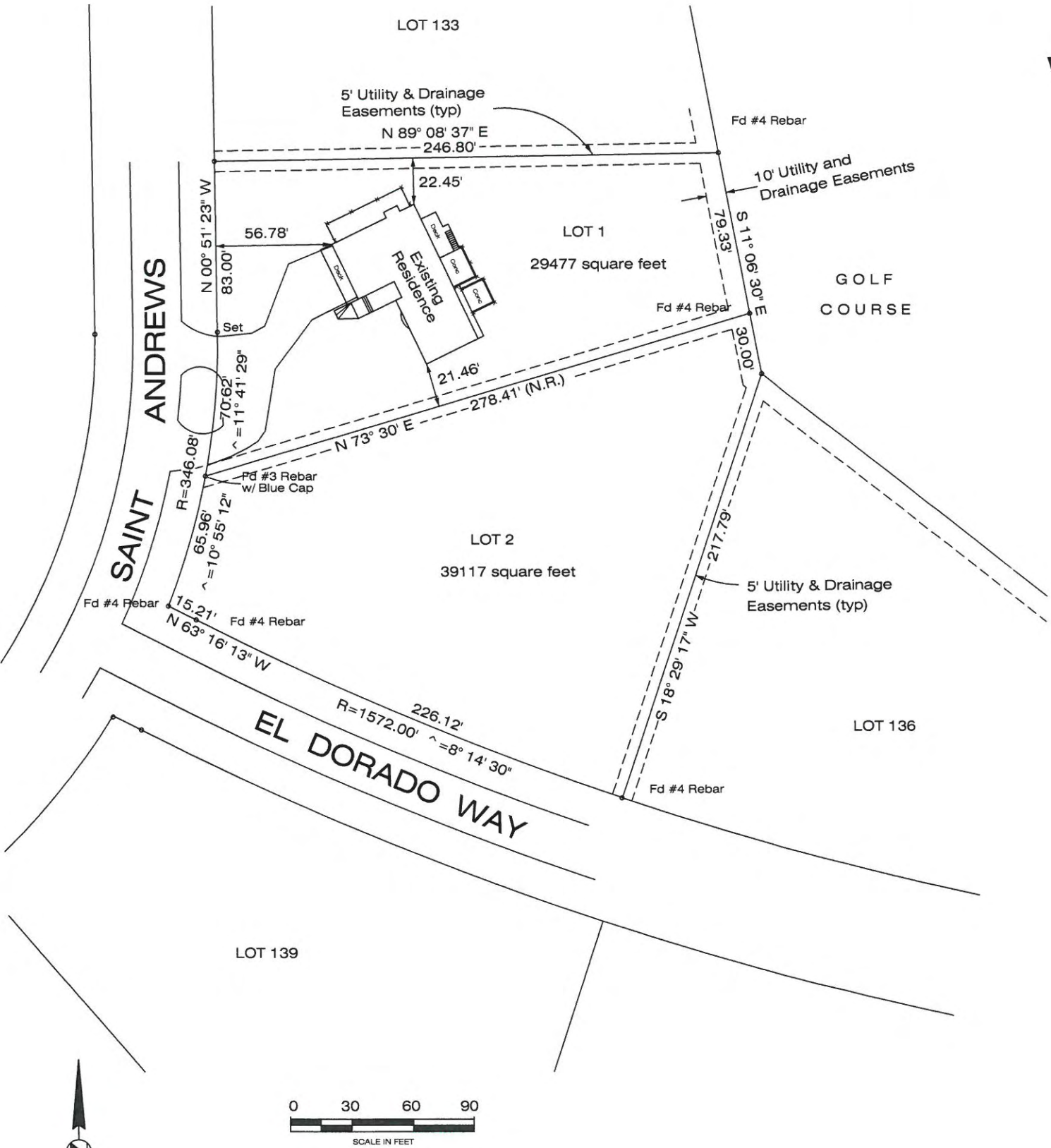
The Woodmoor Country Club area is fully developed and all required infrastructure is in place. Water and sanitary sewer services are provided by Woodmoor Water and Sanitation District, which has told the owner they can and will serve the new lot. Power is provided by Mountain View Electric and Black Hills Energy supplies natural gas. The property lies in and is served by the Tri Lakes Fire Protection District. Both new lots remain subject to the existing covenants.

The one new lot will have a minimal traffic impact creating an expected 10 vehicle trips per day when built upon. This is well below the threshold that requires a Transportation Impact Study, consequently one is not provided. Drainage impacts are similarly minimal and have been accounted for when the plat of Woodmoor Country Club was originally approved. Since this proposal only re-creates the two lots originally platted and only one additional home will ultimately be constructed, the impact to wildlife and the environment is also minimal and has been accounted for with the original platting of Woodmoor Country Club.

RECEIVED
COT 18203

MAYEDA MINOR SUBDIVISION

A Two Lot Minor Subdivision in
Woodmoor Country Club, El Paso
County, Colorado



NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

PROPERTY DESCRIPTION:

Lot 135, Woodmoor Country Club, El Paso County, Colorado according to that Administrative Vacation recorded under Reception Number 002124972 in Book 5949 at Page 675 and re-recorded under Reception Number 002137868 in Book 5965 at Page 1352 of said El Paso County, Colorado records.

DEDICATION CERTIFICATE:

KNOW ALL MEN BY THESE PRESENTS: That the hereonsigned, being all the owners of the above described parcel of land, have caused said parcel to be surveyed and platted into two lots with easements as shown hereon. This plat is drawn to a fixed scale as indicated and accurately sets forth the boundaries and dimensions of said parcel and the location of said lots and easements; said parcel, so platted, shall be known as "Mayeda Minor Subdivision", El Paso County, Colorado. The utility and drainage easements shown hereon are dedicated for public utility and drainage purposes.

Douglas V. Mayeda

Martha M. Mayeda

NOTARY CERTIFICATE:

State of _____ } SS
County of _____ }

The Dedication hereon was acknowledged before me this ____ day of _____, 20____, by Douglas V. Mayeda & Martha M. Mayeda.

Witness My Hand and Official Seal:

Notary: _____ Date: _____

My Commission Expires: _____

DEVELOPMENT SERVICES DEPARTMENT:

Approved By The El Paso County Development Services Department Director this ____ day of _____, 20____.

Development Services Department Director

BOARD OF COUNTY COMMISSIONERS:

This plat for Mayeda Minor Subdivision was approved for filing by the El Paso County, Colorado, Board of County Commissioners on the ____ day of _____, 20____, subject to any notes specified hereon and any conditions included in the resolution of approval. The dedications of public easements are hereby accepted.

Chair, Board of County Commissioners _____ Date _____

SURVEYOR'S CERTIFICATE:

I, Jerome W. Hannigan, a duly licensed professional land surveyor in the State of Colorado, do hereby certify that this plat truly and correctly represents the results of a survey made on July 11, 2016, by me or under my direct supervision and that all monuments exist as shown hereon; that mathematical closure errors are less than 1:10,000; and that said plat has been prepared in full compliance with all applicable laws of the State of Colorado dealing with monuments, subdivision or surveying of land and to the best of my knowledge, all applicable provisions of the El Paso County Land Development Code.

Jerome W. Hannigan
Colorado PLS No. 25629

COUNTY CLERK AND RECORDER:

State of Colorado } SS
County of El Paso }

I hereby certify that this instrument was filed for record in my office at ____ o'clock ____ m., this ____ day of _____, 20____, and is duly recorded at Reception No. _____ of the records of El Paso County, Colorado.

Chuck Broerman
County Clerk & Recorder

Park Fees: _____
School Fees: _____
Road & Bridge Fees: _____
Drainage Fees: _____

RECEIVED
VERSION 1
OCT 18 2016

REVISIONS	Jerome W. HANNIGAN and ASSOCIATES, INC. LAND SURVEYING • LAND PLANNING LAND DEVELOPMENT CONSULTING 19360 SPRING VALLEY ROAD MONUMENT, COLORADO 80132-9613 719-481-8292 • FAX: 719-481-9071	TITLE Mayeda Minor Subdivision in Section 12, T11S, R67W, 6th P.M., El Paso County, Co. CLIENT Douglas Mayeda
SCALE 1"=50'	DATE 8-24-16	Jwb
SHEET 1 OF 1	JOB NUMBER 15-010	

WOODMOOR COUNTRY CLUB

EL PASO COUNTY, COLORADO

KNOW ALL MEN BY THESE PRESENTS:

That the Woodmoor Corporation, a Colorado Corporation, being the party in interest to the following described tract of land situated in Section 12, Township 11 South, Range 67 West of the 4th P.M., El Paso County, Colorado, described as follows:

TO WIT:

1. The southeast One Quarter of said Section 12.
2. The east One Half of the Southwest One Quarter of said Section 12.
3. That portion of the south One Half of the Northeast One Quarter, lying southerly of the following described line:

Beginning at the northeast corner of Woodmoor Hills as Recorded in Plat Book F-2 at Page 14 of the Records of El Paso County, Colorado; thence angle left $84^{\circ}47'17''$ easterly from the east line of said Woodmoor Hills 1750.91 feet; thence on a curve to the right, which curve has a central angle of $4^{\circ}45'57''$, a radius of 2421.00 feet, an arc distance of 201.14 feet; thence easterly on the forward tangent to the last mentioned curve 717.22 feet to intersect the East Line of the aforementioned Section 12.

Has caused said tract of land to be platted into lots, Reserved Areas, Streets and utility and drainage easements as shown on the attached plat, which plat sets forth the boundary and dimensions thereof. Said Lots so platted shall be known as WOODMOOR COUNTRY CLUB. All streets so platted shall be dedicated to public use. The aforementioned owners do hereby personally covenant and agree that they will at their expense, grade and gravel all platted streets and they will provide proper drainage for same, all to the satisfaction of the Board of County Commissioners of El Paso County, Colorado, containing 315.45 acres more or less.



Witnessed and executed their presents this 30th day of March, 1965 A.D. by
Steven H. Arnold as President and Robert L. Hanson as Secretary of THE WOODMOOR CORPORATION.

Steven H. Arnold
President

Robert L. Hanson
Secretary

RATIFICATION STATEMENT:

The above and foregoing plat is hereby ratified and confirmed this _____ day of March, 1965 A.D.

Raymond H. Schreiner
Raymond H. Schreiner

Albert W. Braggs
Albert W. Braggs

Robert L. Frank, Agent
Robert L. Frank, Agent

STATE OF COLORADO
COUNTY OF EL PASO



The above and foregoing instrument was acknowledged before me this 30th day of March, 1965 A.D.

Witness My Hand and Seal:

My Commission Expires: _____

March 25, 1966

Albert W. Braggs
Notary Public

RECORDING:

STATE OF COLORADO
COUNTY OF EL PASO

I hereby certify that this instrument was filed for record in my office at _____ o'clock _____ M. on the _____ day of _____ 1965 A.D. and is duly Recorded in

PLAT BOOK _____

at _____

Page _____

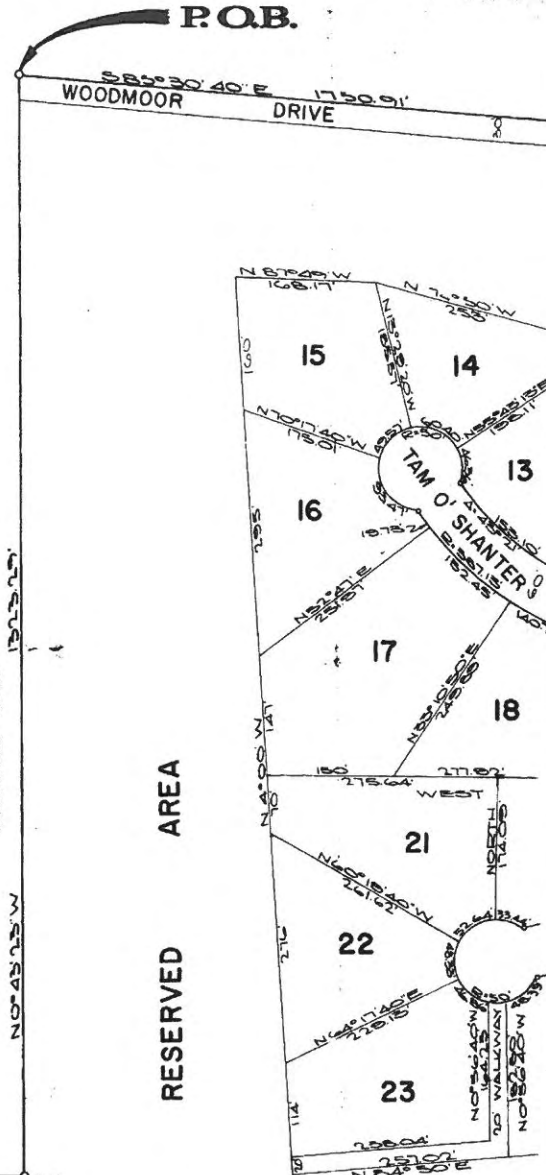
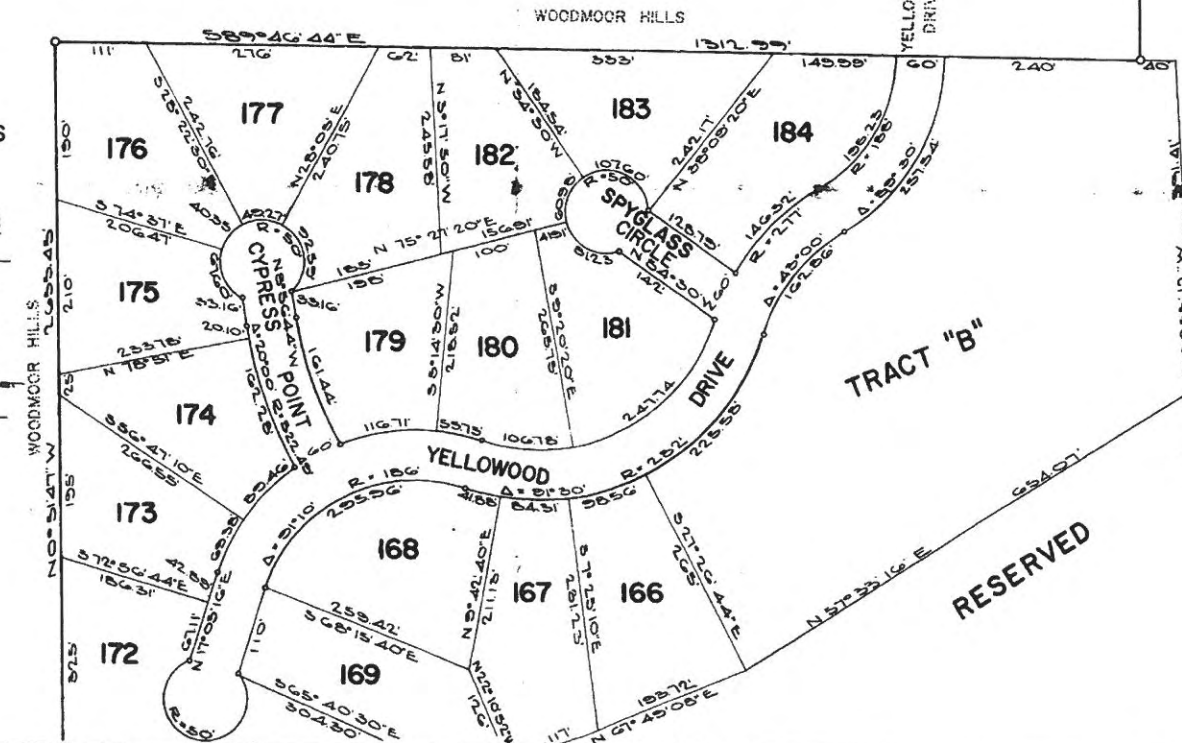
Harriet Beale, recorder

Harriet Beale

Fee: \$25.00

Reception No. _____

#410657



UNITED WESTERN ENGINEERS
COLORADO SPRINGS, COLORADO

Sheet 1 of 4

CERTIFICATIONS:

The undersigned Registered Land Surveyor in the State of Colorado hereby certifies that the accompanying plat was calculated and drawn under his supervision and is true and correct to the best of his knowledge and belief.

