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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, May 11, 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		
A. Michael Straub Resolution		
B. Jeff Cramer Resolution		
5. Citizen Comments / Correspondence on Items Not On the Agenda (limited to five minutes unless extended by Chair)	Chair	
6. Development Applications		
A. Flying Horse North PUD Development Plan	Jason Meyer	Endorsement
B. Gleneagle Golf Course Infill Development - Sketch Plan Amendment, Preliminary Plan - Final Plat	Jason Meyer	Endorsement



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|----|---|---------------------------|-------------|
| C. | Walden Preserve 2 Filing No. 3 - Vacation and Replat / Final Plat | Ross Williams Endorsement | |
| D. | The Vistas Filing No 1 at Meridian Ranch - PUD Development Plan / Preliminary Plan and Final Plat | Ross Williams Endorsement | |
| E. | Painted Sky at Waterview Update | Elaine Kleckner | Information |

7. Information / Action Items

- | | | <u>Presenter</u> | <u>Recommended Action</u> |
|----|--|-------------------------|----------------------------------|
| A. | Park Lands Agreement – GTL, Inc., for The Vistas at Meridian Ranch | Ross Williams | Endorsement |
| B. | Jones Park Update | Tim Wolken | Information |
| C. | 2016 - 17 Officer Elections | Chairperson | Approval |

8. Monthly Reports	Staff	Information
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9. Board / Staff Comments

10. Adjournment

RECORD OF PROCEEDINGS

*Minutes of the April 13, 2016
El Paso County Park Advisory Board Meeting
Centennial Hall
Colorado Springs, Colorado*

Members Present:

Michael Straub, Chair
Jeff Cramer, 1st Vice Chair
Ann Nichols, 2nd Vice Chair
Terri Hayes, 3rd Vice Chair
Judi Tobias, Secretary
Shirley Gipson
Jane Dillon
Julia Sands de Melendez
Bob Falcone

Staff Present:

Tim Wolken, Community Services Director
Elaine Kleckner, Planning Manager
Sabine Carter, Admin Coordinator
Todd Marts, Rec & Cultural Services Manager
Brad Bixler, Park Operations Manager
Jason Meyer, Project Manager
Ross Williams, Park Planner

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 Michael Straub, Chair.
2. Approval of Agenda: **Bob Falcone made a motion to approve the meeting agenda. Shirley Gipson seconded the motion. The motion carried 7 - 0.**
3. Approval of Minutes: Judy Tobias requested a spelling correction be made to the March 9, 2016 minutes. **Ann Nichols made a motion to approve the March 9, 2016 minutes with the correction. Shirley Gipson seconded the motion. The motion carried 7 - 0.**
4. Introductions and Presentations:

None
5. Citizen Comments / Correspondence:

None

(Terri Hayes joined the meeting at 1:35pm)
6. Development Applications:
 - A. Jackson Ranch Amended Preliminary Plan / Jackson Ranch Filing No. 2 Final Plat

Ross Williams provided an overview of the Jackson Ranch Amended Preliminary Plan and the Jackson Ranch Filing No. 2 Final Plat and addressed questions by the Board.

Jackson Ranch Amended Preliminary Plan:

Bob Falcone recommended to the Planning Commission and Board of County Commissioners that approval of the Jackson Ranch Amended Preliminary Plan include the following condition: Require fees in lieu of land dedication for regional park purposes in the amount of \$12,432. Jane Dillon seconded the motion. The motion carried 8 - 0.

Jackson Ranch Filing No. 2 Final Plat:

Ann Nichols recommended to the Planning Commission and Board of County Commissioners that approval of the Jackson Ranch Filing No. 2 Final Plat include the following condition: Require fees in lieu of land dedication for regional park purposes in the amount of \$2,688. Jane Dillon seconded the motion. The motion carried 8 - 0.

7. Information / Action Items:

A. Urban Park Grant Application by Lorson Ranch Metropolitan District for East Meadows Park, Phase 1

Elaine Kleckner provided an overview of the Urban Park Grant Application by Lorson Ranch Metropolitan District for East Meadows Park, Phase 1 and addressed questions by the Board. Jeff Mark, Lorson Ranch representative, LLC also addressed questions.

Bob Falcone moved to endorse the award of a \$25,000 urban park grant to the Lorson Ranch Metropolitan District for the development of East Meadows Park, Phase 1. Shirley Gipson seconded the motion. The motion carried 8 - 0.

(Jeff Cramer joined the meeting at 1:45pm)

B. Urban Park Grant Application / The Glen at Widefield Filing No. 6

Elaine Kleckner provided an overview of the Urban Park Grant Application / The Glen at Widefield Filing No. 6 and addressed questions by the board. Ryan Watson, representing Glen Metro District #3, also addressed questions.

Shirley Gipson moved to endorse the award of a \$25,000 urban park grant to The Glen Metropolitan District No. 3 for park and trail improvements in The Glen at Widefield Filing No 6. Award of the grant is subject to the following conditions: 1) Construction of the project shall be completed within two years of the effective date of the Urban Park Grant Agreement; and 2) The full transfer of the park and trail property from the developer to the Metropolitan District shall occur within two years of the effective date of the Urban Park Grant Agreement. Bob Falcone seconded the motion. The motion carried 9 - 0.

C. Fountain Creek Regional Trail Flood Repairs at Fishers Canyon

Jason Meyer provided a presentation regarding trail repairs and bridge installation at Fishers Canyon and addressed questions from the Board.

D. Falcon Regional Park Update

Elaine Kleckner provided an update on the Falcon Regional Park project and addressed questions from the Board. The grand opening ceremony is scheduled for June 11, 2016.

E. Pikes Peak Birding and Nature Festival

Todd Marts provided an overview of the upcoming 2nd annual Pikes Peak Birding and Nature Festival on May 20 – 22, 2016. Sixteen public, private and non-profit organizations are joining together for this ecotourism festival which promotes conservation and education to explore the areas natural and agricultural heritage resources in the Pikes Peak region. Nearly 500 activity registrations have been received so far.

F. 2017 – 2021 El Paso County Strategic Plan

Tim Wolken presented proposed objectives to be considered for inclusion in the 2017 – 2021 El Paso County Strategic Plan and addressed questions by the Board.

Jeff Cramer moved to endorse the proposed objectives for the 2017 – 2021 El Paso County Strategic Plan. Jane Dillon seconded the motion. The motion carried 9 - 0.

8. Monthly Reports:

Tim Wolken gave an update on the reopening of the section of the New Santa Fe Regional Trail located on Air Force Academy property. County and Air Force Academy leadership will meet soon to discuss the trail project and Wolken will report back.

Elaine Kleckner provided an update on the Pinerias Open Space project. The next steps include launching the final design for the phase 1 improvements which includes completing the trailhead, multi-use trails, and other park amenities.

Jeff Cramer inquired about the status of a pocket park at the Painted Sky at Waterview Development. Staff will contact the developer and report back to the Board at the next meeting.

(Jeff Cramer left the meeting at 3:02 p.m.)

9. Board/Staff Comments:

Brad Bixler provided an overview of the itinerary for the upcoming Park Advisory Board tour. The participants will meet at the Parks Administrative Building, 2002 Creek Crossing on Saturday, May 14th at 9:45 a.m. and will visit a variety of park sites in the Central District.

10. Adjournment: The meeting adjourned at 3:05 p.m.

Judi Tobias, Secretary

Resolution

WHEREAS, Mr. Michael Straub served as a Commissioner District #2 representative to the El Paso County Parks Advisory Board from September, 2010 to May 2016; and

WHEREAS, Mr. Straub's leadership and commitment have contributed significantly to the development of the El Paso County system of parks, trails, open space, recreation and cultural programs and facilities; and

WHEREAS, Mr. Straub served as Chair of the Park Advisory Board and participated on a variety of committees including the Citizens Budget Oversight Committee and the Fountain Creek Nature Center Capital Campaign Committee; and

WHEREAS, Mr. Straub exhibited a strong desire for transparency and public participation in all aspects of the operation of El Paso County Parks and encouraged citizens to participate in public processes and provide input on park projects; and

WHEREAS, Mr. Straub fostered unity and consensus and helped create an environment where all participants felt heard and respected; and

WHEREAS, Mr. Straub's insight, enthusiasm and positive attitude have been appreciated by both the Park Advisory Board and staff; and

NOW, THEREFORE, BE IT RESOLVED that the Parks Advisory Board hereby expresses its appreciation to Mr. Michael Straub for his years of volunteer service to the community and El Paso County.

AND BE IT FURTHER RESOLVED that this Resolution be recorded in the minutes of the El Paso County Parks Advisory Board Meeting, and thereafter preserved as a tribute to Michael Straub's volunteer service, and an executed copy thereof be first read and then delivered to him.

DONE THIS 11th day of May, 2016, at Colorado Springs, Colorado.

Parks Advisory Board of El Paso County, Colorado

By:

Jeff Cramer, Vice-Chair

Resolution

WHEREAS, Mr. Jeff Cramer served as a Commissioner District #4 representative on the El Paso County Parks Advisory Board from April, 2010 to May 2016; and

WHEREAS, Mr. Cramer's leadership and commitment have contributed significantly to the development of the El Paso County system of parks, trails, open space, recreation and cultural programs and facilities; and

WHEREAS, Mr. Cramer served as Vice-Chair of the Park Advisory Board and participated on a variety of committees including the Fountain Creek Nature Center Capital Campaign Committee, the Parks Master Plan update, and the Fountain Creek Regional Park Master Plan Committee; and

WHEREAS, Mr. Cramer exhibited a strong desire for transparency and public participation in all aspects of the operation of El Paso County Parks; and

WHEREAS, Mr. Cramer consistently championed the development of neighborhood parks and encouraged developers to include urban park opportunities in their respective developments; and

WHEREAS, Mr. Cramer's knowledge, enthusiasm and positive attitude have been appreciated by both the Park Advisory Board and staff.

NOW, THEREFORE, BE IT RESOLVED that the Parks Advisory Board hereby expresses its appreciation to Mr. Jeff Cramer for his years of volunteer service to the community and El Paso County.

AND BE IT FURTHER RESOLVED that this Resolution be recorded in the minutes of the El Paso County Parks Advisory Board Meeting, and thereafter preserved as a tribute to Jeff Cramer's volunteer service, and an executed copy thereof be first read and then delivered to him.

DONE THIS 11th day of May, 2016, at Colorado Springs, Colorado.

Parks Advisory Board of El Paso County, Colorado

By:

Michael Straub, Chair

El Paso County Parks

Agenda Item Summary Form

Agenda Item Title: Flying Horse North Planned Unit Development Plan

Agenda Date: May 11, 2016

Agenda Item Number: #6 - A

Presenter: Jason Meyer, Project Manager

Information: **Endorsement:** X

Background Information:

Request for approval by NES, Inc., on behalf of PRI 2 LLC, for approval of a PUD development plan for Flying Horse North. A request to rezone the property from RR-5 to PUD is being processed concurrently. The proposed subdivision totals 1,417 acres and includes 283 single-family residential lots with a minimum lot size of 2.5 acres, 114.4 acres of open space, and a 199.1-acre 18-hole golf course. The property is located north of Black Forest Regional Park, bounded by State Highway 83 on the west, Black Forest Road on the east, and Hodgen Road to the north. This project area is within the Black Forest Preservation Plan area.

Consistent with El Paso County Land Development Code standards for a PUD, the applicant is proposing a dedication of open space that would exceed the 10% minimum requirement by providing 313.5 acres, or 22% of the site, as open space. This includes a 199.1-acre golf course, two open space parks totaling 92.3 acres, and 22.1 acres of other open space tracts. The PUD development plan also includes landscape buffers along boundaries with adjacent subdivisions, including the southern boundary with Cathedral Pines, where El Paso County Parks owns several narrow bands of property to accommodate internal Black Forest Regional Park trails.

El Paso County Parks staff met with the applicant to discuss the proposed trail alignment and possible open space dedication to the County. Staff expressed concerns with the dedication concept, citing lack of contiguity with Black Forest Regional Park, being outside of a Parks Master Plan candidate open space area, and lack of County resources to adequately maintain small open space areas. Staff recommends these two open space parks be maintained by a local metropolitan district or homeowners association.

The El Paso County Parks Master Plan shows an alignment of the Fox Run Regional Trail running through the project area. This Primary Regional Trail links

several regional trails and connects Black Forest Regional Park to Fox Run Regional Park. The PUD development plan shows a 25-foot wide County Trail easement running along the southern boundary, continuing north through an open space park, where the trail is then planned to connect to Hodgen Road through two other subdivisions currently in the County development review process Sundance Ranch and Providence Point Estates. Additionally, the applicant is proposing an internal trail system throughout the project area to be owned and maintained by a Homeowners Association. The applicant is including equestrian restrictions on these internal trails, however the County trail will be designated as multi-use and allow equestrian access.

El Paso County Parks staff supports the regional trail as shown on the PUD development plan, and recommends the applicant provide a 25-foot wide public regional trail easement to be dedicated to the County via final plat for public access and the construction and maintenance of the primary regional trail.

Recommended Motion:

Recommend to the Planning Commission and Board of County Commissioners that approval of the Flying Horse North Planned Unit Development Plan include the following condition: Require fees in lieu of land dedication for regional park purposes in the amount of \$95,088, and request that a 25-foot wide public regional trail easement through the open space park and along the southern property line be dedicated to the County via the final plat for public multi-use trails.

Development Application Permit Review



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

April 28, 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:	Flying Horse North - Planned Unit Development	Application Type:	PUD
DSD Reference #:	PUD-16-002	CSD / Parks ID#:	0
Applicant / Owner:	Owner's Representative:	Total Acreage:	1417
PRI 2, LLC	NES, Inc.	Total # of Dwelling Units	283
6385 Corporate Drive, Suite 200	619 North Cascade Ave.,	Gross Density:	0.20
Colorado Springs, CO 80919	Colorado Springs, CO 80903	Park Region:	2
		Urban Area:	2

Existing Zoning Code: **RR-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: **283**
0.0194 Acres x 283 Dwelling Units = 5.49 acres

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

Urban Parks Area: **0**

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: **283**
\$336.00 / Unit x 283 Dwelling Units = \$95,088.00

Urban Parks Area: **0**

Neighborhood: **\$83.00 / Unit x 0 Dwelling Units = \$0.00**

Community: **\$129.00 / Unit x 0 Dwelling Units = \$0.00**

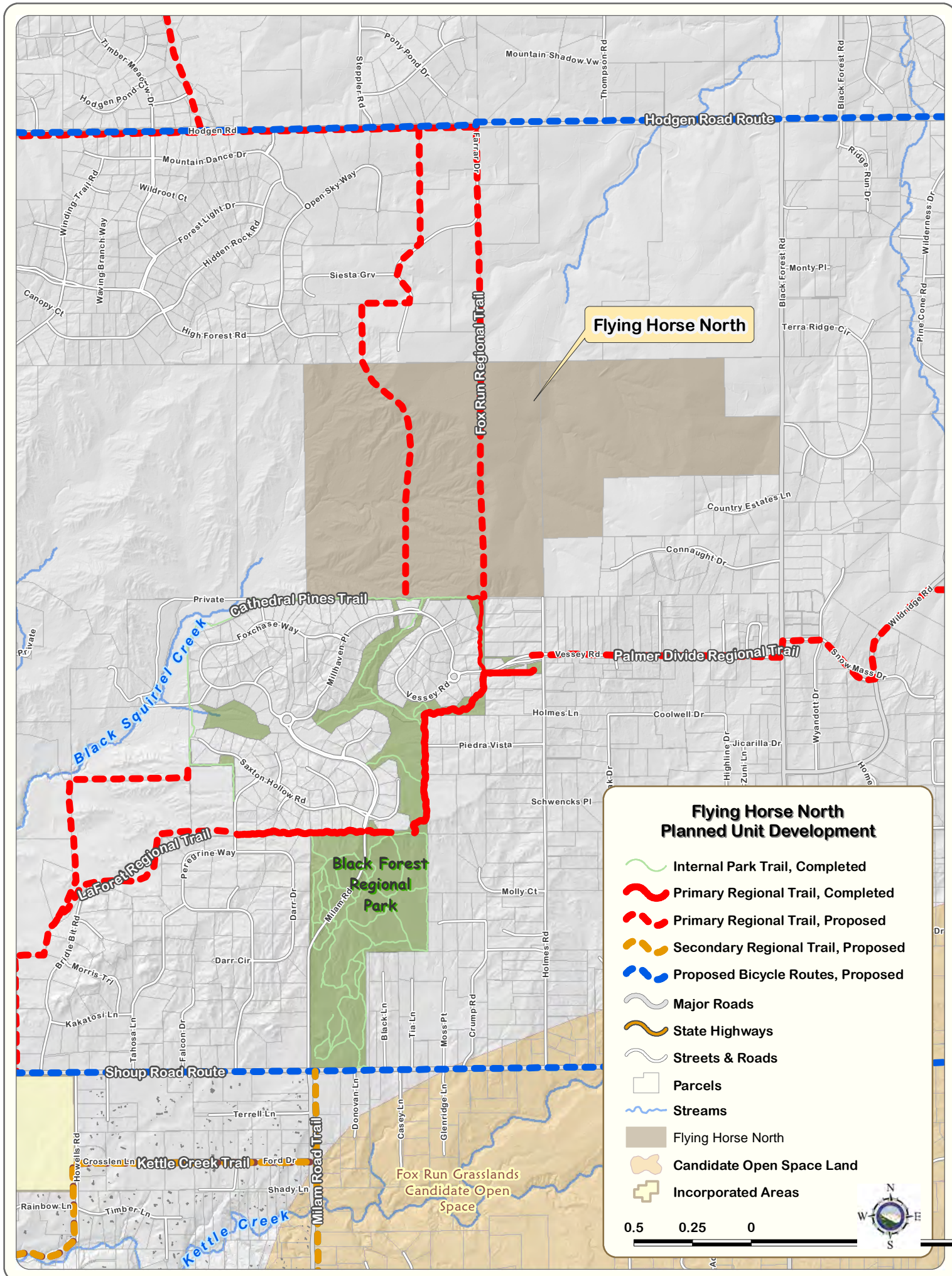
Total: **\$0.00**

ADDITIONAL RECOMMENDATIONS

Staff Recommendation:

Recommend to the Planning Commission and Board of County Commissioners that approval of the Flying Horse North Planned Unit Development Plan include the following condition: Require fees in lieu of land dedication for regional park purposes in the amount of \$95,088, and request that a 25-foot wide public regional trail easement along the southern property line and through the open space park be dedicated to the County via the final plat for public multi-use trails.

Park Advisory Board Recommendation:



FLYING HORSE NORTH LETTER OF INTENT

April 2016

Owner /Developer: PRI 2 LLC

6385 Corporate Center Drive

Colorado Springs, CO 80919

Planner: N.E.S. Inc.

619 North Cascade, Suite 200

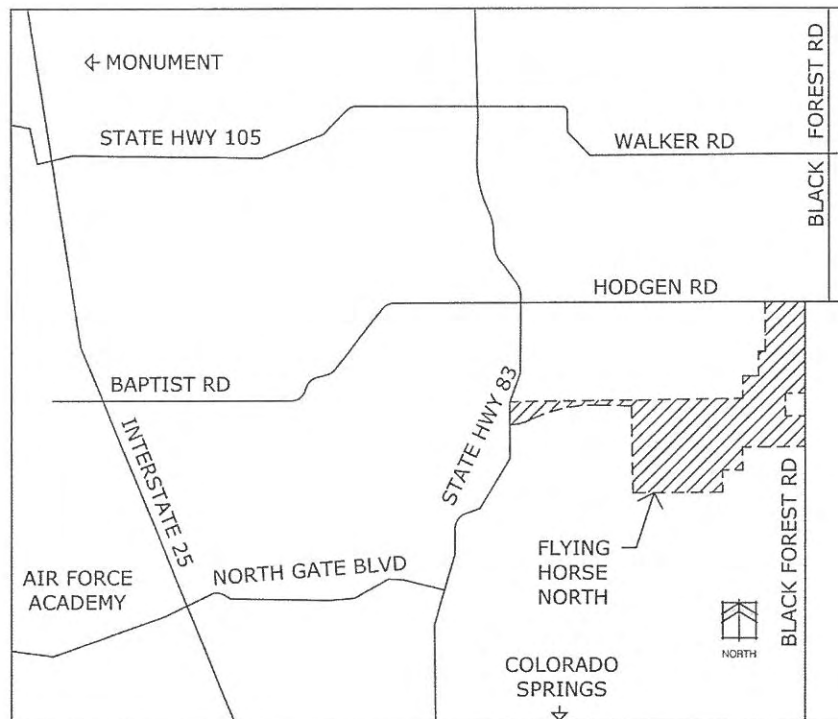
Colorado Springs, CO 80903

Engineer: Classic Consulting Engineers & Surveyors

619 North Cascade

Colorado Springs, CO 80919

SITE LOCATION: Flying Horse North encompasses the easterly 1417 acres of the 2600 acre Shamrock Ranch, bounded by State Highway 83 on the west and Black Forest Road on the east in El Paso County, Colorado.



RECEIVED VERSION

APR 21 2016 1

INTRODUCTION: The recently acquired portion of the Ranch is proposed for development as a new community with a golf club and recreational focus and theme similar to the Flying Horse community nearby to the southwest. Known as Flying Horse North, the proposed new community will create a lifestyle that is both unique to the Colorado Springs area and to the Black Forest. The focus of Flying Horse North will be a signature golf course and associated recreational facilities designed to attract buyers looking for a secluded lifestyle with family oriented recreational and community amenities. Flying Horse North will offer a sense of place and community, and will introduce a young family component to this part of the County.

PROPOSAL: The applications covered by this Letter of Intent are for approval of change of zone to PUD; a Preliminary Drainage Report and an Early Grading Permit to allow construction of the proposed golf course.

THE PLAN: Flying Horse North is a planned community of 283 lots on 1471 acres with a focus on golf and recreation. The community straddles the Palmer Divide, which forms the general boundary of timbered area to the west and grasslands to the east. Housing units will be single family structures on individual lots. Central to the community is a golf club that provides a recreational amenity to homes and also creates an open separation of residences. The golf course is designed to unify the two environments found on the site: timbered area and grasslands. Two Open Space Parks are shown on the Plan in the grasslands. These two parks will be owned and maintained by the Home Owners Association.

A County Regional Multi-use Trail is shown on the El Paso County Parks Trails Master Plan the alignment of which would go north/south from Hodgen Road to Black Forest Park through Flying Horse North. The proposed trail through Flying Horse North is shown in an alignment from the southeastern corner of Sundance Ranch to the eastern edge of Cathedral Pines where multi-use Regional Trail dedication has taken place. The Trail will follow Cherokee Metropolitan District water line easements, traverse the larger of the two internal parks, and then follow the southern boundary Flying Horse North.

An internal trail system that will be on easements on lots will be developed. This system will be owned and maintained by the Flying Horse North Homeowners Association.

Access to Flying Horse North will be provided by a new collector to be named Stagecoach Road that will link State Highway 83 and Black Forest Road at the northern intersection of Terra Ridge Circle. The Stagecoach Road access point has been permitted in conjunction with the Wescott Fire Station. Holmes Road will provide access from the south and will intersect Stagecoach Road approximately one mile from Black Forest Road. A second access to Black Forest Road is shown approximately one half mile south of the Stagecoach Road intersection.

Applicants have had pre-application discussions with County staff regarding an extension of Milam road north from Cathedral Pines into the property. Staff has indicated that the extension of Milam is not needed from an overall transportation standpoint with the addition of Stagecoach Road as a collector through the property from Highway 83 to Black Forest Road. The Traffic Impact Report prepared for this application confirms that this connection is not needed, therefore, no Milam Road connection is shown on the PUD Development Plan.

Land use adjacent to Stagecoach Road from Highway 83 to the Section 36 boundary will be rural residential with lots served by well and individual wastewater systems. Lot sizes will be 2.5 – 8 acres. Lots will be located north of Stagecoach Road. The road will form the boundary between Flying Horse North and the remainder of the Shamrock Ranch to the south and will serve as a fire break.

The majority of the property is located east of the westerly line of Section 36. Although the Black Forest Fire burned north/south through this area, there was limited impact here to the Ponderosa Pine forest which characterizes this portion of the site as the forest fire did not burn as hot as elsewhere. An 18 hole golf course with club house, maintenance facility and driving range will be the focus of the residential development. Lots of varying sizes, but all 2.5 acres or larger, will use the golf course as an open space amenity. Lots sizes along the perimeter of the property will be designed to be compatible in size to adjacent subdivided lots, with lots of five acres or more adjacent to comparably sizes lots along the project perimeter. All lots will have individual wells and wastewater disposal systems.

PUD ZONE DISTRICT: The PUD Zone has been selected to implement the Flying Horse North Land Use Plan. The PUD Zone will be employed to create a Zone District with a density of one unit per five gross acres of land. This density is in conformance with density recommendations of the Black Forest Land Use Plan.

USES/Development Regulations: Lots in this PUD District will provide sites for single family homes on lots that are a minimum of 2.5 acres in size. Water will be provided by wells, and sewer will be provided by individual on site disposal systems. Development regulations for homes in this District will be as follows:

Setbacks	Front – 30 feet minimum
	Side – 10 feet minimum
	Rear – 35 feet minimum
Height	35 feet Maximum; 40 feet Maximum for Golf Clubhouse
Lot Coverage	20% Maximum

Additional zoning details are shown on the PUD Development Plan.

A golf course with associated facilities and structures, including club house, restrooms, shelters, maintenance building and facilities, golf cart storage facilities, driving range and similar practice areas, and hospitality facilities for club members and guests shall be permitted uses within the Flying Horse North PUD District. All accessory uses commonly found at private golf clubs may be placed in this District.

BUFFERS: Buffers along the perimeter of Flying Horse North will be provided in several ways. In general, lot sizes will be used to provide transitions to higher density lots within the PUD so that no buffer is needed. The PUD Plan shows lot sizes equal to or greater than adjacent lots. Five acre lots are provided adjacent to existing RR-5 zoned land, and 2.5 acre or greater lots are provided adjacent to PUD zoned and developed neighbors

A landscape buffer area is depicted on the Plan along the south boundary of High Forest Ranch where no lots are shown between Stagecoach Road and High Forest Ranch lots.

LANDSCAPE INTENT: The two distinct landscape regimes found on Flying Horse North warrant two different approaches to landscape treatment. Within the forested area, emphasis will be placed on preservation of healthy trees. This approach includes removal of trees damaged by fire, and removal of trees where recommended by good management practices and fire-wise development.

Within the prairie landscape, a landscape theme will be employed that will augment the landscape with native species, and with transplanted trees from the forested area where trees would be removed as a result of road and golf course construction. Stagecoach Road through the prairie environment will have a landscape treatment consistent with the project theme with one tree per 50 feet of linear roadway, placed in a clustered design.

JUSTIFICATION:

Conformance with the El Paso County Policy Plan

Flying Horse at Shamrock Ranch conforms to the following goals and Policies of the El Paso County Policy Plan.

PURPOSE AND INTENT. Holistic Application.

The applicable policies in this document should be considered and applied comprehensively rather than singularly. Most development proposals will naturally be consistent with some policies while inconsistent with others. The appropriate approach is to evaluate all of the

relevant policies and then make a land use decision with respect to overall consistency based on a preponderance of policies within this Policy Plan.

Policy 2.1.11 Encourage approaches to natural system preservation and protection which also accommodate reasonable development opportunities.

Policy 2.2.3 Evaluate the impact from proposed developments on watersheds and wildlife habitat with appropriate government agencies early in the development process.

Policy 2.2.10 Encourage the preservation of open space in the design of subdivisions.

Policy 2.3.1 Preserve significant natural landscapes and features.

Policy 2.3.7 Encourage the mitigation of visual impacts caused by construction including road cuts, utility lines, outside storage, water tanks and building scale.

Policy 2.3.8 Encourage incorporating significant natural landscapes and waterways into parks and open space where feasible.

Policy 3.1.8 Promote water supply systems and augmentation arrangements which maximize the effective use of near-surface ground water supplies without jeopardizing existing water rights or established wells.

Policy 3.3.6 Evaluate the consequences of surface water from new development including run off of natural soils, as chemical compounds that may result from the proposed uses including pesticides, herbicides and hydrocarbons.

Policy 4.1.1 Support a systematic inventory to identify and categorize historic sites, structures, and artifacts.

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

Policy 6.1.7 Encourage infill development which complements existing uses, is consistent with Small Area and other adopted plans

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

Policy 6.1.13 Encourage the use of carefully planned and implemented clustering concepts in order to promote efficient land use. Conservation of open space and reduction of infrastructure costs.

Policy 6.1.14 Support development which compliments the unique environmental conditions and established land use character of each sub-area of the County

Policy 6.1.15 Recognize the need for new development and redevelopment to respond to changes in demographic, market and technological conditions.

Policy 6.2.2 Promote the unique identity of neighborhoods through the use of focal points, parks, trails and open spaces, preservation of significant natural features, compatible location and design of mixed uses, and promotion of pedestrian and other non-motorized means of travel.

Policy 6.2.3 Encourage land use planning and design approaches which create or reinforce the neighborhood concept

Policy 6.2.4 Encourage the use of innovative techniques to mitigate negative impacts of proposed land uses that differ from zoning in established neighborhoods.

Policy 6.2.5 Encourage the development of unique and diverse neighborhoods within unincorporated areas.

Policy 6.2.7 Utilize the PUD (Planned Unit Development) zone district approach to allow for the accommodation of neighborhood-oriented design features.

Policy 6.2.10 Utilize buffer zones to promote mutually compatible transitions between neighborhoods and adjoining development with differing uses or densities.

Policy 8.2.1 Encourage implementation of the County's Parks, Trails and Open Space Master Plan.

Policy 8.3.1 Encourage development plans which appropriately incorporate parks, trails and open space into their design.

Goal 8.4 Provide for community and neighborhood parks, local trails, and recreational facilities in developed unincorporated areas.

Policy 8.4.3 Support the formation of new special districts to address the planning, development and maintenance of community parks, neighborhood parks, recreational facilities, local trails and community centers.

Policy 9.2.3 Strictly limit direct access onto major transportation corridors in order to preserve their functional capacity.

Policy 10.3.8 Encourage the reuse of non-potable water for irrigation where allowed by augmentation plans.

Policy 11.1.2 Encourage an approach based on the entire watershed, to flood protection which incorporates a combination of on-site, sub-regional and regional retention and detention facilities to effectively reduce negative downstream impacts including erosion, flooding, channel and water quality degradation.

Policy 11.1.14 Require development plans to effectively address both quantitative and qualitative impacts of drainage within the project site.

Policy 11.3.1 Where feasible, support the use of natural or naturalistic drainage approaches rather than hard line solutions.

Policy 11.3.4 Promote the effective use of innovative short and long term strategies including sediment ponds, buffer strips, and constructed wetlands as a means of reducing peak flows and improving storm water quality.

Policy 11.3.5 Protect the integrity of wetlands, riparian areas and associated wildlife habitat through a combination of careful land development and drainage system design.

Policy 11.3.6 Encourage the effective use of control measures to mitigate the short and long term erosion impacts of development.

Policy 11.4.1 Strongly discourage land use development from locating in floodplains

Policy 11.4.2 Strongly discourage land use development from locating in areas below dams, spillways, and levees that would require the State Engineer to upgrade the classification of these structures.

Policy 11.4.8 Encourage “prudent line” approaches which adequately set structures back from floodplain boundaries, especially in areas which may be prone to bank erosion.

Policy 12.1.3 Approve new urban and rural residential development only if structural fire protection is available.

Policy 12.1.9 Develop and implement area-wide and parcel-specific Wildfire Mitigation Plans in zones identified as having high wildfire potential.

Policy 12.2.3 Encourage all land owners to use Best Management Practices, which may include chemical, fire, mechanical, biological, cultural control for weeds; chemical, physical, and cultural control for vertebrate pests; and chemical, biological, and cultural control for insects.

Goal 12.3 Recognize the importance of educational infrastructure in the land use planning process.

Goal 14.1 Recognize and promote the essential role of special financing districts in the provision and maintenance of public facilities and services in unincorporated areas.

Policy 15.3.3 Encourage innovative approaches to the problem of financing solutions to the off-site fiscal impacts of development. ***This project will be required to participate in the El Paso County Road Impact Fee Program. The decision to join one of the two fee program PID districts or to exercise the opt-out (of the PID) option will be provided at the Final Plat stage. The fee required up-front with each subdivision will be payable at the time of building permit.***

Black Forest Preservation Plan

The Black Forest Preservation Plan is a Small Area Plan that includes Flying Horse North within its boundaries. The Plan was originally approved in 1974 and updated in 1987. In the past 29 years since the update to the Plan, a number of significant changes occurred. Those changes include:

- Approvals for and construction of High Forest Ranch and Cathedral Pines as north and south neighbors to Flying Horse North
- Voter approval of a County tax to fund County Sheriff activities
- Construction of two new fire stations at the east end (Black Forest Fire Station No. 2) and one at the west end (Donald Wescott Fire Station No. 3) of Flying Horse North.
- The Black Forest Fire, which has raised awareness of fire safety and prevention, as well as mitigation of the effects of the fire
- Adoption of the Countywide Transportation fee
- Adoption of a comprehensive PUD Zone that provides a control mechanism for insuring that land dedications and density caps can be administered effectively.
- Failure of an election to incorporate the Black Forest with a stated purpose of administering the Black Forest Preservation Plan
- Pressures on County resources coupled with a commitment by County Elected Officials to make county government as efficient as possible have made clustered development a desirable design form that reduces the amount of street per dwelling unit, thereby making the provision of County services more efficient than standard rural residential designs.

When viewed in the context of these changes, and while looking at the broad recommendations of the Black Forest Preservation Plan, Flying Horse North proposes a unique

way of preserving the character of development envisioned by the Plan. Flying Horse North is envisioned as a new community focused internally to a recreational set of amenities.

- The Plan for Flying Horse North retains, and provides a management entity through the Homeowners Association, for a significant portion of timbered area.
- The Plan preserves long range views. See visual analysis prepared by N.E.S. Inc. included in the application materials.
- The Plan internalizes density while providing land use transitions to adjacent rural residential properties

Flying Horse North is in conformance with the land use recommendation of the Black Forest Preservation Plan, which states that all development be based on a density of one unit per 5 acres of land. Applicants propose a development that will have a gross density of one unit per five acres. The applicants believe that a strict 5 acre lot approach to this unique property would create “Anywhere Black Forest” and lose sight of the opportunity to create a signature development on a unique parcel of land. By incorporating open space into a golf course, by providing open space parkland, and by providing a variety of rural residential lot sizes Flying Horse North will become a legacy project for both the land owner, and for El Paso County.

As stated in the Introduction to the Plan, “...The consistency or inconsistency of an application with a single policy or recommendation should be of less importance than its relationship to the overall spirit and intent of the elements when taken together.” The following Goals and Policies of the Black Forest Preservation Plan are implemented with this request:

- Policy 1.5. Preserve open space as a means of retaining natural features and the separate identity of the Black Forest Planning Area. ***Open Spaces s provided in the Plan through parkland and by the proposed golf course.***
- Action 1.c. All land use items concerning the Black Forest Planning Area should be forwarded to the Black Forest Land Use Committee or other appropriate citizens group for review and comment prior to public hearing. ***Applicants have met with the Black Forest Land Use Committee in the pre-application stage.***
- Action 1.d. Applicants for subdivisions, zone changes, special use approvals, and variances should address consistency with the Black Forest Preservation Plan as a part of their submittals. ***This Letter of Intent addresses conformity with the Black Forest Preservation Plan.***
- Policy 2.3. Support clustered development alternatives which result in the creation of permanently dedicated and maintained open space. ***Proposed lots are clustered around a proposed golf course and proposed parks. Parkland will be owned and maintained by a Homeowners Association.***

- Action 2.a. Planned developments should be designed so that they adequately buffer existing agricultural uses. ***Five acre lots are proposed along the boundary of Flying Horse North where the project abuts RR-5 zoned land and development.***
- Goal 3.A. Promote a residential environment which perpetuates the rural-residential character of the Black Forest Planning Area. ***Rural Residential lots, open space, and golf course, which is an open space recreational use are the only land uses proposed.***
- Policy 3.2. Give careful consideration to clustering alternatives in areas appropriate for subdivision as a means of preserving more open space, minimizing costs and environmental impacts, and promoting aesthetic quality. ***By proposing rural residential lots that vary from 2.5 acres in size to over 5 acres in size, while maintaining an overall gross density of one unit per five acres of land, an efficient development pattern is created that minimizes the amount of street per lot. Preservation of open space parkland in the grassland area of the property promotes a rural character while promoting views.***
- Policy 3.5. Generally support residential development which compliments and enhances the area's terrain, vegetation and natural resources. ***The proposed land use plan is consistent with this policy.***
- Action 3.i. Developers who propose projects which involve land to be held in common ownership should address the degree to which their proposed means of maintenance will ensure that the land remains in open space in relative perpetuity. ***As proposed, open space land will be owned and maintained by the Flying Horse North Homeowners Association. Parkland will be offered to El Paso County Parks for ownership since the Regional Trail traverses the larger of the parks. This park and the connected trail system could be considered an addition to the Black Forest Park. Dedication of the land is subject to County review.***
- Goal 6.1. Design the transportation system so that disruption of sensitive environmental features, agricultural operations, and existing or platted residential areas is minimized. ***The proposed transportation system accomplishes this goal.***
- Policy 6.2. Discourage unnecessary traffic through the forested and low density residential areas by providing alternative alignments and, where appropriate, incorporating designs which limit through traffic. ***The size of this parcel dictated some roadway connectivity. Access points have been minimized while providing a safe and efficient network.***
- Policy 6.9. Ensure that roads within forested areas meet Wildfire Hazard Guidelines developed by the Colorado State Forest Service. ***This policy will be employed in final road design. Treatment of roadways, and all of the forested area, will follow the recommendations of the Wildfire Hazard Study provided with this application.***

- Action 7.c. Copies of all relevant land use petitions should be transmitted to the Black Forest Land Use Committee or other appropriate group for review and comment. It is suggested that proposals be informally presented by the applicant to planning area residents prior to formal submittal. Consistency with appropriate Master Plan elements should be specifically addressed at this time. ***Prior to application, a meeting with the Black Forest Land Use Committee was held (February 17, 2016).***
- Policy 8.2. Protect and maintain the area's drainage courses in their natural condition by promoting designs and densities that are sensitive to natural drainage patterns. ***The Drainage Plan prepared by CCES addresses this policy.***
- Policy 8.5. Encourage selective timber cutting to protect the health of the remaining stand and to mitigate wildfire hazards. ***Treatment of the timbered area will be addressed as recommended by the Wildfire and Forest Management Plan prepared for this project. Mitigation as a result of the Black Forrest Fire has already been accomplished.***
- Policy 9.4. Encourage cooperation between the County, other governmental entities, the development community and area school districts to reserve adequate and appropriate school sites in a timely manner. ***Land in Flying Horse at Shamrock Ranch is within two school districts. SD #38 and SD #20. This applicant has previously dedicated a school site to SD #38 nearby which has not been used. Neither School District needs a school site based on discussions with the Districts.***
- Policy 9.6. Support the provision and enhancement of both useable and perpetual open space. ***Useable open space has been provided in the form of a proposed golf course and by both public and HOA maintained trails. HOA owned parkland of approximately 85 acres is proposed.***
- Policy 9.9. Encourage larger subdivision to provide and maintain useable and preferably connected open space. ***Open Space parkland is proposed that will be connected by both public and HOA maintained trails.***
- Policy 10.2. Mitigate adverse visual impacts caused by road cuts, utility lines, outside storage, water tanks, building scale, through the use of color, siting, screening and berming. ***This policy will be addressed by the Flying Horse North Design Guidelines.***
-

PUD REVIEW CRITERIA. The proposed PUD zoning is in conformance with the following review criteria:

1. The proposed PUD District zoning advances the stated purposes set forth in Section 4.2.6.C.
2. The PUD is in general conformity with the El Paso County Master Plan. ***See section above that identifies how this plan conforms to the El Paso County Master Plan.***

3. There has been a substantial change in the character of the area since the land was last zoned. ***See introductory discussion above that lists changes to the area since the adoption of the Black Forest Preservation Plan (and zoning).***
4. The proposed development 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 of El Paso County. ***This criterion is met. All County Code requirements are met with this application.***
5. The subject property is suitable for the intended uses and the use is compatible with both the existing and allowed land uses on the neighboring properties, will be in harmony and responsive with the character of the surrounding area and natural environment; and will not have a negative impact upon the existing and future development of the surrounding area. ***The planned land use is based on a Land Suitability Analysis which was prepared several years ago to assess the development constraints and opportunities of the site.***
6. The proposed development provides adequate consideration for any potentially detrimental use to use relationships (e.g. commercial use adjacent to single family use) and provides an appropriate transition or buffering between uses of differing intensities both on-site and off-site. ***Buffering and transitional land uses have been proposed where there is a potential for use to use relationship concerns.***
7. The allowed uses, bulk requirements and required landscaping and buffering are appropriate to and compatible with the type of development, the surrounding neighborhood or area and the community. ***This criterion is met. Land Use transitions are used to provide compatibility with adjacent properties. Dimensional requirements of the PUD are designed to be compatible with other rural residential zones.***
8. Areas with unique or significant historical, cultural, recreational, aesthetic or natural features are preserved and incorporated into the design of the project. ***The land use plan reflects the Land Suitability Analysis where the natural and man-made land use determinants were inventoried and analyzed.***
9. Open spaces and trails are integrated into the development plan to serve as amenities to residents and provide reasonable walking and biking opportunities. ***This is a recreation focused community. Recreational amenities, including trails, are a significant part of the Plan.***
10. The proposed development will not overburden the capacities of existing or planned roads, utilities and other public facilities (e.g., fire protection, police protection, emergency services, and water and sanitation), and the required public services and facilities will be provided to support the development when needed. ***Public services consistent with the proposed development are being provided.***
11. The proposed PUD will benefit the community through the provision of interconnected open space, conservation of environmental features, aesthetic features and harmonious design, and energy efficient site design. ***All of these are features of the Plan.***
12. The proposed land use does not permit the use of any area containing a commercial mineral deposit in a manner which would unreasonably interfere with the present or future extraction of such deposit unless acknowledged by the mineral rights owner ***Entech Engineering, Inc. has evaluated the site for the presence of commercially viable***

mineral deposits and has found that such deposits are either absent or are not commercially viable.

13. Any proposed exception or deviation from the requirements of the zoning resolution or the subdivision regulations is warranted by virtue of the design and amenities incorporated in the development plan and development guide. The following Deviations are requested. Deviation request forms are a part of the application package.
- Allow an ADT of greater than 1,500 vehicles per day on a portion of Stagecoach Road between SH 83 and the first major intersection to the east where the requirement is a maximum of 1500 trips.
 - Allow proposed full movement access to Black Forest Road (Rural Minor Arterial) 725 feet south of Black Forest Road/Terra Ridge Circle (south). This proposed intersection is 595 feet closer than the required one-quarter mile (1,320 feet) spacing.

DRAINAGE: An MDDP for Flying Horse North has been prepared by Classic Consulting Engineers & Surveyors and is included in this submittal as a separate document.

GRADING AND EROSION CONTROL PLAN: Classic Consulting Engineers & Surveyors has prepared a Grading and Erosion Control plan for the portions of the site for which an Early Grading Permit is requested.

TRAFFIC: A Traffic Impact Analysis has been prepared by LSC Transportation Consultants, Inc. and is included in this submittal as a separate document.

MINERAL DEPOSITS: Entech Engineering, Inc. has evaluated the site for the presence of commercially viable mineral deposits and has found that such deposits are either absent or are not commercially viable.

JURISDICTIONAL IMPACTS

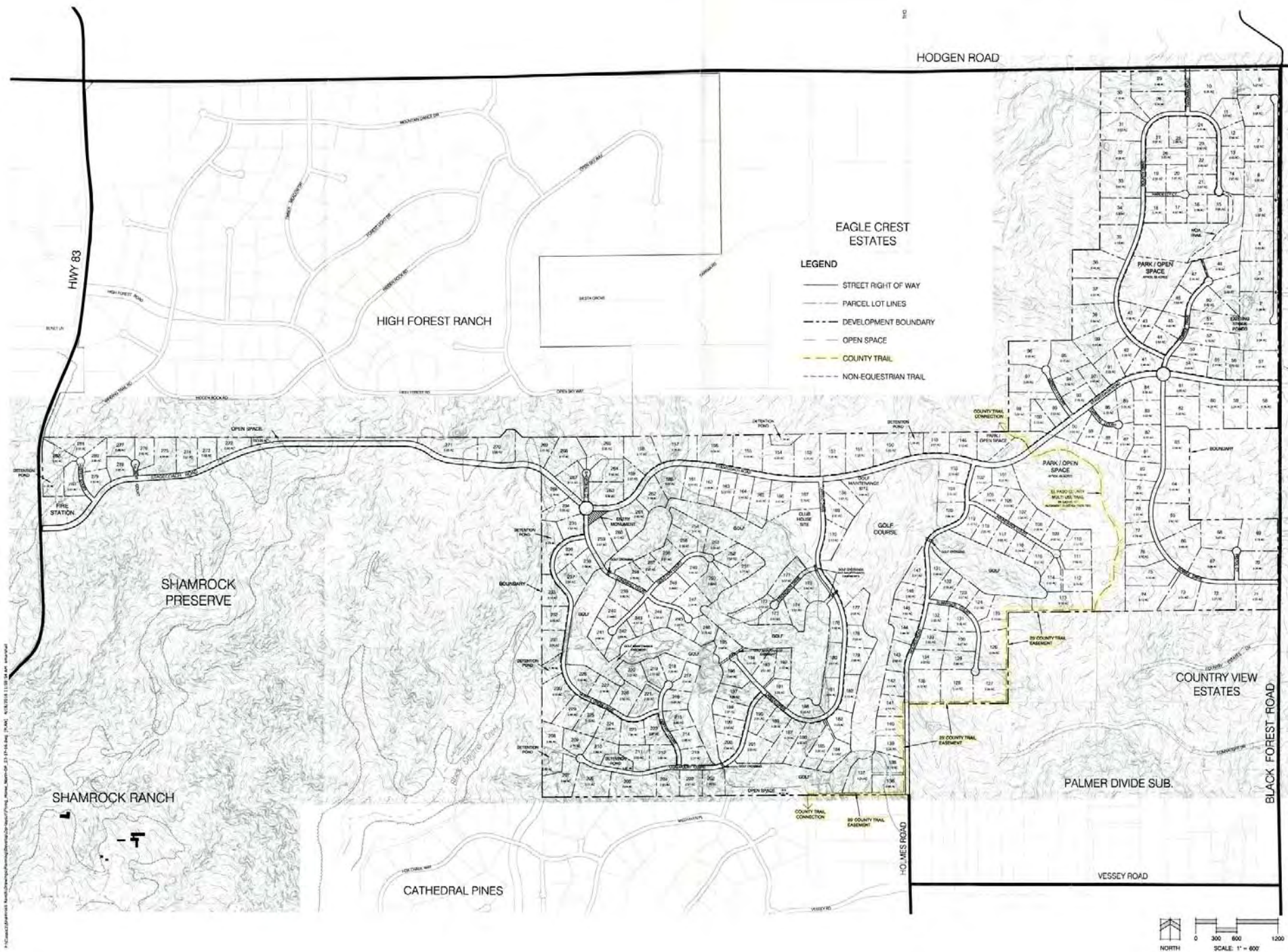
Districts Serving the Property

- Natural Gas – Black Hills Energy. Will Serve Letter included in application
- Electricity – Mountain View Electric. Will Serve Letter included in application.
- Fire – Donald Wescott Fire Protection District; Black Forest Fire Protection District. Will serve letter included in the application.
- Schools – Lewis-Palmer School District No. 38; Academy School District No. 20. Neither School District has requested a school site.
- El Paso County Conservation District

Reports Included by Reference

- Soil, Geology, Geologic Hazard, and Wastewater Study by Entech Engineering, Inc.
- Flying Horse North Traffic Impact Analysis by LSC Transportation Consultants, Inc.

- Habitat Assessment Report by CORE Consultants
- MDDP and Preliminary Drainage Report for Flying Horse North by Classic Consulting Engineers & Surveyors
- Forest Management and Fire Mitigation Report by Steve Spaulding, Forestry and Landscaping Consultant
- Land Suitability Analysis by NES, Inc.



Land Planning
Landscape
Architecture
Urban Design

NES

N.E.S. Inc.
619 N. Cascade Avenue, Suite 200
Colorado Springs, CO 80903
Tel. 719.471.0073
Fax 719.471.0267
www.nescolorado.com

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FLYING HORSE NORTH

PLANNED UNIT DEVELOPMENT

DATE:	04-18-2016
PROJECT MGR:	J. PATRICK
PREPARED BY:	K. HOSKINS

DATE: BY: DESCRIPTION

REVISION	DATE	BY	DESCRIPTION

DEVELOPMENT PLAN

2
2 OF 3

The two distinct landscape regimes found on Flying Horse North warrant two different approaches to landscape treatment. Within the forested area, emphasis will be placed on preservation of healthy trees. This approach includes removal of trees damaged by fire, and removal of trees where recommended by good management practices and fire-wise development.

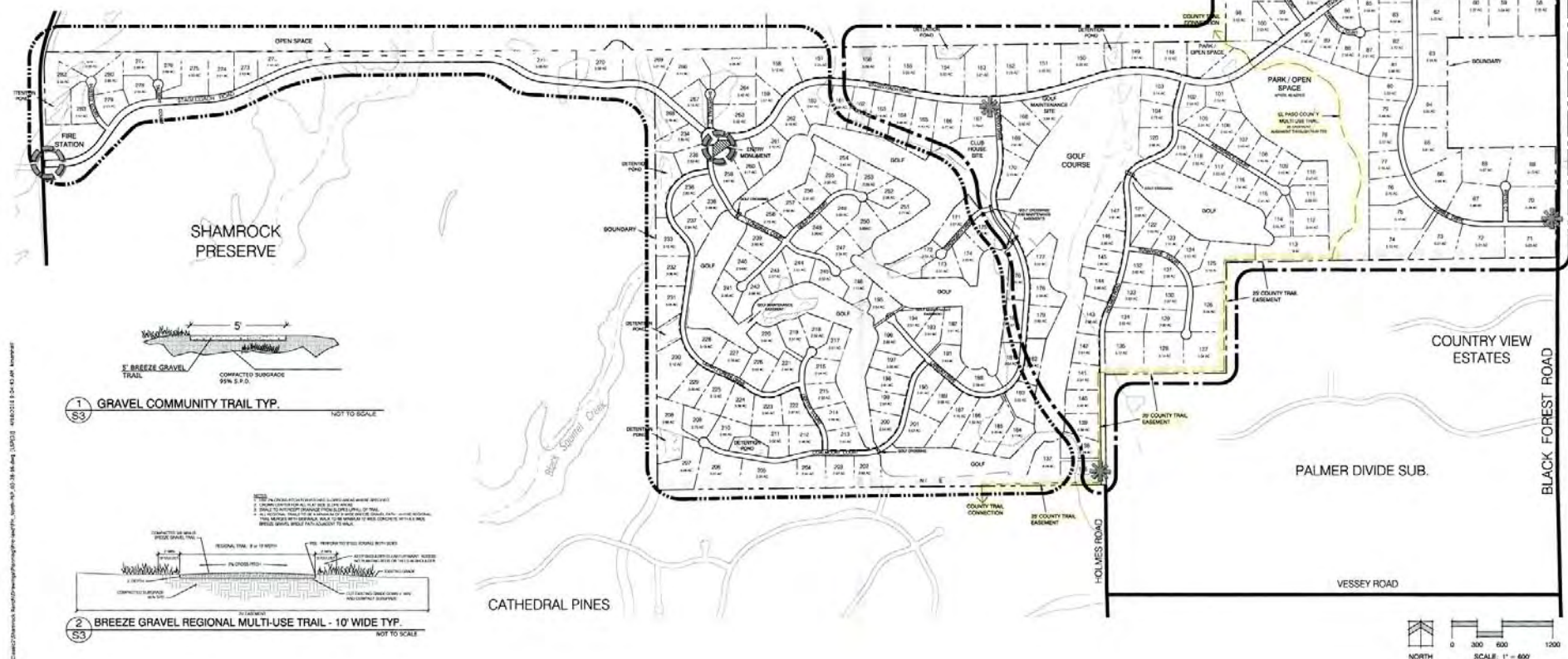
Within the prairie landscape, a landscape theme will be employed that will augment the landscape with native species, and with transplanted trees from the forested area where trees would be removed as a result of road and golf course construction. Stagecoach Road through the prairie environment will have a landscape treatment consistent with the project theme with one tree per 50 feet of linear roadway, placed in a clustered design.

LANDSCAPE TYPE 1:
PRAIRIE AREA LANDSCAPE SETBACKS TO BE PLANTED
WITH ONE TREE PER 50 FEET IN CLUSTER DESIGN.

FORESTED AREA LANDSCAPE SETBACK TREES TO REMAIN.
RELOCATE TREES FROM SITE TO SATISFY REQUIREMENTS.

MINOR MONUMENT DESIGN

————— STREET RIGHT OF WAY
 - - - - - PARCEL LOT LINES
 - - - - - DEVELOPMENT BOUNDARY
 — — — — OPEN SPACE
 — — — — COUNTY TRAIL
 - - - - - NON-EQUESTRIAN TRAIL
 RESIDENTIAL BUFFER AREA



NES

N.E.S. Inc.
619 N. Cascade Avenue, Suite 200
Colorado Springs, CO 80903

Tel. 219.421.0023

Fax 719.471.0267

www.nescolorado.com

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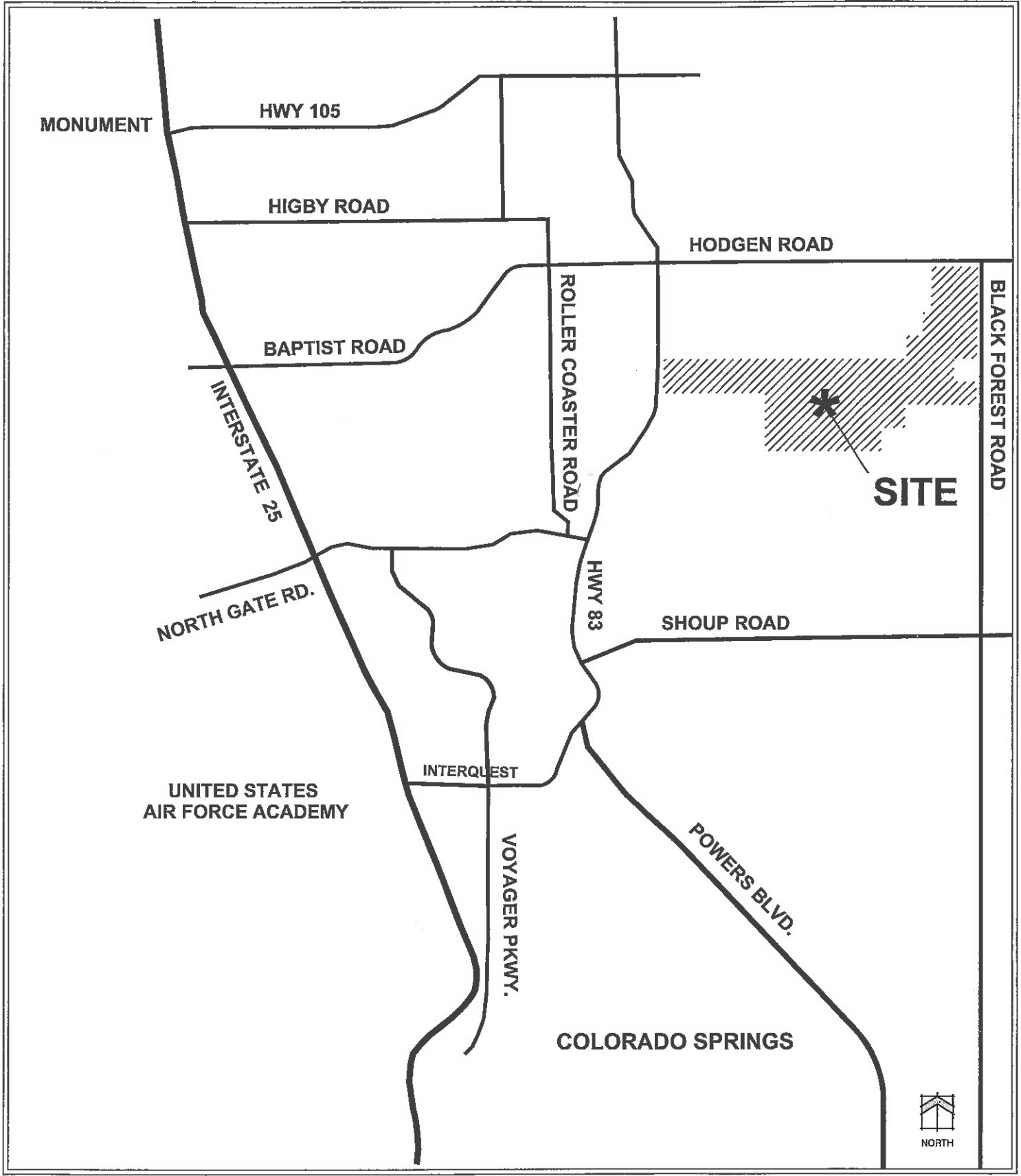
FLYING HORSE
NORTH

DATE:	04-08-13
PROJECT MGR:	J. MAYNARD
PREPARED BY:	K. NARSHAN

PRELIMINARY LANDSCAPE PLANS & DETAILS

3

3 of 3



FLYING HORSE NORTH

VICINITY MAP

DATE: 03/07/2016

DRAWN BY: K.MARSHALL

NOT TO SCALE



N.E.S. Inc.
619 N. Cascade Ave.
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El Paso County Parks

Agenda Item Summary Form

Agenda Item Title: Gleneagle Golf Course Infill Development – Sketch Plan Amendment, Preliminary Plan, Final Plat

Agenda Date: May 11, 2016

Agenda Item Number: #6 - B

Presenter: Jason Meyer, Project Manager

Information: **Endorsement:** X

Background Information:

Request for approval by William Guman and Associates, LTD, on behalf of Westbrook Capital Holdings, LLC, for approval of a sketch plan amendment, preliminary plan and final plat for the Gleneagle Golf Course Infill Development. The property totals 120.03 acres and is located northeast of the Interstate 25 and Northgate Interchange, along Gleneagle Drive within the former Gleneagle Golf Course. The applicant is proposing to subdivide the property into 56 single-family residential lots and open space tracts totaling 99.58 acres. This project area is within the Tri-Lakes Comprehensive Plan area.

A request to rezone the property from RR-5 (Rural Residential 5-acres) and PUD (Planned Unit Development) to RR-5 and RS-6000 (Suburban Residential 6,000-square feet is being processed concurrently. The applicant also intends to resubmit the Filing No. 1 Final Plat to include the areas identified in Filings No. 2 and 3 within this application.

The El Paso County Parks Master Plan shows no regional trails running through or directly adjacent to the proposed subdivision. The proposed Jackson Creek Primary Regional Trail is located approximately 0.20 miles northwest of the property, while the Smith Creek Secondary Regional Trail is located approximately 0.20 miles to the southeast. The property is not located within any candidate open space land, however the City of Colorado Springs' Northgate Open Space is approximately 500 feet to the south.

The applicant is proposing to vest ownership and maintenance of the open space tracts with the developer. Staff notes that there are several internal trails, running along abandoned golf cart roads, that make useful neighborhood connections and provide recreational benefits to the development and the community. Staff encourages the applicant to retain these trail connections and show them on the drawings for the Sketch Plan, Preliminary Plan, and Final Plat.

Sketch Plan Amendment / Preliminary Plan:

The Sketch Plan totals 120.03 acres with 56 residential lots and open space tracts in three filings. However the letter of intent indicates that the applicant is proposing to combine the submitted three filings into a single filing. To accurately depict the filing, staff requests the applicant resubmit the Sketch Plan to include only one filing. For the purposes of this review, staff will provide comments for one filing.

Staff also notes that there is a 15.04 acre discrepancy in the Sketch Plan site data. The submitted Sketch Plan includes a legal description for all three filings totaling 120.03 acres, while the Site Data Table outlines 135.06 acres. Staff requests the applicant correct these calculations so residential lots, open space tracts and gross density can be calculated. For purposes of this review, staff is deferring to the legal description which totals 120.03 acres.

El Paso County Parks fees for the proposed 56 single-family units would total \$18,816 in regional park fees and \$11,872 in urban park fees based on the proposed density.

Filing No. 1 Final Plat:

Filing No. 1 totals 120.14 acres and includes 56 single-family residential lots and two open space tracts totaling 87.07 acres. This filing includes the majority of the abandoned golf fairways, club house site, and a 10.35 acre site previously zoned PUD for patio homes. The applicant is proposing to rezone both the abandoned golf course and patio home site to RS-6,000 from RR-5 and PUD respectively. El Paso County Parks fees for the proposed 56 single-family units would total \$18,816 in regional park fees and \$11,872 in urban park fees based on the proposed density.

Recommended Motion (Sketch Plan Amendment):

Recommend to the Planning Commission and Board of County Commissioners that approval of the Gleneagle Golf Course Infill Development- Sketch Plan Amendment include the following condition: Correct project area and correct the Site Data Table. Require fees in lieu of land dedication for regional park purposes in the amount of \$18,816 and urban fees in the amount of \$11,872. Staff encourages the applicant to retain the existing trail connections within the open space tracts for the benefit of the development and the community.

Recommended Motion (Preliminary Plan):

Recommend to the Planning Commission and Board of County Commissioners that approval of the Gleneagle Golf Course Infill Development- Preliminary Plan include the following condition: Correct project area and correct the Site Data Table. Require fees in lieu of land dedication for regional park purposes in the amount of \$18,816 and urban fees in the amount of \$11,872. Staff encourages

the applicant to retain the existing trail connections within the open space tracts for the benefit of the development and the community.

Recommended Motion (Gleneagle Golf Course Infill Development Filing No. 1 - Final Plat):

Recommend to the Planning Commission and Board of County Commissioners that approval of the Gleneagle Golf Course Infill Development Filing No. 1 – Final Plat include the following condition: Correct project area and correct the Site Data Table. Require fees in lieu of land dedication for regional park purposes in the amount of \$18,816 and urban fees in the amount of \$11,872. Staff encourages the applicant to retain the existing trail connections within the open space tracts for the benefit of the development and the community.

Development Application Permit Review



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

April 28, 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:	Gleneagle Golf Course Infill Development Sketch Plan Amendment	Application Type:	Sketch Plan
DSD Reference #:	SKP-16-001, SP-16-004, SF-16-010	CSD / Parks ID#:	0
Applicant / Owner:	Owner's Representative:	Total Acreage:	120.03
Westbrook Capital Holdings, LLC	William Guman & Associates, LTD	Total # of Dwelling Units	56
9800 Pyramid Court, Suite 400	731 North Weber Street, Suite 10	Gross Density:	0.47
Englewood, CO 80112	Colorado Springs, CO 80903	Park Region:	2
		Urban Area:	2

Existing Zoning Code: RR-5 / PUD Proposed Zoning: RR-5 / 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: ☒ (1 unit / 2.5 acre or greater)

Regional Parks: 2 0.0194 Acres x 56 Dwelling Units = 1.09 acres	Urban Parks Area: 2 Neighborhood: 0.00375 Acres x 56 Dwelling Units = 0.21 acres Community: 0.00625 Acres x 56 Dwelling Units = 0.35 acres Total: 0.56 acres
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FEE REQUIREMENTS

Regional Parks: 2 \$336.00 / Unit x 56 Dwelling Units = \$18,816.00	Urban Parks Area: 2 \$83.00 / Unit x 56 Dwelling Units = \$4,648.00 \$129.00 / Unit x 56 Dwelling Units = \$7,224.00 \$11,872.00
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ADDITIONAL RECOMMENDATIONS

Staff Recommendation: Park Advisory Board Recommendation:	Recommend to the Planning Commission and Board of County Commissioners that approval of the Gleneagle Golf Course Infill Development Sketch Plan Amendment include the following condition: Correct project area and Site Data Table. Require fees in lieu of land dedication for regional park purposes in the amount of \$18,816 and urban park fees in the amount of 11,872. Staff encourages the applicant to retain the existing trail connections within the open space tracts for the benefit of the development and the community.
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Development Application Permit Review



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

April 28, 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: Gleneagle Golf Course Infill Development Preliminary Plan		Application Type: Preliminary Plan
DSD Reference #: SKP-16-001, SP-16-004, SF-16-010		CSD / Parks ID#: 0
Applicant / Owner:	Owner's Representative:	Total Acreage: 120.03
Westbrook Capital Holdings, LLC	William Guman & Associates, LTD	Total # of Dwelling Units 56
9800 Pyramid Court, Suite 400	731 North Weber Street, Suite 10	Gross Density: 0.47
Englewood, CO 80112	Colorado Springs, CO 80903	Park Region: 2
		Urban Area: 2

Existing Zoning Code: RR-5 / PUD **Proposed Zoning:** RR-5 / 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: ☒ (1 unit / 2.5 acre or greater)

Regional Parks: 2
0.0194 Acres x 56 Dwelling Units = 1.09 acres

Urban Parks Area:	2
Neighborhood:	0.00375 Acres x 56 Dwelling Units = 0.21 acres
Community:	0.00625 Acres x 56 Dwelling Units = 0.35 acres
Total:	0.56 acres

FEE REQUIREMENTS

Regional Parks: 2
\$336.00 / Unit x 56 Dwelling Units = \$18,816.00

Urban Parks Area:	2
	\$83.00 / Unit x 56 Dwelling Units = \$4,648.00
	\$129.00 / Unit x 56 Dwelling Units = \$7,224.00
	\$11,872.00

ADDITIONAL RECOMMENDATIONS

Staff Recommendation:	Recommend to the Planning Commission and Board of County Commissioners that approval of the Gleneagle Golf Course Infill Development Preliminary Plan include the following condition: Correct project area and Site Data Table. Require fees in lieu of land dedication for regional park purposes in the amount of \$18,816 and urban park fees in the amount of 11,872. Staff encourages the applicant to retain the existing trail connections within the open space tracts for the benefit of the development and the
Park Advisory Board Recommendation:	community.

Development Application Permit Review



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

April 28, 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:	Gleneagle Golf Course Infill Development	Application Type:	Final Plat
	Filing No. 1 - Final Plat		
DSD Reference #:	SKP-16-001, SP-16-004, SF-16-010	CSD / Parks ID#:	0
		Total Acreage:	120.03
Applicant / Owner:	Owner's Representative:	Total # of Dwelling Units	56
Westbrook Capital Holdings, LLC	William Guman & Associates, LTD	Gross Density:	0.47
9800 Pyramid Court, Suite 400	731 North Weber Street, Suite 10		
Englewood, CO 80112	Colorado Springs, CO 80903	Park Region:	2
		Urban Area:	2

Existing Zoning Code: RR-5 / PUD Proposed Zoning: RR-5 / 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: ☒ (1 unit / 2.5 acre or greater)

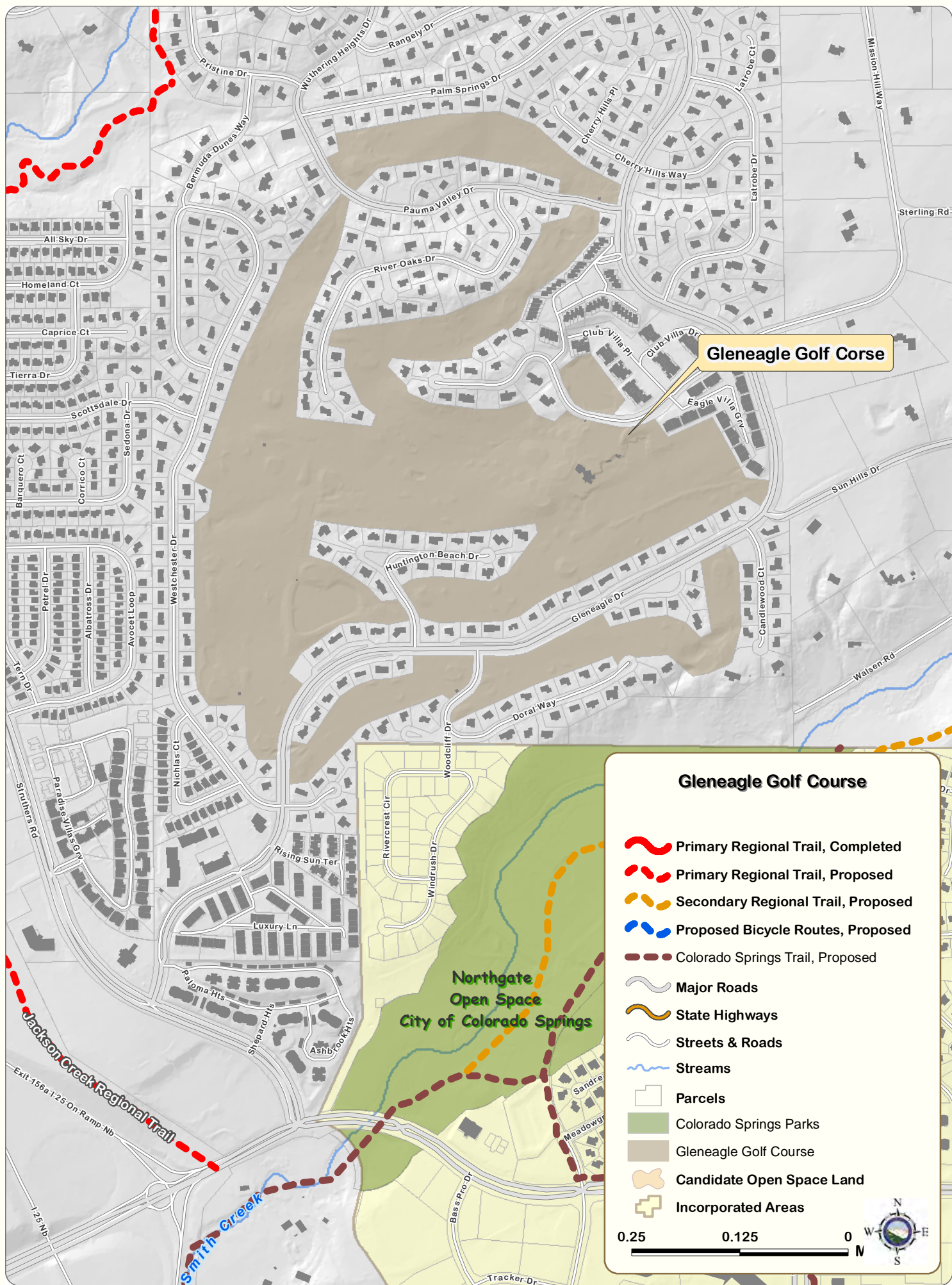
Regional Parks: 2 0.0194 Acres x 56 Dwelling Units = 1.09 acres	Urban Parks Area: 2 Neighborhood: 0.00375 Acres x 56 Dwelling Units = 0.21 acres Community: 0.00625 Acres x 56 Dwelling Units = 0.35 acres Total: 0.56 acres
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FEE REQUIREMENTS

Regional Parks: 2 \$336.00 / Unit x 56 Dwelling Units = \$18,816.00	Urban Parks Area: 2 \$83.00 / Unit x 56 Dwelling Units = \$4,648.00 \$129.00 / Unit x 56 Dwelling Units = \$7,224.00 \$11,872.00
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ADDITIONAL RECOMMENDATIONS

Staff Recommendation: Park Advisory Board Recommendation:	Recommend to the Planning Commission and Board of County Commissioners that approval of the Gleneagle Golf Course Infill Development Filing No. 1 Final Plat include the following condition: Correct project area and the Site Data Table. Require fees in lieu of land dedication for regional park purposes in the amount of \$18,816 and urban park fees in the amount of 11,872. Staff encourages the applicant to retain the existing trail connections within the open space tracts for the benefit of the development and the community.
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**William Guman
& Associates, Ltd.**

Bill Guman, RLA, ASLA | Principal
Colorado Springs City Councilman 1993-2001
Colorado Springs Planning Commissioner 1992-1993
Regional Building Commissioner 1995-2001

URBAN PLANNING | COMMUNITY DESIGN | LANDSCAPE ARCHITECTURE

731 North Weber Street, Suite 10, Colorado Springs, CO 80903, 719 | 633-9700
<http://www.gumanltd.com/>



GLENEAGLE GOLF COURSE RESIDENTIAL INFILL DEVELOPMENT

LETTER OF INTENT FOR REZONE APPLICATION

SKETCH PLAN

☐ **OWNER/APPLICANT, AND PLANNING CONSULTANT:**

Owner:

Westbrook Capital Holdings, LLC
9800 Pyramid Ct., Suite 400
Englewood, CO 80112
720-490-4280

Applicant:

G & S Development, Inc.
Scott Gratrix
9800 Pyramid Ct., Suite 400
Englewood, CO 80112
720-490-4280

Planning Consultant:

William Guman & Associates, Ltd.
Bill Guman, RLA/ASLA, Mike Triffler, ASLA
731 North Weber Street, Suite 10
Colorado Springs, CO 80903
(719) 633-9700

El Paso County Planner:

Kari Parsons, Project Manager/Planner II
El Paso County Development Services
2880 International Circle
Colorado Springs, CO 80910
(719) 520-6306

RECEIVED VERSION

APR 25 2016

1

□ **PROJECT STATEMENT**

The Applicant proposes to develop the former Gleneagle Golf Course and Clubhouse site as a planned community of new single-family detached residential dwelling units that recognizes and respects the distinctive character of the existing Gleneagle subdivision.