John J. Bruckner
Registered Land Surveyor - Colo.

The undersigned Registered Land Surveyor in the State of Colorado hereby certifies that the accompanying plat was surveyed as shown hereon and is true and correct to the best of his knowledge and belief.

Robert L. Paulding
Registered Land Surveyor - Colo.

APPROVALS:

I, Thomas J. Russell, County Engineer of El Paso County, Colorado, do hereby approve the attached plat as to the drainage of the streets as shown hereon.

Thomas J. Russell
County Engineer

Approved by the EL PASO COUNTY PLANNING COMMISSION this 17th day of May 1965 A.D.

W. B. Brumine
Chairman

Approved by the El Paso County Planning Engineer this 17th day of May 1965 A.D.

Arnold B. Craig
County Planning Engineer

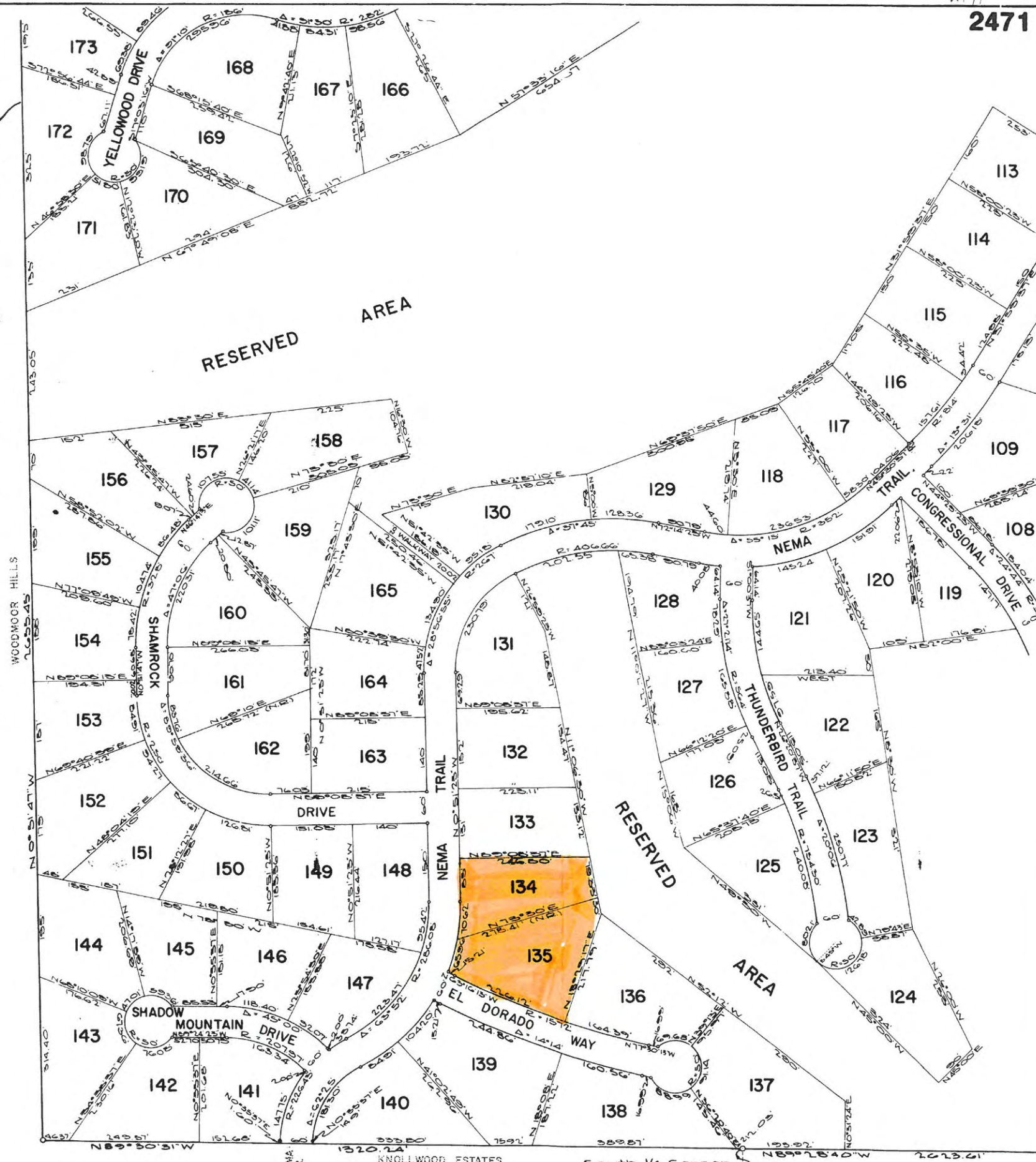
NOTES:

1. Water and Sanitation to be supplied by the Woodmoor Water and Sanitation District.
2. All bearings are Relative to the West line of the SW 1/4 of Section 12, T.15S, R.24W of the 6th P.M. which line was assumed to be N 0° 42' 49" W.
3. All side lot lines are subject to 50' utility and drainage easements.
4. All rear lot lines are subject to a 100' utility and drainage easements.



WOODMOOR COUNTRY CLUB EL PASO COUNTY, COLORADO

UNITED WESTERN ENGINEERS
COLORADO SPRINGS, COLORADO



El Paso County Parks

Agenda Item Summary Form

Agenda Item Title: Pony Tracts Minor Subdivision

Agenda Date: November 9, 2016

Agenda Item Number: #6 - F

Presenter: Ross Williams, Park Planner

Information: **Endorsement:** X

Background Information:

Request for approval by M.V.E., Inc. on behalf of Gregory S. and Tanya R. Wolff for Pony Tracts, a three lot minor subdivision totaling 13.66 acres. The property is located at the intersection of Roller Coaster Road and Old North Gate Road.

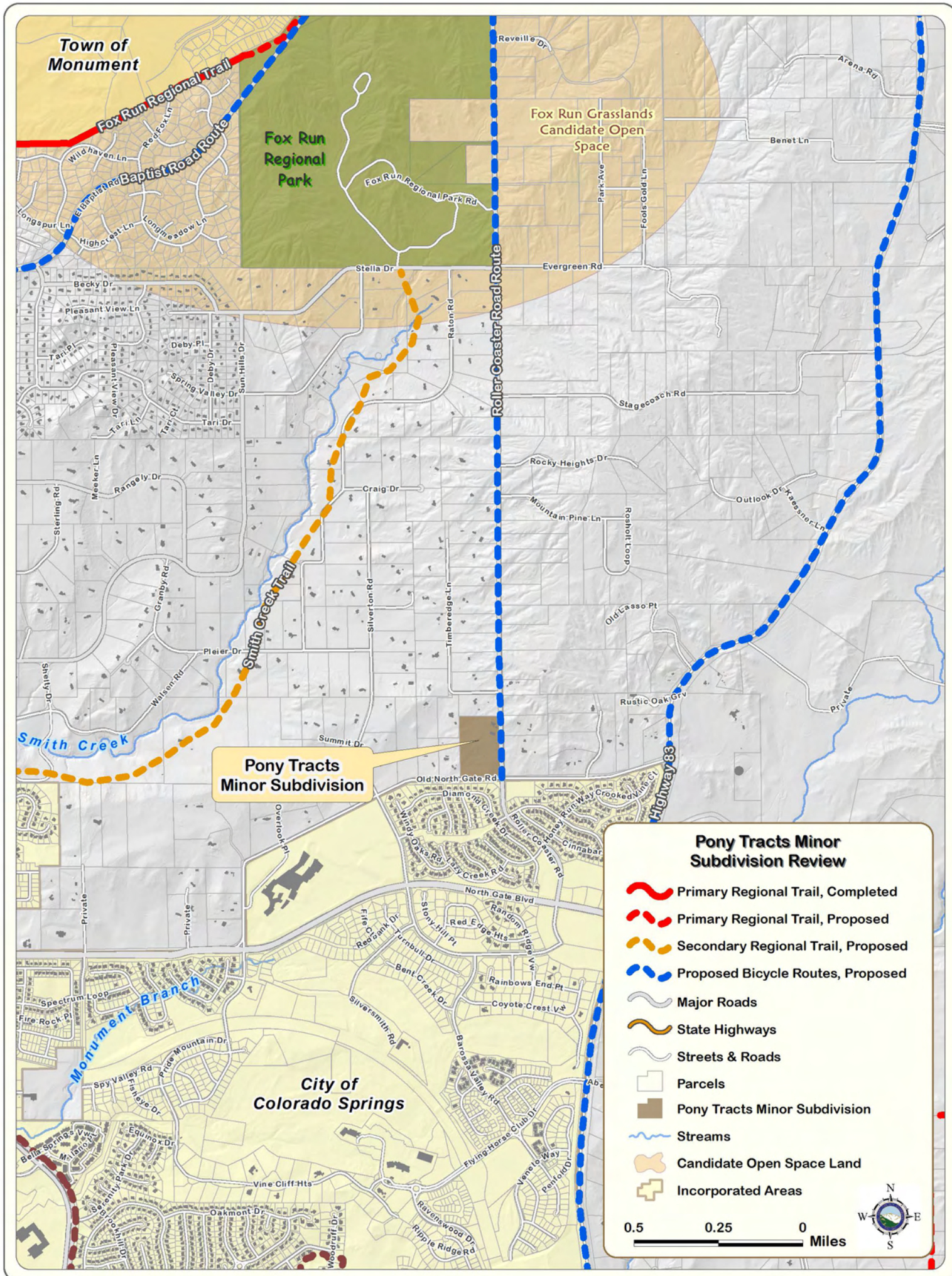
The 2013 El Paso County Parks Master Plan shows the Roller Coaster Road Bicycle Route running directly adjacent to the proposed subdivision. Fox Run Regional Park is located 1.35 miles north of the property, and the proposed Smith Creek Secondary Regional Trail is located 0.65 mile to the west. The proposed Highway 83 Bicycle Route is located 0.50 mile to the east. The property is not located within any candidate open space land.

County Parks may request trail/route easements where proposed improvements and/or infrastructure may impact County trails/routes. As it pertains to this application, existing dedicated right-of-way will include the aforementioned bicycle route, so no easement requests are necessary at that location; however, the applicant is advised that multi-model transportation options may be developed within the rights-of-way in the future.

El Paso County Parks staff recommends fees in lieu of land for regional park purposes in the amount of \$1,008 as shown on the attached Subdivision Review Form.

Recommended Motion:

Recommend to the Planning Commission and Board of County Commissioners that approval of the Pony Tracts Minor Subdivision include the following condition: Require fees in lieu of land dedication for regional park purposes in the amount of \$1,008.



Development Application Permit Review



Community Services Department
Park Operations ~ Planning ~ Recreation / Cultural Services
Environmental Services ~ Veterans Services ~ CSU Extension

November 9, 2016

Subdivision requirements referenced in section 8.5.2 of the El Paso County Land Development Code. Fees are based on average land values within designated areas. See El Paso County Board of County Commissioners (BoCC) Resolution for fees established on annual basis. The Park Advisory Board meets the second Wednesday of each month, 1:30 p.m., BoCC Auditorium, second floor Centennial Hall Building, 200 S. Cascade, Colorado Springs.

Name:	Pony Tracts Minor Subdivision	Application Type: Minor Subdivision
DSD Reference #:	MS-16-003	CSD / Parks ID#: 0
Applicant / Owner:	Owner's Representative:	Total Acreage: 13.66
Gregory S. & Tanya R. Wolff	M.V.E., Inc.	Total # of Dwelling Units 3
14050 Roller Coaster Road	Chuck Crum	Gross Density: 0.22
Colorado Springs, CO 80921	1903 Lelaray Street, Suite 200	Park Region: 2
	Colorado Springs, CO 80909	Urban Area: 2

Existing Zoning Code: **RR-5** Proposed Zoning: **RR-5**

REGIONAL AND URBAN PARK REQUIREMENTS

Regional Park land dedication shall be 7.76 acres of park land per 1,000 projected residents. The number of projected residents shall be based on 2.5 residents per dwelling unit.

Urban Park land dedication shall be 4 acres of park land per 1,000 projected residents. The number of projected residents shall be based on 2.5 residents per dwelling unit.

LAND REQUIREMENTS

Regional Parks: 2
 0.0194 Acres x 3 Dwelling Units = 0.058 acres

Urban Density: ☐ (1 unit / 2.5 acre or greater)

Urban Parks Area:	2	
Neighborhood:	0.00375 Acres x 0 Dwelling Units =	0.00 acres
Community:	0.00625 Acres x 0 Dwelling Units =	0.00 acres
Total:		0.00 acres

FEE REQUIREMENTS

Regional Parks: 2
 \$336.00 / Unit x 3 Dwelling Units = \$1,008.00

Urban Parks Area:	2	
Neighborhood:	\$83.00 / Unit x 0 Dwelling Units =	\$0.00
Community:	\$129.00 / Unit x 0 Dwelling Units =	\$0.00
Total:		\$0.00

ADDITIONAL RECOMMENDATIONS

Staff Recommendation:

Recommend to the Planning Commission and Board of County Commissioners that approval of the Pony Tracts Minor Subdivision include the following condition: Require fees in lieu of land dedication for regional park purposes in the amount of \$1,008.

Park Advisory Board Recommendation:



June 16, 2016

PROJECT STATEMENT

WOLFF MINOR SUBDIVISION

Concept Plan and Final Plat
60997

PROJECT DESCRIPTION

The proposed plat will comprise the east $\frac{1}{2}$ of the southeast $\frac{1}{4}$ of the northwest $\frac{1}{4}$, except the northerly 320 feet of Section 4, Township 12 South, Range 66 West, in El Paso County into three (3) lots to be known as Wolff Minor Subdivision. There is already one single family residence on what will be the northerly of the properties (El Paso County Assessor's schedule No. 62040-00-034. The two properties that are to be created will each have a single family residence constructed on the property.

The current owners of the property are Gregory S. & Tanya R. Wolff, 14050 Roller Coaster Road, in Colorado Springs. MVE, Inc. is the applicant/consultant preparing the Plat. The contact person for MVE, Inc. is Chuck Crum, and may be reached at (719) 635-5736. MVE, Inc. is located at 1903 LeLaray Street, Suite 200, in Colorado Springs.

The site is located at the intersection of Roller Coaster Road and Old Northgate Road, in unincorporated El Paso County. Land incorporated into the City of Colorado Springs exists immediately south of the Old Northgate Road. The property is zoned RR-5, which allows for rural residential uses; neither the zoning nor the uses are not proposed to change. The total acreage for this site is approximately 13.66 acres. Proposed Lot 1 will be approximately 4.64 acres, and proposed Lots 2 and 3 will be approximately 4.25 acres, each.

The site has three existing primary structures, which lie on the proposed Lot 1. One structure is a single family residence. The second is a detached garage. The third is a barn for animals. There is an existing minor structure, a 2-stall horse paddock on the proposed Lot 2. There is also a graded and fenced horse riding arena on the proposed Lot 2. There is an existing driveway to the existing residence, approximately 625 feet north of Old Northgate Road; this driveway will remain. Another existing access point from Roller Coaster Road is located approximately 125 feet north of Old Northgate Road; this access will be replaced by a shared driveway access which will be centered on the property line between Lots 2 and 3, approximately 335 feet north of Old Northgate Road. Site distance from the proposed shared driveway access is 900 feet plus to the north on Roller Coaster Road. Sight distance to the south is 350 feet plus or minus along Roller Coaster Road to the intersection Old Northgate Road.

There are no waiver requests as the current building uses will meet the zoning criteria within the subdivided properties. There is an "Administrative Relief: Wolff Lot Area Variance – Wolff Lot Area

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

RECEIVED
VERSION
JUN 17 2016
1

Variance (ADR – 14- 001) dated February 18, 2014 issued by El Paso County (attached).

JUSTIFICATION

Currently, the property is platted and partially built-out, including the structures and roads described above. Platting the site into three lots will allow for the construction of two additional single family residences.

UTILITIES

Water, sanitary sewer, gas and electric are already provided to each of the three existing primary buildings. Mountain View Electric for electric service and City of Colorado for Gas Service or individual propane supplies will be used for energy services.

FIRE PROTECTION

The property is contained within the Donald Wescott Fire Protection District. A letter from the Fire Protection District dated September 3, 2014 is included with the Minor Plat submittal.

TRANSPORTATION IMPACT

The existing residence plus two (2) new units will access Roller Coaster Road. One new driveway permit will be required for the two new homes. The development is expected to generate a total of 29 trips per day (Average weekday trips) and 3 trips in peak hour based on 9.5 trips per unit for Single Family Detached Housing (according to Trip Generation, 9th Edition, 2012 by the Institute of Transportation Engineers). This number of trips is below the County threshold of 100 trips per day or 10 trips during the peak hour. Therefore, a Transportation Impact Study is not required for the project.

TRAFFIC IMPACT FEES

This development is subject to fees established by the El Paso County Road Impact Fee Program per El Paso County Resolution Number 12-382. The owners have elected to not be included in any Public Improvements District. The current Road Impact Fee Schedule provides that a fee per Single-family Detached dwelling of \$3,218.00 be paid at the time of individual building permit issuance.

GRADING

Because no proposed changes to the use and a minimum the level of development to the site with no over-lot grading operations being proposed with this submittal, a Grading and Erosion Control Plan, and SWMP is not required for this project.

Z:\60997\Documents\Correspondance\Wolff Minor - Letter of Intent.odt

EL PASO COUNTY

COMMISSIONERS:
DENNIS HISEY (CHAIR)
AMY LATHEN (VICECHAIR)



SALLIE CLARK
DARRYL GLENN
PEGGY LITTLETON

DEVELOPMENT SERVICES DEPARTMENT
MAX L. ROTHSCHILD P.E. DIRECTOR

February 18, 2014

Gregory S. and Tanya R. Wolff
14050 Roller Coaster Road
Colorado Springs, CO 80921-2026

Land Resource Associates
9735 Mountain Road
Chipita Park, CO 80809

RE: Administrative Relief: Wolff Lot Area Variance- Wolff Lot Area Variance (ADR-14-001)

This letter is to inform you that your request for administrative relief to authorize a minor variation during platting prior to a request for Board of County Commissioner (BoCC) approval of a three (3) lot minor subdivision of a 13.66 acre parcel in the RR-5 (Residential Rural) with two (2) proposed lots at 4.25 acres and one (1) proposed lot at 4.65 acres, where 5 acres is required for each, has been administratively approved with conditions and notations on February 6, 2014.

Minor variations from strict application of the provisions of a development plan or conventional zoning district may be allowed at the discretion of the DSD Director in order to facilitate the reasonable and expeditious platting of the property. Variations shall be allowed only after a finding by the DSD Director that:

- The variation does not constitute a substantial change to the allowed land use; and that
- No substantial detriment to the public good, nor harm to the general purpose and intent of this Code, will be caused thereby.

The variation shall not by themselves constitute grounds for disapproval by the BoCC of any final plat unless the BoCC specifically finds that the variation constitutes a substantial change in the allowed land use or causes a substantial detriment to the public good or harm to the general purpose and intent of this Code.

It is the determination and finding of the DSD Director that the variation does not constitute a substantial change to the allowed land use. Current and future use on the property shall continue to be governed by Table 5-1, Principal Uses, of the Land Development Code. The Director also finds that no substantial detriment to the public good, nor harm to the general purpose and intent of this Code, will be caused thereby. Future subdivision applications are subject to the standards in Section 6 of Land Development Code regarding general development standards, fire protection, and environmental considerations; the final plat review standards in Section 7, regarding the division of land, which provides the review and approval criteria which includes master plan consistency; and the subdivision requirements in Section 8 which address subdivision design, exactions, utilities, provision of water and

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



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

RECEIVED VERSION

OCT 11 2016

wastewater, and public improvements. Approval of the requested administrative relief and minor variation during platting is subject to the following:

CONDITIONS OF APPROVAL

1. Administrative relief of the 5 acre minimum lot size requirement of the RR-5 to allow two (2) proposed approximately 4.25 acre lots and one (1) proposed approximately 4.65 acre lot, where 5 acres is required for each, shall neither be construed or interpreted to constitute administrative subdivision and/or final plat approval of the same by the Development Services Director.
2. Administrative relief of the 5 acre minimum lot size requirement of the RR-5 to allow two (2) proposed approximately 4.25 acre lots and one (1) proposed approximately 4.65 acre lot, where 5 acres is required for each, shall neither be construed or interpreted to constitute nor require Board of County Commissioner approval of any subsequent subdivision action to created said proposed lots.
3. A final plat application shall be submitted to Development Services for Board of County Commissioner review and action in accordance with the provisions of the El Paso County Land Development Code (2013), as amended.
4. No administrative approvals shall be given for any special use applications on any lots created in accordance with this administrative relief where the proposed land use has a minimum acreage requirement of 5 acres irrespective of nonconforming status.
5. Only lots, parcels, tracts of land created through Board of County Commissioner approval and in accordance with the provisions and conditions of the same, shall benefit from the provisions this administrative relief for the minimum lot size requirements in the RR-5 (Residential Rural) district.
6. In the event right-of-way dedication is required in any subsequent final plat approval, approval of this administrative relief shall authorize the additional reduction of the proposed lot sizes to accommodate the acquisition of right-of-way for County transportation planning. In no case shall the minimum lot size approved at final plat for any lots within the proposed subdivision be less than 80% of the RR-5 (Residential Rural) district requirement, or 4 acres.
7. Future development of the existing or subdivided site shall be in accordance with the provisions of the Land Development Code and in accordance with the use, bulk, density, and dimensional standards of the RR-5 (Residential Rural) district except as modified by this action.
8. Any subdivision request which proposes any residential density greater than what is authorized by this approval shall be preceded by Board of County Commissioner approval of a map amendment (rezoning) of the property to an appropriate zone district classification.

NOTATIONS

1. Approval is based on the proposed lot configuration as depicted in the concept plan exhibit submitted with the request for administrative relief of the minimum lot size requirement of the RR-5 (Residential Rural) zone district.

It is the determination of the Development Services Director that the criteria for administrative relief can be met and that the requested relief is hereby granted.

Max L. Rathschmidt, PE
El Paso County Development Services Director

2/19/14
Date

WOLFF SUBDIVISION FILING NO. 1

A PORTION OF NORTHWEST QUARTER SECTION 4, TOWNSHIP 12 SOUTH, RANGE 66 WEST of the 6th
PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

KNOW ALL MEN BY THESE PRESENTS

THAT GREGORY S. WOLFF AND TANYA R. WOLFF ARE THE OWNERS OF THE FOLLOWING DESCRIBED TRACT OF LAND, TO WIT:
THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, EXCEPT THAT PORTION DESCRIBED IN BOOK 2799 AT PAGE 110, AND EXCEPT ANY PORTION LYING WITHIN ROLLER COASTER ROAD AND NORTH GATE ROAD.
COUNTY OF EL PASO,
STATE OF COLORADO
CONTAINING 13.497 ACRES MORE OR LESS.

COUNTY GOVERNMENT NOTES

1. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE FINAL PLAT FOR THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY DEVELOPMENT SERVICES DEPARTMENT: TRANSPORTATION IMPACT STUDY; DRAINAGE REPORT; WATER RESOURCES REPORT; WASTEWATER DISPOSAL REPORT; GEOLOGY AND SOILS REPORT; FIRE PROTECTION REPORT; WILDLIFE HAZARD REPORT; NATURAL FEATURES REPORT.
2. ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGHOUT THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICATED. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
3. DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS, IF ANY, OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DIVISION OF WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORPS OF ENGINEERS AND THE U.S. FISH AND WILDLIFE SERVICE REGARDING THE ENDANGERED SPECIES ACT, PARTICULARLY AS IT RELATES TO THE LISTED SPECIES (E.G., PREBLE'S MEADOW JUMPING MOUSE).
4. THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
5. A DRIVEWAY PERMIT SHALL BE ISSUED BY EL PASO COUNTY DEVELOPMENT SERVICES PRIOR TO THE ESTABLISHMENT OF ANY DRIVEWAY.
6. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATIONS.
7. NO LOT OR INTEREST THEREIN, SHALL BE SOLD, CONVEYED, OR TRANSFERRED WHETHER BY DEED OR BY CONTRACT, NOR SHALL BUILDING PERMITS BE ISSUED, UNTIL, AND UNLESS EITHER THE REQUIRED PUBLIC AND COMMON DEVELOPMENT IMPROVEMENTS HAVE BEEN CONSTRUCTED AND COMPLETED AND PRELIMINARILY ACCEPTED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE APPLICANT/OWNER AND EL PASO COUNTY AS RECORDED UNDER RECEPTION NUMBER _____ IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO OR, IN THE ALTERNATIVE, OTHER COLLATERAL, IS PROVIDED TO MAKE PROVISION FOR THE COMPLETION OF SAID IMPROVEMENTS IN ACCORDANCE WITH THE EL PASO COUNTY LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL, ANY SUCH ALTERNATIVE COLLATERAL MUST BE APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE DEVELOPMENT SERVICES DEPARTMENT DIRECTOR AND MEET THE POLICY AND PROCEDURE REQUIREMENTS OF EL PASO COUNTY PRIOR TO THE RELEASE BY THE COUNTY OF ANY LOTS FOR SALE, CONVEYANCE OR TRANSFER.
THIS PLAT RESTRICTION MAY BE REMOVED OR RESCINDED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE DEVELOPMENT SERVICES DEPARTMENT DIRECTOR UPON EITHER APPROVAL OF AN ALTERNATIVE FORM OF COLLATERAL OR COMPLETION AND PRELIMINARY ACCEPTANCE BY THE EL PASO BOARD OF COUNTY COMMISSIONERS OF ALL IMPROVEMENTS REQUIRED TO BE CONSTRUCTED AND COMPLETED IN ACCORDANCE WITH SAID SUBDIVISION IMPROVEMENTS AGREEMENT. THE PARTIAL RELEASE OF LOTS FOR SALE, CONVEYANCE OR TRANSFER MAY ONLY BE GRANTED IN ACCORDANCE WITH ANY PLANNED PARTIAL RELEASE OF LOTS AUTHORIZED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT.
8. THE DEVELOPER MAY BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM (RESOLUTION 12-382) AND ANY SUBSEQUENT AMENDMENTS, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTALS. THE FEE OBLIGATION, IF NOT PAID AT FINAL PLAT RECORDING, MAY BE DOCUMENTED ON ALL SALES DOCUMENTS AND ON PLAT NOTES TO ENSURE THAT A TITLE SEARCH WOULD FIND THE FEE OBLIGATION BEFORE SALE OF THE PROPERTY.

NOTES

- 1.) BEARING REFERRED TO HEREIN ARE BASED ON THE NORTH LINE OF THE E 1/2, OF THE SE 1/4, OF THE NW 1/4 OF SECTION 4.
- 2.) THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY M.V.E., INC. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY, TITLE, AND OTHER MATTERS OF RECORD, M.V.E., INC. RELIED ON TITLE COMMITMENT NO. 570-R-458871-370-CSP AS PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, LLC EFFECTIVE JULY 9, 2013 AT 7:00AM.
- 3.) ALL CORNERS SET WITH NO. 5 REBAR WITH SURVEYOR'S ALUMINUM CAP PLS 25351, UNLESS OTHERWISE NOTED.
- 4.) ACCORDING TO FEMA: FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 08041 C0295 F, DATED MARCH 17, 1997 THE PROPERTY IS NOT LOCATED IN A FEMA DESIGNATED FLOOD HAZARD AREA.
- 5.) NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON. (SECTION 13-80-105 C.R.S.).
- 6.) PORTIONS OF THIS PROPERTY SUBJECT TO AN UNDIVIDED ONE-HALF INTEREST IN ALL OIL, GAS AND OTHER MINERALS AS RESERVED BY THE FIRST NATIONAL BANK OF COLORADO SPRINGS, COLORADO, GEORGE NELSON ALLEN, CURTIS ALLEN AND WHARTON ALLEN, AS EXECUTORS OF THE ESTATE OF MARIA MCKEAN ALLEN, DECEASED AND BY WHARTON ALLEN, GEORGE E. HARDESTY AND STELLA V. HARDESTY IN DEED RECORDED JULY 13, 1951 IN BOOK 1303 AT PAGE 512 AND ANY AND ALL ASSIGNMENTS THEREOF OR INTEREST THEREIN. (NOT PLOTTABLE)
- 7.) PORTIONS OF THIS PROPERTY SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE BOUNDARY AND FENCING AGREEMENT RECORDED JANUARY 29, 1996 IN BOOK 6809 AT PAGE 1330. (NOT PLOTTABLE)
- 8.) PORTIONS OF THIS PROPERTY SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE FINDINGS OF FACT, CONCLUSIONS OF LAW, JUDGEMENT AND DECREE RECORDED NOVEMBER 28, 2012 AT RECEPTION NO. 212141570. (NOT PLOTTABLE)
- 9.) EXCEPT THE EXISTING DRIVEWAY FOR LOT 1 AND THE SHOWN 30' MUTUAL ACCESS EASEMENT, THERE SHALL BE NO DIRECT ACCESS TO ROLLER COASTER ROAD OR OLD NORTH GATE ROAD. LOTS 2 AND 3 TO BE ACCESSED BY A SINGLE DRIVEWAY WITHIN SAID 30' FOOT MUTUAL ACCESS EASEMENT.
- 10.) NO SECTION CORNER WAS FOUND FOR THE CENTER OF SHOWN SECTION 4. CALCULATIONS FOR THIS CORNER ARE BASED ON THE FOUND CORNERS IN FLYING HORSE NO. 9.