Low density, spaciousness, open atmosphere, uncluttered environments, natural terrain and vegetation, asymmetric layouts of new lots and streets, and a tranquil setting are all qualities that have been present in the existing Gleneagle subdivision for over 30 years. The Applicant of the proposed Gleneagle Golf Course Residential Infill Development proposes to incorporate all of these qualities into the new development so as to be harmonious with our new neighbors.

Existing zoning for the Gleneagle Golf Course and Clubhouse Golf Course property is RR-5. The Applicant is seeking to change the zoning to RS-6000 for those portions of the golf course to be developed as single-family residential infill lots to be compatible with existing adjacent zoning.

A 10.35 acre portion was rezoned from RR-5 to PUD in 2009 (Pursuant to Paragraph 5 of the MCTN Development Agreement that was approved by El Paso County to allow for 47 patio homes to be built). This Rezone Application includes a request to revert the from the 10.35 acre PUD zone district back to RR-5, then to RS-6000 which would make all infill development compatible with adjacent RS-6000 zoning. Rezoning will also rescind the 2009 MCTN Development Agreement.

The balance of the undeveloped portions of the former golf course will remain zoned as RR-5.

The following El Paso County policies are satisfactorily addressed with this application for proposed development:

- **Policy 6.1.3** – *Encourage new development which is continuous and compatible with previously developed areas in terms of factors such a density, land use and access.*
 - ✓ Proposed street layout, street R.O.W. section (28' asphalt mat, no concrete curbs and gutters) is continuous and compatible with that of the adjoining Gleneagle neighborhoods. The proposed infill land use is also compatible with adjoining Gleneagle neighborhoods with regard to density, access points from Gleneagle Drive, and use as single-family detached residential dwellings.
- **Policy 6.1.7** – *Encourage infill development which complements existing uses, is consistent with Small Area and other adopted plans.*
 - ✓ The entirety of the proposed development is infill development which makes use of existing infrastructure including streets, utilities, police and fire protection that is consistent with Small Area and other adopted plans.

- **Policy 6.1.8** – *Encourage incorporating buffers or transitions between areas of varying use or density where possible.*
 - ✓ The area of infill development is buffered from adjoining Gleneagle neighborhoods by over 90 acres of open space. Transitions are also achieved between 48 of 56 infill lots and adjoining existing lots through placement of access easements to the open space tracts.
- **Policy 6.1.11** – *Plan and implement land development so that it will be functionally and aesthetically integrated within the context of adjoining properties and uses.*
 - ✓ The proposed lot layout of the infill development was consciously planned to be aesthetically similar to existing adjoining Gleneagle lots. Infill lots are equal to, and in most cases, greater to the size of adjoining existing lots. Street design, including roadside drainage ditches are integrated with the design of existing streets within the existing Gleneagle neighborhoods.
- **Policy 6.1.13** – *Encourage the use of carefully planned and implemented clustering concepts in order to promote efficient land use, conservation of open space and reduction of infrastructure costs.*
 - ✓ The proposed infill development provides for lots that are true infill by definition as well as infill lots planned as clusters or pods within the adjoining Gleneagle Golf Course community that are accessed by new streets to promote efficient land use. The overwhelming majority of the former Gleneagle Golf Course will be preserved as open space.
- **Policy 6.1.15** – *Recognize the need for new development and redevelopment to respond to changes in demographic, market and technological conditions.*
 - ✓ The proposed infill lots will address the need for new development within the existing Gleneagle Golf Course subdivision. Changes brought about by financial challenges that rendered the land impractical for use as a golf course created a need for an alternative use of the golf course property. Development of infill residential lots on portions of the former golf course responds favorably to changes in demographic, market, and technological conditions.
- **Policy 6.2** – *Protect and enhance existing and developing neighborhoods.*
 - ✓ The addition of 56 new infill lots will enhance and protect the values of adjoining existing Gleneagle homes. The market value of new homes constructed on infill lots will likely be equal to – and in most cases exceed – the market value of existing homes. Historically this will most likely result in increased values being realized for existing Gleneagle homes.

- **Policy 6.2.1-** *Fully consider the potential impact of proposed changes and development on the integrity of existing neighborhoods.*
 - ✓ The proposed zone changes on the former golf course from RR-5 and PUD to RS-6000 and from PUD to RR-5 was requested by El Paso County Staff to be wholly compatible with the current RR-5 and existing RS-6000 zoning of all existing adjoining Gleneagle neighborhoods. The Applicant agrees with Staff that rezoning a portion of the golf course and existing PUD parcel to RS-6000 provides existing residents of adjoining neighborhoods the least negative impact from new development with adoption of RS-6000 zoning than other zone districts.
- **Policy 6.2.3 –** *Encourage land use planning and design approaches which create or reinforce the neighborhood concept.*
 - ✓ The proposed infill development concept largely mirrors that of existing adjoining Gleneagle neighborhoods. The character and feel of infill development reinforces the neighborhood concept because it has been planned to be very similar to what has previously been developed in Gleneagle, versus introducing zone districts which could provide for new development that appears different from adjoining established neighborhoods.
- **Policy 6.2.10 –** *Utilize buffer zones to provide mutually compatible transitions between neighborhoods and adjoining development with differing uses or densities.*
 - ✓ The former Gleneagle Golf Course is to remain as open space, and provides a buffer between the proposed infill development and the majority of existing adjacent Gleneagle neighborhoods.
- **Policy 6.2.11 -** *Encourage compatible physical character, density and scale in existing neighborhoods.*
 - ✓ New homes to be planned for construction on the 56 infill lots will fall under the architectural guidelines of the Gleneagle Civic Association to ensure compatibility of physical character and scale in existing neighborhoods. The lot and street layout of the proposed infill was developed to be similar in density and scale of existing adjoining neighborhoods.
- **Policy 6.2.12 –** *Ensure that proposed zone changes and/or use variances in established neighborhoods are of compatible scale and physical character.*
 - ✓ The proposed zone changes of the former golf course for single-family residential infill lots will be wholly compatible with the RS-6000 zoning of all existing adjoining Gleneagle neighborhoods. The Applicant agrees with Staff that rezoning a portion of the golf course and existing PUD parcel to RS-6000 provides existing residents of adjoining neighborhoods the least negative

impact from new development with adoption of RS-6000 zoning than other zone districts.

- **Policy 7.1.2** – *To encourage moderate growth rate and to ensure that new development will not create a disproportionately high demand on services and facilities by virtue of its location, design, or timing.*
 - ✓ The 56 infill homes proposed for development will not create a disproportionately high demand on existing services and facilities. The location, design, and timing of new development is a logical extension of RS-6000 use within the Gleneagle neighborhood and promotes moderate growth.

The following are objectives from the ***Tri-Lakes Comprehensive*** Plan:

- **Policy 7.1.2** – *Protect and enhance viability of established developments.*
 - ✓ New homes to be planned for construction on the 56 infill lots will fall under the architectural guidelines of the Gleneagle Civic Association to ensure compatibility of physical character and scale in existing neighborhoods. The lot and street layout of the proposed infill was developed to be similar in density and scale of existing adjoining neighborhoods.
- **Policy 7.1.3** – *To allow development that complements the unique environmental conditions, is harmonious with the overall established land use patterns, and is consistent with the character of each Sub-Area.*
 - ✓ The former Gleneagle Golf Course is to remain as open space, and provides a buffer between the proposed infill development and the majority of existing adjacent Gleneagle neighborhoods.
- **7.1.9** – *Carefully consider the environment, visual, economic, and land use impacts of the new development and, where possible, incorporate, mitigate, and buffer or visually screen adjacent land uses that differ in type and density.*
 - ✓ The area of infill development is buffered from adjoining Gleneagle neighborhoods by over 100 acres of open space. Transitions are also achieved between 48 of 56 infill lots and adjoining existing lots through placement of access easements to the open space tracts.
- **7.1.10** – *Carefully consider the impacts of new development on the integrity and carrying capacity of the roadway.*
 - ✓ The accompanying transportation study submitted with this application has determined that there are no negative impacts of new development on the integrity and carrying capacity of existing roadway.

- **7.1.13** – *Carefully consider land uses in or near transitional zones to ensure the orderly progression between uses of differing types and densities.*
 - ✓ The proposed infill development considered the same EPCLDC requirements for a RS-6000 zone district as adjoining existing homes in the same zone district. There are no “transitional zones” per se, but infill ensures an orderly progression of similar types and densities.
- **7.1.14** – *Encourage carefully-planned residential development that is consistent with adjacent developments in the unincorporated area.*
 - ✓ The proposed infill development is consistent in density, land use, and architecture of adjacent Gleneagle development.
- **7.1.15** – *Carefully consider requests for rezoning, particularly where the proposed zone change varies from adjacent properties and/or recommendations in this plan.*
 - ✓ Partial zone changes of the former golf course from RR-5 to RS-6000 and from PUD to RS-6000 will be wholly compatible with the zoning of all existing adjoining Gleneagle neighborhoods. The rezoning assures existing residents of adjoining neighborhoods of potential from the least negative impact from new development.

☐ **TOTAL NUMBER OF ACRES IN THE REQUESTED AREA:** 135.06 Acres

Of the 135.06 total acres within the requested infill development area, 31.43 acres is proposed for new single-family residential development within the boundaries of the former Gleneagle Golf Club (which is zoned RR-5 and is compatible for “S” Golf Course/Special Use per EPCLDC 5.3.e).

A 10.35 acre portion of the site is presently zoned PUD to accommodate patio home development. The county approved this rezone in 2009 to accommodate 47 new patio homes, but the previous owner of the golf course did not initiate development or construction of the patio homes that were approved. The Applicant is seeking to also rezone a portion of the 10.35 acre parcel to RS-6000 to maintain continuity with the remainder of the golf club property.

The balance of the undeveloped 103.63 acres will remain RR-5.

SUBDIVISION DATA:

The proposed development is located approximately 12 miles northeast of downtown Colorado Springs, situated east of Interstate 25 and the Town of Monument, Colorado and west of Black Forest in northern El Paso County. It is entirely within the Gleneagle subdivision generally bounded by Baptist Road to the North, and Northgate Road to the south. The infill development is bisected to the west and east by Gleneagle Drive, and is located in its entirety within the boundaries of the former Gleneagle Golf Course property.

The property is also located approximately $\frac{3}{4}$ mile northeast of the intersection of Struthers Road and Gleneagle Drive within the *Tri-Lakes Comprehensive Planning Area*.

The site is 135.06 total acres. Presently 124.71 acres are zoned RR-5. 10.35 acres of the golf course site were zoned PUD in 2009. A rezone application is being submitted to El Paso County concurrent with this development application to vacate and rezone portions of the current PUD – (patio homes) to RS-6000 and undeveloped portions to RR-5.

When rezoned, 31.43 total acres will be subdivided and developed with up to 56 new single-family residential homes. Proposed infill lots will range in size from 14,170 sq. ft. (.33 acre) up to 29,550 sq. ft. (.68 acre), with the average lot size being approximately 22,000 sq. ft. (.50 acre). By comparison, the average lot size of existing adjacent home sites within the Gleneagle subdivision immediately adjacent to the new infill lots is 17,000 sq. ft. (.39 acre), with several existing “flag lots” interspersed ranging up to 30,000 sq. ft. No flag lots are proposed for any of the new 56 infill lots.

Attention to layout of all infill lots was given to provide direct access from front or side yards of all new 56 infill lots directly onto Open Space tracts. Where it was feasible, infill lots were located such that the majority of them would not be immediately adjacent or share a common property line with existing Gleneagle lots; of the proposed 56 infill lots only 8 total lots (15%) share one common lot line with an existing lot.

The existing and vacant Gleneagle Golf Course clubhouse, which remains on Mission Hill Way, will be completely demolished by the Applicant as will any remaining existing clubhouse facilities. No new commercial structures are planned or proposed to be developed anywhere within the former Gleneagle Golf Course site.

Accompanying plans for the proposed infill development define all proposed single-family lot sizes, new and existing roadways to provide access to all new residential lots, existing and proposed utility and access easements to open spaces, open space areas, retention/detention structures for drainage, and how water and wastewater services are to be provided.

No new development or construction activity, with the exception of drainage and extension of water/wastewater infrastructure is proposed to be developed on the former Gleneagle Golf Course.

☐ **PHASING OF NEW INFILL DEVELOPMENT:**

Construction of the new 56 infill lots is proposed to occur as one single development phase. The Applicant anticipates there may be up to 10 different homebuilders who will purchase the new infill lots and subsequently build new homes on them. Lots may also be sold to individual purchasers who will contract directly with a homebuilder to construct new homes. Eventual sale of all 56 infill lots will be market dependent, but a strong demand for semi-custom and custom homes exists in the Gleneagle vicinity.

The Applicant projects all 56 infill lots to be sold and developed within 3 years from the date of El Paso County’s approval of the project.

□ **EXISTING AND PROPOSED FACILITIES, STRUCTURES, ROADS, ETC.:**

This development application is for infill development on the former Gleneagle Golf Course property. As such there are numerous existing single-family detached and multi-family attached residential dwelling units which are immediately adjacent to many of the proposed 56 single-family infill lots. Many of the existing homes are older; having been built during the 1970's and 1980's when the Gleneagle subdivision and Gleneagle Golf Club were initially being developed. All of these existing homes will remain – there are no plans to remove any existing homes to accommodate new development.

All of the proposed 56 new homes for this infill development will be subject to and adhere to existing architectural design guidelines previously adopted and presently enforced by the Gleneagle Civic Association. This will be required by the Applicant to ensure that new homes blend and complement existing homes, that they are compatible with the scale and appearance of existing homes and that infill development does not detract from the value or aesthetic quality of the Gleneagle subdivision.

There are a few outbuildings on the former golf course property that had been used to house pumping equipment for the course's irrigation system. The future use of these particular existing structures will be through discussions with Donala Water District.

Of the 56 total new infill residential lots included within this development application, 28 will be accessed from existing roads; these new infill lots will be fronted by Gleneagle Drive, Huntington Beach Drive, Pauma Valley Drive, River Oaks Drive, Mission Hill Way, and Doral Way as indicated in the accompanying plans.

The remaining 28 new infill lots will be accessed via three new residential roads to be developed concurrent with the buildout of these new lots. The three new proposed streets (indicated as *Callippe Place*, *Sundale Place*, and *Silver Rock Place*) will be built to El Paso County design standards for residential non-collector streets. None of the new streets are proposed to be private or gated.

A waiver/deviation is being requested by the Applicant to allow the three new streets to be constructed with roadside drainage ditches (i.e. new no curbs, gutters, or sidewalks) so as to remain fully compatible with the remainder of the existing Gleneagle subdivision. The right-of-way for the three proposed streets will be 50' with a 28' asphalt road mat, which is compatible with previous road development throughout the previous filings of the Gleneagle subdivision.

New infill lots that have frontages directly onto Gleneagle Drive (minor arterial with a 35mph posted speed limit) will be plat restricted to require mandatory on-lot turnaround space (i.e. hammerheads, circles) sufficiently sized to allow vehicles to exit the lot head-first & not be required to back out onto Gleneagle Drive. New infill lots that have frontages directly onto one of the three proposed new streets will have conventional driveways that are compatible with those of other existing homes within the Gleneagle subdivision with frontage onto non-arterial residential streets.

All Open Space tracts will have access from either existing roads or the three new roads. These access points are as noted on the accompanying plans. In certain instances, these access easement double as utility easements for use by the Donala Water District for existing water and wastewater infrastructure.

☐ **ANCILLARY STRUCTURES AND SUBDIVIDING:**

All 56 proposed infill lots will designated for single-family residential dwelling units only; development plans and plats for all 56 lots will be notated as such, and no infill lot may be subdivided by any entity at any future time to accommodate any other attached or standalone dwelling units.

Furthermore, no standalone ancillary structure that may be used as a primary or secondary dwelling unit of any sort (i.e. "casita," mother-in-law apartment, etc.) may be developed or constructed on any of the proposed 56 infill lots.

Detached garages, storage sheds, and other non-residential accessory structures may be considered for development on any one of the 56 infill lots provided all prevailing architectural guidelines and covenants of the Gleneagle Civic Association and prevailing building codes are met at the time of construction.

☐ **TOTAL RESIDENTIAL UNITS AND DENSITIES FOR EACH DWELLING TYPE:**

All building envelopes of the proposed infill lots will adhere to EPCLDC 5.4.2 (Table 5-4) for RS-6000 zone districts.

Height for all single-family dwelling units will not exceed a maximum 30' height (determined from finished grade).

Minimum lot size as allowed in an RS-6000 zone district is 6,000 sq. ft. Minimum lot width as allowed is 50'. Minimum setbacks are 25' (front), 25' (rear), and 5' (side) with a maximum lot coverage of 35%. Each of the 56 proposed infill lots exceeds these minimum requirements.

The accompanying plans do not request for any administrative relief pertaining to lot requirements, maximum structure height, density and dimensional standards, and/or reduction in lot area, setbacks, and lot width.

☐ **REQUEST AND JUSTIFICATION FOR RS-6000 ZONING:**

The Applicant is requesting RS-6000 zoning for development of the Gleneagle Golf Course residential infill project because it is identical to the current zoning of all existing residential lots that are immediately adjacent to the proposed 56 infill lots. This zoning would be most compatible with the feel and character of the existing Gleneagle development, and help to ensure that new development standards and architectural elements can be satisfied most readily without waiver/variance requests for new construction.

☐ **APPROVAL CRITERIA FOR RS-6000 ZONING:**

Per EPCLDC Section 4.2.6.D, this rezone submittal of the existing PUD (Multi-family) from PUD and from RR-5 Special Use (golf course) to RS-6000 for the proposed 56 infill lot development is to accommodate the proposed uses as identified on the accompanying development plans and plats.

The proposed zoning and infill development does not require expansion of existing roads within Gleneagle, or construction of new schools and other public facilities. It satisfies all criteria for infill development. The proposed zoning allows for protection of existing natural drainage ways, expansion of existing utilities to serve new development, and lower overall density of residential dwelling units by preserving the majority of the former golf course as Open Space.

A review of current and recently approved El Paso County Zoning Districts in the Gleneagle vicinity and Baptist Road corridor indicate several newer areas of single-family residential subdivisions that are under construction. The proposed Gleneagle Golf Course Residential Infill Development is also compatible with these other existing subdivisions with regard to zoning, building densities, etc.

As a result of the former golf course needing appreciable (and costly) upgrades, it is unlikely that the facility will ever be renovated or used again as a golf course and club.

The former golf course property has become an “attractive nuisance” for adjacent Gleneagle homeowners, and has generated numerous complaints and calls for action by El Paso County and emergency responders to address illegal dumping, and restrict unauthorized vehicular use on the golf course. There is also fear of the potential for increased crime as a result of inadequate resources to provide security on vacant land.

Single-family residential development within an RS-6000 zone district that already exists is the most viable and compatible of uses proposed for the site.

☐ **LAND TO BE DESIGNATED AS OPEN SPACE:**

Land to be designated as Open Space will include all acreage within the former Gleneagle Golf Course site that is not scheduled to be subdivided and developed as single-family residential. All Open Space tracts are indicated on the accompanying plans and equals 103.63 total acres, or 77% of the total golf course property.

☐ **SUBDIVISION SERVICES:**

The Gleneagle Golf Club Residential Infill Development may be provided natural gas by *Black Hills Energy* and/or *Colorado Springs Utilities* which both have adequate capacity to service the development. The site is also located within the service area of the *Mountain View Electric Association, Inc.*, which has indicated its service lines are available and also have adequate capacity to serve the development.

Gas and electric service for all lots having direct frontage on an existing road (i.e. Gleneagle Drive, Huntington Beach Drive, Doral Way, Mission Hill Way, River Oaks Drive,

and Pauma Valley Drive) will have these services extended from points-of-connection in each existing road onto each individual infill lot at the time of specific lot development.

The Gleneagle Golf Club Residential Infill Development is situated entirely within Academy School District No. 20 jurisdiction.

The development area is under the jurisdiction of the El Paso County Sheriff's Department.

☐ **MUNICIPAL SERVICES:**

Water and wastewater services to all of the new 56 infill lots will be provided by the *Donala Water District*, which has indicated it has adequate capacity to extend these services from existing infrastructure. (The Donala Water District presently provides water and wastewater services to all existing residential dwelling units adjacent to the former golf course).

☐ **FIRE PROTECTION SERVICES:**

The Gleneagle Golf Course Residential Infill Development will be provided fire protection services by the Wescott Fire Protection District (WFPD). WFPD provides services including fire suppression, fire prevention, emergency medical response, code enforcement and hazardous material response. The WFPD currently is a combination of career and volunteer staff and has 12 career firefighter/emergency medical technicians (EMTs) and 30 volunteer-reserve firefighters/EMTs.

WFPD supports a reserve emergency medical services program comprised of 12 EMTs who respond to emergency medical calls. All alarm responses are made within a 3 minute average. The District operates from 3 stations for the protection of residents and businesses.

The WFPD stations include:

- Station 1, 15415 Gleneagle Drive, Colorado Springs, CO 80921
- Station 2, 15505 Highway 83, Colorado Springs, CO 80908
- Station 3 (unmanned), 15000 Sun Hills Drive, Colorado Springs, CO 80921

The Gleneagle Golf Course Residential Infill Development is located less than ½ mile from Station 1.

WFPD has an ISO rating of 3 for all hydrant community properties located within 1 mile from Station 1 and within 1,000 feet of a fire hydrant. It has an insurance rating of 3Y for all properties located within five road miles of any station but beyond 1,000 feet of a fire hydrant; and an ISO rating of 3Y for properties located outside the five road mile area. WFPD is supported by a property tax rate of 7.00 mills.

WFPD is also participates in the “North Group.” The North Group is a collection of fire departments within and around El Paso County, dedicated to assisting each other and providing resources during large incidents such as wildland fires, structure fires, hazardous material incidents etc.

☐ **WAIVER/DEVIATION REQUESTS:**

A deviation request is being submitted to allow for the omission of curbs, gutters, and sidewalks for all lots developed within the Gleneagle Golf Course Residential Infill Development.

Due to the sporadic and irregular placement of proposed lots, and the fact that existing older parts of the Gleneagle subdivision do not have curbs, gutters, and sidewalks it would be difficult to include this infrastructure and have it be functional for infill lots inasmuch as they would not correlate to any existing infrastructure. Curbs and gutters for infill lots would not have connectivity with existing curbs and gutters since they do not already exist. The same pertains to sidewalks – there are no existing sidewalks in older sections of Gleneagle to which infill lots would be adjacent. Perhaps most significantly, existing residents in Gleneagle have expressed a desire that no sidewalks, curbs, or gutters be constructed in the Gleneagle Golf Course Residential Infill Development so that new construction will appear compatible with older construction.

Infill lots that would be included in this Waiver/Deviation are those with frontages directly onto existing Gleneagle Drive, Huntington Beach Drive, Doral Way, River Oaks Drive, Pauma Valley Drive, and Mission Hill Way. The Owner/Applicant is also requesting that curbs, gutters, and sidewalks be waived for infill lots being developed on the three proposed new cul de sacs (i.e. Callippe Place, Sundale Place, and Silver Rock Place).

The accompanying drainage and grading plans indicate that all drainage within the Gleneagle Golf Club Infill Residential Development be achieved with roadside ditches, as it has been handled in all existing Gleneagle neighborhoods. Approving this waiver/deviation request will maintain continuity of drainage patterns within the existing Gleneagle community, and contribute toward the aesthetic quality that the Gleneagle Civic Association desires to maintain throughout the Gleneagle community.

☐ **COMMERCIAL SITES PROPOSED:**

No commercial activity is proposed anywhere within the Gleneagle Golf Club Residential Infill Development. Accompanying plans for this proposal do not indicate any existing commercial sites to be retained or new commercial sites to be developed.

The former Gleneagle Golf Clubhouse which had included retail sales and certain golf-related commercial activities is to be demolished under this proposal. It is not scheduled to be rebuilt under this application and submittal.

☐ **PROPOSED USES, RELATIONSHIP BETWEEN USES AND DENSITIES/SUBDIVIDING:**

Refer to the accompanying plans for proposed lot layout, new road configurations, Open Spaces, access easements to Open Spaces, utility easements, and densities of developed areas.

☐ **JUSTIFICATION:**

The Applicant believes the Gleneagle Golf Course Residential Infill Development is compatible with the existing single-family detached homes in adjoining Gleneagle neighborhoods. The Applicant remains sensitive to Gleneagle residents who do not wish to see the former golf course developed; the proposed blend of lower density single-family detached homes on larger lots, capped at 56 total dwelling units within the RS-6000 zone district, helps to ensure optimum compatibility.

The proposed infill development is the most feasible and logical way to retain the former golf course as an open space amenity. Rezoning a portion of the former golf course to RS-6000, and rezoning a portion of the 10.35 acre PUD as RS-6000 and the balance as RR-5 is necessary to further ensure compatibility of new development with existing adjoining development.

Expanding the current RS-6000 zone district within Gleneagle to include infill development is the least intrusive development that could occur on this property. Current residential use within this same Gleneagle zone district does not create detriment to the public health, safety and welfare of the "Small Area" or of El Paso County. Infill development will adhere to all applicable county codes, regulations, and ordinances.

END



William Guman
& Associates, Ltd.

Bill Guman, RLA, ASLA | Principal
Colorado Springs City Councilman 1993-2001
Colorado Springs Planning Commissioner 1992-1993
Regional Building Commissioner 1995-2001

URBAN PLANNING | COMMUNITY DESIGN | LANDSCAPE ARCHITECTURE

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GLENEAGLE GOLF COURSE RESIDENTIAL INFILL DEVELOPMENT
LETTER OF INTENT FOR PRELIMINARY PLAN APPLICATION

FINAL PLAT

☐ **OWNER/APPLICANT, AND PLANNING CONSULTANT:**

Owner:

Westbrook Capital Holdings, LLC
9800 Pyramid Ct., Suite 400
Englewood, CO 80112
720-490-4280

Applicant:

G & S Development, Inc.
Scott Gratrix
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Englewood, CO 80112
720-490-4280

Planning Consultant:

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Bill Guman, RLA/ASLA, Mike Triffler, ASLA
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El Paso County Planner:

Kari Parsons, Project Manager/Planner II
El Paso County Development Services
2880 International Circle
Colorado Springs, CO 80910
(719) 520-6306

Handwritten signature and date: 10/1/16

□ **PROJECT STATEMENT**

The Applicant proposes to develop the former Gleneagle Golf Course and Clubhouse site as a planned community of new single-family detached residential dwelling units that recognizes and respects the distinctive character of the existing Gleneagle subdivision.

Low density, spaciousness, open atmosphere, uncluttered environments, natural terrain and vegetation, asymmetric layouts of new lots and streets, and a tranquil setting are all qualities that have been present in the existing Gleneagle subdivision for over 30 years. The Applicant of the proposed Gleneagle Golf Course Residential Infill Development proposes to incorporate all of these qualities into the new development so as to be harmonious with our new neighbors.

The following El Paso County policies are satisfactorily addressed with this application for proposed development:

- **Policy 6.1.3** – *Encourage new development which is continuous and compatible with previously developed areas in terms of factors such a density, land use and access.*
 - ✓ Proposed street layout, street R.O.W. section (28' asphalt mat, no concrete curbs and gutters) is continuous and compatible with that of the adjoining Gleneagle neighborhoods. The proposed infill land use is also compatible with adjoining Gleneagle neighborhoods with regard to density, access points from Gleneagle Drive, and use as single-family detached residential dwellings.
- **Policy 6.1.7** – *Encourage infill development which complements existing uses, is consistent with Small Area and other adopted plans.*
 - ✓ The entirety of the proposed development is infill development which makes use of existing infrastructure including streets, utilities, police and fire protection that is consistent with Small Area and other adopted plans.
- **Policy 6.1.8** – *Encourage incorporating buffers or transitions between areas of varying use or density where possible.*
 - ✓ The area of infill development is buffered from adjoining Gleneagle neighborhoods by over 100 acres of open space. Transitions are also achieved between 48 of 56 infill lots and adjoining existing lots through placement of access easements to the open space tracts.
- **Policy 6.1.11** – *Plan and implement land development so that it will be functionally and aesthetically integrated within the context of adjoining properties and uses.*
 - ✓ The proposed lot layout of the infill development was consciously planned to be aesthetically similar to existing adjoining Gleneagle lots. Infill lots are equal to, and in most cases, greater to the size of adjoining existing lots. Street design, including roadside drainage ditches are integrated with the design of existing streets within the existing Gleneagle neighborhoods.

- **Policy 6.1.13** – *Encourage the use of carefully planned and implemented clustering concepts in order to promote efficient land use, conservation of open space and reduction of infrastructure costs.*
 - ✓ The proposed infill development provides for lots that are true infill by definition as well as infill lots planned as clusters or pods within the adjoining Gleneagle Golf Course community that are accessed by new streets to promote efficient land use. The overwhelming majority of the former Gleneagle Golf Course will be preserved as open space.
- **Policy 6.1.15** – *Recognize the need for new development and redevelopment to respond to changes in demographic, market and technological conditions.*
 - ✓ The proposed infill lots will address the need for new development within the existing Gleneagle Golf Course subdivision. Changes brought about by financial challenges that rendered the land impractical for use as a golf course created a need for an alternative use of the golf course property. Development of infill residential lots on portions of the former golf course responds favorably to changes in demographic, market, and technological conditions.
- **Policy 6.2** – *Protect and enhance existing and developing neighborhoods.*
 - ✓ The addition of 56 new infill lots will enhance and protect the values of adjoining existing Gleneagle homes. The market value of new homes constructed on infill lots will likely be equal to – and in most cases exceed – the market value of existing homes. Historically this will most likely result in increased values being realized for existing Gleneagle homes.
- **Policy 6.2.3** – *Encourage land use planning and design approaches which create or reinforce the neighborhood concept.*
 - ✓ The proposed infill development concept largely mirrors that of existing adjoining Gleneagle neighborhoods. The character and feel of infill development reinforces the neighborhood concept because it has been planned to be very similar to what has previously been developed in Gleneagle, versus introducing zone districts which could provide for new development that appears different from adjoining established neighborhoods.
- **Policy 6.2.10** – *Utilize buffer zones to provide mutually compatible transitions between neighborhoods and adjoining development with differing uses or densities.*
 - ✓ The former Gleneagle Golf Course is to remain as open space, and provides a buffer between the proposed infill development and the majority of existing adjacent Gleneagle neighborhoods.

- **Policy 6.2.11** - *Encourage compatible physical character, density and scale in existing neighborhoods.*
 - ✓ New homes to be planned for construction on the 56 infill lots will fall under the architectural guidelines of the Gleneagle Civic Association to ensure compatibility of physical character and scale in existing neighborhoods. The lot and street layout of the proposed infill was developed to be similar in density and scale of existing adjoining neighborhoods.
- **Policy 7.1.2** – *To encourage moderate growth rate and to ensure that new development will not create a disproportionately high demand on services and facilities by virtue of its location, design, or timing.*
 - ✓ The 56 infill homes proposed for development will not create a disproportionately high demand on existing services and facilities. The location, design, and timing of new development is a logical extension of RS-6000 use within the Gleneagle neighborhood and promotes moderate growth.

The following are objectives from the ***Tri-Lakes Comprehensive*** Plan:

- **Policy 7.1.2** – *Protect and enhance viability of established developments.*
 - ✓ New homes to be planned for construction on the 56 infill lots will fall under the architectural guidelines of the Gleneagle Civic Association to ensure compatibility of physical character and scale in existing neighborhoods. The lot and street layout of the proposed infill was developed to be similar in density and scale of existing adjoining neighborhoods.
- **Policy 7.1.3** – *To allow development that complements the unique environmental conditions, is harmonious with the overall established land use patterns, and is consistent with the character of each Sub-Area.*
 - ✓ The former Gleneagle Golf Course is to remain as open space, and provides a buffer between the proposed infill development and the majority of existing adjacent Gleneagle neighborhoods.
- **7.1.9** – *Carefully consider the environment, visual, economic, and land use impacts of the new development and, where possible, incorporate, mitigate, and buffer or visually screen adjacent land uses that differ in type and density.*
 - ✓ The area of infill development is buffered from adjoining Gleneagle neighborhoods by over 100 acres of open space. Transitions are also achieved between 48 of 56 infill lots and adjoining existing lots through placement of access easements to the open space tracts.
- **7.1.10** – *Carefully consider the impacts of new development on the integrity and carrying capacity of the roadway.*

- ✓ The accompanying transportation study submitted with this application has determined that there are no negative impacts of new development on the integrity and carrying capacity of existing roadway.
 - **7.1.13** – *Carefully consider land uses in or near transitional zones to ensure the orderly progression between uses of differing types and densities.*
 - ✓ The proposed infill development considered the same EPCLDC requirements for a RS-6000 zone district as adjoining existing homes in the same zone district. There are no “transitional zones” per se, but infill ensures an orderly progression of similar types and densities.
 - **7.1.14** – *Encourage carefully-planned residential development that is consistent with adjacent developments in the unincorporated area.*
 - ✓ The proposed infill development is consistent in density, land use, and architecture of adjacent Gleneagle development.
- ☐ **TOTAL NUMBER OF ACRES IN THE REQUESTED AREA:** 135.06 Acres

Of the 135.06 total acres within the requested infill development area, 31.43 acres is proposed for new single-family residential development within the boundaries of the former Gleneagle Golf Club (which is zoned RR-5 and is compatible for “S” Golf Course/Special Use per EPCLDC 5.3.e).

☐ **SUBDIVISION DATA:**

The proposed development is located approximately 12 miles northeast of downtown Colorado Springs, situated east of Interstate 25 and the Town of Monument, Colorado and west of Black Forest in northern El Paso County. It is entirely within the Gleneagle subdivision generally bounded by Baptist Road to the North, and Northgate Road to the south. The infill development is bisected to the west and east by Gleneagle Drive, and is located in its entirety within the boundaries of the former Gleneagle Golf Course property.

The property is also located approximately $\frac{3}{4}$ mile northeast of the intersection of Struthers Road and Gleneagle Drive within the *Tri-Lakes Comprehensive Planning Area*.

The site is 135.06 total acres. 31.43 total acres will be subdivided and developed with up to 56 new single-family residential homes. Proposed infill lots will range in size from 14,170 sq. ft. (.33 acre) up to 29,550 sq. ft. (.68 acre), with the average lot size being approximately 22,000 sq. ft. (.50 acre). By comparison, the average lot size of existing adjacent home sites within the Gleneagle subdivision immediately adjacent to the new infill lots is 17,000 sq. ft. (.39 acre), with several existing “flag lots” interspersed ranging up to 30,000 sq. ft. No flag lots are proposed for any of the new 56 infill lots.

Attention to layout of all infill lots was given to provide direct access from front or side yards of all new 56 infill lots directly onto Open Space tracts. Where it was feasible, infill lots were located such that the majority of them would not be immediately adjacent or

share a common property line with existing Gleneagle lots; of the proposed 56 infill lots only 8 total lots (15%) share one common lot line with an existing lot.

The existing and vacant Gleneagle Golf Course clubhouse, which remains on Mission Hill Way, will be completely demolished by the Applicant as will any remaining existing clubhouse facilities. No new commercial structures are planned or proposed to be developed anywhere within the former Gleneagle Golf Course site.

Accompanying plans for the proposed infill development define all proposed single-family lot sizes, new and existing roadways to provide access to all new residential lots, existing and proposed utility and access easements to open spaces, open space areas, retention/detention structures for drainage, and how water and wastewater services are to be provided.

No new development or construction activity, with the exception of drainage and extension of water/wastewater infrastructure is proposed to be developed on the former Gleneagle Golf Course.

☐ **PHASING OF NEW INFILL DEVELOPMENT:**

Construction of the new 56 infill lots is proposed to occur as one single development phase. The Applicant anticipates there may be up to 10 different homebuilders who will purchase the new infill lots and subsequently build new homes on them. Lots may also be sold to individual purchasers who will contract directly with a homebuilder to construct new homes. Eventual sale of all 56 infill lots will be market dependent, but a strong demand for semi-custom and custom homes exists in the Gleneagle vicinity.

The Applicant projects all 56 infill lots to be sold and developed within 3 years from the date of El Paso County's approval of the project.

☐ **EXISTING AND PROPOSED FACILITIES, STRUCTURES, ROADS, ETC.:**

This development application is for infill development on the former Gleneagle Golf Course property. As such there are numerous existing single-family detached and multi-family attached residential dwelling units which are immediately adjacent to many of the proposed 56 single-family infill lots. Many of the existing homes are older; having been built during the 1970's and 1980's when the Gleneagle subdivision and Gleneagle Golf Club were initially being developed. All of these existing homes will remain – there are no plans to remove any existing homes to accommodate new development.

All of the proposed 56 new homes for this infill development will be subject to and adhere to existing architectural design guidelines previously adopted and presently enforced by the Gleneagle Civic Association. This will be required by the Applicant to ensure that new homes blend and complement existing homes, that they are compatible with the scale and appearance of existing homes and that infill development does not detract from the value or aesthetic quality of the Gleneagle subdivision.

There are a few outbuildings on the former golf course property that had been used to house pumping equipment for the course's irrigation system. The future use of these particular existing structures will be through discussions with Donala Water District.

Of the 56 total new infill residential lots included within this development application, 28 will be accessed from existing roads; these new infill lots will be fronted by Gleneagle Drive, Huntington Beach Drive, Pauma Valley Drive, River Oaks Drive, Mission Hill Way, and Doral Way as indicated in the accompanying plans.

The remaining 28 new infill lots will be accessed via three new residential roads to be developed concurrent with the buildout of these new lots. The three new proposed streets (indicated as *Callippe Place*, *Sundale Place*, and *Silver Rock Place*) will be built to El Paso County design standards for residential non-collector streets. None of the new streets are proposed to be private or gated.

A waiver/deviation is being requested by the Applicant to allow the three new streets to be constructed with roadside drainage ditches (i.e. new no curbs, gutters, or sidewalks) so as to remain fully compatible with the remainder of the existing Gleneagle subdivision. The right-of-way for the three proposed streets will be 50' with a 28' asphalt road mat, which is compatible with previous road development throughout the previous filings of the Gleneagle subdivision.

New infill lots that have frontages directly onto Gleneagle Drive (minor arterial with a 35mph posted speed limit) will be plat restricted to require mandatory on-lot turnaround space (i.e. hammerheads, circles) sufficiently sized to allow vehicles to exit the lot head-first & not be required to back out onto Gleneagle Drive. New infill lots that have frontages directly onto one of the three proposed new streets will have conventional driveways that are compatible with those of other existing homes within the Gleneagle subdivision with frontage onto non-arterial residential streets.

All Open Space tracts will have access from either existing roads or the three new roads. These access points are as noted on the accompanying plans. In certain instances, these access easement double as utility easements for use by the Donala Water District for existing water and wastewater infrastructure.

☐ **ANCILLARY STRUCTURES AND SUBDIVIDING:**

All 56 proposed infill lots will designated for single-family residential dwelling units only; development plans and plats for all 56 lots will be notated as such, and no infill lot may be subdivided by any entity at any future time to accommodate any other attached or standalone dwelling units.

Furthermore, no standalone ancillary structure that may be used as a primary or secondary dwelling unit of any sort (i.e. "casita," mother-in-law apartment, etc.) may be developed or constructed on any of the proposed 56 infill lots.

Detached garages, storage sheds, and other non-residential accessory structures may be considered for development on any one of the 56 infill lots provided all prevailing

architectural guidelines and covenants of the Gleneagle Civic Association and prevailing building codes are met at the time of construction.

☐ **PLAT RESTRICTIONS:**

Plat restrictions are noted on some of the proposed 56 infill lots to ensure that purchasers of lots and/or homebuilders are aware that lots with direct frontage onto Gleneagle Drive are required to have on-site hammer heads, circles, or other driveway configuration to allow motor vehicles to turn around on the property and exit head-first onto Gleneagle Drive.

Plat restrictions are noted on all of the proposed 56 infill lots to ensure that purchasers of lots and/or homebuilders are aware that no ancillary residential dwelling units may be developed or constructed on any lot.

Plat restrictions are noted on all of the proposed 56 infill lots to ensure that purchasers of lots and/or homebuilders are aware that no lot may be subdivided at any time.

Restrictions for all single-family dwelling units will remain under the EPCLDC for a standard 30' height (as determined from finished grade).

☐ **VIEWSHEDS:**

Many existing Gleneagle lots adjacent to the Gleneagle Golf Course Infill Development are characterized by expansive views of the former golf course and Front Range beyond. The Applicant has taken every reasonable measure for locating and laying out new infill lots that takes these "viewsheds" into consideration, and will make efforts to analyze, preserve and protect viewsheds as possible.

The Applicant worked with the Gleneagle Civic Association to try and develop infill lots so as to be sensitive to viewsheds. Where possible, builders of new homes will be encouraged to try and situate new homes within parts of the building envelope permitted for each new lot to maintain viewsheds from existing adjacent and nearby properties as best as possible.

The Applicant is aware that in some cases this may not be entirely possible, and that development of new homes on some infill lots may not be achieved to the complete satisfaction of existing homeowners. In these instances, the Applicant will encourage builders of new homes to strictly adhere to all EPCLDC provisions that have jurisdiction of development of new single-family detached residential dwelling units within RS-6000 zone districts, and to advise them that seeking administrative relief from the Gleneagle Civic Association and/or county for EPCLDC requirements pertaining to maximum height, setbacks, maximum lot coverage, and accessory structures will not be supported.

☐ **TOTAL RESIDENTIAL UNITS AND DENSITIES FOR EACH DWELLING TYPE:**

All building envelopes of the proposed infill lots will adhere to EPCLDC 5.4.2 (Table 5-4) for RS-6000 zone districts.

Height for all single-family dwelling units will not exceed a maximum 30' height (determined from finished grade).

Minimum lot size as allowed in an RS-6000 zone district is 6,000 sq. ft. Minimum lot width as allowed is 50'. Minimum setbacks are 25' (front), 25' (rear), and 5' (side) with a maximum lot coverage of 35%. Each of the 56 proposed infill lots exceeds these minimum requirements.

The accompanying plans do not request for any administrative relief pertaining to lot requirements, maximum structure height, density and dimensional standards, and/or reduction in lot area, setbacks, and lot width.

☐ **LAND TO BE DESIGNATED AS OPEN SPACE:**

Land to be designated as Open Space will include all acreage within the former Gleneagle Golf Course site that is not scheduled to be subdivided and developed as single-family residential. All Open Space tracts are indicated on the accompanying plans and equals 103.63 total acres, or 77% of the total golf course property.

☐ **SUBDIVISION SERVICES:**

The Gleneagle Golf Club Residential Infill Development may be provided natural gas by *Black Hills Energy* and/or *Colorado Springs Utilities* which both have adequate capacity to service the development. The site is also located within the service area of the *Mountain View Electric Association, Inc.*, which has indicated its service lines are available and also have adequate capacity to serve the development.

Gas and electric service for all lots having direct frontage on an existing road (i.e. Gleneagle Drive, Huntington Beach Drive, Doral Way, Mission Hill Way, River Oaks Drive, and Pauma Valley Drive) will have these services extended from points-of-connection in each existing road onto each individual infill lot at the time of specific lot development.

The Gleneagle Golf Club Residential Infill Development is situated entirely within Academy School District No. 20 jurisdiction.

The development area is under the jurisdiction of the El Paso County Sheriff's Department.

☐ **MUNICIPAL SERVICES:**

Water and wastewater services to all of the new 56 infill lots will be provided by the *Donala Water District*, which has indicated it has adequate capacity to extend these services from existing infrastructure. (The Donala Water District presently provides water and wastewater services to all existing residential dwelling units adjacent to the former golf course).

☐ **FIRE PROTECTION SERVICES:**

The Gleneagle Golf Course Residential Infill Development will be provided fire protection services by the Wescott Fire Protection District (WFPD). WFPD provides services including fire suppression, fire prevention, emergency medical response, code enforcement and hazardous material response. The WFPD currently is a combination of career and volunteer staff and has 12 career firefighter/emergency medical technicians (EMTs) and 30 volunteer-reserve firefighters/EMTs.

WFPD supports a reserve emergency medical services program comprised of 12 EMTs who respond to emergency medical calls. All alarm responses are made within a 3 minute average. The District operates from 3 stations for the protection of residents and businesses.

The WFPD stations include:

- Station 1, 15415 Gleneagle Drive, Colorado Springs, CO 80921
- Station 2, 15505 Highway 83, Colorado Springs, CO 80908
- Station 3 (unmanned), 15000 Sun Hills Drive, Colorado Springs, CO 80921

The Gleneagle Golf Course Residential Infill Development is located less than ½ mile from Station 1.

WFPD has an ISO rating of 3 for all hydrant community properties located within 1 mile from Station 1 and within 1,000 feet of a fire hydrant. It has an insurance rating of 3Y for all properties located within five road miles of any station but beyond 1,000 feet of a fire hydrant; and an ISO rating of 3Y for properties located outside the five road mile area. WFPD is supported by a property tax rate of 7.00 mills.

WFPD is also participates in the "North Group." The North Group is a collection of fire departments within and around El Paso County, dedicated to assisting each other and providing resources during large incidents such as wildland fires, structure fires, hazardous material incidents etc.

☐ **MINERAL EXTRACTION:**

The *El Paso County Master Plan for Mineral Extraction* identifies the former Golf Course site as being primarily within the Uplands Deposit evaluation study area, with a smaller portion situated within the Stream Terrace Deposit. The purpose of the Master Plan for Mineral Extraction is to address mineral resource protection requirements identified in the Preservation of Commercial Mineral Deposits Act of 1973, provide guidance to the county's governing bodies in evaluating land use proposals that involve mineral processing, and to serve as a general reference describing mining in El Paso County. The mineral extraction master plan does not identify the site as having any significant mining resources of note nor is there any existing mining activity on the site. Therefore, the

proposed development would not limit or impact any proposed future commercial mineral resource extraction operations.

The proposed land use does not permit the use of any area containing a commercial mineral deposit in a manner which would intentionally or unreasonably interfere with the present or future extraction of such deposit unless acknowledged by the mineral rights owner.

☐ **WAIVER/DEVIATION REQUESTS:**

A deviation request is being submitted to allow for the omission of curbs, gutters, and sidewalks for all lots developed within the Gleneagle Golf Course Residential Infill Development.

Due to the sporadic and irregular placement of proposed lots, and the fact that existing older parts of the Gleneagle subdivision do not have curbs, gutters, and sidewalks it would be difficult to include this infrastructure and have it be functional for infill lots inasmuch as they would not correlate to any existing infrastructure. Curbs and gutters for infill lots would not have connectivity with existing curbs and gutters since they do not already exist. The same pertains to sidewalks – there are no existing sidewalks in older sections of Gleneagle to which infill lots would be adjacent. Perhaps most significantly, existing residents in Gleneagle have expressed a desire that no sidewalks, curbs, or gutters be constructed in the Gleneagle Golf Course Residential Infill Development so that new construction will appear compatible with older construction.

Infill lots that would be included in this Waiver/Deviation are those with frontages directly onto existing Gleneagle Drive, Huntington Beach Drive, Doral Way, River Oaks Drive, Pauma Valley Drive, and Mission Hill Way. The Owner/Applicant is also requesting that curbs, gutters, and sidewalks be waived for infill lots being developed on the three proposed new cul de sacs (i.e. Callippe Place, Sundale Place, and Silver Rock Place).

The accompanying drainage and grading plans indicate that all drainage within the Gleneagle Golf Club Infill Residential Development be achieved with roadside ditches, as it has been handled in all existing Gleneagle neighborhoods. Approving this waiver/deviation request will maintain continuity of drainage patterns within the existing Gleneagle community, and contribute toward the aesthetic quality that the Gleneagle Civic Association desires to maintain throughout the Gleneagle community.

☐ **COMMERCIAL SITES PROPOSED:**

No commercial activity is proposed anywhere within the Gleneagle Golf Club Residential Infill Development. Accompanying plans for this proposal do not indicate any existing commercial sites to be retained or new commercial sites to be developed.

The former Gleneagle Golf Clubhouse which had included retail sales and certain golf-related commercial activities is to be demolished under this proposal. It is not scheduled to be rebuilt under this application and submittal.

☐ **PROPOSED USES, RELATIONSHIP BETWEEN USES AND DENSITIES/SUBDIVIDING:**

Refer to the accompanying plans for proposed lot layout, new road configurations, Open Spaces, access easements to Open Spaces, utility easements, and densities of developed areas.

☐ **AREAS OF REQUIRED LANDSCAPING:**

There are no areas of required landscaping. However the accompanying plans indicate two areas that will receive minimal new landscaping to help identify two new roads and to serve as the “gateway” to the infill lots proposed for development on these two roads. These two areas include the entranceway onto the proposed Sundale Place at the intersection with Mission Hill Way, and at the entranceway to the proposed Callippe Place at the intersection of Gleneagle Drive.

A landscape plan is included for these two entranceway areas, with landscaping to be provided/installed by the Applicant concurrent with new lot and street development.

☐ **PROPOSED ACCESS LOCATIONS DURING CONSTRUCTION ACTIVITY:**

The Applicant is sensitive to the concerns of existing Gleneagle homeowners regarding construction activity during the buildout of all infill lots, and will try to minimize the impact that construction activity may have on existing residents.

This is an infill development in which construction activities will differ from those normally associated with “clean sheet” development where a subdivision is typically built out sequentially and quickly. To the extent that it can be controlled, the Applicant will attempt to encourage construction of new homes by builders to be the least intrusive to residents in Gleneagle. Construction activities will only be allowed to occur during daylight hours and time as lawfully permitted by local ordinance.

Vehicular access to facilitate construction activities on infill lots will be limited to existing roads within Gleneagle and from new roads built to service infill lots (i.e. Callippe Place, Sundale Place, and Silver Rock Place). Activities will be restricted to paved surfaces only, and access easements indicated on the accompanying plans will be closed to construction vehicles. Access and utility easements will also be posted by the Applicant to prohibit construction traffic through or across these areas.

With the exception of extending new water and wastewater infrastructure to points-of-connection with existing Donala infrastructure, no construction activity will be permitted on or across any open space areas of the former Gleneagle Golf Course.

Excavations, trench lines, and other areas of native vegetation that are disturbed by necessary construction activity will be reseeded to re-establish damaged vegetation. No existing trees that are located within any open space area or outside of building envelope areas will be removed or destroyed under any circumstance.

Excavation of roads within Gleneagle that have existing Donala and/or other municipal utility infrastructure that must be dug for the purpose of exposing and connecting new utilities for infill lots will be done so in full accordance with local ordinances. Excavation of roads will be safety barricaded, saw cut, excavated, and repaired to recognized standards as required. When feasible and justified, the Applicant will attempt to make multiple excavations in existing Gleneagle roads at one time to minimize inconvenience from noise and construction activity to motorists and adjacent Gleneagle residents.

☐ **JUSTIFICATION:**

The Applicant believes the Gleneagle Golf Course Residential Infill Development is entirely compatible with the existing single-family detached homes in adjoining Gleneagle neighborhoods. The Applicant remains sensitive to Gleneagle residents who do not wish to see the former golf course developed; the proposed blend of lower density single-family detached homes on larger lots, capped at 56 total dwelling units within the RS-6000 zone district, helps to ensure optimum compatibility.

The proposed infill development is the most feasible and logical way to retain the former golf course as an open space amenity. Rezoning a portion of the former golf course to RS-6000 and the balance as RR-5 is necessary to further ensure compatibility of new development with existing adjoining development.

Expanding the current RS-6000 zone district within Gleneagle to include infill development is the least intrusive development that could occur on this property. Current residential use within this same Gleneagle zone district does not create detriment to the public health, safety and welfare of the "Small Area" or of El Paso County. Infill development will adhere to all applicable county codes, regulations, and ordinances.

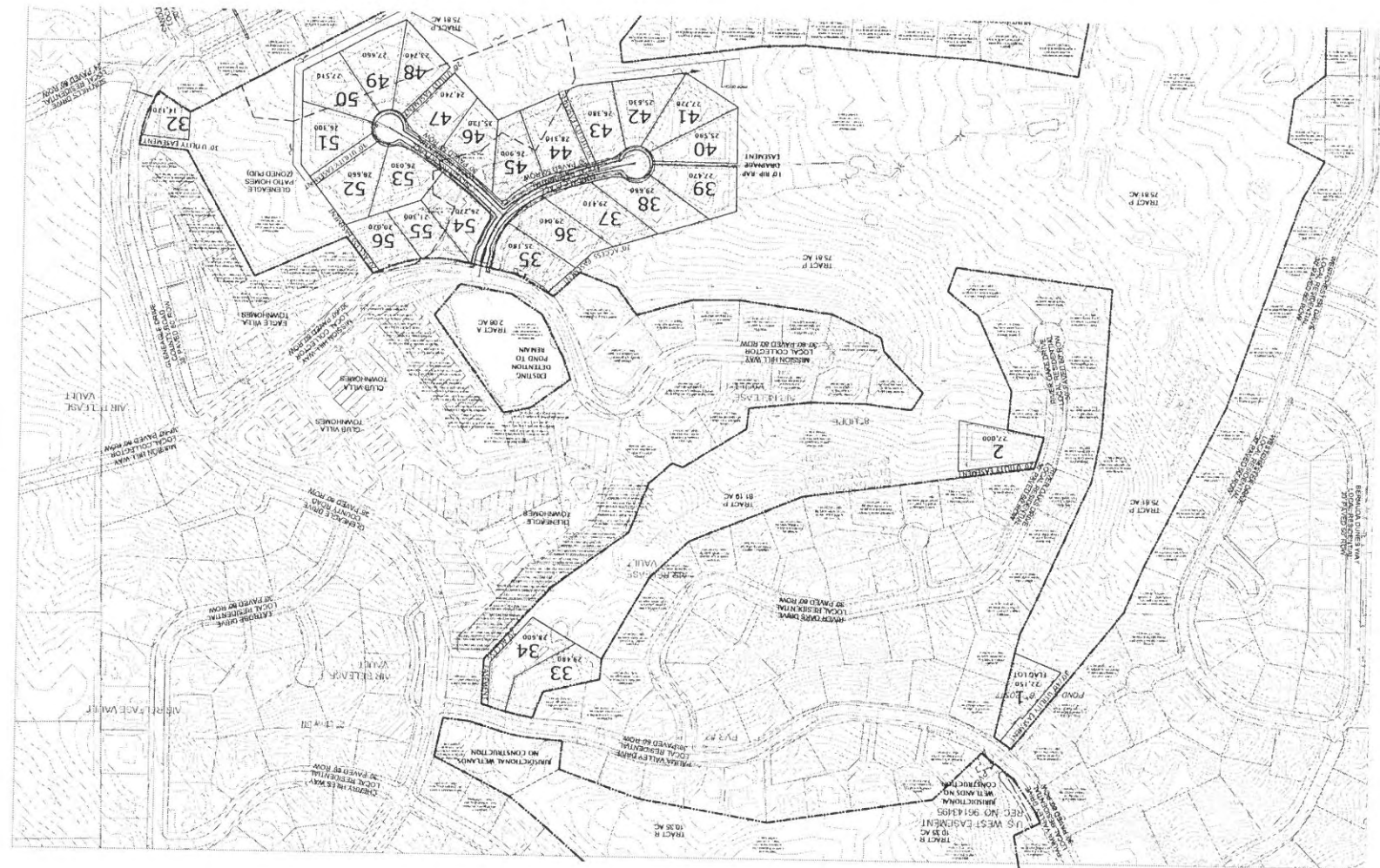
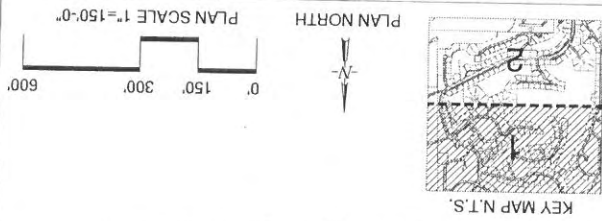
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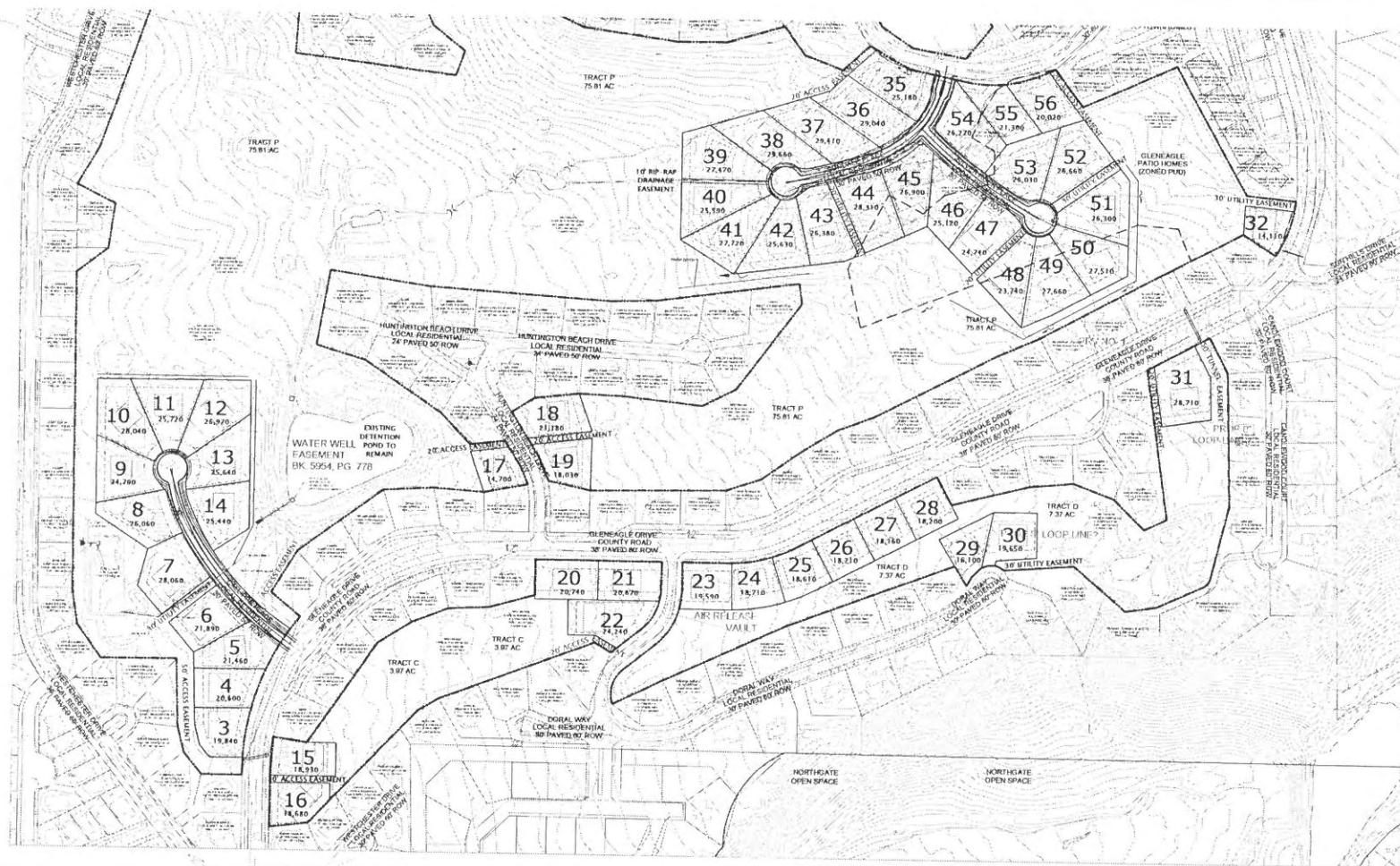
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Gleneagle Golf Club
Residential Infill Development
El Paso County, CO

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KEY MAP N.T.S.



PLAN NORTH

0' 150' 300' 600'

PLAN SCALE 1"=150'-0"

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Gleneagle Golf Club
Residential Infill Development
El Paso County, CO

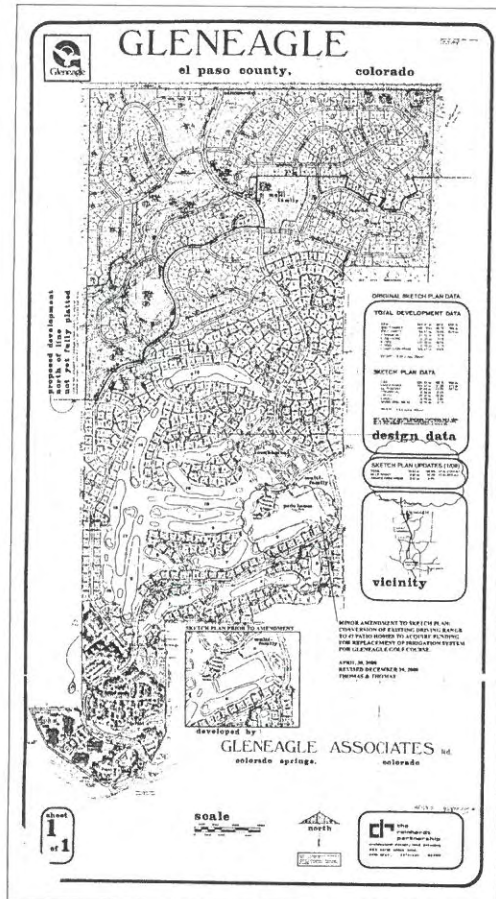
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SKETCH PLAN AMENDMENT

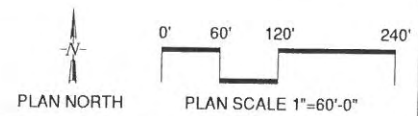
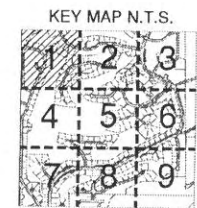
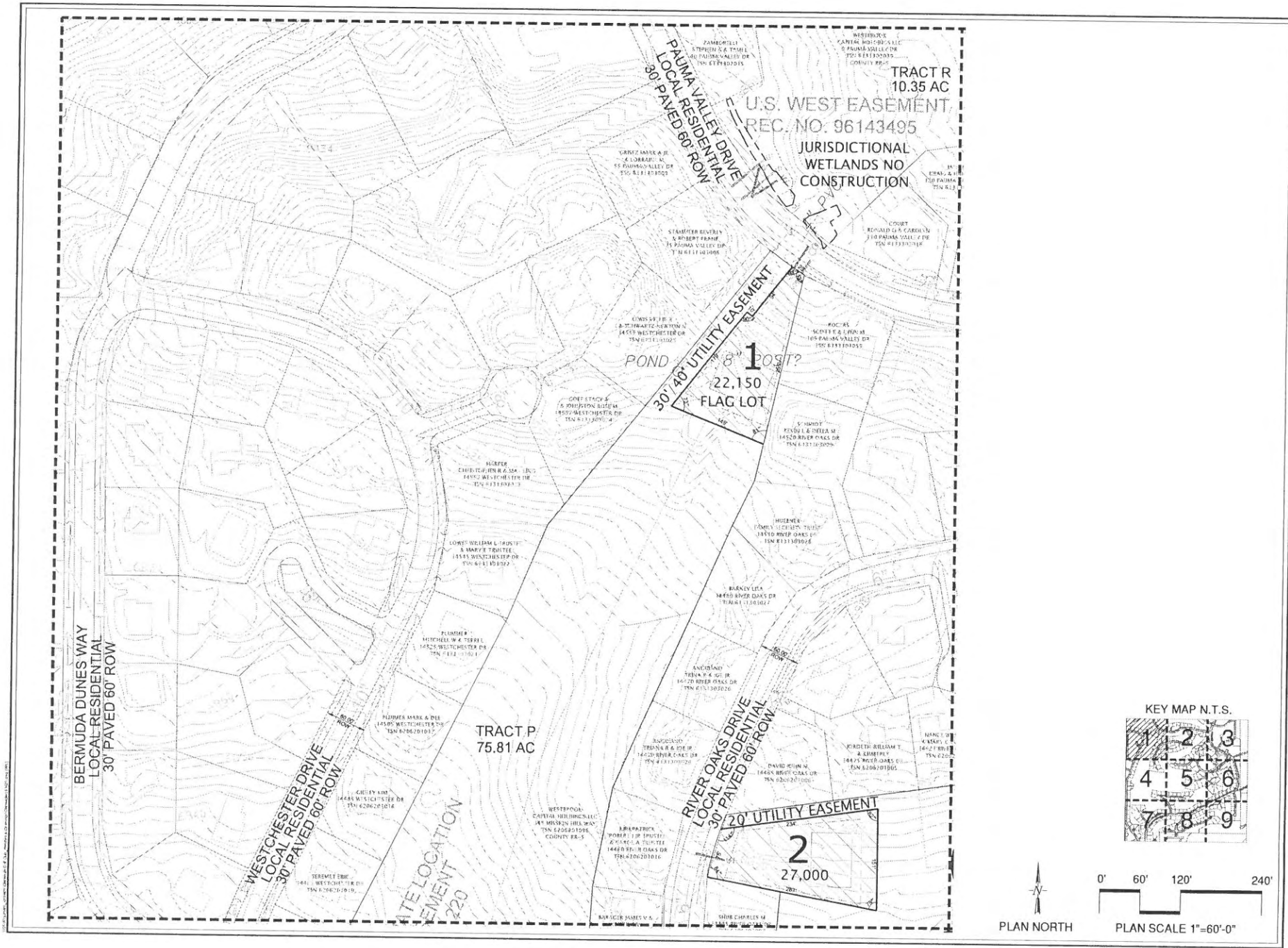
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CPC#



DEVELOPMENT DATA
EXISTING ZONING: RR-6 & PUD
PROPOSED ZONING: RS-4000
TOTAL AREA: 135.06 AC (5,883,214 SF)
TOTAL NUMBER OF LOTS: 58

LEGAL DESCRIPTION
GLENEAGLE GOLF COURSE SUBDIVISION PLANS NO. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 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Willina Gane
 A PROFESSIONAL LAND SURVEYOR
 772 South Weber Street, Suite 10
 El Paso, Texas 79901
 (915) 533-2700
 Email: willina@willinagane.com

THIS PLAN IS PREPARED BY WILLINA GANE, A PROFESSIONAL LAND SURVEYOR, AND IS TO BE USED ONLY FOR THE PURPOSES SPECIFIED HEREIN. IT IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF WILLINA GANE. THE USER OF THIS PLAN ASSUMES ALL LIABILITY FOR ANY ERRORS OR OMISSIONS. THE USER OF THIS PLAN ASSUMES ALL LIABILITY FOR ANY ERRORS OR OMISSIONS. THE USER OF THIS PLAN ASSUMES ALL LIABILITY FOR ANY ERRORS OR OMISSIONS.

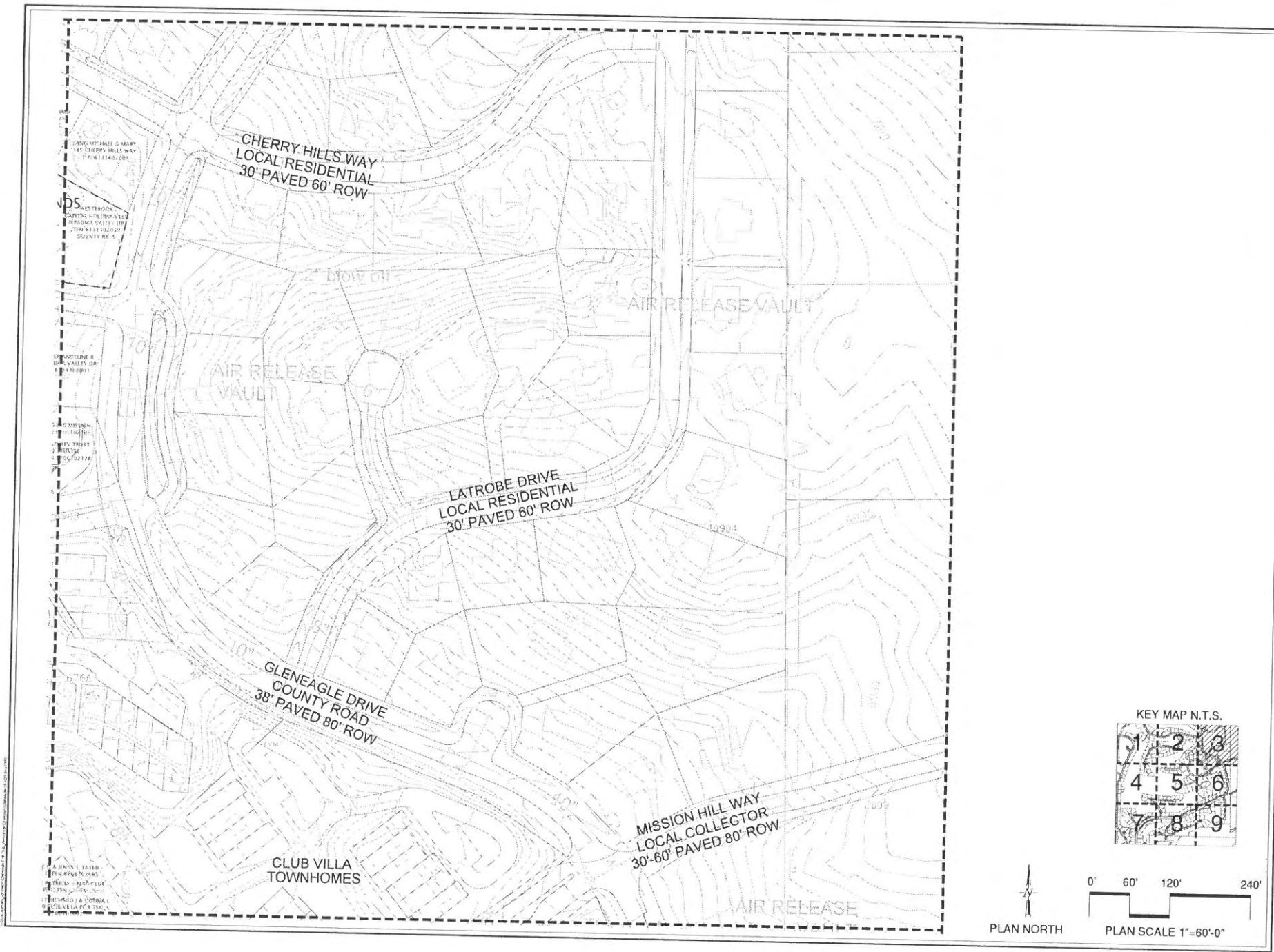
Gleneagle Golf Club Residential Infill Development El Paso County, CO

DATE: 04/25/16
 DRAWN: MET
 CHECKED: WFD

DATE	BY	COMMENTS

PRELIMINARY
 PLAN

SHEET NO.
PP-1
 2 of 34 sheets
 CPC#



William G. Gann
Professional Engineer
No. 10000
771 North Highway Street, Suite 110
Glendale Springs, CO 80501
(303) 340-0000
www.williamgann.com

NOTE: THE ENGINEER HAS REVIEWED THE SITE PLAN AND FOUND IT TO BE IN ACCORDANCE WITH THE CITY OF DENVER'S SUBDIVISION MAP ACT AND THE CITY OF DENVER'S SUBDIVISION MAP ACT. THE ENGINEER HAS REVIEWED THE SITE PLAN AND FOUND IT TO BE IN ACCORDANCE WITH THE CITY OF DENVER'S SUBDIVISION MAP ACT AND THE CITY OF DENVER'S SUBDIVISION MAP ACT. THE ENGINEER HAS REVIEWED THE SITE PLAN AND FOUND IT TO BE IN ACCORDANCE WITH THE CITY OF DENVER'S SUBDIVISION MAP ACT AND THE CITY OF DENVER'S SUBDIVISION MAP ACT.