EASEMENTS

UNLESS OTHERWISE INDICATED, BOTH SIDES OF ALL INTERIOR SIDE LOT LINES ARE HEREBY PLATTED WITH A 10' DRAINAGE AND UTILITY EASEMENT. THE FRONT AND REAR OF ALL LOTS ARE HEREBY PLATTED WITH 10' DRAINAGE AND UTILITY EASEMENTS. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.

SURVEYOR'S STATEMENT

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

I ATTEST THE ABOVE ON THIS _____ DAY OF _____, 2016.

RANDALL D. HENRY (SIGNATURE) _____ DATE _____
COLORADO REGISTERED PLS #27405
FOR AND ON BEHALF OF M.V.E., INC.

OWNERS CERTIFICATE

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED, AND PLATTED SAID LANDS INTO LOTS, TRACTS, STREETS, AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF "WOLFF SUBDIVISION FILING NO. 1". ALL PUBLIC IMPROVEMENTS SO PLATTED ARE HEREBY DEDICATED TO PUBLIC USE AND SAID OWNER DOES HEREBY COVENANT AND AGREE THAT THE PUBLIC IMPROVEMENTS WILL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS AND THAT PROPER DRAINAGE AND EROSION CONTROL FOR SAME WILL BE PROVIDED AT SAID OWNERS' EXPENSE, ALL TO THE SATISFACTION OF THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO. UPON ACCEPTANCE BY RESOLUTION, ALL PUBLIC IMPROVEMENTS SO DEDICATED WILL BECOME MATTERS OF MAINTENANCE BY EL PASO COUNTY, COLORADO. THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND COMMUNICATION SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES.

GREGORY S. WOLFF, OWNER _____ TANYA R. WOLFF, OWNER _____

STATE OF COLORADO } ss
COUNTY OF EL PASO }
ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2016 BY
AS _____

MY COMMISSION EXPIRES _____

WITNESS MY HAND AND OFFICIAL SEAL _____
NOTARY PUBLIC

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

THIS PLAT FOR "WOLFF SUBDIVISION FILING NO. 1" WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THE _____ DAY OF _____, 2016, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RESOLUTION OF APPROVAL. THE DEDICATION OF LAND TO THE PUBLIC (STREETS / EASEMENTS) IS ACCEPTED, BUT PUBLIC IMPROVEMENTS THEREON WILL NOT BECOME THE MAINTENANCE RESPONSIBILITY OF EL PASO COUNTY UNTIL PRELIMINARY ACCEPTANCE OF THE PUBLIC IMPROVEMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL, AND THE SUBDIVISION IMPROVEMENTS AGREEMENT.

CHAIR, BOARD OF COUNTY COMMISSIONERS _____ DATE _____
EL PASO COUNTY ASSESSOR, MARK LOWDERMAN _____ DATE _____
DIRECTOR, EL PASO COUNTY DEVELOPMENT SERVICES _____ DATE _____

CLERK AND RECORDER

CLERK AND RECORDER: _____
STATE OF COLORADO } ss
COUNTY OF EL PASO }

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT _____ O'CLOCK _____ AM, THE _____ DAY OF _____, 2016, A.D. AND IS DULY RECORDED AT RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

CHARLES D. BROERMAN, RECORDER

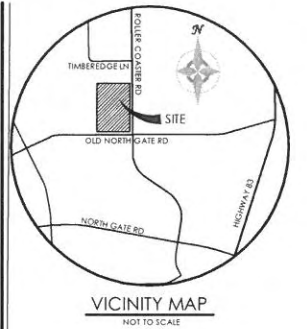
BY: _____ DEPUTY

SCHOOL FEE: _____

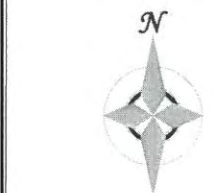
BRIDGE FEE: _____

PARK FEE: _____

DRAINAGE FEE: _____



VICINITY MAP
NOT TO SCALE



SCALE: 1"=80' 1:960

MVE, INC.
ENGINEERS & SURVEYORS
1003 Library Street, Suite 300 Colorado Springs CO 80909 719.535.5736

REVISIONS

DESIGNED BY: T.J.W.
DRAWN BY: T.J.W.
CHECKED BY: _____
AS BUILT BY: _____
CHECKED BY: _____

WOLFF SUBDIV.
FILING NO. 1

MINOR
SUBDIVISION PLAT

MVE PROJECT #60997
MVE DRAWING #PLAT-MS

JUNE 16, 2016
SHEET 1 OF 1

El Paso County Parks

Agenda Item Summary Form

Agenda Item Title: Taylor Acres Minor Subdivision

Agenda Date: November 9, 2016

Agenda Item Number: #6 - G

Presenter: Ross Williams, Park Planner

Information: **Endorsement:** X

Background Information:

Request for approval by Land Development Consultants, Inc. on behalf of Taylor Living Trust for Taylor Acres, a three lot minor subdivision totaling 15.00 acres. The property is located north of the intersection of Shoup Road and Black Forest Road.

The 2013 El Paso County Parks Master Plan shows no parks, trails/routes, or open space impacting or running directly adjacent to the proposed subdivision. Black Forest Regional Park is located 1.25 miles west of the property, and the proposed Palmer Divide Regional Trail is located 1.25 miles to the north. The proposed Shoup Road Bicycle Route is located 0.40 mile to the east. The property is partially located within the Black Forest South Candidate Open Space.

El Paso County Parks staff recommends fees in lieu of land for regional park purposes in the amount of \$1,008 as shown on the attached Subdivision Review Form.

Recommended Motion:

Recommend to the Planning Commission and Board of County Commissioners that approval of the Taylor Acres Minor Subdivision include the following condition: Require fees in lieu of land dedication for regional park purposes in the amount of \$1,008.

Development Application Permit Review



Community Services Department
Park Operations ~ Planning ~ Recreation / Cultural Services
Environmental Services ~ Veterans Services ~ CSU Extension

November 9, 2016

Subdivision requirements referenced in section 8.5.2 of the El Paso County Land Development Code. Fees are based on average land values within designated areas. See El Paso County Board of County Commissioners (BoCC) Resolution for fees established on annual basis. The Park Advisory Board meets the second Wednesday of each month, 1:30 p.m., BoCC Auditorium, second floor Centennial Hall Building, 200 S. Cascade, Colorado Springs.

Name:	Taylor Acres Minor Subdivision	Application Type: Minor Subdivision
DSD Reference #:	MS-16-004	CSD / Parks ID#: 0
Applicant / Owner:	Owner's Representative:	Total Acreage: 15.00
Taylor Living Trust	Land Development Consultants, Inc.	Total # of Dwelling Units 3
18105 Eastonville Road	Dan Kupferer	Gross Density: 0.20
Elbert, CO 80106	3898 Maizeland Road	Park Region: 2
	Colorado Springs, CO 80909	Urban Area: 2

Existing Zoning Code: **RR-5** Proposed Zoning: **RR-5**

REGIONAL AND URBAN PARK REQUIREMENTS

Regional Park land dedication shall be 7.76 acres of park land per 1,000 projected residents. The number of projected residents shall be based on 2.5 residents per dwelling unit.

Urban Park land dedication shall be 4 acres of park land per 1,000 projected residents. The number of projected residents shall be based on 2.5 residents per dwelling unit.

LAND REQUIREMENTS

Urban Density: ☐ (2.5 units or greater / 1 acre)

Regional Parks: 2	Urban Parks Area: 2
0.0194 Acres x 3 Dwelling Units = 0.058 acres	Neighborhood: 0.00375 Acres x 0 Dwelling Units = 0.00 acres
	Community: 0.00625 Acres x 0 Dwelling Units = 0.00 acres
	Total: 0.00 acres

FEE REQUIREMENTS

Regional Parks: 2	Urban Parks Area: 2
\$336.00 / Unit x 3 Dwelling Units = \$1,008.00	Neighborhood: \$83.00 / Unit x 0 Dwelling Units = \$0.00
	Community: \$129.00 / Unit x 0 Dwelling Units = \$0.00
	Total: \$0.00

ADDITIONAL RECOMMENDATIONS

Staff Recommendation: Recommend to the Planning Commission and Board of County Commissioners that approval of the Taylor Acres Minor Subdivision include the following condition: Require fees in lieu of land dedication for regional park purposes in the amount of \$1,008.

Park Advisory Board Recommendation:

**LETTER OF INTENT
TAYLOR ACRES
MINOR SUBDIVISION PLAT**

Project No. 16046
October 20, 2016

Nina Ruiz
Project Manager/Planner II
El Paso County Planning and Community Development Dept.
2880 International Circle, Colorado Springs, CO. 80910

OWNER: Taylor Living Trust
18105 Eastonville Road
Elbert, CO 80106
Diana Taylor, Trustee 719-494-8554

CONSULTANT: Land Development Consultants, Inc.
3898 Maizeland Road
Colorado Springs, CO 80909
Daniel L. Kupferer 719-528-6133

Land Development Consultants, Inc. (LDC) has been retained by Taylor Living Trust to prepare the Minor Subdivision Plat for their property 12950 Black Forest Road. This is a 15.003 acre site located in the Southeast Quarter of Section 7, Township 12 South, Range 65 West of the 6th P.M., El Paso County, Colorado. This property is on the West side of Black Forest Road approximately ½ mile North of Shoup Road and West of Brentwood Drive.

This site is zoned RR-5 and has been used as a residential property with a single family home constructed in the early 1950's. This is one of the many homes that burned down in the Black Forest Fire in 2013. The owners of this property had lived in the home since 2002 and now have decided to subdivide the property into three 5 acre single family residential lots.

This property is approximately 1.5 miles from Black Forest Fire Station. This subdivision will be required to dedicate an additional 20 feet for Black Forest Road right of way. The lot fronting on Black Forest Road will have a minimum of 4.75 acres, the other 2 lots will be 5 acres each. Access to Black Forest Road will be by private driveway for all 3 lots, at the north property line. This will allow for adequate sight distance and be a safer driveway than the previous driveway for the former house. We are requesting a waiver of the requirement to have a minimum of 30 feet of frontage on a public road for the 2 lots to the west. We will be platting a 30 feet wide private driveway and public utilities easement and maintenance agreement to access all 3 lots. The private road will be 20 feet wide constructed to County standards with a 50 feet radius turnaround at the west end of the driveway on the common lot line of Lots 2 and 3. There are no public improvements proposed.

Respectfully;

Daniel L. Kupferer, PLS
President, Land Development Consultants, Inc.

RECEIVED VERSION

OCT 23 2016

TAYLOR ACRES SUBDIVISION

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 7,
TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
EL PASO COUNTY, COLORADO

KNOW ALL MEN BY THESE PRESENTS:

That TAYLOR LIVING TRUST, being the owner of the following described tract of land to wit:

A portion of the Southeast Quarter of Section 7, Township 12 South, Range 65 West, of the 6th P.M. El Paso County, Colorado more particularly described as follows:

COMMENCING at the Northeast corner of said Southeast Quarter;
Thence S89°55'48"W, along the North line of said Southeast Quarter 30.00 feet to the POINT OF BEGINNING;
Thence S00°00'28"W parallel with the East line of said Southeast Quarter, 495.00 feet;
Thence S89°55'48"W parallel with the North line of said Southeast Quarter, 1319.94 feet;
Thence N00°04'12"W, 495.00 feet to a point on the North line of said Southeast Quarter;
Thence N89°55'48"E along said North line, 1320.62 feet to the POINT OF BEGINNING.

Containing 15.003 acres, more or less.

OWNERS CERTIFICATE:

The undersigned, being all the owners, mortgagees, beneficiaries of deeds of trust and holders of other interests in the land described herein, have laid out, subdivided, and platted said lands into Lots, public right-of-way and easements as shown hereon under the name and subdivision of TAYLOR ACRES SUBDIVISION. All public improvements, and public right-of-way (Black Forest Road additional right of way), so platted are hereby dedicated to public use. The utility easements shown hereon are hereby dedicated for public utilities and communication systems and other purposes as shown hereon. The entities responsible for providing the services for which the easements are established are hereby granted the perpetual right of ingress and egress from and to adjacent properties for installation, maintenance, and replacement of utility lines and related facilities.

By: Diana Taylor, Trustee
Taylor Living Trust

By: Michael D. Taylor, Trustee
Taylor Living Trust

STATE OF COLORADO }
COUNTY OF EL PASO } SS

Acknowledged before me this _____ day of _____, 20____ by Diana Taylor
and Michael D. Taylor, Trustees of Taylor Living Trust

My commission expires _____

Witness my hand and seal
Notary Public

STATE OF COLORADO

COUNTY OF EL PASO }
COUNTY OF EL PASO } SS

Acknowledged before me this _____ day of _____, 20____ by
_____, as _____ of
_____ (Mortgagee).

My commission expires _____

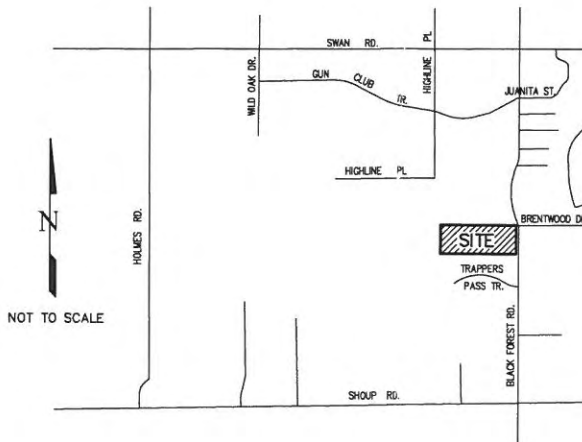
Witness my hand and seal
Notary Public

NOTES:

- o - Indicates survey monument recovered as a #4 rebar with Surveyor's Cap, PLS #18465.
• - Indicates recovered survey monument as noted.
- This survey does not constitute a title search by LDC, Inc. to determine ownership or easements of record. For all information regarding easements, rights-of-way and title of record, LDC, Inc. relied upon a Commitment for Title Insurance, prepared by STEWART TITLE GUARANTY COMPANY, File No. 01330-89205, Effective Date: October 10, 2016, at 8:00 A.M.
- Individual Lot purchasers are responsible for the construction and maintenance costs of the driveway within the 30 feet wide Driveway Easement. This driveway is for each of the 3 properties and cannot be severed or blocked by any property owner.
No driveway shall be established unless an access permit has been granted by El Paso County. Vehicular access from Black Forest Road shall be restricted to the 30 feet wide Driveway Easement.
- Each individual property owner is responsible for the construction and operation of a non-evaporative wastewater disposal system approved by the El Paso County Health Department. The Health Department may require a specially designed, or "engineered," system prior to permit approval. Engineered systems may cost more to design, install and maintain than systems which are not engineered.
- Basis of Bearings: All bearings are based on the most Southerly boundary line of TAYLOR ACRES SUBDIVISION, monumented as shown, and "assumed" to bear N89°55'48"E, a distance of 1319.94 feet.
- All structural foundations shall be located and designed by a Professional Engineer, currently registered in the State of Colorado.
- Individual wells in the Dawson Aquifer are the responsibility of each Lot owner. Permits for such wells must be obtained from the Colorado Division of Water Resources. Ground water rights associated with the subdivision were decreed in Consolidated Case Nos. 07CW50 (Div. 2) and 07CW108 (Div. 1). Judgement and Decree dated 11-30-07 by Dennis Maes, Water Judge, Water Division 2; District Court, Water Division No. 2, State of Colorado. Declaration of Restrictive Covenants recorded under Reception No. _____, of the records of the El Paso County Clerk and Recorder.