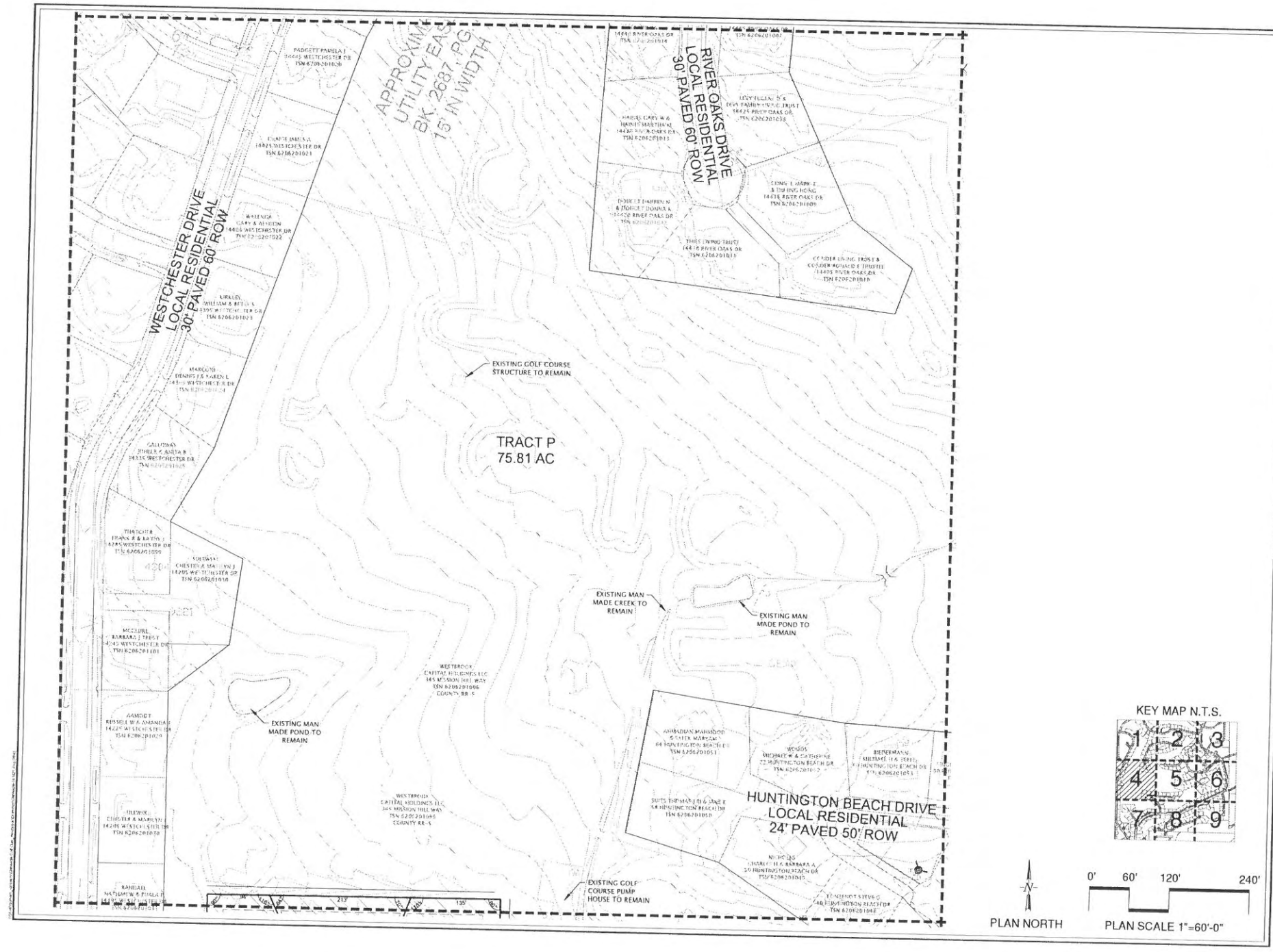
Gleneagle Golf Club Residential Infill Development El Paso County, CO

DATE: 04/25/16
DRAWN: MET
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REVISIONS:	
DATE:	COMMENTS:

**PRELIMINARY
PLAN**

SHEET NO.
PP-3
4 of 34 SHEETS
CPC#



William Goss
 S. Associates, L.L.C.
 10000 E. 1st Avenue, Suite 100
 Colorado Springs, CO 80901
 Phone: 719.533.2000
 Email: w.goss@williamgoss.com

NOTE: All easements and encroachments on the project or adjacent properties shown on this plan are shown for informational purposes only. The engineer does not warrant the accuracy of the information shown on this plan. The engineer is not responsible for any errors or omissions on this plan. The engineer is not responsible for any damages or liabilities arising from the use of this plan. The engineer is not responsible for any damages or liabilities arising from the use of this plan.

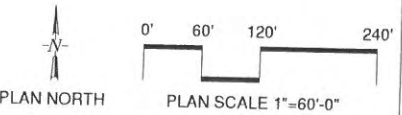
Gleneagle Golf Club Residential Infill Development El Paso County, CO

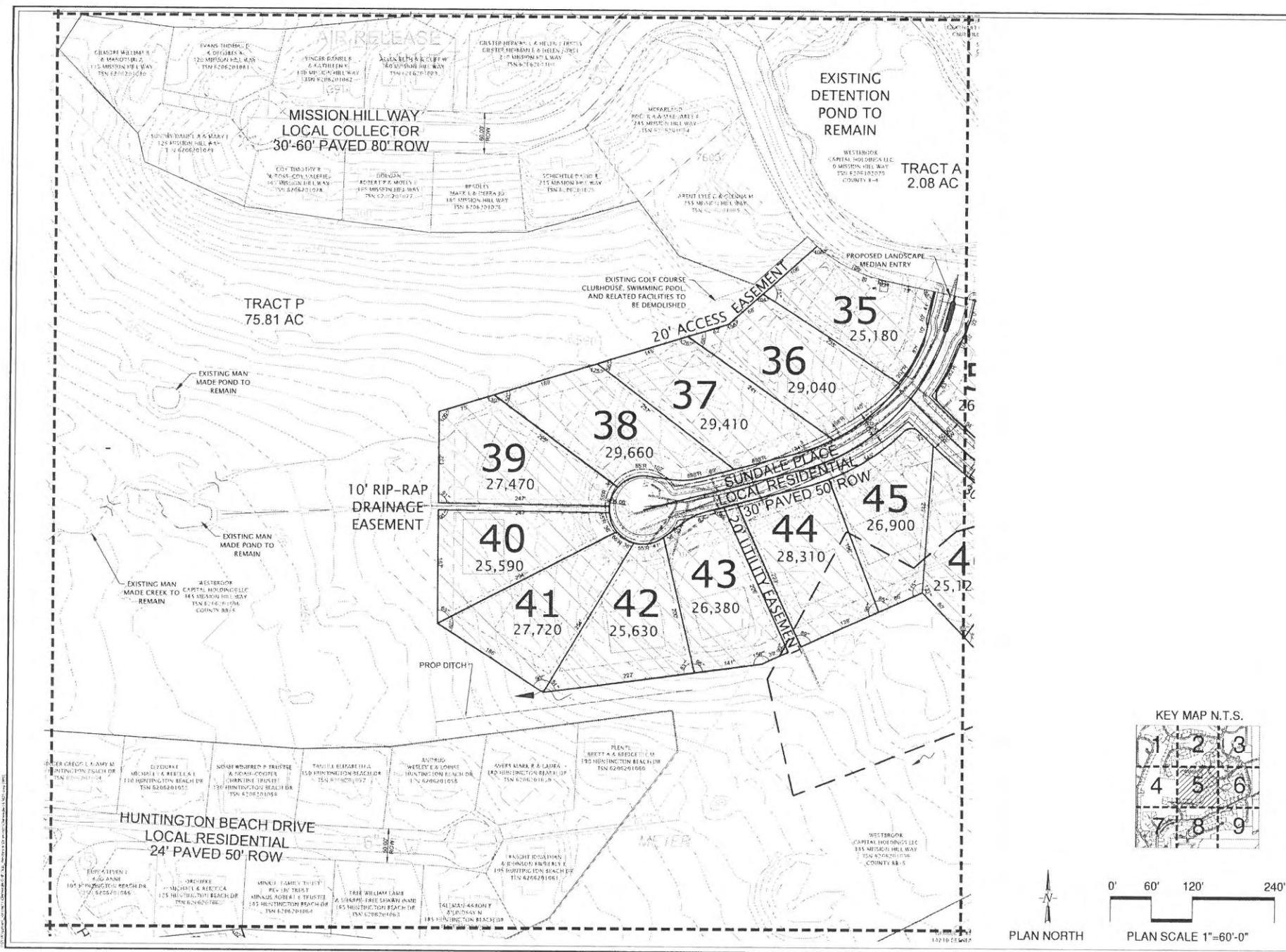
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DATE	BY	COMMENTS

PRELIMINARY
 PLAN

SHEET NO.
PP-4
 5 of 34 sheets
 CPC#





William Gamau
D. PH.D., F.R.S.E., F.R.S.
Chairman, President | Consultant | Director | Lecturer | Entrepreneur

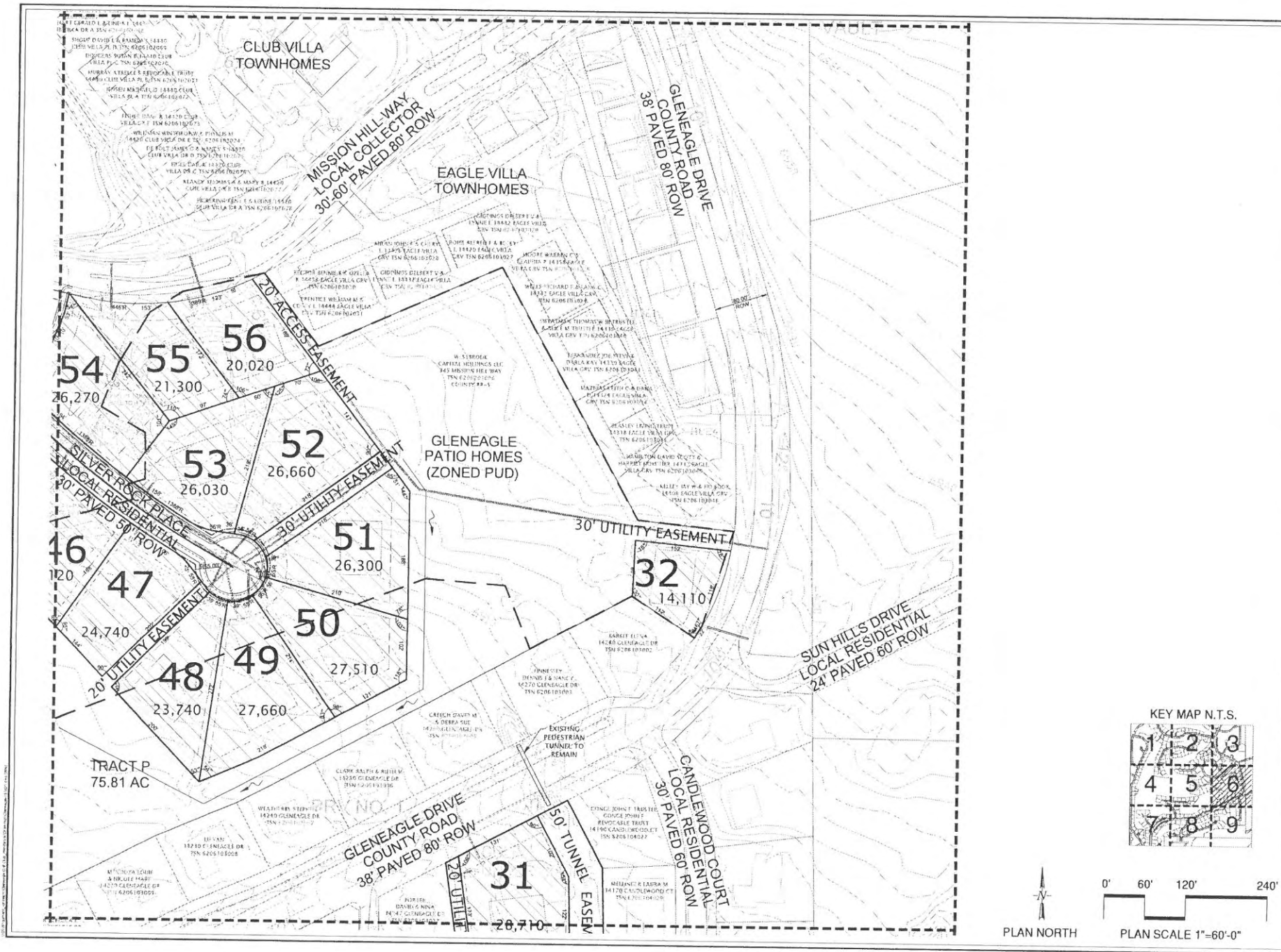
752 North Weber Street, Suite 110
Colorado Springs, CO 80908
575.433.1700
Email: info@gamau.net

Associate American President of the American Management Association

Gleneagle Golf Club
Residential Infill Development
El Paso County, CO

[illegible]

SHEET NO.



William Gane
 & ASSOCIATES, LLC
 1111 North 1st Street, Suite 100
 Colorado Springs, CO 80905
 TEL: 719.578.1000
 Email: wgan@williamgane.com

THIS PLAN IS PREPARED BY WILLIAM GANE & ASSOCIATES, LLC (WGA) FOR THE CLIENT, AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. WGA MAKES NO WARRANTY, REPRESENTATION OR GUARANTEE, EXPRESS OR IMPLIED, AS TO THE ACCURACY, COMPLETENESS OR RELIABILITY OF THE INFORMATION PROVIDED BY THE CLIENT OR ANY OTHER SOURCE. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. WGA SHALL NOT BE LIABLE FOR ANY DAMAGES, INCLUDING CONSEQUENTIAL DAMAGES, ARISING OUT OF OR FROM THE USE OF THIS PLAN.

Gleneagle Golf Club Residential Infill Development El Paso County, CO

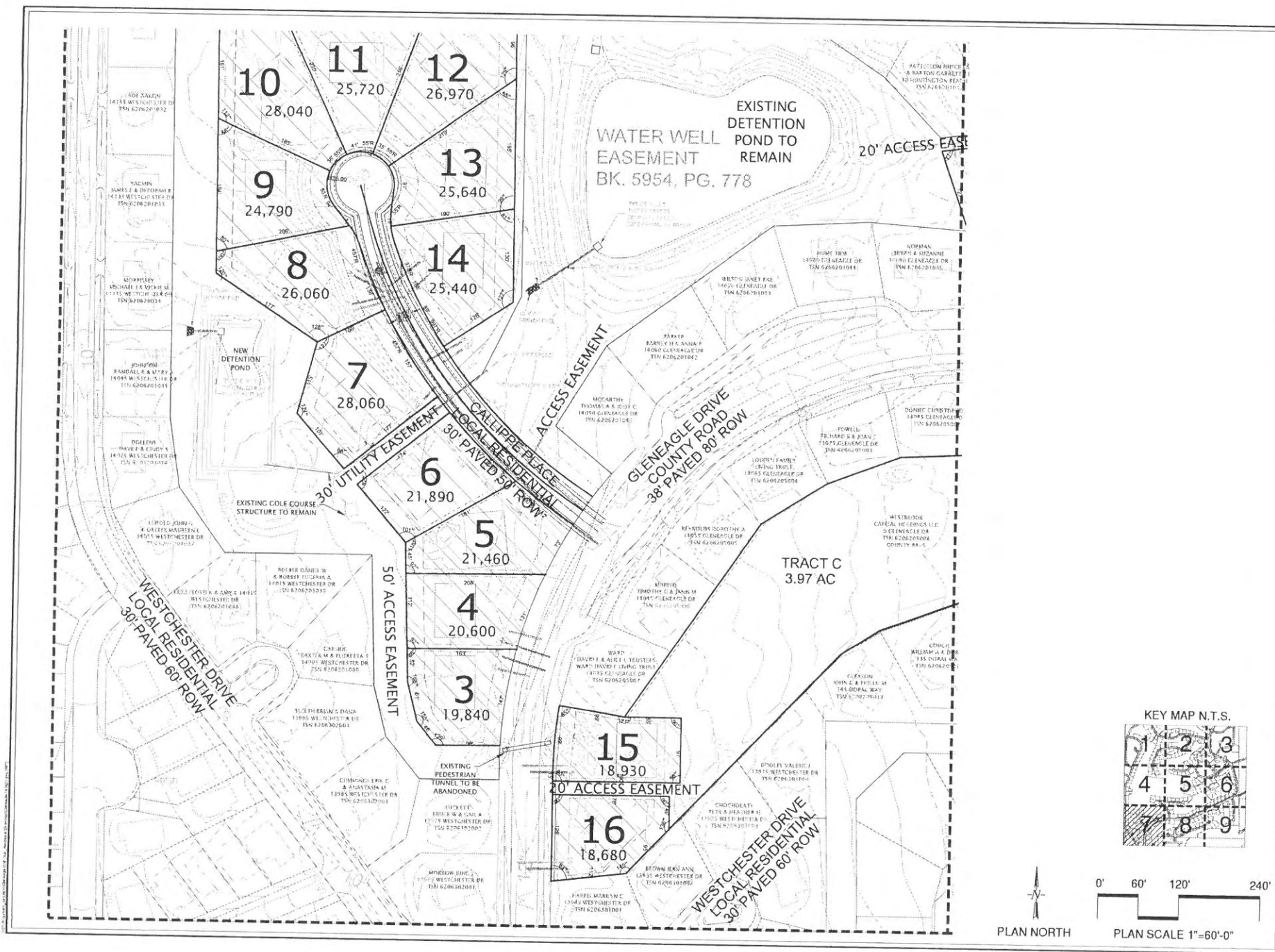
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DATE	BY	COMMENTS

PRELIMINARY PLAN

SHEET NO.
PP-6
 7 of 34 SHEETS

CPC#



William Gunn
 & Associates, Ltd.
 1000 Pikes Peak • Colorado Springs • Limited-Service Advertising
 Tel. 584-7000

781 North Wheeler Street, Suite 10
 Colorado Springs, CO 80905
 P15LAX-FP90

Email: info@gunnco.net
 Website: www.gunnco.net

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Gleneagle Golf Club
Residential Infill Development
El Paso County, CO

DATE:	04/25/16
DRAWN:	MBT
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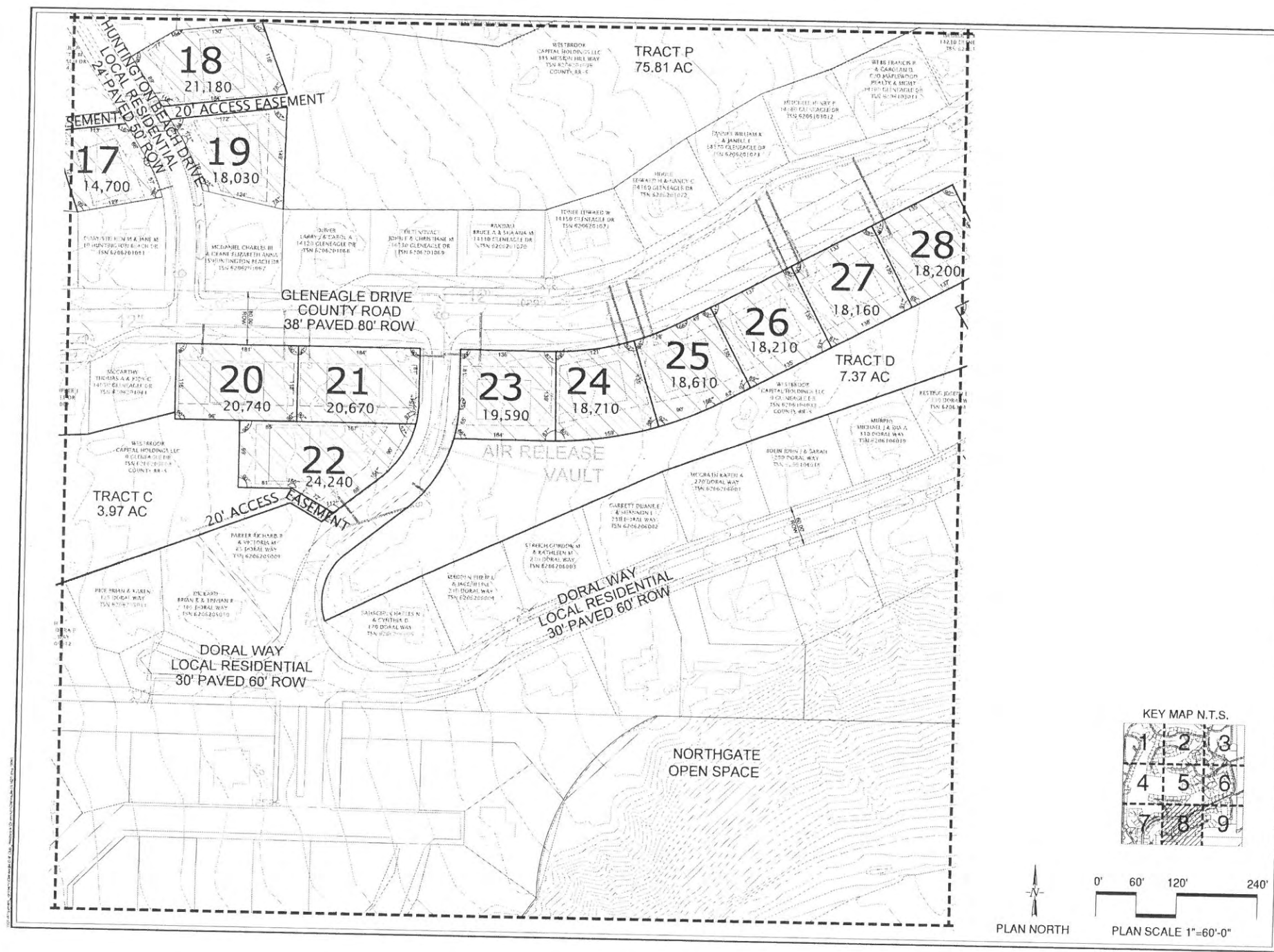
PRELIMINARY
PLAN

SHEET NO.

PP-7

8 of 34 SHEETS

CPC#



William Gage
A. Gage, Inc.
222 North Lincoln Street, Suite 100
El Paso, Texas 79901
Phone: 915/533-2000
Fax: 915/533-2001
Email: w.gage@gageinc.com

NOTES:
1. THIS PLAN IS A PRELIMINARY PLAN. IT IS SUBJECT TO THE APPROVAL OF THE CITY OF EL PASO AND THE COUNTY OF EL PASO. THE CITY OF EL PASO AND THE COUNTY OF EL PASO ARE NOT RESPONSIBLE FOR THE ACCURACY OF THIS PLAN. THE CITY OF EL PASO AND THE COUNTY OF EL PASO ARE NOT RESPONSIBLE FOR THE ACCURACY OF THIS PLAN. THE CITY OF EL PASO AND THE COUNTY OF EL PASO ARE NOT RESPONSIBLE FOR THE ACCURACY OF THIS PLAN.

Gleneagle Golf Club Residential Infill Development El Paso County, CO

DATE: 04/25/16
DRAWN: MGT
CHECKED: WFO

DATE	BY	COMMENTS

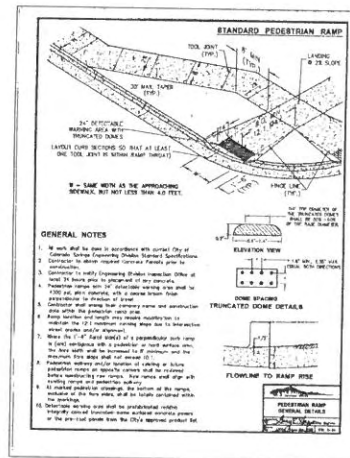
PRELIMINARY PLAN

SHEET NO.

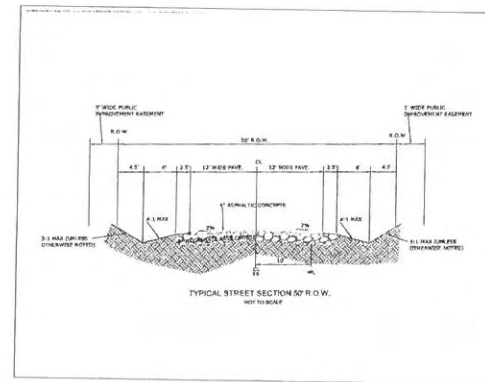
PP-8

9 of 34 SHEETS

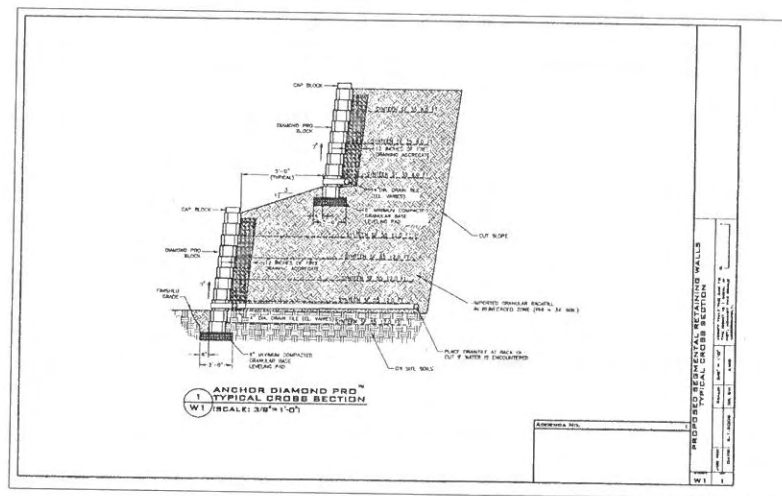
CPC#



A STD D-BA PEDESTRIAN RAMP DETAIL
NOT TO SCALE



B TYPICAL STREET SECTION 50' R.O.W.
NOT TO SCALE



C RETAINING WALL DETAIL
NOT TO SCALE

Glenn Gans
S. G. GANS, INC., L.L.C.
1702 North Main Street, Suite 100
Pueblo, CO 81001
719.586.1000
www.gsgans.com

**Gleneagle Golf Club
Residential Infill Development
El Paso County, CO**

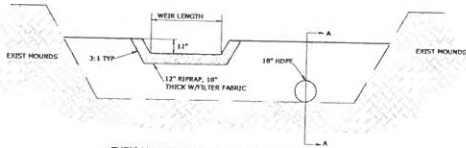
DATE: 04/25/16
DRAWN: MEST
CHECKED: WFG

REVISIONS:

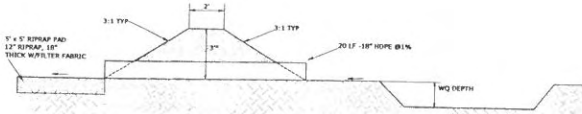
DATE	BY	COMMENTS

PRELIMINARY
PLAN DETAILS

SHEET NO.
PPD
11 of 34 SHEETS
CPC#

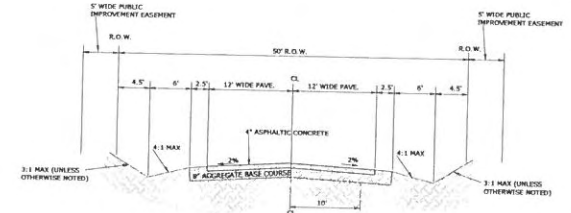


TYPICAL WATER QUALITY/DETENTION SECTION
(FOR DET. BASINS 21, 22, 26, 47, & 49)
NOT TO SCALE

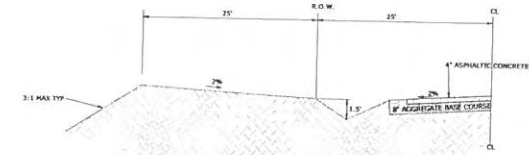


SECTION A-A
NOT TO SCALE
*NOTE: BERM FOR DET. BASIN
20 IS EXISTING. BERM FOR DET.
BASIN 6 IS 5'

DETENTION BASIN INFORMATION						
DETENTION BASIN	WATER QUALITY (WQ) DEPTH D (FT)	WQ SIZE (SF)	OUTLET STRUCTURE	DETENTION BASIN SIZE (AF)	PIPE OUTLET SIZE (1")	WEIR LENGTH (FT)
28	0.54	5,000	PIPE	0.28	18	10
22	—	—	PIPE	0.27	48	10
21	0.52	4,800	PIPE	0.21	18	10
20	—	—	MODIFIED TYPE C INLET	4.07	36	20
6	0.51	5,200	MODIFIED TYPE C INLET	1.04	36	20
49	0.52	3,000	PIPE	0.13	18	10
47	0.52	1,800	PIPE	0.16	18	10



TYPICAL STREET SECTION 50' R.O.W.
NOT TO SCALE



TYPICAL STREET SECTION @ FILL
NOT TO SCALE



ADP CIVIL
722 North Lamar Avenue, Suite 120
Colorado Springs, CO 80908
(719) 584-1111
www.adpcivil.com

Gleneagle Golf Course Residential Infill Development ROADWAY & DRAINAGE DETAILS

DATE: 02/26/16
DRAWN: MST
CHECKED: WFS

REVISIONS:		
DATE	BY	COMMENTS

DEVELOPMENT PLAN

SHEET NO.
RDD

13 OF 34 SHEETS

3520 Austin Bluffs Parkway
Suite 101 Colorado Springs,
CO 80918 (719) 380-2080





William Garner
Associates, Ltd.

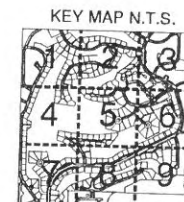
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NOTE: A CHAIRMAN OF THE SENATE COMMITTEE ON THE
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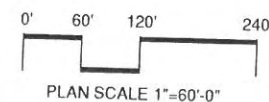
1. *Journal of the American Medical Association*, 1997; 278: 1019-1024.

Gleneagle Golf Course
Residential Infill Development
PRELIMINARY GRADING PLAN SECTION 1

DATE:	02/26/16
DRAWN:	MST
CHECKED:	WFB



PLAN NORTH



3520 Austin Bluffs Parkway
Suite 101 Colorado Springs,
CO 80918 (719) 380-2080

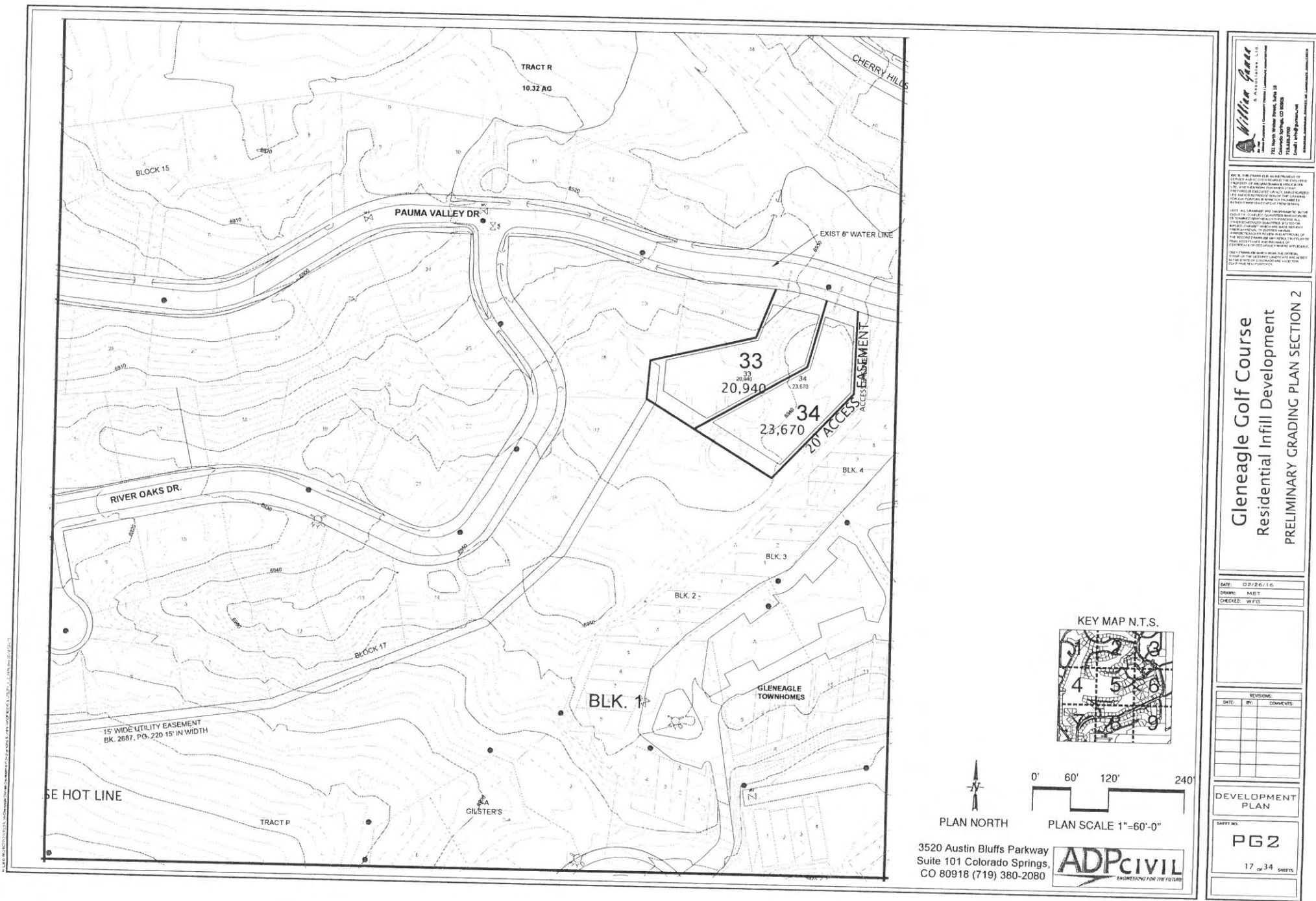
ADP CIVIL
ENGINEERING FOR THE FUTURE

DEVELOPMENT PLAN

SHEET NO.

PG 1

16 of 34 SHEETS



William Vance
 S. A. VANCE, L.L.C.
 722 North Main Street, Suite 20
 Tallahassee, FL 32309
 Email: wvance@wvance.com

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Gleneagle Golf Course **Residential Infill Development** **PRELIMINARY GRADING PLAN SECTION 2**

DATE: 02/26/16
 DRAWN: MET
 CHECKED: WFG

REVISIONS:		
DATE:	BY:	COMMENTS:

DEVELOPMENT
 PLAN

SHEET NO.

PG 2

17 OF 34 SHEETS

3520 Austin Bluffs Parkway
 Suite 101 Colorado Springs,
 CO 80918 (719) 380-2080



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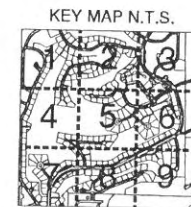
OF 10, THIS PROGRAM IS AN INSTRUMENT OF POLICE AND IS NOT CONSIDERED THE EXCLUSIVE PROPERTY OF ANY AGENCY OR AGENCY OF THE POLICE, AND WHEN DATA FOR THIS PROGRAM ARE FORWARDED TO ANY AGENCY, CANNOT, UNLESS SPECIFICALLY STATED, BE USED FOR ANY PURPOSES OTHER THAN THAT FOR WHICH THEY WERE SUBMITTED TO THAT AGENCY WITHOUT THE PRESENTING AGENCY'S PERMISSION.

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THIS PROGRAM DOES NOT BEAR THE OFFICIAL SEAL OF THE POLICE DEPARTMENT AND SHOULD NOT BE USED FOR ANY PURPOSES OTHER THAN THAT FOR WHICH IT WAS SUBMITTED TO THAT AGENCY.

Gleneagle Golf Course
Residential Infill Development
PRELIMINARY GRADING PLAN SECTION 3

DATE:	02/26/16
DRAWN:	MST
CHECKED:	WFG



PLAN NORTH

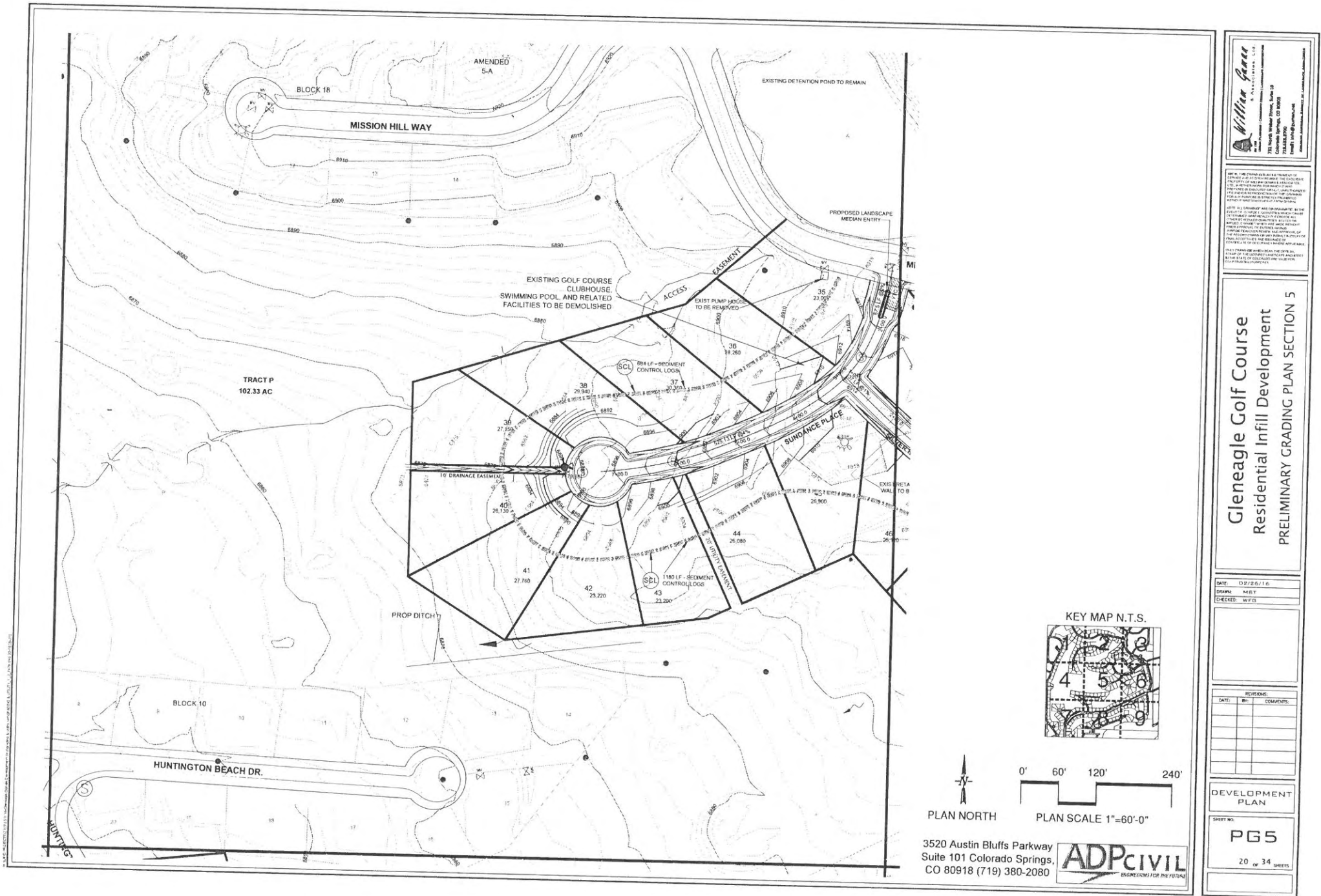
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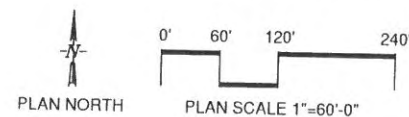
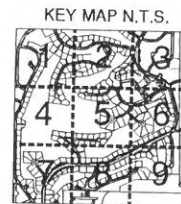
3520 Austin Bluffs Parkway
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ENGINEERING FOR THE FUTURE

DEVELOPMENT PLAN

SHEET NO.
PG 3
18 OF 34 SHEETS





3520 Austin Bluffs Parkway
Suite 101 Colorado Springs,
CO 80918 (719) 380-2080



William Gans
S. PROFESSIONAL
1710 North Academy Avenue, Suite 101
Colorado Springs, CO 80905
TEL: (719) 575-1100
FAX: (719) 575-1101
EMAIL: w.gans@adpcivil.com

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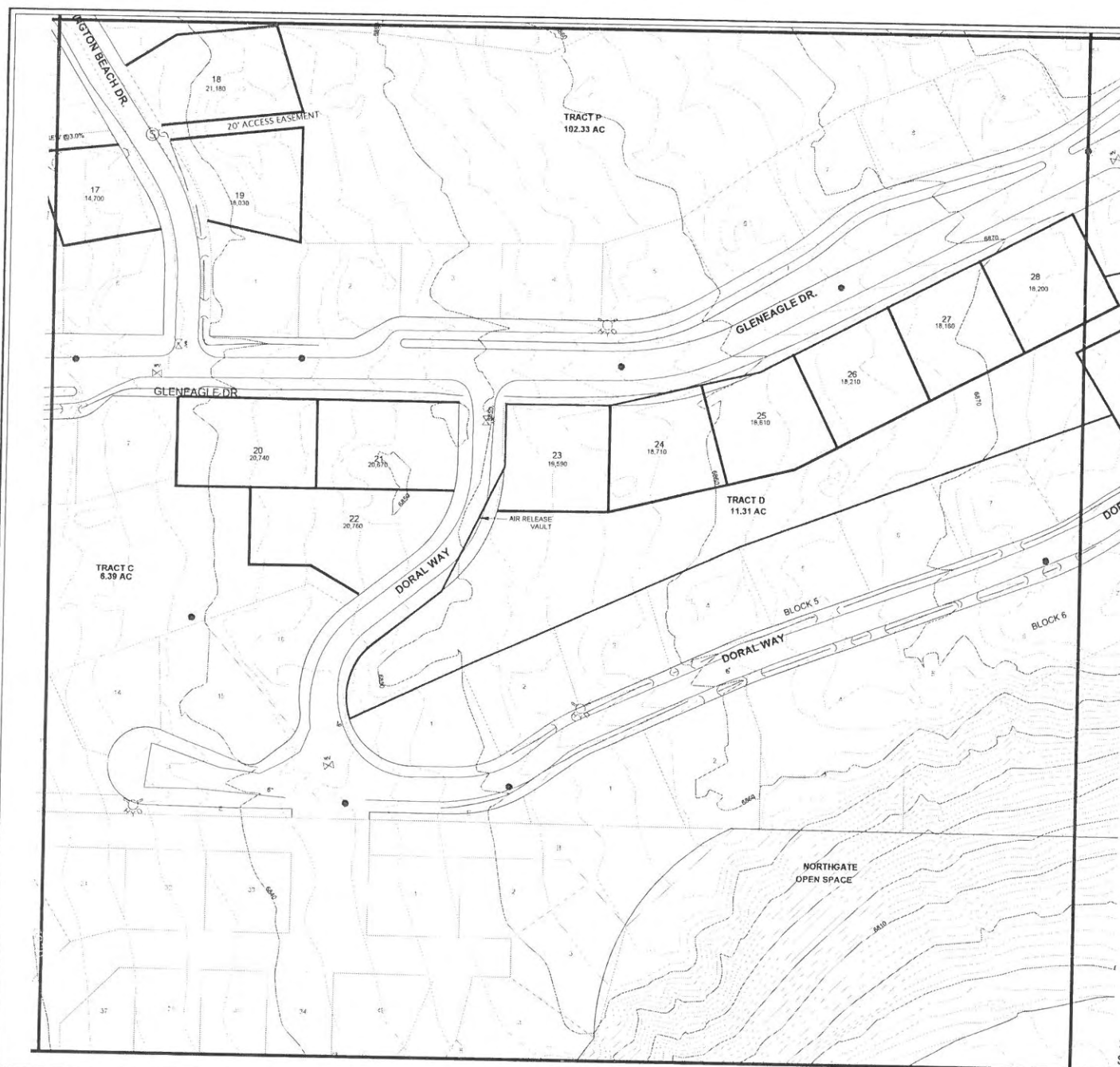
Gleneagle Golf Course Residential Infill Development PRELIMINARY GRADING PLAN SECTION 7

DATE: 02/26/16
DRAWN: MET
CHECKED: WFE

REVISIONS		
DATE	BY	COMMENTS

DEVELOPMENT
PLAN

SHEET NO.
PG7
22 OF 34 SHEETS



William Gunn
 & Associates, Ltd.
 1900
 751 North Weber Street, Suite 10
 Colorado Springs, CO 80903
 714.513.7700
 Email: info@gunnawest

OFFICE. THIS PROGRAM IS A SUBSEQUENT OF CLEARANCE AND DOES NOT REVOKE THE EMPLOYMENT OF INDIVIDUALS OWNING A HOME. INSTEAD, IT PROVIDES FOR A MORE RIGOROUS REVIEW OF INDIVIDUALS WHO ARE CURRENTLY EMPLOYED IN THE FEDERAL GOVERNMENT AND WHO ARE CURRENTLY EMPLOYED IN THE FEDERAL GOVERNMENT AND WHO ARE CURRENTLY EMPLOYED IN THE FEDERAL GOVERNMENT.

Gleneagle Golf Course
Residential Infill Development
PRELIMINARY GRADING PLAN SECTION 8

DATE:	02/26/16
DRAWN:	MST
CHECKED:	WFG

REVISIONS:

DATE:	BY:	COMMENT:

DEVELOPMENT
PLAN

SHEET NO.

PG8

23 of 3



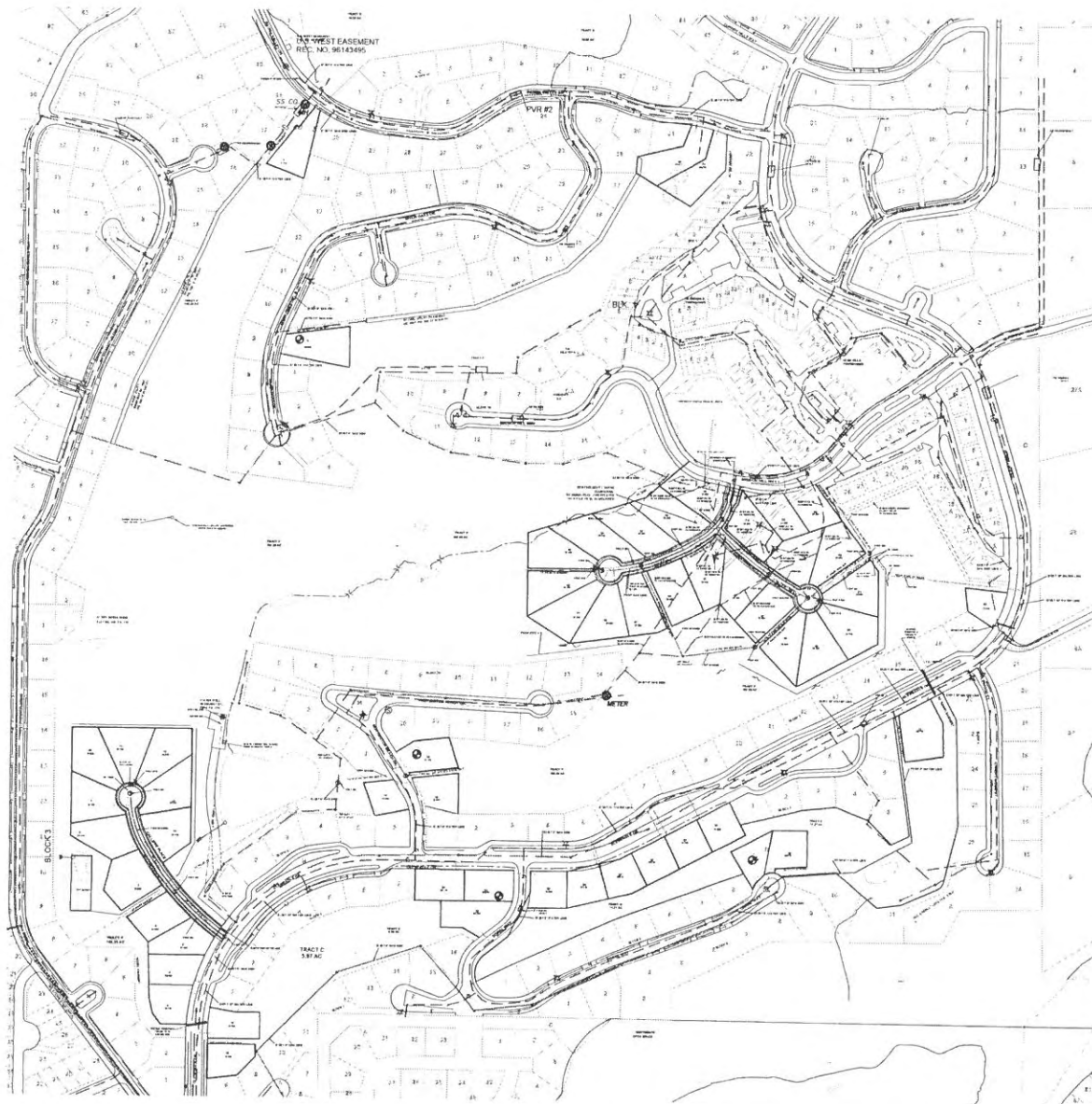
PLAN NORTH

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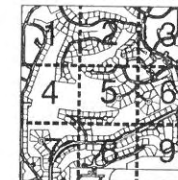
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3520 Austin Bluffs Parkway
Suite 101 Colorado Springs,
CO 80918 (719) 380-2080

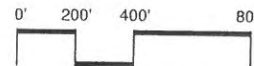
ADPCIVIL
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KEY MAP N.T.S.

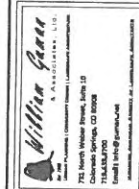


PLAN NORTH



PLAN SCALE 1"=200'-0"

3520 Austin Bluffs Parkway
Suite 101 Colorado Springs,
CO 80918 (719) 380-2080



FOR THE PREPARED BY: William G. Gann, Inc.
DATE: 02/26/16
DRAWN: MET
CHECKED: WEG

Gleneagle Golf Course Residential Infill Development OVERALL PRELIMINARY UTILITY PLAN

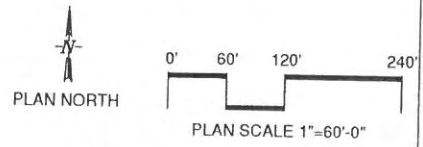
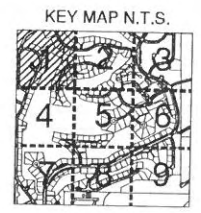
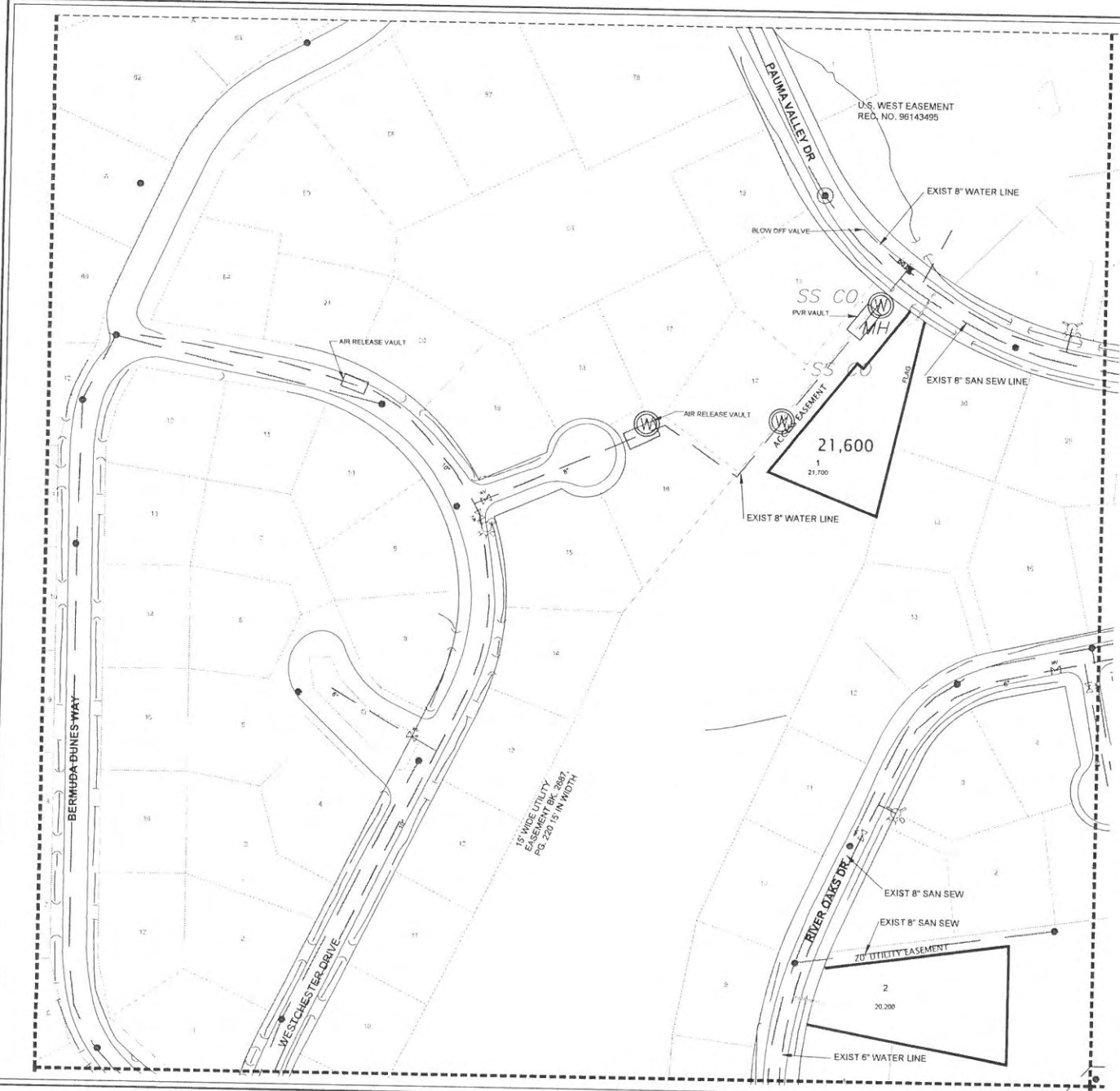
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DRAWN: MET
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DATE	BY	COMMENTS

DEVELOPMENT PLAN

SHEET NO.
OPU
25 of 34 SHEETS

ALL DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED. SEE SHEET 26 OF 34 FOR CONTINUATION.



3520 Austin Bluffs Parkway
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ADPCIVIL
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www.williamgrant.com

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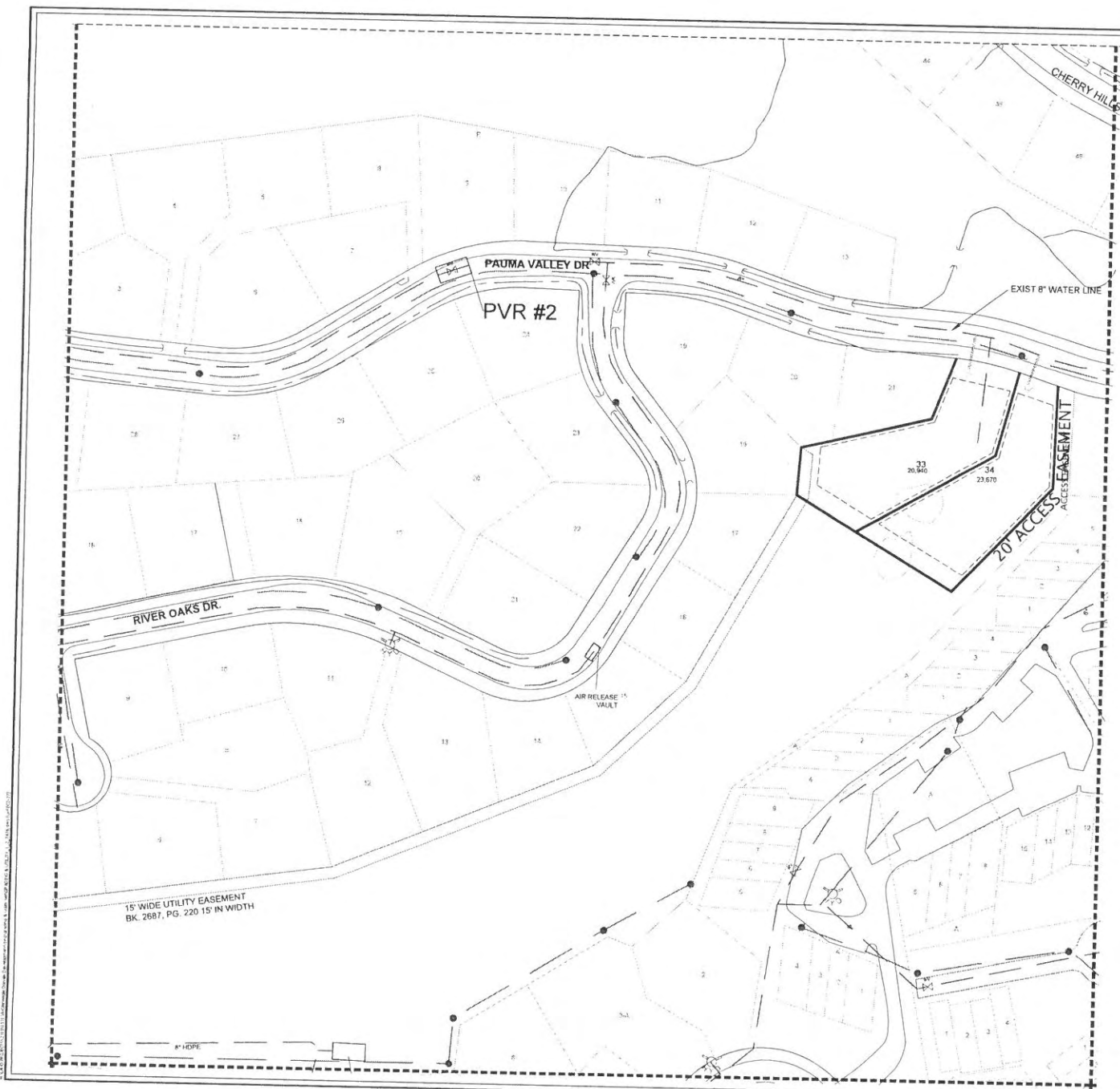
Gleneagle Golf Course Residential Infill Development PRELIMINARY UTILITY PLAN SECTION 1

DATE: 02/26/16
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DEVELOPMENT
PLAN

SHEET NO.
PU 1
26 OF 34 SHEETS




William Gaman
S. Associates, Ltd.
100 West
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Colorado Springs, CO 80905
714.433.7590
Email: bill@gaman.net


Gleneagle Golf Course
Residential Infill Development
PRELIMINARY UTILITY PLAN SECTION 2

DEVELOPMENT PLAN

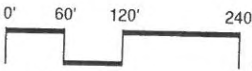
KEY MAP N.T.S.



PLAN NORTH



PLAN SCALE 1"=60'-0"

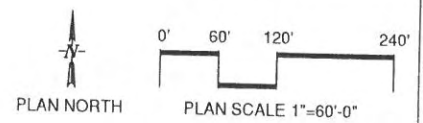
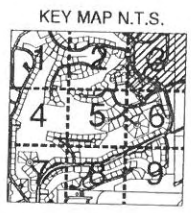
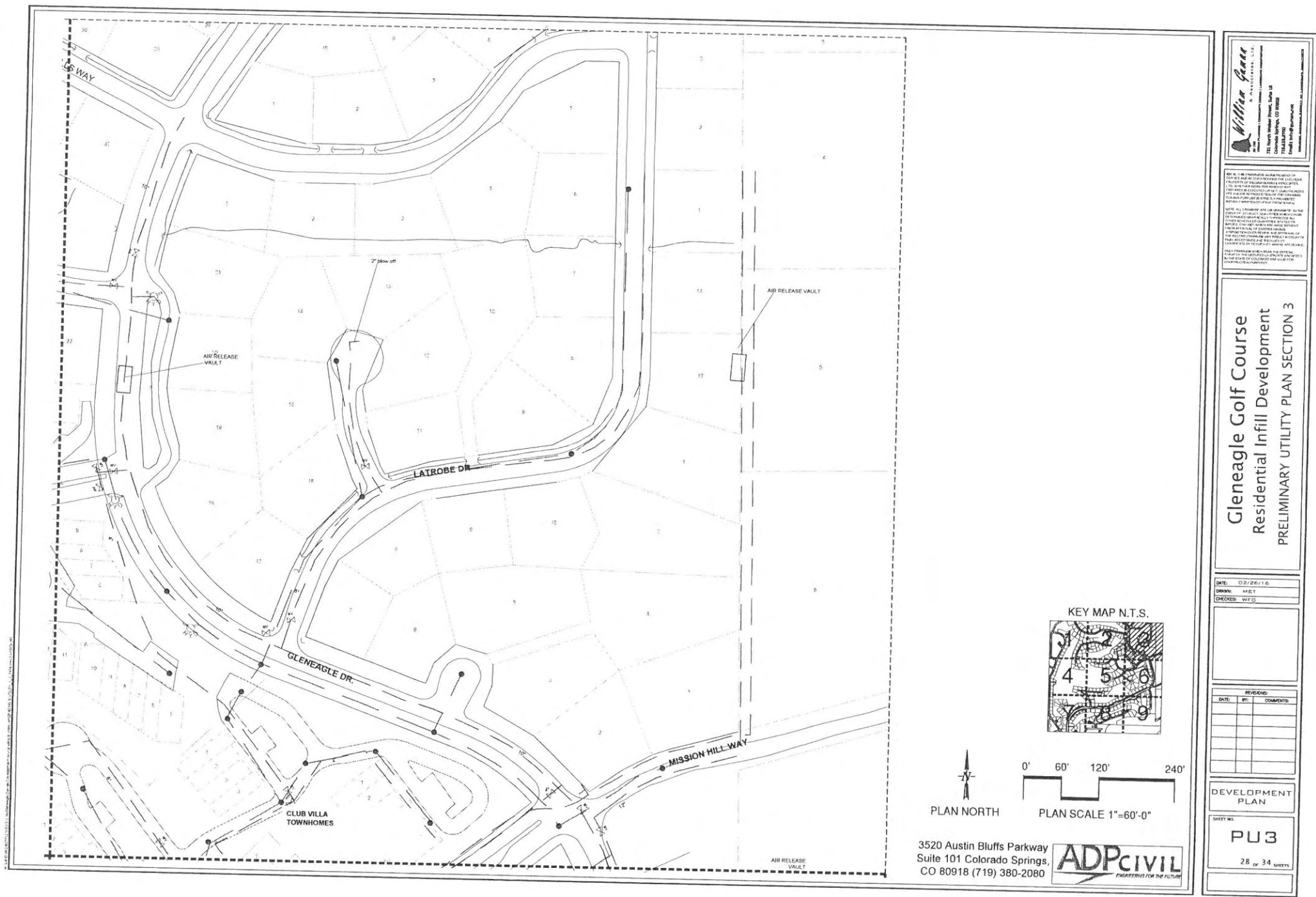


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 Suite 101 Colorado Springs,
 CO 80918 (719) 380-2080



William Spence & Associates, Ltd.
 Professional Engineers
 1700 North Tepler Street, Suite 101
 Colorado Springs, CO 80909
 (719) 594-1100
 Fax: (719) 594-1101
 www.williamspence.com

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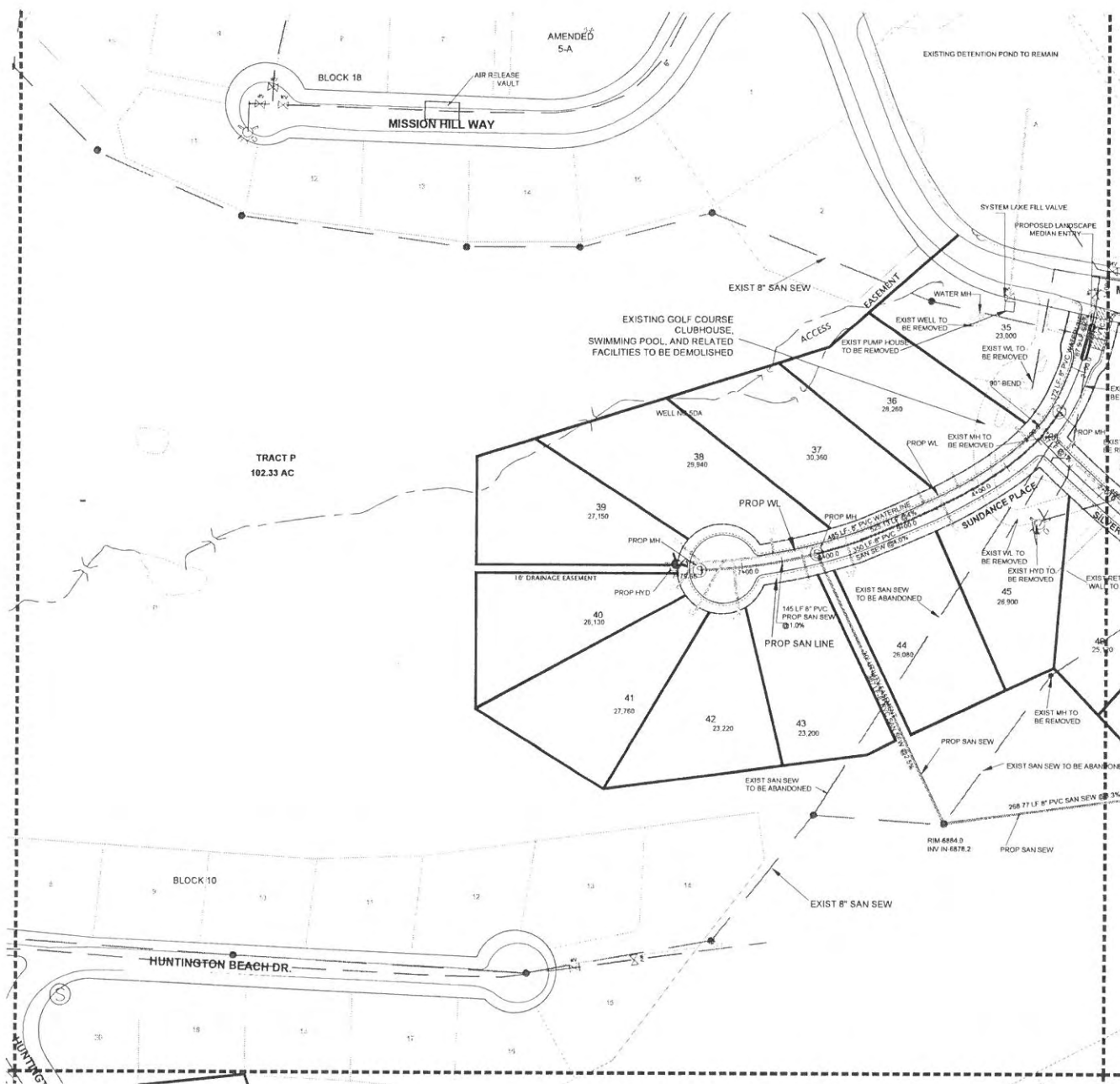
Gleneagle Golf Course Residential Infill Development PRELIMINARY UTILITY PLAN SECTION 3

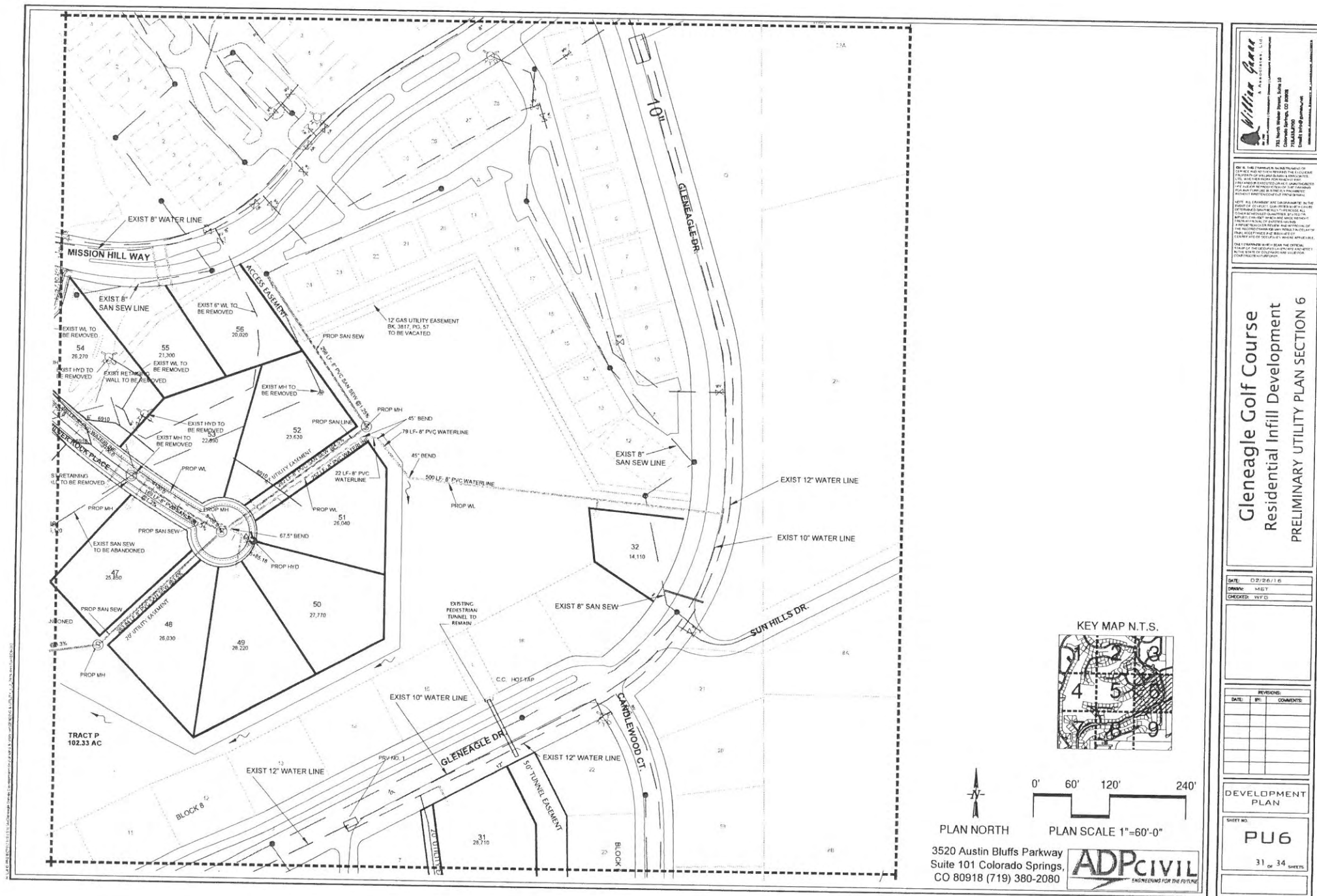
DATE: 02/26/16
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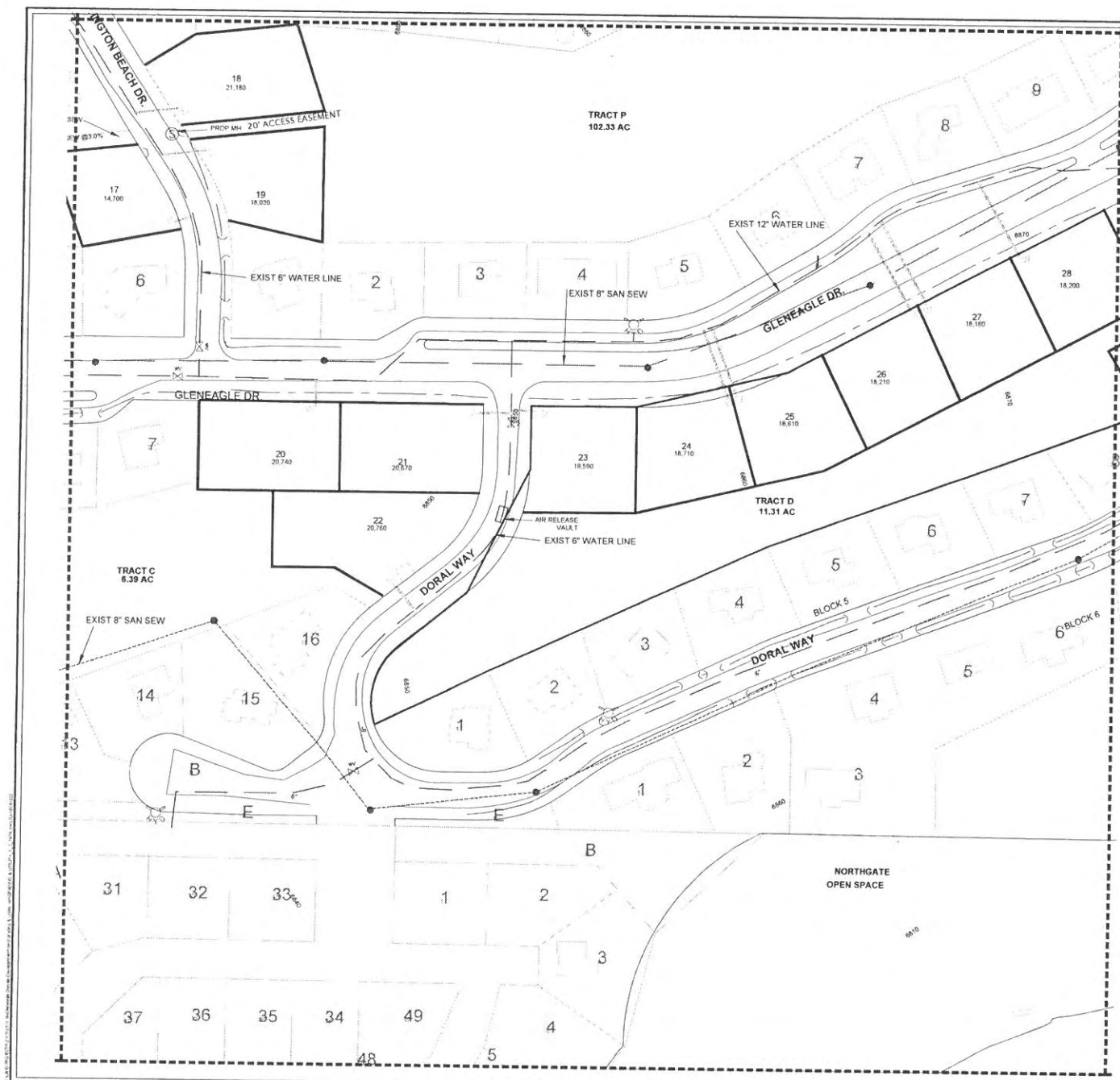
REVISIONS		
DATE	BY	COMMENTS

DEVELOPMENT
 PLAN

SHEET NO.
PU3
 28 OF 34 SHEETS







 **William Ganan**
S. A. 800.661.661, 519
847.789
Graphic Packaging | Chemicals Division | Lubricants Division

782 North Weber Street, Suite 10
Colorado Springs, CO 80908
719.433.7700
Email: info@wgan.com

Gleneagle Golf Course
Residential Infill Development
PRELIMINARY UTILITY PLAN SECTION 8

DATE:	02/26/16
DRAWN:	MBT
CHECKED:	WFG

REVISIONS:		
DATE:	BY:	COMMENTS:

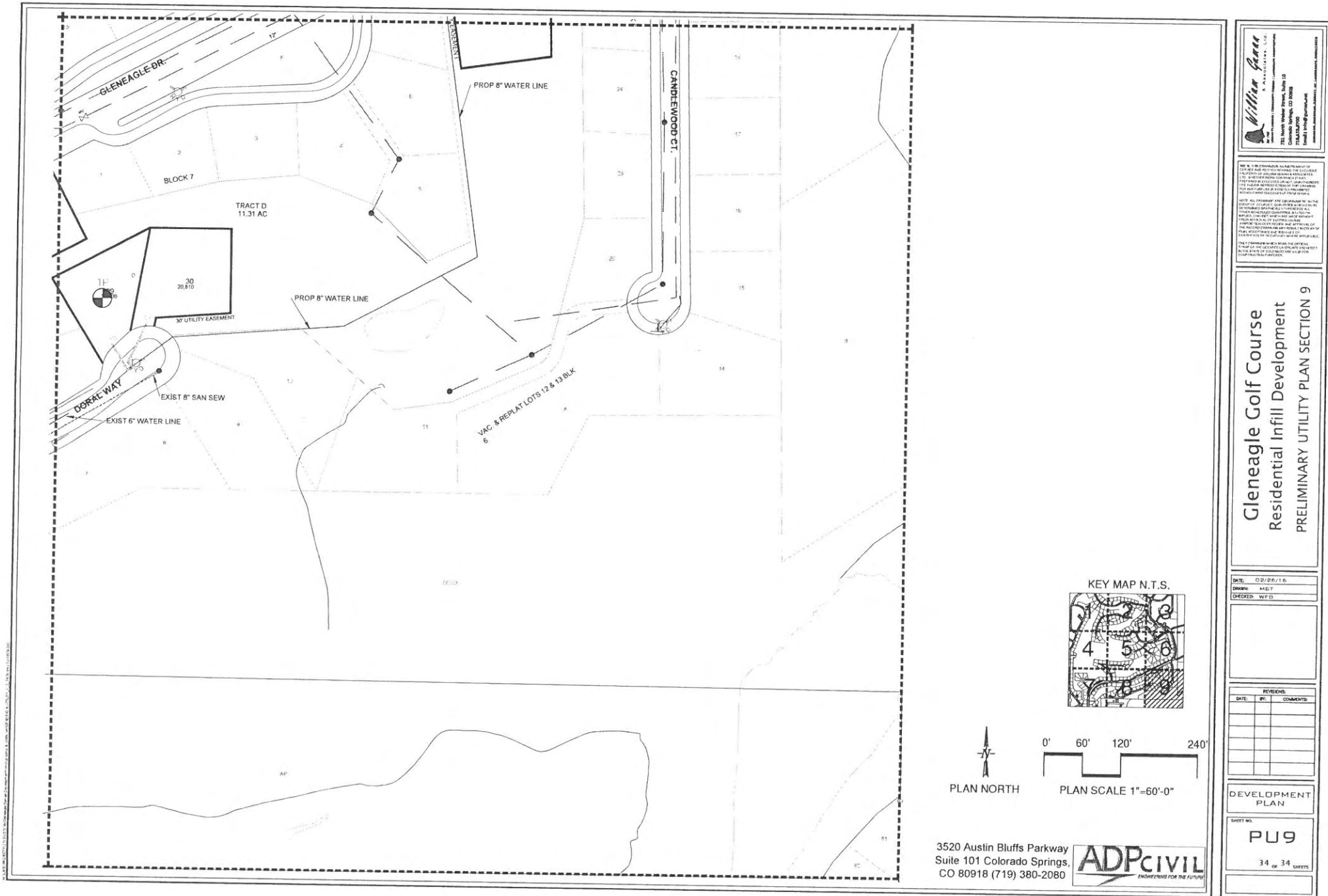
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OF SHEETS



William G. Gann
Professional Engineer
272 North Union Street, Suite 101
Colorado Springs, CO 80909
(719) 520-0000
www.williamgann.com

NOTE: THE ENGINEER HAS REVIEWED THE UTILITY RECORDS AND HAS FOUND THE EXISTING UTILITIES TO BE AS SHOWN ON THE RECORDS. THE ENGINEER HAS NOT CONDUCTED A FIELD SURVEY TO VERIFY THE EXISTING UTILITIES. THE ENGINEER HAS NOT CONDUCTED A FIELD SURVEY TO VERIFY THE EXISTING UTILITIES. THE ENGINEER HAS NOT CONDUCTED A FIELD SURVEY TO VERIFY THE EXISTING UTILITIES.