The plan for augmentation was designed to allow pumping of 0.6 acre foot annually from as many as three Dawson aquifer wells in the subdivision. Applicant, its successors and assigns at the time of Lot sales, shall transfer rights to underlying ground water to the initial purchaser of each Lot in an amount at least sufficient to satisfy the 300 year water supply requirement of El Paso County for three Lots, or _____ acre feet from the Dawson Aquifer and _____ acre feet from the Laramie-Fox Hills Aquifer, as well as an undivided interest in the plan for augmentation. Such conveyance may be accomplished either by separate quit claim deed, by other appropriate deed of the water rights associated with the Lot, or by specifically identifying and transferring the water rights in the warranty deed which transfers the real property to the individual Lot purchaser.

Water in the Denver Basin Aquifers is allocated based on a 100 year aquifer life, however, for El Paso County planning purposes, water in the Denver Basin Aquifers is evaluated based on a 300 year aquifer life. Applicants, the Home Owners Association and all future owners in the subdivision, should be aware that the economic life of a water supply based on wells in a given Denver Basin Aquifer may be less than either 100 years or 300 years used for allocation indicated due to anticipated water level declines. Furthermore, the water supply plan should not rely solely upon non-renewable aquifers. Alternative renewable water resources should be acquired and incorporated in a permanent water supply plan that provides future generations with a water supply.



NOTES (CONT.):

- FEDERAL EMERGENCY MANAGEMENT AGENCY, Flood Insurance Rate Map Number 08041C0315 F, effective date March 17, 1997, indicates the area in the vicinity of this parcel of land to be a Zone X (area determined to be out of the 500 year flood plain) and a Zone AE, (special flood hazard area inundated by 100-year flood) with base flood elevations determined.
- (1581) - Indicates property address. The addresses exhibited on this plat are for informational purposes only. They are not the legal description and are subject to change.
- Fire protection to be provided by the Black Forest Fire/Rescue Protection District.
- Unless otherwise indicated, side, front and rear Lot lines are hereby platted on each side with a ten foot Public Utility and Drainage Easement, as shown hereon. All exterior subdivision boundaries shall have a twenty foot Public Utility and Drainage Easement. The sole responsibility for maintenance of these easements is hereby vested with the individual property owners.
- The following reports and/or documentation have been submitted in association with the Final Plat for this subdivision and are on file at the County Development Services Department: Transportation Impact Letter; Drainage Report; Water Resources Report; Wastewater Disposal Report; Geology and Soils Report; Development Report and Evidence.
- All property owners are responsible for maintaining proper storm water drainage in and through their property. Public drainage easements as specifically noted on the plat shall be maintained by the individual Lot owners unless otherwise indicated. Structures, materials or landscaping that could impede the flow of runoff shall not be placed in drainage easements.
- Developer shall comply with federal and state laws, regulations, ordinances, review and permit requirements, and other agency requirements, if any, of applicable agencies including, but not limited to, the Colorado Division of Wildlife, Colorado Department of Transportation, U.S. Army Corps of Engineers and/or the U.S. Fish and Wildlife Service regarding the Endangered Species Act, particularly as it relates to the listed species, if applicable.

The project lies within an area containing noxious weeds as identified by El Paso County Environmental mapping documentation. Pursuant to Colorado Statute, property owners are required to address noxious weeds on a property to avoid the spread of noxious weeds.

Please be aware that any additional improvements may interfere with Abert's Squirrel, Black Bear, Elk, Mountain Lion, and Mule Deer habitat (species of concern to the State of Colorado) during and/or following construction. Information regarding wildlife protection measures should be provided to construction personnel and future residents, including fencing requirements, garbage containment, pets, enhancement/maintenance of natural vegetation, weed control and riparian/wetland protection/buffer zones as appropriate. Information can be obtained from the Colorado Division of Wildlife.

- Mailboxes shall be installed in accordance with all El Paso County and United States Postal Service regulations.
- Notice: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.
- Any person who knowingly removes, alters or defaces any public land survey monument or land boundary monument or accessory commits a Class Two (2) misdemeanor pursuant to C.R.S. 18-4-508.
- All property within this subdivision is subject to Road Impact Fees in accordance with the El Paso County Road Impact Fee Program, at or prior to building permit issuance.
- All property within this subdivision is subject to Reciprocal Access Agreements as recorded under Reception No. _____ of the records of the El Paso County Clerk and Recorder.
- The indicated Drainage No-Build Area Easement exists: due to existing drainage way and associated buffer.
- This property is subject to a 20 feet wide easement for electrical facilities granted to Mountain View Electric Association as recorded in Book 2127 at Page 292 of the El Paso County records. Said easement is a "blanket" easement along the centerline of existing electric facilities as may exist or be constructed.

FEES:

Park Fee: _____ Drainage Fee: _____
School Fee: _____ Bridge Fee: _____

SURVEYOR'S CERTIFICATION:

I, Daniel L. Kupfer, a duly registered Professional Land Surveyor in the State of Colorado, do hereby certify that this plat correctly represents the results of a survey made on date of survey, by me or under my direct supervision and accurately shows the subdivision thereof and that all monuments exist as shown hereon; that mathematical closure errors are less than 1:10,000; and that said plat has been prepared in full compliance with all applicable provisions of the El Paso County Land Development Code and that the requirements of Title 38 of the Colorado Revised Statutes, 1973, as amended, have been met to the best of my professional knowledge, belief and opinion.

Daniel L. Kupfer
Colorado Professional Land Surveyor No. 20681

Date

BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

This plat for TAYLOR ACRES SUBDIVISION was approved for filing by the El Paso County, Colorado Board of County Commissioners on the _____ day of _____, 20____ subject to any notes specified hereon and any conditions included in the resolution of approval. The dedications of land to the public for streets and easements are accepted, but the public improvements thereon will not become the maintenance responsibility of El Paso County until preliminary acceptance of the public improvements in accordance with the requirements of the Land Development Code and Engineering Criteria Manual, and the Subdivision Improvements Agreement.

Chair, Board of County Commissioners _____ Date

APPROVALS:

This subdivision was approved by the El Paso County Planning and Community Development Department this _____ day of _____, 20____ A.D.

Planning and Community Development Department Director _____

RECORDING:

STATE OF COLORADO }
COUNTY OF EL PASO } SS

I hereby certify that this instrument was filed for record in my office at _____ o'clock _____ M., this _____ day of _____, 20____ A.D., and is duly recorded under

Reception No. _____ of the records of El Paso County, Colorado.

Chuck Braerman, Recorder

SURCHARGE: _____

FEE: _____

BY: _____

Deputy

PRELIMINARY COPY
SUBJECT TO FINAL
COUNTY APPROVAL

PCD FILE NO.: _____

CALL BEFORE YOU DIG ...
811
DIAL 811
FOR GAS, WATER, SINK, AND WASTEWATER

REVISIONS	Date	By	Description
No.			

H Scale: 1" = 100'	V Scale: N/A	Designed By: N/A	Drawn By: SLG	Checked By: DLK	Date: 10/28/16
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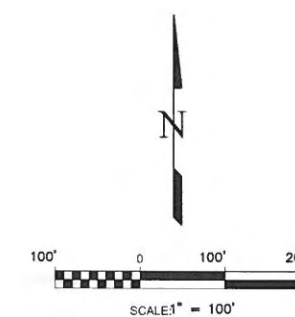
Land Development Consultants, Inc.
Planning • Landscape Architecture
Engineering • Surveying
www.ldc-inc.com • TEL: (719) 528-6133 • FAX: (719) 528-6518
2850 S. Broadway • Colorado Springs, CO 80917

TAYLOR ACRES SUBDIVISION
FINAL PLAT

Project No.: 16041

Sheet: 1 of 2

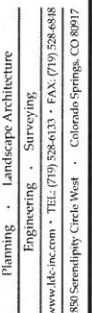
A PORTION OF THE SOUTHEAST QUARTER OF SECTION 7,
TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
EL PASO COUNTY, COLORADO



PCD FILE NO.: ____-____-____

FOR LOCATING AND MARKING GAS, ELECTRIC, WATER
AND WASTEWATER

H Scale:	1" = 100'
V Scale:	N/A
Designed By:	N/A
Drawn By:	SLG
Checked By:	DLK
Date:	10/26/16



Project No.: 16046
Sheet: 2 of 2

El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: 2017 Facility Use Fee Schedule
Agenda Date: November 9, 2016
Agenda Item Number: # 7 - A
Presenter: Tim Wolken, Director of Community Services
Information: **Endorsement:** X

Background Information:

The Park Advisory Board annually reviews and endorses the upcoming year's Park facility use fee schedule at the November meeting. The fees are assessed for individuals, groups, organizations and businesses who desire to utilize a park facility for their exclusive use.

As of September, 2016, 2,182 facility use reservations have been processed involving 103,733 participants and generating \$173,827 in facility use fees to support the operation of the park system.

When developing the fee proposal, staff compares fees charged by other park systems in our region, reviews citizen comments regarding the current fee structure, and adds needed new facility use fees. Based on this information, staff is recommending the attached 2017 facility use schedule.

Proposed Motion:

Move to endorse the proposed 2017 Facility Use Fee Schedule.

El Paso County Parks
2017 Facility Use Fee Schedule
Individual / Non-Profit

Facility Use Category	2016 Fees	2017 Proposed Fees
Archery Range	\$6/hr per lane	\$6/hr per lane
Multi-Use Field - Level 1 BCRP #2, #3 FCRP #1,#2, FRRP #1	\$24/hr (2 hour minimum)	\$24/hr (2 hour minimum)
Multi-Use Field - Level 2 FRRP - #2,#3, BFRP #1	\$18/hr (2 hour minimum)	\$18/hr (2 hour minimum)
Baseball / Softball Fields	\$22/hr (2 hour minimum)	\$22/hr (2 hour minimum)
Gazebo at Fox Run	\$117/hr (2 hr minimum)	\$117/hr (2 hr minimum)
Pavilion Reservation	\$30/day - small pavilion \$100/day - medium pavilion \$206/day - BC 1 & FC 1 pavilion	\$30/day - small pavilion \$100/day - medium pavilion \$206/day - BC 1 & FC 1 pavilion
Creekside Meeting Room	\$6 / hr	\$8 / hr
Fox Run Nordic Center Room	\$18 per hour (2 hr minimum)	\$18 per hour (2 hr minimum)
Tennis Court - no lights	\$6/hr per court	\$6/hr per court
Tennis Court - lights	\$9/hr per court	\$9/hr per court
Vending Permit	\$40 / day / vendor	\$40 / day / vendor
Disc Golf Course	\$100 / event	\$100 / event
Trail Use Fee	\$100 / Event	\$100 / Event

Commercial

Commercial events conducted by promoters / businesses that are using the facility for commercial purposes. Examples include ticketed events, merchandise sales, class instruction, and other for-profit special events.

Facility Use Category	2016 Fees	2017 Proposed Fees
Archery Range	\$9/hr per lane	\$9/hr per lane
Multi-Use Field - Level 1 BCRP #2, #3 FCRP #1,#2, FRRP #1	\$35/hr (2 hour minimum)	\$35/hr (2 hour minimum)
Multi-Use Field - Level 2 FRRP - #2,#3, BFRP #1	\$27/hr (2 hour minimum)	\$27/hr (2 hour minimum)
Baseball / Softball Fields	\$33/hr (2 hour minimum)	\$33/hr (2 hour minimum)

Gazebo at Fox Run	\$177/hour (2 hour minimum)	\$177/hour (2 hour minimum)
Pavilion Reservation	\$45/day - small pavilion \$150/day - medium pavilion \$310/day - BC 1 & FC 1 pavilion	\$45/day - small pavilion \$150/day - medium pavilion \$310/day - BC 1 & FC 1 pavilion
Creekside Meeting Room	\$10 / hr	\$12 / hr
Fox Run Nordic Center Room	\$28 / hr (2 hour minimum)	\$28 / hr (2 hour minimum)
Tennis Court - no lights	\$9 / hr per court	\$9 / hr per court
Tennis Court - lights	\$13 / hr per court	\$13 / hr per court
Vending Permit	\$60 / day / vendor	\$60 / day / vendor
Disc Golf Course	\$150 / event	\$150 / event
Trail Use Fee	\$150 / Event	\$150 / Event

Special Event Fee Schedule

Special event fees are charged in addition to rental fees if one / all of the following needs are required for the event: additional park staff support, special insurance requirements, and / or if specialized equipment (bounce house, dunk tank, ...) will be used.

Non-Profit / Individual

Number of People	2016 Fees	2017 Proposed Fees
Up to 100	\$59 per event	\$59 per event
101 - 200	\$89 per event	\$89 per event
201 - 300	\$118 per event	\$118 per event
301 - 400	\$148 per event	\$148 per event
401 - 500	\$207 per event	\$207 per event
501 - 600	\$266 per event	\$266 per event
601 - 700	\$325 per event	\$325 per event
701 - 800	\$384 per event	\$384 per event
801 - 900	\$443 per event	\$443 per event
901 - 1,000	\$502 per event	\$502 per event
1,001 - up	\$551 per event*	\$551 per event*
Sports Leagues	\$118	\$118

* Plus \$59 for each additional 100

Commercial

Number of People	2016 Fees	2017 Proposed Fees
Up to 100	\$89 per event	\$89 per event
101 - 200	\$134 per event	\$134 per event
201 - 300	\$177 per event	\$177 per event
301 - 400	\$222 per event	\$222 per event
401 - 500	\$310 per event	\$310 per event
501 - 600	\$399 per event	\$399 per event
601 - 700	\$487 per event	\$487 per event
701 - 800	\$576 per event	\$576 per event
801 - 900	\$664 per event	\$664 per event
901 - 1,000	\$753 per event	\$753 per event
1,001 - up	\$826 per event*	\$826 per event*
Sports Leagues	\$177	\$177

* Plus \$89 for each additional 100

El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: Rock Island Regional Trail Extension

Agenda Date: November 9, 2016

Agenda Item Number: #7 - B

Presenter: Jason Meyer, Project Manager

Information: X **Endorsement:**

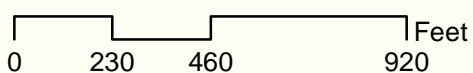
Background Information:

Improving the Rock Island Regional Trail at the Falcon Trailhead located near the intersection of Meridian Road and US 24 was included in the 2016 Annual Action Plan. The existing regional trail along US 24 was upgraded to meet current trail standards and new trail connections were constructed to Meridian Road, McLaughlin Road and High Prairie Library. This project provides non-motorized connections between several neighborhoods, commercial centers and local library.

A \$33,767 Colorado Parks and Wildlife grant, coupled with \$95,990 in County funds was used to design and construct 4,100 feet of regional trail between Woodmen Road and Meridian Road. The project also included retrofitting an abandoned railroad bridge for pedestrian use, establishing an ADA connection to the High Prairie Library, and construction of a timber retaining wall, earthen berm and drainage improvements. Construction was completed in August, 2016. Photos of the project will be presented to the Park Advisory Board in November.



1 inch = 450 feet



Rock Island Regional Trail High Prairie Library Connection Project Location Map



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El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: Ceresa Park Renovation Project

Agenda Date: November 9, 2016

Agenda Item Number: #7 - C

Presenter: Brad Bixler, Park Operations Manager
Patrick Salamon, South District Maintenance Supervisor

Information: X **Endorsement:**

Background Information:

The Park Operations Division is coordinating the renovation of Ceresa Park with \$50,000 of funding provided from urban park fees. Ceresa Park is a 13 acre site that serves as a neighborhood park and includes a restroom, playground, picnic tables, barbeque grills, athletic field, green space, and trails. The park is located north of Fountain Creek Regional Park.

Staff conducted a neighborhood meeting to obtain input on proposed improvements. The following projects were identified to address safety concerns, ongoing maintenance issues, and citizen interests:

1. Add a multi-purpose swing set with increased concrete playground border to address American with Disability Act (ADA) access.
2. Add new playground safety surface for both the new swing set and existing playground.
3. Improve the park entrance planter bed with irrigation upgrade.
4. Renovate the athletic field with new clay mix and irrigation lines to the outfield.
5. Increase the turf area surrounding the playground area and add irrigation.
6. Install a 25' x 20' concrete basketball court pad.
7. Plant sixteen deciduous trees.
8. Mitigate / remove noxious weeds and puncture vine.
9. Complete hazardous tree mitigation.

The work is being coordinated by South District Maintenance District staff and is scheduled to be completed by November, 2016. Staff will provide photos of the work at the Park Advisory Board meeting.

**El Paso County Parks
2016 Action Plan**

Recreation / Cultural Services	Project Manager	Priority	Status
Upgrade BCNC Exhibits	Todd Marts	High	Fundraising Phase
FCNC Recycled Bottle Exhibit	Nancy Bernard		Completed
FCNC Cultural History Exhibit	Nancy Bernard	Medium	Fundraising Phase
County Fair Improvements	Todd Marts		Completed
40th Anniversary Celebration - BCNC	Todd Marts		Completed

Park Operations Division	Project Manager	Priority	Status
Update Park Operations Manual	Brad Bixler		Completed
Park Security Officer Expanded Duties	Brad Bixler		Completed
Expand Forest Management Program	Brad Bixler		Completed
Park Operations Software Upgrade	Brad Bixler		Completed
Install BC Dog Park Memorial	Kyle Melvin		Completed
Re-open New Santa Fe Regional Trail	Tim Wolken		Completed
Expand Training Program Schedule	Brad Bixler		Completed

Planning Division	Project Manager	Priority	Status
FC Regional Park Master Plan Update	Ross Williams		Completed
Widefield Community Park Master Plan Update	Ross Williams	High	Public Input Phase
Culturally Modified Tree Studies	Ross Williams	High	Approval Phase
Fountain Creek Greenway Project	Elaine Kleckner	Low	

Capital Improvement Projects	Project Manager	Priority	Status
Pinerias Open Space - Phase 1	Elaine Kleckner	High	Bid Phase
Rainbow Falls Recreation Area	Elaine Kleckner	High	Bid Phase
Black Forest Regional Park Improvements	Jason Meyer	High	Drainage Study Phase
Falcon Regional Park Development	Elaine Kleckner		Completed
Falcon Trailhead Improvements	Jason Meyer		Completed
Flood Recovery Projects	Elaine Kleckner	High	Bid Phase
Maxwell Street Streambank Protection	Elaine Kleckner	Medium	
USACE Section 205 Project	Elaine Kleckner	Low	
Christian Open Space Trail	Jason Meyer	High	Planning Phase
County Fairground Improvements	Tasha Brackin		Completed
Fountain Creek Regional Park Improvements	Ross Williams	High	Construction Phase
Jones Park Improvements	Tim Wolken	High	Construction Phase
Ute Pass Regional Trail Expansion	Jason Meyer	Medium	Planning Phase
Ceresa Park Improvements	Brad Bixler	High	Construction Phase
Bear Creek Regional Park Improvements	Brad Bixler	High	Bid Phase

Open Space Projects	Project Manager	Priority	Status
Elephant Rock	Elaine Kleckner	High	Purchasing Phase

Community Outreach	Project Manager	Priority	Status
County Fair Sponsorships	Dana Nordstrom		Completed
Partners in the Park	Dana Nordstrom	High	Fundraising Phase

Friends Groups Expansion	Dana Nordstrom		Completed
Nature Center Annual Fundraising Campaign	Todd Marts	High	Fundraising Phase
County Fairgrounds Capital Campaign	Christine Burns		Completed
Parks Annual Giving Campaign	Christine Burns		Completed
BCNC Exhibits Fundraising Campaign	Todd Marts	High	Fundraising Phase
United Way Giving Campaign	Christine Burns		Completed
Elephant Rock Open Space Capital Campaign	Elaine Kleckner		Completed
Naming Rights Opportunities	Christine Burns	High	Research Phase
Expand Marketing Efforts for Health Impacts	Christine Burns		Completed
"How To" Video for Park Rentals	Christine Burns		Completed
Use of QR Codes	Christine Burns		Completed
Development of Global CSD Calendar	Christine Burns		Completed
Administration	Project Manager	Priority	Status
Internship Opportunities	Christine Burns		Completed
Explore Use of Virtual Meetings	Deb Reid		Completed
Trust for Public Land Funding Study	Tim Wolken		Completed
Fiber Connections to Park Buildings	Deb Reid		Completed

**Community Services Department
Parks / Recreation & Cultural Services Divisions
October 2016 Monthly Report**

Facility Revenue Totals To Date						
		2016				2015
		Budget	Current	Balance		Totals to Date
Parks Facility Reservation Revenue		\$ 145,000	\$ 181,078	\$ (36,078)		\$ 173,008
County Fair / Fairgrounds		\$ 295,651	298,550	\$ (2,899)		326,504
Total		\$ 440,651	\$ 479,628	\$ (38,977)		\$ 499,512
Fundraising Revenue						
		2016				2015
	Purpose	Goal	Amount	Balance		Totals to Date
County Fair Sponsorships	Fair Operations	\$ 65,000	\$ 80,050	\$ (15,050)		\$ 76,250
Partners in the Park Program	Park Operations	\$ 30,000	\$ 20,000	\$ 10,000		\$ 30,000
Trust for Community Parks	Park Operations	\$ 15,000	\$ 25,805	\$ (10,805)		n/a
Nature Center Fundraising	Nature Center Support	\$ 25,000	\$ 41,768	\$ (16,768)		\$ 34,355
County Fairgrounds Support (Fairgrounds Corp)	Programming/Facility Support	\$ 40,000		\$ 40,000		\$ 40,000
Parks Annual Campaign	Park Operations	\$ 5,000		\$ 5,000		n/a
Regional Building Donation	Park Related Projects	\$ -	\$ 100,000	\$ (100,000)		
Total		\$ 180,000	\$ 267,623	\$ (87,623)		\$ 180,605
Grant Funds						
CO Water Conservation Board	Jones Park	\$ 250,000				\$ 250,000
CO Dept of Natural Resources	Fuels Mitigation Grant	\$ 41,750				
Great Outdoors Colorado	Fairgrounds Improvements	\$ 275,000				
Colorado State Trails	Ute Pass Regional Trail	\$ 150,000				
Western Native Trout Initiative	Jones Park	\$ 3,000				
Total		\$ 719,750				\$ 250,000
Parks Division Reservations						
		2016			2015	2015
Year to Date		Rentals	Attendance	Evaluation	Rentals	Attendance
January		16	678	N/A	16	745
February		20	647	N/A	21	221
March		20	201	N/A	15	302
April		111	3259	4.3	149	5188
May		326	14908	4.3	332	14595
June		479	20438	4.13	393	19723
July		491	22365	4.15	413	22505
August		385	23342	4.2	383	27048
September		334	17895	4.34	336	22093
October		170	20526	4.22	143	20166
November						
December						
Total		2352	124259	4.2	2201	132586

<u>Parks Facility Reservations</u>	2016				2015	2015
<u>October</u>		<u>Rentals</u>	<u>Attendance</u>		<u>Rentals</u>	<u>Attendance</u>
<u>Bear Creek Regional Park</u>						
Archery Lanes					9	25
Athletic Fields		16	2100		14	1850
Pavilions		32	2009		21	2320
Trails		5	11300		7	10860
Vendor		4	9		2	4
Tennis Courts						
Vita Course						
Meeting Room		19	245		17	230
<u>Black Forest Regional Park</u>		2	19			
Athletic Fields						
Pavilions		1	50		4	190
Vendor						
Tennis Courts					2	8
<u>Falcon Regional Park</u>						
Baseball Fields		7	175			
<u>Fountain Creek Regional Park</u>						
Athletic Fields		6	750		5	765
Pavilions		15	584		4	302
Trails		4	850		5	940
Disc Golf Course		1	100		2	190
Vendor						
<u>Fox Run Regional Park</u>						
Athletic Fields		16	450		11	275
Gazebo		21	370		7	569
Warming Hut		2	40		3	55
Pavilions		11	558		14	615
Trails					7	160
<u>Homestead Ranch Regional Park</u>						
Pavilions		3	110			
Athletic Fields					5	150
Trails						
<u>Palmer Lake Recreational Area</u>						
Palmer Lake Santa Fe Trail		3	800		3	650
<u>New Santa Fe Trail</u>						
Monument Trail Head New Santa Fe Trail						
Baptist Road Santa Fe Trail						
AFA Santa Fe Trail						
Vendor		1	2			
<u>Paint Mines Trail</u>		1	5			
<u>Rock Island Trail</u>						
<u>Black Forest Section 16</u>					1	8
Total Park Facility Reservations		170	20526		143	20166

<u>Fairgrounds Facility Reservations</u>	2016			2015	2015	
<u>Year to Date</u>		<u>Rentals</u>	<u>Attendance</u>	<u>Evaluation</u>	<u>Rentals</u>	<u>Attendance</u>
January		9	240		8	530
February		13	347		15	539
March		9	194		17	541
April		17	3124		21	2070
May		12	3338		17	2353
June		16	3908		19	3801
July		7	29,908		7	33,272
August		12	3582		12	3665
September		12	7723		12	2928
October		15	3361		16	3393
November						
December						
Total		122	55725		144	53092
<u>Fairgrounds Facility Reservations</u>						
		2016		2015		
<u>October</u>		<u>Rentals</u>	<u>Attendance</u>	<u>Rentals</u>	<u>Attendance</u>	
<u>Swink Hall - Fairgrounds</u>						
Fair Corporation Meeting				1	4	
FAB Meeting		1	22	1	16	
Lions Club Meeting		1	20	1	20	
Senior Dinner		2	140	2	139	
COC Meeting		1	18	1	20	
Community Trick or Treat		1	325	1	300	
<u>Track</u>						
Race		1	1000	2	2054	
<u>Barns</u>						
<u>Livestock Arena</u>						
Halloween Horse Show				1	55	
<u>Grounds -</u>						
Boys Scouts 100 year Celebration		1	1100			
Hazardous Waste & Tire Amnesty Drop Off		1	100			
<u>Whittemore - Fairgrounds</u>						
United Methodist Womens Rummage Sale		1	500	1	500	
Halloween Dance				1	90	

<u>Exhibit Hall - Fairgrounds</u>						
Livestock Committee Meeting				1	20	
Fitness Challenge		4	80			
Public Meeting - Races				1	15	
<u>Arena</u>						
Gymkhana		1	56	1	50	
Benefit Gymkhana				1	110	
Month Total Fair Facility Reservations		15	3,361	16	3,393	
<u>Vandalism Report</u>						
<u>Incident</u>	<u>Date</u>	<u>Location</u>	<u>Area</u>	<u>Cost</u>		
Graffiti	2016	Rainbow Falls	2016 Total	\$ 5,040		
Graffiti	2015	Rainbow Falls	2015 Total	\$ 3,988		
<u>Volunteerism</u>		2016		2015		
Total for Year	<u>Goal</u>	<u>Volunteers</u>	<u>Total Hours</u>	<u>Volunteers</u>	<u>Total Hours</u>	
January		262	1271	401	1607	
February		161	2345	42	1642	
March		260	2,206	155	1,031	
April		645	4,268	996	4,591	
May		398	2592	303	3,087	
June		418	3,016	324	2,124	
July		699	6717	538	6630	
August		165	1938	279	2807	
September		519	3279	298	3657	
October		881	4101	691	5965	
November						
December						
Totals	20,000 hours	4408	31,733	4027	33,141	
		2016				
<u>October</u>		<u>Volunteers</u>	<u>Total Hours</u>			
Parks Advisory Board		9	27			
Fair Advisory Board		14	704			
Fairgrounds Corporation		5	20			
Friends of the Nature Centers		64	295			
Adopt-A-Park / Trail / Volunteer Projects		789	3,055			
Front Range Community Service		0	0			
Total		881	4,101			

<u>Programming</u>	Goal	2016			2015	2015
<u>Totals for Year</u>		<u>Programs</u>	<u>Attendance</u>	<u>Evaluation</u>	<u>Programs</u>	<u>Attendance</u>
January		33	1438	5.00	28	687
February		26	836	4.97	42	1642
March		50	1028	4.98	51	1014
April		179	3665	4.97	129	3796
May		210	4579	4.93	160	3467
June		102	3384	4.95	92	2559
July		67	1,903	4.96	89	2,732
August		41	1,608	4.96	50	2,030
September		105	3,073	4.97	94	3,595
October		71	3,061	4.97	141	3,286
November						
December						
Totals	800 / 21,000	884	24575	4.97	876	24808
<u>October</u>	<u>Facility</u>	<u>Programs</u>	<u>Attendance</u>	<u>Evaluation</u>		
Discover Bear Creek	BCNC	10	512	4.80		
Habitat	BCNC	1	78	5.00		
Foothills Field Experience	BCNC	1	57	5.00		
Active Adults: Elephant Rock Open Space Hike	BCNC	1	22	5.00		
Nature Explorers: Tricky Tracks	BCNC	1	28	5.00		
Scouts: Badgework	BCNC	1	12	5.00		
Scouts: Bugs Badge	BCNC	1	15	5.00		
Birthday Party: Bug Birthday	BCNC	1	24	5.00		
Birthday Party: Bugs and Beasts Birthday	BCNC	2	32	5.00		
Walk the Wetlands	FCNC	23	523	5.00		
Discover the Wetlands	FCNC	18	449	5.00		
Fairy House & Gnome Home Party	FCNC	1	62	5.00		
Nature Adventures: Creepy Creatures	FCNC	1	43	4.60		
Grand Ideas: What's a Grandparent To Do?	FCNC	1	15	5.00		
2's & 3's: Meet the Beavers	FCNC	1	24	5.00		
K-9's Assist Wildlife Officers	FCNC	1	12	5.00		
Scout: Brownies Bug Badge	FCNC	1	36	5.00		
Fall Night Sky for Beginners	FCNC	1	61	5.00		
Pumpkin Carving Party	FCNC	1	122	5.00		
Jack-o-Lantern Trail	FCNC	1	900	5.00		
Bright Future Day Program	FCNC	1	4			
D20 Outreach with CAEE	FCNC	1	30			
TOTALS		71	3061	4.97		



COMMISSIONERS
SALLIE CLARK, CHAIR
DARRYL GLENN, VICE CHAIR

PEGGY LITTLETON
MARK WALLER
DENNIS HISEY

COMMUNITY SERVICES DEPARTMENT

PARK OPERATIONS ~ PLANNING ~ CSU EXTENSION ~ COMMUNITY OUTREACH
ENVIRONMENTAL SERVICES ~ VETERANS SERVICES ~ RECREATION/CULTURAL SERVICES

ADMINISTRATIVE SERVICES

MONTHLY REPORT

SABINE CARTER, ADMINISTRATIVE SERVICES COORDINATOR
DEBRA REID, ADMINISTRATIVE SUPERVISOR

October 2016

General Updates:

1. Facility rental revenue is up by \$8,070 from this time in 2015.
2. There were 170 reservations made in October for a total of \$15,677.