Gleneagle Golf Course Residential Infill Development PRELIMINARY UTILITY PLAN SECTION 9

DATE: 02/26/16
DRAWN: MBT
CHECKED: WFG

DATE	REV.	COMMENTS

DEVELOPMENT PLAN

SHEET NO.
PU9
34 OF 34 SHEETS

Note:

Final Plat will
be resubmitted
as 1 Filing and
not 3 Filings.

GLENEAGLE GOLF CLUB FILING NO. 1

A REPLAT OF TRACT L, DONALA SUBDIVISION FILING NO. 1
AND TRACT P, DONALA SUBDIVISION FILING NO. 2
PART OF THE SOUTH HALF OF SECTION 31, T11S, R66W, 6th P.M.
AND PART OF SECTION 6, T12S, R66W, 6th P.M.
EL PASO COUNTY, COLORADO

NOTES:

1. STRUCTURAL FOUNDATIONS ON THE LOTS IN THIS SUBDIVISION SHALL BE DESIGNED BY A COLORADO REGISTERED PROFESSIONAL ENGINEER.
2. THE FOLLOWING REPORTS ARE ON FILE AT THE EL PASO COUNTY DEVELOPMENT SERVICES DEPARTMENT: SOIL AND GEOLOGY STUDY, DRAINAGE REPORT, WATER RESOURCES REPORT AND EROSION CONTROL.
3. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY DEPARTMENT OF TRANSPORTATION AND UNITED STATES POSTAL SERVICE REGULATIONS.
4. NO LOT OR INTEREST THEREIN, SHALL BE SOLD, CONVEYED OR TRANSFERRED WHETHER BY DEED OR BY CONTRACT, NOR SHALL BUILDING PERMITS BE ISSUED, 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 RECORD NO. 1 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. THE 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 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.
5. THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR GLENEAGLE GOLF CLUB FILING NO. 1, IS RECORDED AT RECEPTION NO. 1 OF THE RECORDS OF THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER.
6. THE ADDRESSES SHOWN ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
7. TRACT A IS HEREBY DEDICATED AS A PUBLIC UTILITY AND DRAINAGE EASEMENT WITH OWNERSHIP AND MAINTENANCE VESTED WITH THE HOMEOWNERS ASSOCIATION.
8. THE PROPERTY LIES WITHIN ZONE X, AREAS OUTSIDE OF THE 500 YEAR FLOODPLAIN, PER THE FEMA FLOOD INSURANCE RATE MAP 0601002087, DATED MARCH 17, 1997.
9. THIS SUBDIVISION CONTAINS 42 LOTS AND ONE TRACT.

BE IT KNOWN BY THESE PRESENTS:

THAT WESTBROOK CAPITAL HOLDINGS, LLC, SCOTT GRATIA, MANAGER, IS THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND, TO WIT:

TRACT L, DONALA SUBDIVISION FILING NO. 1, EL PASO COUNTY, COLORADO ACCORDING TO THE SUBDIVISION PLAT THEREOF RECORDED IN PLAT BOOK 2, AT PAGE 79 OF THE EL PASO COUNTY RECORDS AND AMENDED BY THE SURVEYORS STATEMENT RECORDED IN BOOK 255 AT PAGE 189 OF SAID EL PASO COUNTY RECORDS, TOGETHER WITH:

TRACT P, DONALA SUBDIVISION FILING NO. 2, EL PASO COUNTY, COLORADO ACCORDING TO THE SUBDIVISION PLAT THEREOF RECORDED IN PLAT BOOK W, AT PAGE 43 OF THE EL PASO COUNTY RECORDS AND AMENDED BY THE SURVEYORS STATEMENT RECORDED IN BOOK 255 AT PAGE 189 OF SAID EL PASO COUNTY RECORDS, EXCEPTING THEREFROM THAT PART PLATTED AS GOLF LINKS SUBDIVISION AND SHOWN ON THE SUBDIVISION PLAT THEREOF RECORDED IN PLAT BOOK 4, AT PAGE 4 OF SAID EL PASO COUNTY RECORDS.

THE DESCRIBED TRACT CONTAINS 102.438 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 LOTS INTO LOTS, TRACTS AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF GLENEAGLE GOLF CLUB 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 THE 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, COMMUNICATION SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON. THE ENTIRE RESPONSIBILITY 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 AFORESAIDED WESTBROOK CAPITAL HOLDINGS, LLC, HAS EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____, 2016.

WESTBROOK CAPITAL HOLDINGS, LLC
SCOTT GRATIA, MANAGER

NOTARIAL:

STATE OF COLORADO) SS
COUNTY OF EL PASO)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2016 BY SCOTT GRATIA, MANAGER
WESTBROOK CAPITAL HOLDINGS, LLC

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

THIS PLAT FOR THE GLENEAGLE GOLF CLUB FILING NO. 1 WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THIS _____ DAY OF _____, 2016, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS PRELUDED BY THE RESOLUTION OF APPROVAL. THE DEDICATIONS OF LAND TO THE PUBLIC, EASEMENTS ARE ACCEPTED, BUT PUBLIC IMPROVEMENTS THEREON WILL NOT BECOME THE MAINTENANCE RESPONSIBILITY OF EL PASO COUNTY UNTIL PRELIMINARY ACCEPTANCE OF THE PUBLIC IMPROVEMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL, AND THE SUBDIVISION IMPROVEMENTS AGREEMENT.

CHAIR, BOARD OF COUNTY COMMISSIONERS _____ DATE _____

RECORDING:

STATE OF COLORADO) SS
COUNTY OF EL PASO)
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT MY OFFICE AT _____ O'CLOCK _____ M, THIS _____ DAY OF _____, 2016, AND IS DULY RECORDED AT RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

CHUCK BRODERMAN

BY _____ COUNTY CLERK AND RECORDER

FEE: _____

SURCHARGE: _____

FEES: _____

DRAINAGE FEES: _____

BRIDGE FEES: _____

SCHOOL FEES: _____

PARK FEES: _____

USD FILE #PPR-_____

PREPARED BY
LWA LAND SURVEYING, INC.

2306 BEACON STREET, SUITE B
COLORADO SPRINGS, COLORADO 80907
Phone (719) 658-1878

GLENEAGLE GOLF CLUB
APR 19, 2016
PROJECT 1504
SHEET 1 OF 2

REPLAT STATEMENT:

THE APPROVAL OF THIS REPLAT VACATES ALL PRIOR PLATS FOR THIS PROPERTY.

SURVEYOR'S CERTIFICATION:

I, KEVIN M. CLEARY, 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 THE DATE OF THE 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 _____, 2016.

KEVIN M. CLEARY
COLORADO REGISTERED P.S. #2659

DATE _____

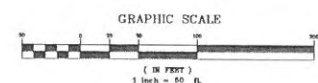
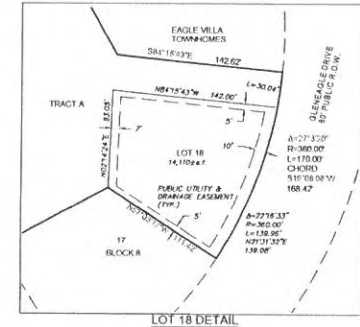
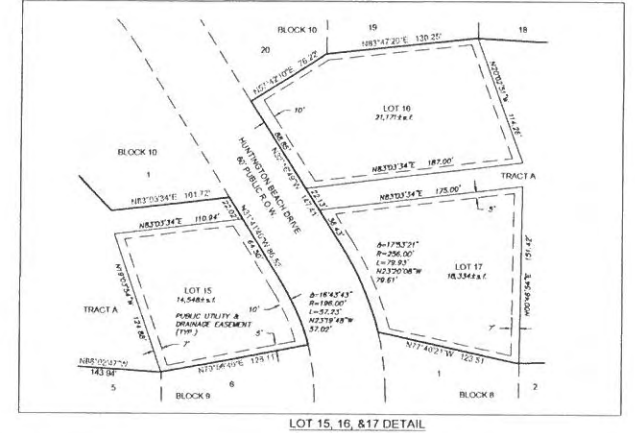
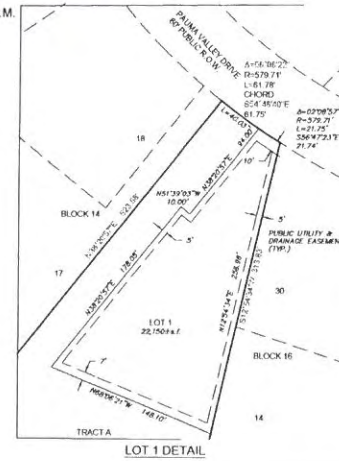
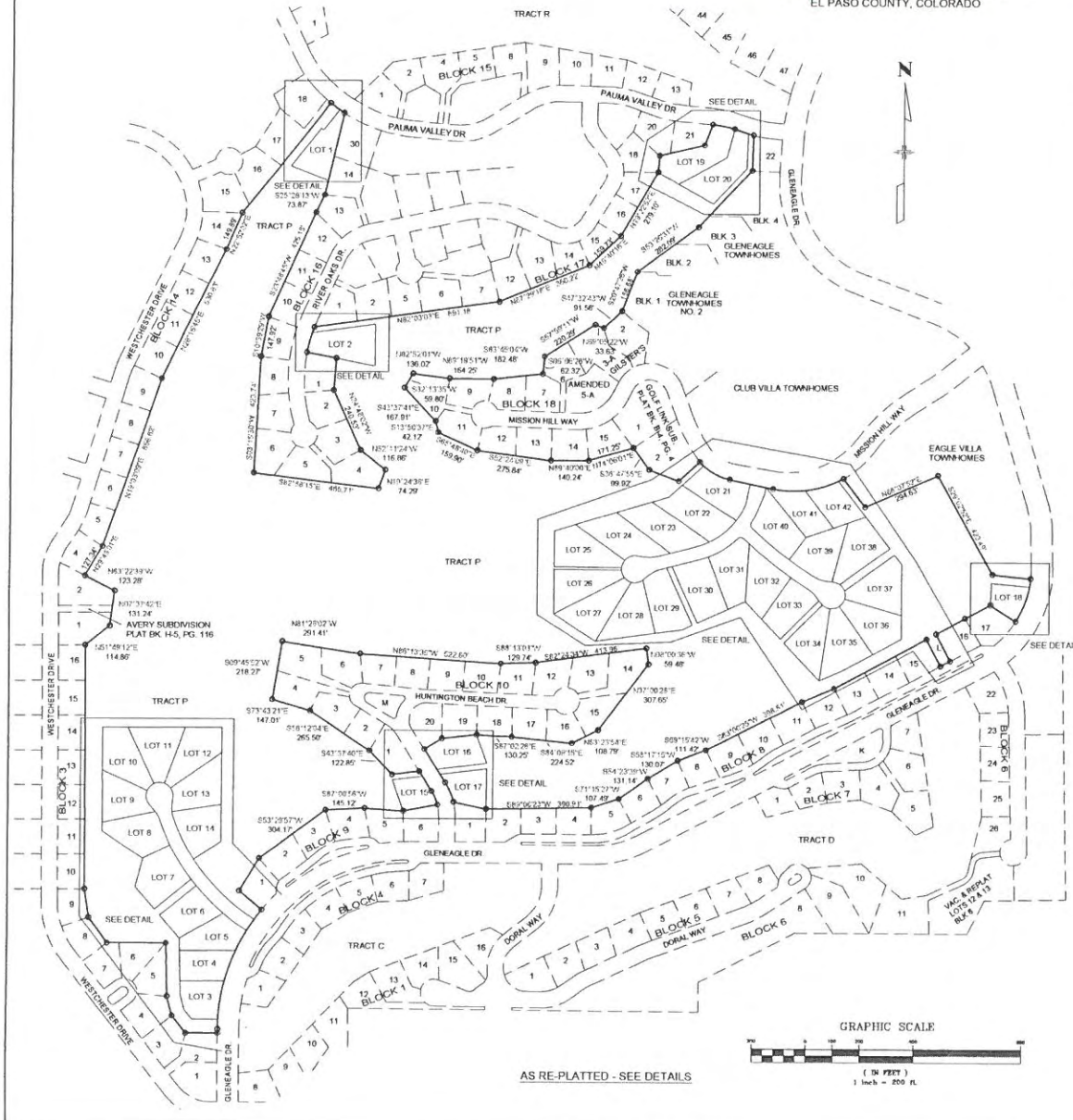
FOR AND ON BEHALF OF
LWA LAND SURVEYING, INC.

APR 25 2016

1

GLENEAGLE GOLF CLUB FILING NO. 1

A REPLAT OF TRACT L, DONALA SUBDIVISION FILING NO. 1
AND TRACT P, DONALA SUBDIVISION FILING NO. 2
PART OF THE SOUTH HALF OF SECTION 31, T11S, R66W, 6th P.M.
AND PART OF SECTION 6, T12S, R66W, 6th P.M.
EL PASO COUNTY, COLORADO



DSD FILE #PPR-_____

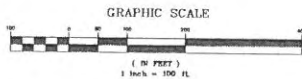
PREPARED BY
LWA LAND SURVEYING, INC.
2306 BEACON STREET, SUITE B
COLORADO SPRINGS, COLORADO 80907
Phone (719) 536-3139
GLENEAGLE DMC
APRIL 20, 2014
PROJECT 15001
SHEET 2 OF 3

GLENEAGLE GOLF CLUB FILING NO. 1

A REPLAT OF TRACT L, DONALD SUBDIVISION FILING NO. 1
AND TRACT P, DONALD SUBDIVISION FILING NO. 2
PART OF THE SOUTH HALF OF SECTION 31, T11S, R66W, 6th P.M.
AND PART OF SECTION 6, T12S, R66W, 6th P.M.
EL PASO COUNTY, COLORADO

CURVE	DELTA	RADIUS	LENGTH	CH BEARING	LENGTH
C1	297.16°	700.00	36.09	S01°24'16"W	36.09
C2	112°11'	700.00	145.83	S09°17'19"W	145.83
C3	84°72'	700.00	119.80	S18°31'16"W	119.80
C4	83°01'	700.00	83.90	S28°12'36"W	83.90
C5	83°01'	700.00	83.90	S38°16'11"W	83.90
C6	102°26'	775.00	141.79	S44°58'50"W	141.79
C7	273°13'	775.00	30.00	S48°58'50"W	29.99
C8	112°24'	775.00	151.58	S12°36'07"W	151.54
C9	276°30'	775.00	106.87	S27°36'45"E	106.85
C10	82°54'	50.00	54.87	S07°00'00"E	52.16
C11	80°14'	50.00	35.54	S44°39'06"W	34.80
C12	145°12'	50.00	38.15	S07°00'00"E	38.15
C13	84°42'	50.00	30.28	S42°46'22"W	28.82
C14	85°05'	50.00	36.17	S11°30'22"W	35.40
C15	133°01'	225.00	122.82	S28°17'18"E	122.11
C16	235°24'	225.00	292.70	S44°44'16"E	290.72
C17	271°21'	200.00	64.29	S32°23'20"W	64.28
C18					
C19					
C20					

LOTS 3 THROUGH 14 DETAIL



○ FOUND REBAR AND CAP L'S 2154 OR AS NOTED

● SET A 5/8" DIAMETER REBAR, 18" IN LENGTH, WITH A 1/2" DIAMETER ALUMINUM CAP "L'S 2865F"

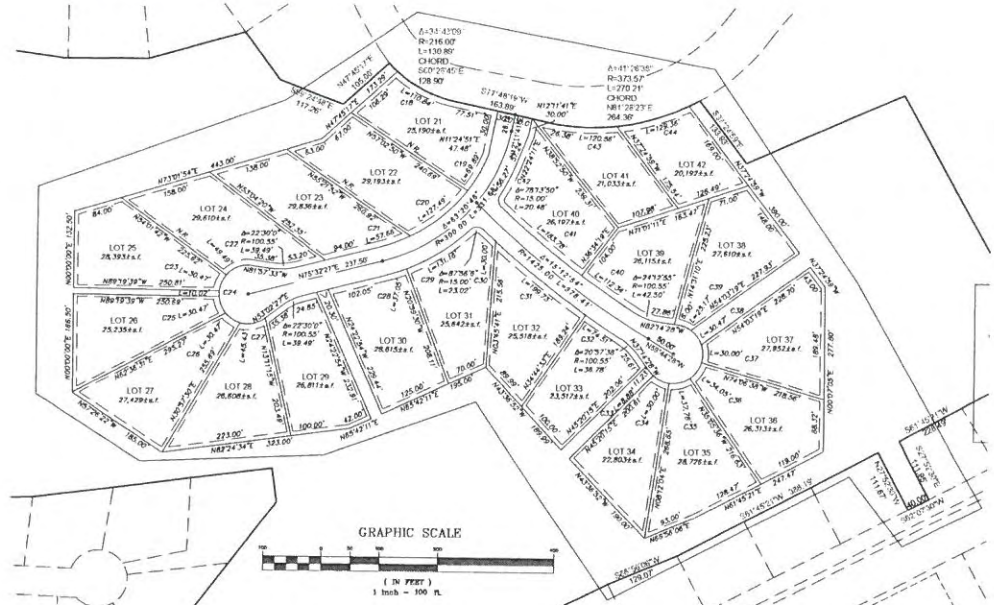
UNITS OF MEASURE ARE U.S. SURVEY FEET

BEARINGS SHOWN HEREON ARE GRID BEARINGS OF THE COLORADO CENTRAL ZONE AND R3 WITH THE SOUTHEASTELY LINE OF TRACT A, BEARING FEET. THE LINE IS MONUMENTED AS SHOWN.

RESEARCH FOR RECORDED RIGHTS OF WAY AND EASEMENTS WAS DONE BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. 187534, ISSUE DATE APRIL 5, 2016.

THE ABOVE REFERENCED COMMITMENT WAS RELIED UPON FOR OWNERS BP AND ENCUMBRANCE RESEARCH. THIS PLAT DOES NOT REPRESENT A TITLE SEARCH BY LWA LAND SURVEYING, INC.

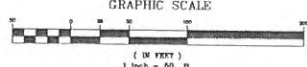
THE PROPERTY IS SUBJECT TO A 10' WIDE EASEMENT FOR EXISTING ELECTRIC LINES PER THE DOCUMENT RECORDED UNDER RECEPTION NO. 21004481.



LOTS 21 THROUGH 42 DETAIL

CURVE	DELTA	RADIUS	LENGTH	CH BEARING	LENGTH
C18	297.16°	700.00	36.09	S01°24'16"W	36.09
C19	112°11'	700.00	145.83	S09°17'19"W	145.83
C20	84°72'	700.00	119.80	S18°31'16"W	119.80
C21	83°01'	700.00	83.90	S28°12'36"W	83.90
C22	83°01'	700.00	83.90	S38°16'11"W	83.90
C23	102°26'	775.00	141.79	S44°58'50"W	141.79
C24	273°13'	775.00	30.00	S48°58'50"W	29.99
C25	112°24'	775.00	151.58	S12°36'07"W	151.54
C26	276°30'	775.00	106.87	S27°36'45"E	106.85
C27	82°54'	50.00	54.87	S07°00'00"E	52.16
C28	80°14'	50.00	35.54	S44°39'06"W	34.80
C29	145°12'	50.00	38.15	S07°00'00"E	38.15
C30	84°42'	50.00	30.28	S42°46'22"W	28.82
C31	85°05'	50.00	36.17	S11°30'22"W	35.40
C32	133°01'	225.00	122.82	S28°17'18"E	122.11
C33	235°24'	225.00	292.70	S44°44'16"E	290.72
C34	271°21'	200.00	64.29	S32°23'20"W	64.28
C35					
C36					
C37					
C38					
C39					
C40					
C41					
C42					
C43					
C44					

LOTS 19 AND 20 DETAIL

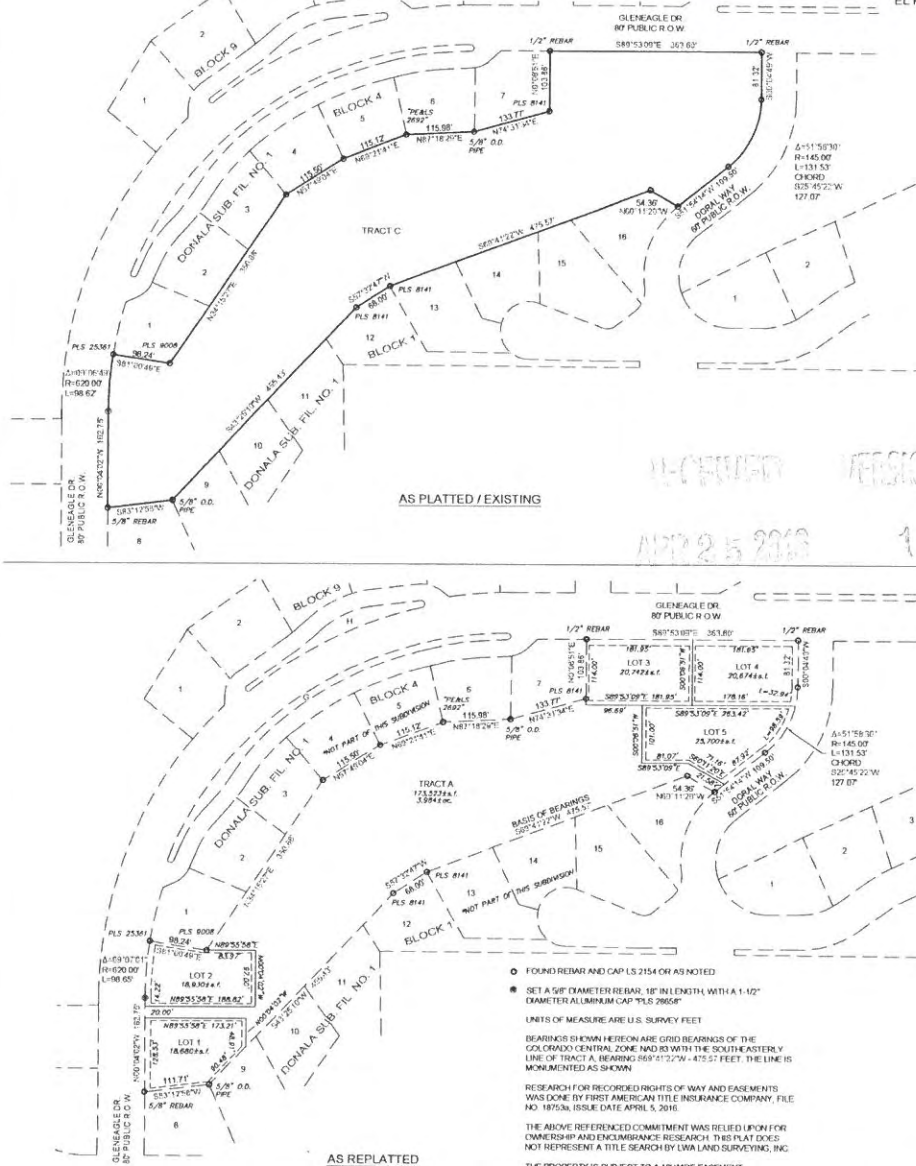


DSD FILE #PPR-___

PREPARED BY
LWA LAND SURVEYING, INC.
2706 BEACON STREET, SUITE B
COLORADO SPRINGS, COLORADO 80907
PHONE (719) 636-3179
GLENEAGLE DWS
APRIL 18, 2016
PROJECT 15061
SHEET 3 OF 3

GLENEAGLE GOLF CLUB FILING NO. 2

A REPLAT OF TRACT C, DONALA SUBDIVISION FILING NO. 1
PART OF SECTION 6, T12S, R66W, 8th P.M.
EL PASO COUNTY, COLORADO



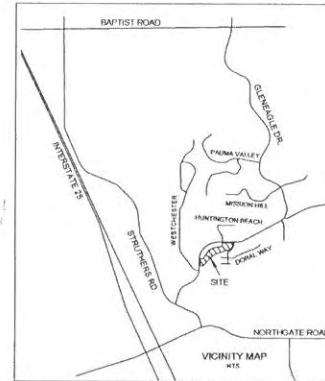
AS PLATTED / EXISTING

AS REPLATTED

EASEMENTS:

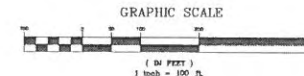
UNLESS SHOWN GREATER IN WIDTH ALL SIDE LOT LINES ARE HEREBY PLATTED WITH A FIVE FOOT EASEMENT FOR PUBLIC UTILITIES AND DRAINAGE. ALL REAR LOT LINES ARE HEREBY PLATTED WITH A SEVEN FOOT EASEMENT FOR PUBLIC UTILITIES AND DRAINAGE. ALL FRONT LOT LINES ARE HEREBY PLATTED WITH A TEN FOOT EASEMENT FOR PUBLIC UTILITIES AND DRAINAGE. WITH THE EXCEPTED RESPONSIBILITY FOR MAINTENANCE BEING VESTED WITH THE PROPERTY OWNER. TRACT A IS A PRIVATE DRAINAGE AND PUBLIC UTILITY EASEMENT IN ITS ENTIRETY WITH THE SOLE RESPONSIBILITY FOR MAINTENANCE BEING VESTED WITH THE OWNER.

- FOUND REBAR AND CAP L.S. 2154 OR AS NOTED
- SET A 5/8" DIAMETER REBAR, 18" IN LENGTH, WITH A 1/2" DIAMETER ALUMINUM CAP "PLS 2606"
- UNITS OF MEASURE ARE U.S. SURVEY FEET
- BEARINGS SHOWN HEREON ARE GRID BEARINGS OF THE COLORADO CENTRAL ZONE AND IS WITH THE SOUTHEASTERNLY LINE OF TRACT A, BEARING: 66°41'22"W - 475.52 FEET. THE LINE IS MONUMENTED AS SHOWN.
- RESEARCH FOR RECORDED RIGHTS OF WAY AND EASEMENTS WAS DONE BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. 187534, ISSUE DATE APRIL 5, 2016.
- THE ABOVE REFERENCED COMMITMENT WAS RELIED UPON FOR OWNERSHIP AND ENCUMBRANCE RESEARCH. THIS PLAT DOES NOT REPRESENT A TITLE SEARCH BY LWA LAND SURVEYING, INC.
- THE PROPERTY IS SUBJECT TO A 10' WIDE EASEMENT FOR EXISTING ELECTRIC LINES PER THE DOCUMENT RECORDED UNDER RECEPTION NO. 210054481.



REPLAT STATEMENT:

THE APPROVAL OF THIS REPLAT VACATES ALL PRIOR PLATS FOR THIS PROPERTY



SURVEYOR'S CERTIFICATION:

I, KEVIN M. O'LEARY, 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 THE DATE OF THE 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 _____, 2016

KEVIN M. O'LEARY
COLORADO REGISTERED PLS #26658
FOR AND ON BEHALF OF
LWA LAND SURVEYING, INC.

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 BE BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

NOTES:

- STRUCTURAL FOUNDATIONS ON THE LOTS IN THIS SUBDIVISION SHALL BE DESIGNED BY A COLORADO REGISTERED PROFESSIONAL ENGINEER.
- THE FOLLOWING REPORTS ARE ON FILE AT THE EL PASO COUNTY DEVELOPMENT SERVICES DEPARTMENT: SOIL AND GEOLOGY STUDY, DRAINAGE REPORT, WATER RESOURCES REPORT AND EROSION CONTROL.
- MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY DEPARTMENT OF TRANSPORTATION AND UNITED STATES POSTAL SERVICE REGULATIONS.
- 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 COMPLETED 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 EL PASO COUNTY LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL. 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. THE PLAT RESTRICTION MAY BE REMOVED OR RECORDED 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 BOARD OF COUNTY COMMISSIONERS OF ALL IMPROVEMENTS REQUIRED TO BE COMPLETED 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.
- THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR GLENEAGLE GOLF CLUB FILING NO. 2 IS RECORDED AT RECEPTION NO. ____ OF THE RECORDS OF THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER.
- THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
- TRACT A IS HEREBY DEDICATED AS A PUBLIC UTILITY AND DRAINAGE EASEMENT WITH OWNERSHIP AND MAINTENANCE VESTED IN THE HOMEOWNERS ASSOCIATION.
- THE PROPERTY LIES WITHIN ZONE X, AREAS OUTSIDE OF THE 500 YEAR FLOODPLAIN, PER THE FEMA FLOOD INSURANCE RATE MAP 08041C0281 F, DATED MARCH 17, 1997.
- THIS SUBDIVISION CONTAINS 5 LOTS AND ONE TRACT.

BE IT KNOWN BY THESE PRESENTS:

THAT WESTBROOK CAPITAL HOLDINGS, LLC, SCOTT GRATZ, MANAGER, IS THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND, TO WIT:

TRACT C, DONALA SUBDIVISION FILING NO. 1, EL PASO COUNTY, COLORADO ACCORDING TO THE SUBDIVISION PLAT THEREOF RECORDED IN PLAT BOOK V-2 AT PAGE 79 OF THE EL PASO COUNTY RECORDS AND APPROVED BY THE SURVEYOR'S STATEMENT RECORDED IN BOOK 2655 AT PAGE 808 OF SAID EL PASO COUNTY RECORDS.

THE DESCRIBED TRACT CONTAINS 278,249 SQUARE FEET, BEING 6.308 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, TRACTS AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF GLENEAGLE GOLF CLUB FILING NO. 2. 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 THE 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, 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.