Special Events:

1. October was a big month for running events again. A number of large-scale races took place in our parks and trails:
 - Fountain Creek Regional Park hosted the *Titan Thunder Invitational* and the *Colorado 2A Region 2* cross county races. Both races were organized by The Classical Academy. The *Kokopelli Invitational* was also conducted at this park.
 - The Bear Creek Regional Park was host to the Pikes Peak Athletic Conference Championship and the Colorado State Cross Country Championship. Several thousand people attended the State XC event.
 - The Doherty High School *Spartan Cross Country Invitational* and a fundraiser for the M.A.D.D. (Mothers Against Drunk Drivers) were also held on the east trails of Bear Creek Regional Park.
2. The New Santa Fe Regional Trail was host to the annual *Creepy Crawl 5K* on Halloween Day. The event is hosted by the YMCA of the Pikes Peak Region.
3. The Pikes Peak Flying Disc Club held a disc golf tournament at the Widefield Community Park.



4. The Colorado Film School received a permit to shoot a short film at Black Forest Regional Park.
5. The El Paso County Search & Rescue team conducted a full-day K9 training at Black Forest Regional Park.

COMMUNITY SERVICES DEPARTMENT

PARK OPERATIONS ~ PLANNING ~ CSU EXTENSION ~ COMMUNITY OUTREACH
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COMMUNITY OUTREACH and GRANTS

Monthly Report – October 2016

Christine Burns, Community Outreach Manager
Dana Nordstrom, Community Outreach Coordinator

Community Outreach

1. **Creek Week Cleanup:** The results are in! During this year's nine-day cleanup, over 2,400 citizens collected 13.5 tons of litter and debris from our parks, trails, open spaces and waterways. This is well over twice the number of participants and over four tons more collected than last year! County Parks had 554 volunteers in our parks and trails alone.
2. **Black Forest Regional Park:** We hosted 75 seniors from Liberty High School on October 19th. Students spent three hours pulling slash (wood) out of the forest that was the result of a Mile High Youth Corp wildfire fuels mitigation project in July.
3. **Bear Creek Dog Park Ghouls and Stools Cleanup:** Ghouls & Stools Day is a fun way to raise awareness about the problem of excessive waste in parks and to get it cleaned up. The event is a partnership between Friends of Bear Creek Dog Park, Keep Colorado Springs Beautiful, Fountain Creek Watershed District and new this year, Rotary Prime. We had 48 volunteers collect 300 pounds of pet waste from the dog loop and raised \$200 in donations.

We had a great turn out for our "Hairy Scary Fashion Show" benefiting All Breed Rescue. We would also like to thank Heuberger Motors, Subaru, our "Partner in the Park" for both Bear Creek Dog Park and Fox Run Dog Park. We would not be able to continue to improve these parks without their ongoing support! **Stay tuned for "Wolffstock" next summer!**

Grants

1. An administrative grant request was submitted to the Department of Local Affairs requesting \$25,000 in funds to support planning and design costs for improvements at the El Paso County Fairgrounds.
2. If you have an interest working with us on researching grant opportunities and/or writing grants to support park projects, please call Christine Burns at 520-6996.

COMMUNITY SERVICES DEPARTMENT
PARK OPERATIONS ~ PLANNING ~ CSU EXTENSION ~ COMMUNITY OUTREACH
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RECREATION & CULTURAL SERVICES DIVISION
MONTHLY REPORT – OCTOBER 2016
SUBMITTED BY: TODD MARTS, DIVISION MANAGER

General

1. Nature Center staff attended the Southeastern Colorado Regional Environmental Education Leadership Council's information night for teachers. They had the opportunity to provide information to teachers from Districts 20 and 11 regarding environmental education opportunities at El Paso County Nature Centers.

Projects, Fundraising & Grants:

1. The Colorado Lottery presented the Starburst Award to the Fountain Creek Nature Center Expansion team on Tuesday, October 25. The Colorado Lottery Starburst Awards recognize excellence in the use of Lottery proceeds in community projects implemented to enhance a community's environment.
2. Nature Center staff met with representatives of Gold Hill Mesa regarding their relationship as Bear Creek's Nature Center's 'Partner in the Park'. Items discussed included ways to better promote El Paso County Nature Centers' events to Gold Hill Mesa residents, and an art gallery fundraiser that Gold Hill Mesa will host in March of 2017 to benefit the Friends of El Paso County Nature Centers.

Programs & Events:

1. Grand Ideas: What's a Grandparent to Do? – What's a Grandparent to do? Participants loved the 21 ideas for Grandparents to connect their grandkids to nature. Inspiration for the program was from the Children & Nature Network. Following the Powerpoint, we hiked outside to build fairy houses, catch bugs, use dip nets in pond, make cattail boats, read a story under Grandfather Cottonwood tree and more. People loved the experience.
2. K-9's Assist Wildlife Officers - CPW Officer Gurule gave an indoor presentation to 12 participants regarding his innovation using trained K-9's to assist in law enforcement in State Parks. Through videos and Powerpoint presentation we learned training techniques and successes in the field. Afterwards we went out to his truck to meet his dog "Cash".



3. Fairy House & Gnome Home Party - So many parents and children connected to each other and to nature by choosing natural objects from our "Gnome Depot" store, building in the designated construction zones in the woods, making crafts including fairy wings, gnome hats, beards, belts, stump gnomes, fairy wands and pine cone fairies. Mother Nature read fairy stories in the woods. Staff dressed like gnomes. All had a great time. 2 hours was just right. 5 volunteers helped throughout the morning. A definite repeat!
4. Pumpkin Carving Party & Jack-o-Lantern Trail - Pumpkin Carving Party – 122 participants came to the party; 23 volunteers plus 4 staff prepared the pumpkins and placed them along the nature trail for the evening event. Jack-o-Lantern Trail—the event attendance increased exponentially from 388 in 2015 to close to 1,000 this year. We can't exactly account for the increase, but think Facebook played a part. Revenue from both the party and evening event including a \$1500 grant from KOHL's totaled over \$8,000. Evening activities included Jack-o-Lantern Trail, Rabbit Gulch Theater stories with costumed characters, Skins & Skulls table at Outdoor Classroom in lieu of campfire (fire ban), Big Snakes with Daniel & Carla Spring, Craft Masks, Big Bugs (tarantula & hissing cockroach), showed Atlas Children's Series "Creepy Creatures" on televisions in the program room, and we added a Volunteer Check-in Room in the Conference Room with snacks, and rotating photos from previous years' event. Received all 5's on evaluations and very happy attendees. They were very patient standing in line at the admission table which extended all the way from the parking lot kiosk to the end of the parking lot. The line never dwindled for over two hours!
5. Bear Creek's Active Adults Club Elephant Rock Hike was attended to capacity, with 22 participants. The hike was led by Elaine Kleckner and Ross Williams from El Paso County Planning Division and Elephant Rock candidate open space current owners, Tom and Kathy. Attendees included past Active Adults Club participants as well as newcomers who have recently learned about the Club.
6. All of Bear Creek Nature Center's Children's Nature Series programs for children ranging from age 2 through 5 were filled to capacity in October. This led to a decision to expand offerings of these programs to two dates for each program rather than one beginning in December to accommodate the number of interested participants.
7. Staff concluded the Silver Buckle Gymkhana Series at the Fairgrounds. The series ran May – October and had 150 participants through the entire series.
8. Staff coordinated the annual Community Trick or Treat at the Fairgrounds. It was another successful event with 350 attendees. Calhan VFD served a chili dinner, 8 booths were set up by volunteers to provide candy and games for the kids of all ages.
9. Janice Brewer coordinated a successful kick off of a four-week fitness challenge at the fairgrounds in October that will conclude in November. Participants meet Tuesday and Thursday each week to work out hard, get into shape and be healthy. They will resume again in December.

COMMUNITY SERVICES DEPARTMENT

PARK OPERATIONS ~ PLANNING ~ CSU EXTENSION ~ COMMUNITY OUTREACH
ENVIRONMENTAL SERVICES ~ VETERANS SERVICES ~ RECREATION/CULTURAL SERVICES

Date: November 9, 2016
To: Park Advisory Board
From: Elaine Kleckner, Planning Manager
Subject: Planning Division Monthly Report

ACTION PLAN:

Capital Projects:

1. Black Forest Regional Park: Planning Division continues to work on recovery projects and is helping coordinate volunteer projects in 2016 and 2017.

Staff is working with Rocky Mountain Field Institute to outline winter 2016 work and 2017 work associated with the IndyGIVE campaign. 2016 winter work will focus on implementing forest management plan recommendations and drainage improvements, while 2017 work will focus on soil stabilization and trail decommissioning.

Planning for drainage improvements, forest restoration, and an update of the trails master plan commenced in July with consultant assistance from AECOM. The drainage plan will be completed in November.

2. Elephant Rock Open Space: \$31,500 was secured from Regional Building Department funds to reach the fundraising goal of \$340,000. Staff has launched the acquisition process.

3. Falcon Regional Park: Final payment was made to the contractor. Improvements are under warranty for one year from August.

4. Falcon Trailhead Improvements: Trail construction and repair of the railroad bridge was completed in August, 2016. Final payment has been processed. Staff ordered a new identification sign and will close out the grant by December 31.

5. Front Range Trail Extension: Staff completed a cultural survey and obtained SHPO and environmental clearances for the project. A kick-off meeting was held in September and design efforts are underway. Procurement of a construction contractor will commence after site specific plans are finalized.

6. New Santa Fe Regional Trail Improvements: Basic repairs to the trail have been done, but additional work will take place in 2016 using FEMA funds after SHPO and environmental clearances are obtained.

7. Pineries Open Space: The Planning Division has initiated a design-build process for Phase 1 improvements and completed a Request for Proposals. The pre-bid meeting was held at the Pineries on October 25 and proposals are due on November 3.

8. Rainbow Falls Recreation Area: CDOT is currently working on bridge repairs, which are expected to be completed by mid-October.

Parks has completed 2013 FEMA-funded work to repair primitive trails by the Creek. 2015 FEMA-funded work will be done by Public Works and should be done by the end of October.

Staff has prepared an Invitation for Bids for the Transportation Enhancement Grant project. However, we may not award the Contract until we have an Option Letter and Notice to Proceed from CDOT. We may start the procurement process once CDOT approvals appear imminent.

9. Ute Pass Regional Trail: The County received a State Trails grant to construct approximately 2/3 mile of trail between Ute Pass Elementary School and Winnemucca Road. Staff is initiating a design/build process with development of a scope of work as SHPO and environmental clearances are being processed.

Staff continues to support the Ring the Peak Trail and is coordinating advocacy with TOSC and City Parks to the State.

Planning:

1. City of Colorado Springs Bicycle Master Plan: Planning Staff is serving on the Technical Advisory Committee.

2. Fountain Creek Regional Park Master Plan: The Park Advisory Board endorsed the draft plan on June 8, and Board of County Commissioners approved the final plan on June 28. Planning and Park Operations divisions have launched on implementation of Phase I improvements.

3. Major Transportation Corridors Plan Update: Planning Staff is serving on the project team. The Plan includes multi-modal transportation improvements and accommodates trails. A public review draft has been prepared and the Planning Commission will review in November. Completion by the end of the year is the goal.

4. Widefield Community Park Master Plan Update: The Master Plan update process will include site analysis and needs assessment, stakeholder input and public involvement, and development of a plan with future improvements, maintenance actions, and management recommendations. The online survey concluded on October 9. The first public meeting was held on October 20.

Flood Recovery:

1. 2015 Flood Recovery: Elaine and Jason serve on the County Financial Impact Team and meet twice a month to collaboratively advance projects. Purchase orders have been

received from the State/FEMA for most projects. Procurement of contractors is underway for the smaller projects. Grant agreements will be provided for large projects following completion of hydrologic and hydraulic analyses and other clearances. Parks and DPW in-kind repairs are planned in the fourth quarter of 2016 at Ute Pass Trail and Rainbow Falls. Black Forest Section 16 and Drake Lake procurement of a contractor is underway. The Willow Springs design contract will be awarded in the near future.

2. Fishers Canyon Trail Repair: Even-Preisser completed repairs by reclaiming riprap from the Fishers Canyon channel, reshaping the riprap abutment protections, and adding concrete to the northern abutment. County inspections are the next step.

3. Highway 85/87/Maxwell Street Trailhead Bank Stabilization: The feasibility phase of this USACE Section 14 project is nearing the end with completion of the feasibility study/environmental assessment in early 2017. Construction is planned in 2017-2018. The 35% matching funds (approximately \$900,000) for construction was secured through a CDBG-DR grant and State disaster recovery funds.

4. Upper Fountain Creek Restoration: The USACE is doing a cost-benefit analysis to determine if there is Federal government interest in a Section 205 project in the Rainbow Falls vicinity. A determination will be made this fall.

OTHER:

1. Awards: GOCO provided a Starburst Award for the Fountain Creek Nature Center Expansion Project at the BoCC meeting on October 25.

2. Culturally Modified Tree Project: The Pineries Open Space Culturally Modified Tree Assessment has been completed. Staff will be meeting with the consultant to plan the Black Forest Regional Park CMT Assessment, to take place in the Fall of 2016.

3. Development Permit Application Reviews: Staff reviewed seven development permit applications in September: Academy Gateway Preliminary Plan and Filing No. 1 Final Plat, Lorson Ranch East PUD Development Plan and Preliminary Plan, Springs at Waterview Sketch Plan/PUD Development Plan/Preliminary Plan/Final Plat, Pony Tracts Minor Subdivision, Taylor Acres Minor Subdivision, Mayeda Replat and Minor Subdivision, Paint Brush Hills Filing No. 13D Final Plat.

4. Fountain Creek Watershed, Flood Control and Greenway District: Community Services Department Staff continues to serve on the Technical Advisory Committee and Citizens Advisory Group. The committees help develop and implement watershed restoration and enhancement projects. Staff attended meetings on the development of the Monument Creek Watershed Master Plan.

Planning Staff prepared comments on the draft Monument Creek Watershed Restoration Plan.

5. Geographic Information Systems (GIS): Staff is working with the County Information Technology Department to expand El Paso County Parks' use of GIS for data collection, operational, and planning applications, pending software upgrade in 2016.

New regional park maps have been completed or are in process, and new and/or improved datasets have been received.

6. Grants for Capital Projects: Planning Staff is writing a GOCO mini-grant application for the Falcon Regional Park dog park and a GOCO planning grant application for Kane Ranch Open Space. Both applications are due November 17.
7. Groundwater Quality Study: The Board of County Commissioners endorsed initiation of a monitoring effort. Next steps include re-establishing the Committee and developing a scope of work and funding package for monitoring.
8. Internships: The Geography and Environmental Studies Program at UCCS has expressed interest in providing interns to the Planning Division. Staff will coordinate, with a goal of having intern(s) on board in 2017.
9. Urban Park Grants and Parklands Agreements: NES has submitted requests for reimbursement for the Longview Park Urban Park Grants.

The Forest Lakes Park Lands Agreement improvements have been completed and the applicant has requested a letter of completion.

The Glen at Widefield Park Land Agreements for Filing No. 7 and Filing No. 8 are scheduled for the Board of County Commissioners meeting on November 15.

10. Website: Staff has updated Planning pages to comply with ADA recommendations.

New pages and content are created as new projects are initiated.

COMMUNITY SERVICES DEPARTMENT

PARK OPERATIONS ~ PLANNING ~ CSU EXTENSION ~ COMMUNITY OUTREACH
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PARK OPERATIONS DIVISION MONTHLY REPORT OCTOBER 2016

Operations/Misc. Projects

Fox Run Main Waterline Break: The water line that supply's the Oak and Pine Meadows restrooms has been compromised. It is a priority to have this repaired for winterization purposes. Staff are mobilizing to begin the repair as soon as utility locates are completed. Currently staff would not be able to produce enough air pressure to blow out the water supply lines to the restrooms. Estimated repair time is 3 to 4 days after locates are completed.

Bear Creek Pavilion Roof Replacement: The PO is on the docket for BOCC approval for November 1st. The contract has been awarded to Trafton Roofing. Upon BOCC approval we will have a timeline for the contractor to begin this project in November. The cost to replace the old wooden shake shingles with metal roofing materials on Pavilion #1 and #2 is \$82,500. This project will be completed late November to early December 2016.

Black Forest Pavilion Repair: The contract has been awarded to Allen Builders to replace the deteriorating areas of the glulam columns with galvanized steel stands. As soon as Allen Builders is processed for becoming a county vendor, a schedule will be set for repairing the columns. Total cost for the repair of both pavilions is \$6,000.

Fox Run Pine Meadows: The main electrical service line that powers the irrigation, restroom, and pavilions shorted out over a month ago. North district staff was able keep power to the irrigation controller by utilizing a gas generator. This was instrumental in saving the turf during the hottest part of the season. The electrical short has been repaired by a contractor and power has been restored to Pine Meadows. Facilities and Parks staff also repaired electrical damage to the restroom caused by the service line short.

Fountain Creek Duckwood Irrigation: The electronic controls for the Duckwood irrigation system are approaching 20 years of age. The controls are outdated and starting to cause problems which have reduced the reliability of the automated system. Staff is currently searching for local contractors that have experience with this type of pump system to give us a bid for updating the irrigation system with current technology. This will supply staff with a more reliable system that will not need around the clock attention. Two bids have been submitted and currently awaiting the third bid.

Fountain Creek Alluvial Well: The alluvial well supplies a pond that is utilized for the irrigation system. The transducer controller has failed. This device controls the water level for the pond by communicating with the alluvial well pump on when to come on and when to shut off to maintain the level of the pond. With the newly renovated multi-use field, staff will be more vigilant maintaining the pond level manually so as not to drain the pond to an unacceptable level compromising the irrigation system. Contractors have identified the problem and have ordered a new controller to replace the faulty one. The new controller will be installed no later than Wednesday, November 2nd.

Section 16 Black Forest Restroom: The restroom was vandalized by someone using it as a shooting target, it has multiple bullet holes. Staff is currently plugging the holes and will be replacing parts to make the restroom usable for the public. Due to year-end budget availability's the rest of the restroom will be repaired in 2017.

Central District

Bear Creek Regional Park: October weather has been exceptionally favorable for outdoor activity and as a result the park continues to experience heavy use. The Central District hosted many cross country events over the past month to include the State Championship meet. Central staff has been fortunate to receive help from several volunteer groups over the past month including the Manitou Trail Cats, Keep Colorado Springs Beautiful, and Air Force Cadets.

Manitou Trail Cats: We hosted two volunteer workdays renovating several sections of single track trail and performing corridor clearing along several hundred feet of trail.

Keep Colorado Springs Beautiful: Removed sediment from pool structures in the Bear Creek Dog Park and cleaned up trash along the creek.

The Air Force Cadets: Helped staff remove many cubic yards of dead timber in Bear Creek East and removed trash along the section of the creek near 8th street.

Bear Creek Regional Park: Staff completed the winterization process and is busy with fall clean-up efforts including pruning, leaf removal, and broadleaf herbicide applications. Staff aided the Community Garden by hauling 30 yards of organic amendment to individual garden plots. In return the Community Garden board members made a generous contribution to the Parks community trust fund. Staff opened athletic field #1 at the beginning of the month and received many positive comments regarding the aesthetic improvements as well as playability.

Staff continues to battle a large influx of illegal camping. Staff removed a total of 18 abandoned camps this month alone.

Bear Creek Dog Park: The Park continues to experience extremely high use and as a result much time is spent with general maintenance tasks such as trash removal and restroom cleaning.

Staff has completed construction of the Buchanan Memorial pavilion in memory of Ron Buchanan. Ron was an outstanding asset/friend to our parks and local community and will be greatly missed. Staff hopes to have a dedication day for the pavilion sometime in November. Staff along with volunteers will host the annual Ghouls and Stools event. Staff hopes to remove sediment from the concrete pool areas in the creek and remove excess manure/trash from the entire 25 acre park. New to the event this year will be the Hairy Scary Fashion Show (a fashion show for dogs) which should be lots of fun and will aid with generating donations.

Rainbow Falls: The recreational area is currently closed for bridge repairs and F.E.M.A flood recovery efforts.

Ute Pass Trail System: Staff mowed and graded the entire trail through Green Mountain Falls up to the Crystola Bar. Staff mowed all trail heads and around the informative kiosk. Staff added several NO MOTOR VEHICLE signs in hopes of eliminating vehicle traffic.

Jones Park: Staff along with several volunteers relocated a 21ft long Forest Service bridge up stream in the Bear Creek drainage to align with the newly constructed Loud's Cabin spur. Staff also constructed a smaller bridge near the cabin to provide a safe and sustainable crossing point over a tributary of Bear Creek. The newly constructed Loud's Cabin spur and the decommissioning of the 668 trail are complete. Several members of the Equestrian Friends Group aided staff by providing pack horses to mobilize equipment and to help with transporting materials. Without their help this project would not have been finished in a timely manner.

Downtown Properties: Staff has been performing routine maintenance for all 16 facilities, to include mowing, weed management, trash collection, and fall clean-up. Staff has winterized a total of 22 irrigation systems over the past few weeks and is now focused on leaf removal and fall pruning. Staff completed broad leaf herbicide and fertilizer applications.

Training: Kyle Melvin attended a Train the Trainer class, and all full time employees attended the annual sexual harassment training. Nathan Robinson is currently training for his CDL Class A license.

East District

Fairgrounds: Staff is prepping to begin winterization of the Fairgrounds beginning in November. All of the districts major outdoor activities for 2016 have concluded. Staff met to come up with a plan for winter projects and have been purchasing materials to complete these tasks. The Fairgrounds does not have any large rentals scheduled until after the first of the year.

Livestock Pavilion: Staff will be looking into electrical options for the new livestock building extension.

Rock Island Trail: Staff has completed the removal of the spoils pile located at Rock Island Trail. Staff has made some minor repairs to the trail surface. Staff will continue to monitor any trouble areas and make repairs when necessary. Staff is set to begin trail repairs to the washed out area between Woodmen Road and Judge Orr Road.

Paint Mines Interpretive Park: Staff continues to maintain the trash cans and the restroom at Paint Mines. Staff will complete a final mow and box blade before the winter months.

Homestead Ranch Regional Park: Staff has drained the irrigation system. Staff will blow the system out when the North District completes winterization of their parks due to the need to share the compressor.

Falcon Regional Park: Staff drained the irrigation system at Falcon Regional Park. Staff also went through the park and wrapped all of the newly planted trees with tree wrap. This will keep them from being sun scalded during our cold winter months. High Plains Little League has finished their "Fall Ball" season and looks forward to their Spring 2017 season. Staff is researching and looking for funds to fence the southern edge of the park to reduce vandalism.

North District

General Info: Interviews were conducted for the vacant PM II position. Four candidates were interviewed and the position was awarded to Jonathan Mandry. Jonathan began his career with El Paso County in 2014 as a seasonal employee assigned to the forestry crew. Jonathan was hired on full-time in 2014 as a PM I assigned to the North District. In 2016 Jonathan became a volunteer firefighter with the El Paso County Wildland Fire Crew.

Staff has installed “Icy Condition” signs throughout the North District. All staff attended the 2016 Harassment training provided by EBMS. Staff has completed all 2016 purchasing.

Fox Run Regional Park: Lenz Electric, Inc. has completed repairs and restored power to the Pine Meadows side of the park.

Staff has completed the winterization of the irrigation systems and restrooms. Staff has removed the pond aerator for the season. Staff has completed grading all dirt roads and parking lots. Staff continues with landscape bed maintenance and pine needle cleanup as time allows. Staff has completed fall herbicide application in all sidewalks and parking lot areas.

Staff reinstalled the “Rules Sign” at Roller Coaster trail head that was damaged by vandals.

Staff continues with irrigation head replacement along the road edges as vehicles continue to park and drive on the turf in spite of posted “No Parking” signs.

Staff has completed a deep cleaning of all restroom as the season is drawing to a close. Staff has turned on pit heaters to help prevent pipes from freezing this winter. Staff has completed the final turf mowing for the 2016 season.

Black Forest Regional Park: Staff continues to monitor the Public Water System on a daily basis to ensure the public’s safety.

Staff worked with approximately 75 Liberty High School Seniors and removed fire wood from the forest. The fire wood was used by Mile High Youth Corps for mitigation work.

Staff repaired erosion issues in the parking lot located at the corner of Milam and Shoup Rd. Staff has completed the winterization of the irrigation system. Staff completed grading dirt roads and parking lots. Staff continues with landscape bed maintenance and pine needle cleanup as time allows. Staff has completed fall herbicide application in all sidewalks and parking lots. Staff has completed a deep cleaning of the restroom as the season is drawing to a close. Staff turned on backroom and restroom heaters to help prevent pipes from freezing this winter. Staff completed the final turf mowing for the 2016 season.

Palmer Lake: Staff completed the winterization of the restroom. Staff completed grading the entrance road and parking lots. Staff turned on pit heaters to help prevent pipes from freezing this winter. Staff completed fall herbicide application in all sidewalks and parking lots.

Baptist Road Trail Head: Staff continues to monitor the Public Water System on a daily basis to ensure the public’s safety. Staff completed the winterization and deep cleaning of the

restroom. Staff turned on pit heaters to help prevent pipes from freezing this winter. Staff completed fall herbicide application in all sidewalks and parking lots.

New Santa Fe Trail: Staff completed erosion repairs from Baptist Road Trail Head to Palmer Lake.

105 Trail Head: Staff completed fall herbicide application in all sidewalks and parking lots.

North Gate Trail Head: Staff completed fall herbicide application in the parking lots.

South District

General Overview and Staffing: Staff continued routine maintenance throughout the district. Staff began sprinkler system winterizing and snow removal equipment maintenance. Staff began staging snow removal equipment. Staff supported a major volunteer project utilizing the volunteer tool trailer. Staff continued to work diligently on two major projects in the district.

Equipment: Staff welcomed the arrival of a new John Deere skid loader and two attachments. The new skid has quickly become the most utilized equipment in the district. Staff submitted specifications for two new trucks in hopes that staff can retire two of its oldest trucks. Staff is currently using trucks that are over 20 years old.

Willow Springs: Staff completed routine maintenance. The bridge repair is still awaiting the claim process. Access is closed off.

Fountain Creek Regional Park: Staff completed routine maintenance. Staff oversaw the replacement of the retention tank at the park restroom. A1 well control problems have returned and have forced the closure of the restrooms. Parks has provided portable restrooms for the interim.

FCRP played host to what is becoming a major event in the cross country world. Two High School statewide cross country events took place at FCRP. Over 500 runners participated.

Field 1 renovation continues to go well with the completion of the second over seeding. Germination rate of the seed has been over 75%. Field should be able to re-open late May 2017.

Grinnell Boulevard: Staff carried out routine maintenance.

Widefield Park: Staff conducted routine maintenance. Staff continued to actively stay involved with the Master Plan process for Widefield. Staff completed turf maintenance.

Ceresa Park: Staff conducted routine maintenance. Staff continued to make progress on the park improvement plan. Ceresa Park projects are about 60% completed. There are multiple tasks taking place simultaneously. Staff is currently working on construction of the new playground ADA swing set, baseball field renovation, basketball shoot around area and shrub bed planter at the entrance. Staff completed the irrigation modification that was needed to improve and maintain the new native seed and turf area. Staff successfully mitigated the sticker weed problem in the fields.

Stratmoor Valley Park: Staff conducted routine maintenance. Staff completed turf maintenance practices.

Stratmoor Hills Park: Staff conducted routine maintenance. Staff completed turf maintenance practices.

Hanson Open Space Trailhead: Staff conducted routine maintenance.

Maxwell Trailhead: Staff conducted routine maintenance.

FC Nature Center: Staff conducted routine maintenance. Staff had to put a hold on the Natural Play Area until further notice, as safety requirements are reviewed.

Clear Springs Ranch: Staff conducted routine maintenance. Sixty AFA Cadets performed a multitude of tasks that helped staff clean-up areas they don't normally have a chance to do.

Additional Sites: Staff performed routine maintenance checks at the following locations: McCrea Reservoir, Mule Train.

Other: Staff performed weekly routine equipment maintenance. Staff continues to deal with homeless campsites encroaching onto County property.