IN WITNESS WHEREOF:

THE FOREMENTIONED WESTBROOK CAPITAL HOLDINGS, LLC, HAS EXECUTED THIS INSTRUMENT THIS ____ DAY OF _____, 2016

WESTBROOK CAPITAL HOLDINGS, LLC
SCOTT GRATZ, MANAGER

NOTARIAL:

STATE OF COLORADO)
COUNTY OF EL PASO)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2016 BY SCOTT GRATZ, MANAGER
WESTBROOK CAPITAL HOLDINGS, LLC

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

THIS PLAT FOR THE GLENEAGLE GOLF CLUB FILING NO. 2 WAS APPROVED AND PASSED BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THIS ____ DAY OF _____, 2016, SUBJECT TO ANY NOTICES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RESOLUTION OF APPROVAL. THE DEDICATIONS OF LAND TO THE PUBLIC, EASEMENTS ARE ACCEPTED, BUT PUBLIC IMPROVEMENTS HEREON 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

RECORDING:

(STATE OF COLORADO) SS
COUNTY OF EL PASO)
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT MY OFFICE AT ____ O'CLOCK ____ M. THIS ____ DAY OF _____, 2016, AND IS DULY RECORDED AT RECEPTION NO. ____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

CHUCK BROERMAN

BY: COUNTY CLERK AND RECORDER

FEE: _____

SURCHARGE: _____

FEES: _____

DRAINAGE FEES: _____

BRIDGE FEES: _____

SCHOOL FEES: _____

PARK FEES: _____

DSD FILE #PPR-_____

PREPARED BY

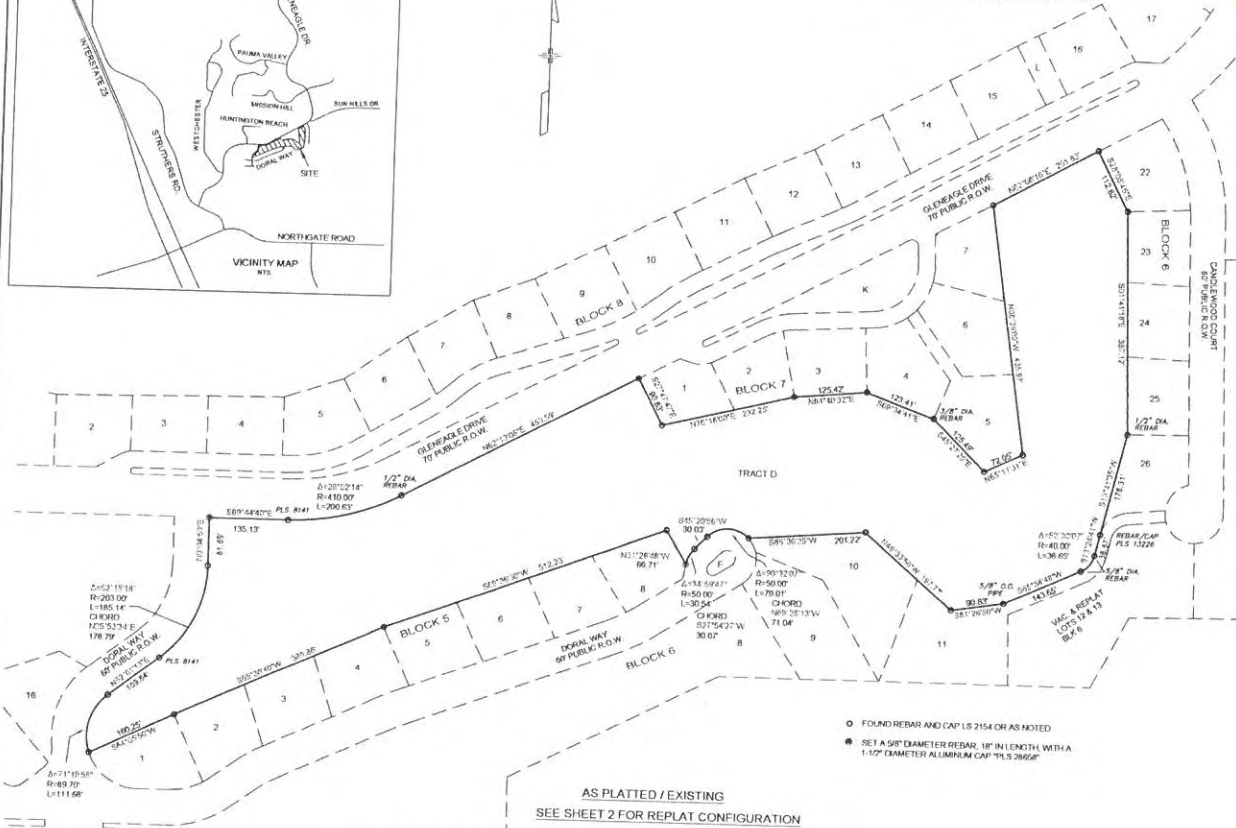
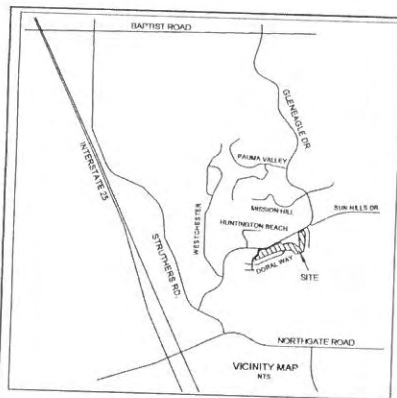
LWA LAND SURVEYING, INC.

3806 RACON STREET, SUITE B
COLORADO SPRINGS, COLORADO 80907
Phone: (719) 636-3129

GLENEAGLE GOLF CLUB
APRIL 19, 2016
PROJECT: 10061
SHEET 1 OF 1

GLENEAGLE GOLF CLUB FILING NO. 3

A REPLAT OF TRACT D, DONALD SUBDIVISION FILING NO. 1
PART OF THE NORTH HALF OF SECTION 6, T12S, R66W, 6TH P.M.
EL PASO COUNTY, COLORADO



NOTES:

1. STRUCTURAL FOUNDATIONS ON THE LOTS IN THIS SUBDIVISION SHALL BE DESIGNED BY A COLORADO REGISTERED PROFESSIONAL ENGINEER.
2. THE FOLLOWING REPORTS ARE ON FILE AT THE EL PASO COUNTY DEVELOPMENT SERVICES DEPARTMENT: SOIL AND GEOLOGY STUDY, DRAINAGE REPORT, WATER RESOURCES REPORT AND EROSION CONTROL.
3. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY DEPARTMENT OF TRANSPORTATION AND UNITED STATES POSTAL SERVICE REGULATIONS.
4. 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 APPLICATION 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 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 ALTERNATIVE FORM OF COLLATERAL, OR COMPLETION AND PRELIMINARY ACCEPTANCE BY THE 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.
5. THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR GLENEAGLE GOLF CLUB FILING NO. 3, IS RECORDED AT RECEPTION NO. _____ OF THE RECORDS OF THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER.
6. THE ADDRESSES EXISTING ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
7. TRACT A IS HEREBY DEDICATED AS A PUBLIC UTILITY AND DRAINAGE EASEMENT WITH OWNERSHIP AND MAINTENANCE VESTED IN THE HOMEOWNERS ASSOCIATION.
8. THE PROPERTY LIES WITHIN ZONE X, AREAS OUTSIDE OF THE 100 YEAR FLOODPLAIN, PER THE FEMA FLOOD INSURANCE RATE MAP 06041C0287 F, DATED MARCH 17, 1987.
9. THIS SUBDIVISION CONTAINS 9 LOTS AND ONE TRACT.

BE IT KNOWN BY THESE PRESENTS:

THAT WESTBROOK CAPITAL HOLDINGS, LLC, SCOTT GRATRAX, MANAGER, IS THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND, TO WIT:

TRACT D, DONALD SUBDIVISION FILING NO. 1, EL PASO COUNTY, COLORADO ACCORDING TO THE SUBDIVISION PLAT THEREOF RECORDED IN PLAT BOOK V.2 AT PAGE 79 OF THE EL PASO COUNTY RECORDS AND AMENDED BY THE SURVEYORS STATEMENT RECORDED IN BOOK 255 AT PAGE 869 OF SAID EL PASO COUNTY RECORDS.

THE DESCRIBED TRACT CONTAINS 490,718 SQUARE FEET, BEING 11.311 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, TRACTS AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF GLENEAGLE GOLF CLUB FILING NO. 3. 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 THE 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, 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.

IN WITNESS WHEREOF:

THE AFORESAIDED WESTBROOK CAPITAL HOLDINGS, LLC, HAS EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____, 2016.

WESTBROOK CAPITAL HOLDINGS, LLC
SCOTT GRATRAX, MANAGER

NOTARIAL:

STATE OF COLORADO) SS
COUNTY OF EL PASO)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2016 BY SCOTT GRATRAX, MANAGER
WESTBROOK CAPITAL HOLDINGS, LLC
MY COMMISSION EXPIRES _____
NOTARY PUBLIC

BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

THIS PLAT FOR THE GLENEAGLE GOLF CLUB FILING NO. 3 WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THIS _____ DAY OF _____, 2016, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RESOLUTION OF APPROVAL. THE DEDICATIONS OF LAND TO THE PUBLIC, EASEMENTS ARE ACCEPTED, BUT PUBLIC IMPROVEMENTS THEREON WILL NOT BECOME THE MAINTENANCE RESPONSIBILITY OF EL PASO COUNTY UNTIL PRELIMINARY ACCEPTANCE OF THE PUBLIC IMPROVEMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL, AND THE SUBDIVISION IMPROVEMENTS AGREEMENT.

CHAIR, BOARD OF COUNTY COMMISSIONERS _____ DATE _____

RECORDING:

STATE OF COLORADO) SS
COUNTY OF EL PASO)
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT MY OFFICE AT _____ O'CLOCK _____ M. THIS _____ DAY OF _____, 2016, AND IS DULY RECORDED AT RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

CHUCK BROEDMAN
BY _____
COUNTY CLERK AND RECORDER

FEE: _____
SURCHARGE: _____
FEES: _____
DRAINAGE FEES: _____
BRIDGE FEES: _____
SCHOOL FEES: _____
PAIK FEES: _____

DSD FILE #PPR-_____

PREPARED BY
LWA LAND SURVEYING, INC.
7208 N. ACORN STREET, SUITE 8
COLORADO SPRINGS, COLORADO 80907
Phone (719) 536-3170
FAX (719) 536-3170
APR 18, 2016
PROJECT 1001
SHEET 1 OF 2

EASEMENTS:

UNLESS SHOWN GREATER IN WIDTH ALL SIDE LOT LINES ARE HEREBY PLATTED WITH A FIVE FOOT EASEMENT FOR PUBLIC UTILITIES AND DRAINAGE. ALL REAR LOT LINES ARE HEREBY PLATTED WITH A SEVEN FOOT EASEMENT FOR PUBLIC UTILITIES AND DRAINAGE. ALL FRONT LOT LINES ARE HEREBY PLATTED WITH A TEN FOOT EASEMENT FOR PUBLIC UTILITIES AND DRAINAGE WITH THE SOLE RESPONSIBILITY FOR MAINTENANCE REMAINING VESTED WITH THE PROPERTY OWNER. TRACT A IS A PRIVATE DRAINAGE AND PUBLIC UTILITY EASEMENT IN ITS ENTIRETY WITH THE SOLE RESPONSIBILITY FOR MAINTENANCE BEING VESTED WITH THE OWNER.

"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."

REPLAT STATEMENT:

THE APPROVAL OF THIS REPLAT VACATES ALL PRIOR PLATS FOR THIS PROPERTY.

SURVEYOR'S CERTIFICATION:

I, KEVIN M. O'LEARY, 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 the date of the survey, by me or under my direct supervision and that all monuments exist as shown hereon. THAT MATHEMATICAL CLOSE 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.

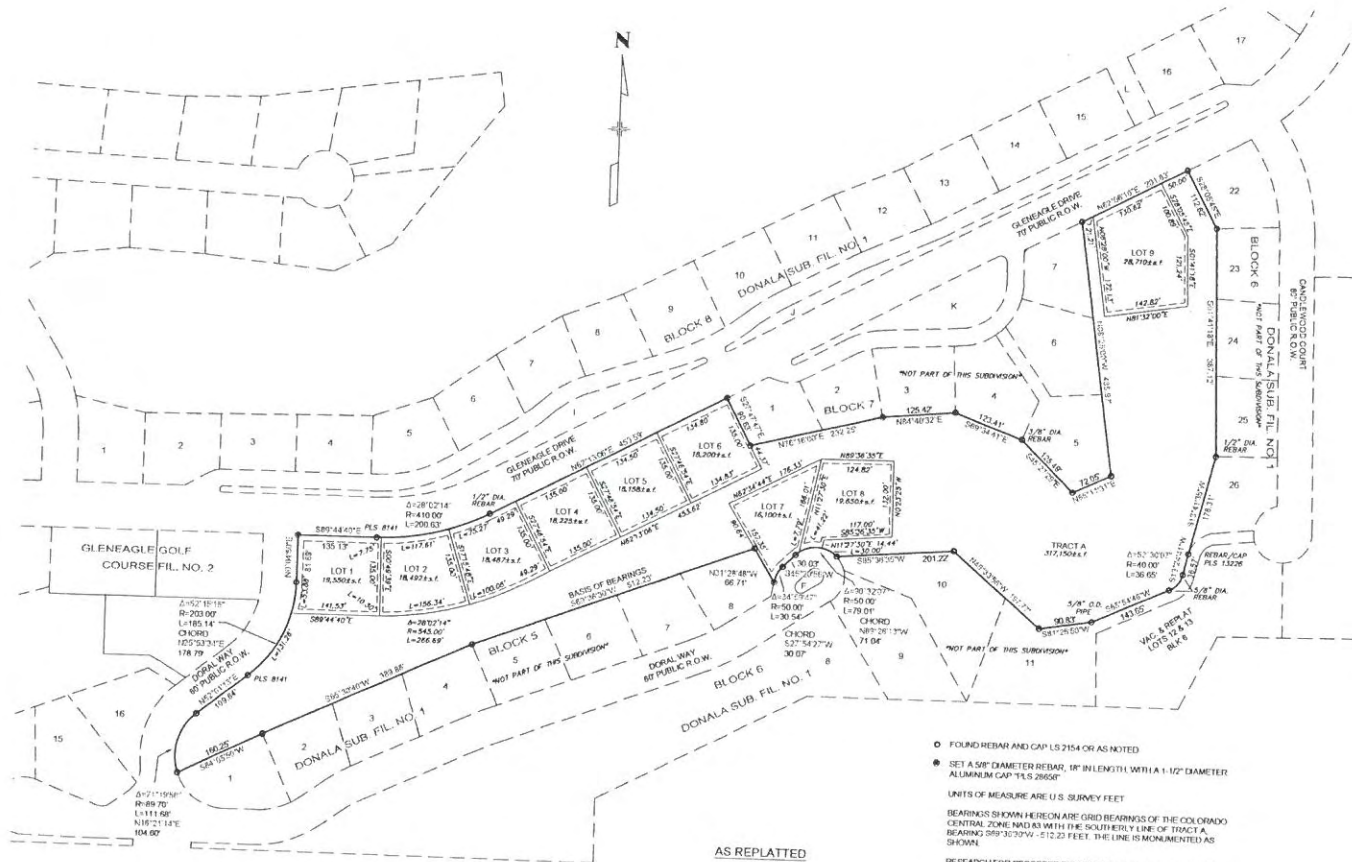
I ATTEST THE ABOVE ON THIS _____ DAY OF _____, 2016.

KEVIN M. O'LEARY
COLORADO REGISTERED PLS #20658
FOR AND ON BEHALF OF
LWA LAND SURVEYING, INC.

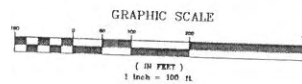
DATE _____

GLENEAGLE GOLF CLUB FILING NO. 3

A REPLAT OF TRACT D, DONALA SUBDIVISION FILING NO. 1
PART OF THE NORTH HALF OF SECTION 6, T12S, R66W, 6th P.M.
EL PASO COUNTY, COLORADO



AS REPLATTED



○ FOUND REBAR AND CAP L.S. 2154 OR AS NOTED
● SET A 5/8" DIAMETER REBAR, 18" IN LENGTH WITH A 1/2" DIAMETER ALUMINUM CAP "T.S. 2656"

UNITS OF MEASURE ARE U.S. SURVEY FEET

BEARINGS SHOWN HEREON ARE GRID BEARINGS OF THE COLORADO CENTRAL ZONE NAD 83 WITH THE SOUTHERLY LINE OF TRACT A BEARING 299°30'30"W - 512.23 FEET. THE LINE IS MONUMENTED AS SHOWN

RESEARCH FOR RECORDED RIGHTS OF WAY AND EASEMENTS WAS DONE BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. 18733A, ISSUE DATE APRIL 5, 2016.

THE ABOVE REFERENCED COMMITMENT WAS REPLIED UPON FOR OWNERSHIP AND ENCUMBRANCE RESEARCH. THIS PLAT DOES NOT REPRESENT A TITLE SEARCH BY LWA LAND SURVEYING, INC.

THE PROPERTY IS SUBJECT TO A 10' WIDE EASEMENT FOR EXISTING ELECTRIC LINES PER THE DOCUMENT RECORDED UNDER RECEPTION NO. 210054481.

"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."

DSD FILE #PPR-
PREPARED BY
LWA LAND SURVEYING, INC.
2008 WACON STREET, SUITE B
COLORADO SPRINGS, COLORADO 80907
Phone (719) 838-3176
GLENEAGLE GOLF CLUB
APRIL 19, 2016
PROJECT 15081
SHEET 3 OF 4

El Paso County Parks

Agenda Item Summary Form

Agenda Item Title: Walden Preserve 2 Filing No. 3 – Vacation and Replat / Final Plat

Agenda Date: May 11, 2016

Agenda Item Number: #6 - C

Presenter: Ross Williams, Park Planner

Information: **Endorsement:** X

Background Information:

Request by Land Resource Associates, on behalf of Walden Holdings I, LLC., for approval of Walden Preserve 2 Filing No. 3 Vacation and Re-Plat/Final Plat. The development is zoned PUD and is located in northern El Paso County, east of the Town of Monument, near the intersection of Highway 105 and Highway 83. The proposed 18.48-acre development will include 4 single-family residential lots, with an average lot size of 1 acre. The property is within the Black Forest Preservation Plan boundary.

The El Paso County Parks Master Plan (2013) shows that Walden Preserve 2 Filing No. 3 impacts the proposed Cherry Creek Regional Trail, which serves as an important link between the Town of Monument to points southward, including both Fox Run Regional Park and Black Forest Regional Park. The open space dedication proposed with this subdivision comprises approximately 14.6 acres, or more than 78% of the project area, and exceeds the required open space dedication. An extensive trail network exists within Walden Preserve 2, with nearly all of the trails connecting to the proposed Cherry Creek Regional Trail.

On March 20, 2014, the developer and the El Paso County Board of County Commissioners executed a park lands agreement, which addressed credits against both regional and urban park fees based on the 116-lot Walden Preserve 2 PUD Development Plan and subdivision to follow. Regional park fees were waived in exchange for the construction of a 1.5-mile section of regional trail and dedication to El Paso County within 2 years of the execution of the Park Lands Agreement, which has occurred. Urban park fees were waived pursuant to the provisions of the Park Lands Agreement in exchange for the development of urban park amenities, to be installed within 2 years after the recording of the first plat filing within the property, which was Walden Preserve 2 Filing No. 1, recorded on June 30, 2015.

Staff acknowledges that the 1.5-mile section of the Cherry Creek Regional Trail has been completed as drawn on the Walden Preserve 2 PUD Development Plan and as shown in the Deed of Non-Exclusive Easement for Regional Trail-Walden Preserve 2.

Walden Preserve 2 Filing No. 3 Vacation and Re-Plat/Final Plat shows the creation of 2 new 1-acre lots in previously platted Walden Preserve 2 Filing No. 1 open space, while one previously platted lot of the same filing has been converted to open space. The addition of 1 new lot will not increase the approved and recorded Walden Preserve 2 PUD Development Plan density, as a single lot is being removed from Walden Preserve 2 Filing No. 7, which has yet to be submitted as a final plat.

Staff recommends approval of Walden Preserve 2 Filing No. 3 Vacation and Re-Plat/Final Plat subject to the following conditions:

- Staff acknowledges the waiver of regional park fees in exchange for the trail construction and dedication of the Cherry Creek Regional trail easement.
- The regional trail easement shall be shown on Walden Preserve 2 Filing No. 3 Final Plat and all subsequent filings.
- Pursuant to the existing park lands agreement, the landowner shall complete the installation of urban park amenities before June 30, 2017.

Recommended Motion:

Recommend to the Planning Commission and the Board of County Commissioners that the approval of Walden Preserve 2 Filing No. 3 Vacation and Replat / Final Plat include the following conditions:

- Staff acknowledges the waiver of regional park fees in exchange for the trail construction and dedication of the Cherry Creek Regional trail easement.
- The regional trail easement shall be shown on Walden Preserve 2 Filing No. 3 Final Plat and all subsequent filings.
- Pursuant to the existing park lands agreement, the landowner shall complete the installation of urban park amenities before June 30, 2017.

Development Application Permit Review



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

May 11, 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:	Walden Preserve 2 Filing No. 3 - Vacation and Re-plat	Application Type:	Final Plat
DSD Reference #:	VR-16-006	CSD / Parks ID#:	0
Applicant / Owner:	Owner's Representative:	Total Acreage:	18.48
Walden Holdings I, LLC	Land Resource Associates	Total # of Dwelling Units	4
Matthew Dunston	Dave Jones	Gross Density:	0.22
17145 Colonial Park Drive	9736 Mountain Road	Park Region:	2
Monument, CO 80132-8473	Chipita Park, CO 80809	Urban Area:	1

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

Regional Parks: **2**
0.0194 Acres x 4 Dwelling Units = 0.078 acres

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

Urban Parks Area: **1**
 Neighborhood: **0.00375 Acres x 0 Dwelling Units = 0.000 acres**
 Community: **0.00625 Acres x 0 Dwelling Units = 0.000 acres**
 Total: **0.000 acres**

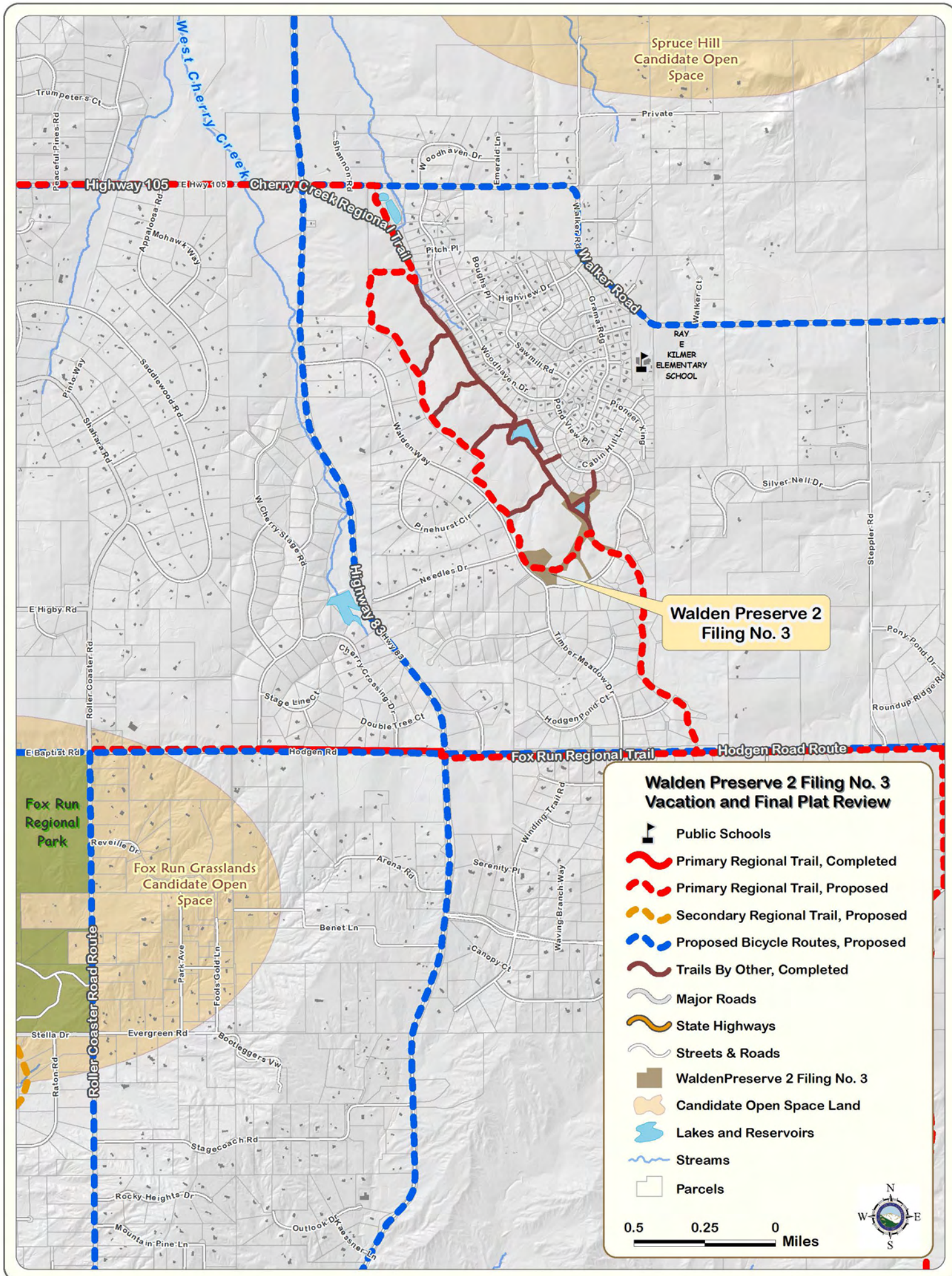
FEE REQUIREMENTS

Regional Parks: **2**
\$336.00 / Unit x 4 Dwelling Units = \$1,344.00

Urban Parks Area: **1**
 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 the Board of County Commissioners that the approval of Walden Preserve 2 Filing No. 3 Vacation and Replat / Final Plat include the following conditions: - Staff acknowledges the waiver of regional park fees in exchange for the trail construction and dedication of the Cherry Creek Regional trail easement. - The regional trail easement shall be shown on Walden Preserve 2 Filing No. 3 Final Plat and all subsequent filings. - Pursuant to the existing park lands agreement, the landowner shall complete the installation of urban park amenities before June 30, 2017.
Park Advisory Board Recommendation:	



LETTER OF INTENT

March 23, 2016

RE: WALDEN PRESERVE 2 FILING NO. 3 FINAL PLAT APPLICATION

PARCEL NUMBERS:

Filing 1, Lot 22 – 6123001045
Filing 1, Tract A – 6123001046
Filing 2, Lot 1 – 6123001047
Filing 2, Lot 2 – 6123001048
Filing 2, Tract B - 6123001068

OWNER

Custom Castles Building Company, Inc.
Matthew W. Dunston
1230 Scarsbrook Ct.
Monument, CO 80132-8487

DEVELOPER

Custom Castles Building Company, Inc.
1230 Scarsbrook Ct.
Monument, CO 80132-8487
719. 339.2410
mattdunston@hotmail.com

CONSULTANT

Land Resource Associates, c/o David Jones
9735 Mountain Road
Chipita Park, CO 80809
719.684.2298
chipita1@comcast.net

SITE INFORMATION

The proposed Walden Preserve 2 Filing No. 2 is located within the NW1/4, Section 23, T11S, R66W of the 6th PM. More specifically, the property is located at the northeast corner of the

RECEIVED VERSION
MAR 24 2016 1

intersection of Pond View Place and Walden Way. Vehicular access to the lots is via Walden Way, Pond View Place and Needles Drive, all existing County owned and maintained, asphalt surfaced, rural residential roadways. The 4.03 acre site is currently zoned PUD (1.0 ac min).

DEVELOPMENT REQUEST

The applicant is requesting a Final Plat approval to allow for the development of 4 single family residential lots at a minimum lot size of 1.0 acres each and the development of 14.6 acres of open space. Filing 3 is a replat of portions of Filing 1 and Filing 2 (see lot and parcel number information).

JUSTIFICATION FOR REQUEST

This Final Plat application is consistent with the approved PUD zoning, approved amended Preliminary Plan and approved amended PUD Development Plan and Guidelines. The application is also consistent with goals, objectives and recommendations of the governing comprehensive plan (Black Forest Preservation Plan) and the El Paso County Master Plan.

EXISTING AND PROPOSED IMPROVEMENTS

Existing improvements within this parcel are related to the Filing 1 and Filing 2 public improvements and existing recreational opportunities including fishing ponds, structured play areas and trails. The area contains some drainage facilities related to earlier Walden Preserve filings. Storm water facilities are estimated to be less than 10% of the subdivision's total open space areas and have been designed such that they play an integral part in the subdivision's recreational activities.

Proposed improvements within this parcel include; expanded recreational facilities, expanded trail facilities, drainage channels, drainage detention ponds, electric service, natural gas service and telephone service.

Water service, including fire hydrants, will be provided by a central water system. Waste water collection and treatment will be provided by a central waste water system. Both systems currently exist and are owned and operated by the Walden Corporation.

Except as otherwise noted, all open space parcels and facilities, including storm water facilities located within the open space parcels, will be initially owned and maintained by the Walden Holdings I, LLC. Ultimately, ownership and maintenance responsibilities for the open space parcels and facilities will be vested in the Walden Metropolitan District.

The property is located within the service areas of Mountain View Electric Association, Blackhills Energy Corporation, Qwest Telephone, Tri-lakes Monument Fire Protection District and the Lewis-Palmer School District.

WATER & WASTE WATER RESOURCES

All of the proposed lots within the Walden Preserve 2 Filing 3 will be served with a central water and wastewater service extended from the existing Walden Corporation water and waste water system. As detailed in the "Water Resource Report" by JPS Engineering, Walden has ample capacity in both the existing central water and wastewater systems to serve the proposed Walden Preserve 2 Filing 1. The Walden water service commitments through build-out of the Walden Preserve 2 PUD will bring the total Walden water demand to less than 50 percent of the currently decreed water supply capacity, and the wastewater service commitments through build-out of the Walden Preserve 2 PUD will result in a total wastewater flow of only 80 percent of the current Walden Wastewater Treatment Plant capacity. Central water and wastewater pipelines will be extended throughout the Walden Preserve 2 PUD, including fire hydrant spaced at municipal standards.

OPEN SPACE, TRAILS & RECREATIONAL FACILITIES

The Walden Preserve 2 community is an open space community providing extensive recreational opportunities for its residences and the general public. Initially, the open space and interior trails will be owned and maintained by Walden Holdings I, LLC. Ultimately the Walden Metropolitan District will own and maintain the open space parcels and recreational facilities. El Paso County will own and maintain the regional trail located within a regional trail easement as indicated within the Walden Park Lands Agreement. The owner has entered into a Park Lands Agreement that will permit the developer to build the regional trail and receive credit against the regional park fees and to receive credit against the urban park fees for urban park amenities. This proposal was endorsed by the El Paso County Parks Board during their August 13, 2014 meeting.

SUPPLEMENTAL INFORMATION

The developer proposes to pay fees in lieu of land dedication for El Paso County school dedication requirements.

The developer will be responsible for constructing all required subdivision improvements at his sole expense. Installation of the required improvements will be guaranteed by a letter of credit acceptable to the El Paso County Board of County Commissioners.

All lots within this subdivision are subject to transportation impact fees in accordance with the El Paso County Road Impact Fee Program (Resolution No. 12-382), as amended, at the time of

building permit application. The Road Impact Fees will be paid on a per lot basis by each individual residential building contractor at the time of building permit application.

LEGAL DESCRIPTION – WALDEN PRESERVE 2, FILING NO. 3;

LOT 22 AND TRACT A, WALDEN PRESERVE 2, FILING NO. 1, AS RECORDED UNDER RECEPTION NO. 215713640 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER,

AND

LOTS 1 AND 2 AND TRACT B, WALDEN PRESERVE 2, FILING NO 2, AS RECORDED UNDER RECEPTION NO. 215713641 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER,

ALL LOCATED IN THE NORTHWEST ONE-QUARTER (NW1/4) OF SECTION 23, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO.

SAID LOTS AND TRACTS CONTAIN 18.48 ACRES OF LAND, MORE OR LESS.

WALDEN PRESERVE 2, FILING NO. 3

A REPLAT OF LOT 22 & TRACT A, WALDEN PRESERVE 2, FILING NO. 1 AND LOTS 1 & 2 & TRACT B, WALDEN PRESERVE 2, FILING NO. 2, ALL LOCATED IN THE NW1/4 OF SEC. 23, T. 11 S., R. 66 W. OF THE 6th P.M., EL PASO COUNTY, COLORADO

KNOW ALL MEN BY THESE PRESENTS:

THAT WALDEN HOLDINGS I, L.L.C. A COLORADO LIMITED LIABILITY COMPANY, MATTHEW W. DUNSTON, MANAGER, BEING THE OWNERS OF THE FOLLOWING DESCRIBED TRACT OF LAND:

TO WIT:

LOT 22 AND TRACT A, WALDEN PRESERVE 2, FILING NO. 1, AS RECORDED UNDER RECEPTION NO. 21573844 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDS,

AND

LOTS 1 AND 2 AND TRACT B, WALDEN PRESERVE 2, FILING NO. 2, AS RECORDED UNDER RECEPTION NO. 21573844 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDS,
ALL LOCATED IN THE NORTHWEST ONE-QUARTER (NW1/4) OF SECTION 23, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO.

SAY LOTS AND TRACTS CONTAIN 18.48 ACRES OF LAND, MORE OR LESS.

DEDICATION:

THE UNDERSIGNED, BEING THE OWNERS 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 SUPERVISION OF WALDEN PRESERVE 2, FILING NO. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 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971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

BY MATTHEW W. DUNSTON:

STATE OF COLORADO }
COUNTY OF EL PASO }

APPEARED BEFORE ME THIS _____ DAY OF _____, 2016, BY MATTHEW W. DUNSTON.

MY COMMISSION EXPIRES: _____

WITNES MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC: _____

FLOOD PLAIN CERTIFICATION:

ACCORDING TO NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP NUMBER 14098FP3 (EFFECTIVE DATE: MARCH 11, 1997), THE SUBJECT PROPERTY LIES WITHIN ZONE X, AN AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN. NO STRUCTURES ARE POINTED WITHIN THE DESIGNATED FLOODPLAIN AREAS.

EASEMENTS:

UNLESS OTHERWISE INDICATED, ALL SIDE LOT LINES ARE HEREBY PLATTED WITH A TEN FOOT (10') PUBLIC UTILITIES AND DRAINAGE EASEMENT. ALL REAR LOT LINES ARE HEREBY PLATTED WITH A TEN FOOT (10') PUBLIC UTILITIES AND DRAINAGE EASEMENT. ALL FRONT LOT LINES ARE HEREBY PLATTED WITH A FIFTEEN FOOT (15') PUBLIC UTILITIES AND DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF ALL HEREBY DESIGNATED EASEMENTS IS HEREBY DEVOLVED UPON THE INDIVIDUAL PROPERTY OWNERS.

SURVEYOR'S CERTIFICATION:

THE UNDERSIGNED, BEING A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, HEREBY CERTIFIES THAT THE ACCOMPANYING PLAT WAS SURVEYED AND DRAWN UNDER HIS SUPERVISION 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.

DEED:

STATE OF COLORADO }
COUNTY OF EL PASO }

1. HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT MY OFFICE AT _____, COLORADO, ON _____, 2016, BY _____, STATE, A.S., AND IS FULLY RECORDED UNDER RECEPTION NUMBER _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

WITNES MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC: _____

RECORDING:

STATE OF COLORADO }
COUNTY OF EL PASO }

1. HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT MY OFFICE AT _____, COLORADO, ON _____, 2016, BY _____, STATE, A.S., AND IS FULLY RECORDED UNDER RECEPTION NUMBER _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

WITNES MY HAND AND OFFICIAL SEAL:

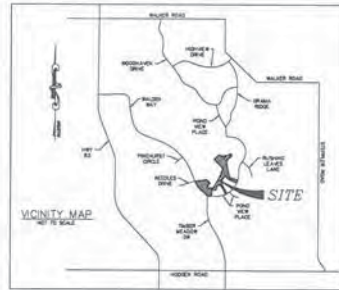
NOTARY PUBLIC: _____

STATE OF COLORADO }
COUNTY OF EL PASO }

1. HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT MY OFFICE AT _____, COLORADO, ON _____, 2016, BY _____, STATE, A.S., AND IS FULLY RECORDED UNDER RECEPTION NUMBER _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

WITNES MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC: _____

**COUNTY APPROVAL:**

THIS PLAT FOR WALDEN PRESERVE 2, FILING NO. 3, WAS APPROVED FOR FILING BY THE EL PASO COUNTY COLORADO BOARD OF COUNTY COMMISSIONERS ON THE _____ DAY OF _____, 2016, AT _____, COLORADO. THE BOARD OF COUNTY COMMISSIONERS HAS REVIEWED THE PLAT AND HAS DETERMINED THAT THE PLAT IS IN ACCORDANCE WITH THE REQUIREMENTS OF TITLE 38 OF THE COLORADO REVISED STATUTES, 1973 AS AMENDED, AND THAT THE PLAT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE EL PASO COUNTY DEVELOPMENT CODE AND THE EL PASO COUNTY DEVELOPMENT CODE ORDINANCES.

LOT 22 AND TRACT A, WALDEN PRESERVE 2, FILING NO. 1, AS RECORDED UNDER RECEPTION NO. 21573844 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDS.

AND

LOTS 1 AND 2 AND TRACT B, WALDEN PRESERVE 2, FILING NO. 2, AS RECORDED UNDER RECEPTION NO. 21573844 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDS.

AND

LOTS 1 AND 2 AND TRACT B, WALDEN PRESERVE 2, FILING NO. 2, AS RECORDED UNDER RECEPTION NO. 21573844 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDS.

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NOTES PER SCHEDULE B - SECTION 2 EXCEPTIONS (CONT'D):

18. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE WALDEN PRESERVE SUBDIVISION PLAT DEVELOPMENT AGREEMENTS RECORDED FEBRUARY 7, 2006 AT RECEPTION NO. 200603414.

19. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE WALDEN PRESERVE SUBDIVISION PLAT DEVELOPMENT AGREEMENTS RECORDED FEBRUARY 7, 2006 AT RECEPTION NO. 200603414.

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22. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE WALDEN PRESERVE SUBDIVISION PLAT DEVELOPMENT AGREEMENTS RECORDED FEBRUARY 7, 2006 AT RECEPTION NO. 200603414.

23. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE WALDEN PRESERVE SUBDIVISION PLAT DEVELOPMENT AGREEMENTS RECORDED FEBRUARY 7, 2006 AT RECEPTION NO. 200603414.

24. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE WALDEN PRESERVE SUBDIVISION PLAT DEVELOPMENT AGREEMENTS RECORDED FEBRUARY 7, 2006 AT RECEPTION NO. 200603414.

25. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE WALDEN PRESERVE SUBDIVISION PLAT DEVELOPMENT AGREEMENTS RECORDED FEBRUARY 7, 2006 AT RECEPTION NO. 200603414.

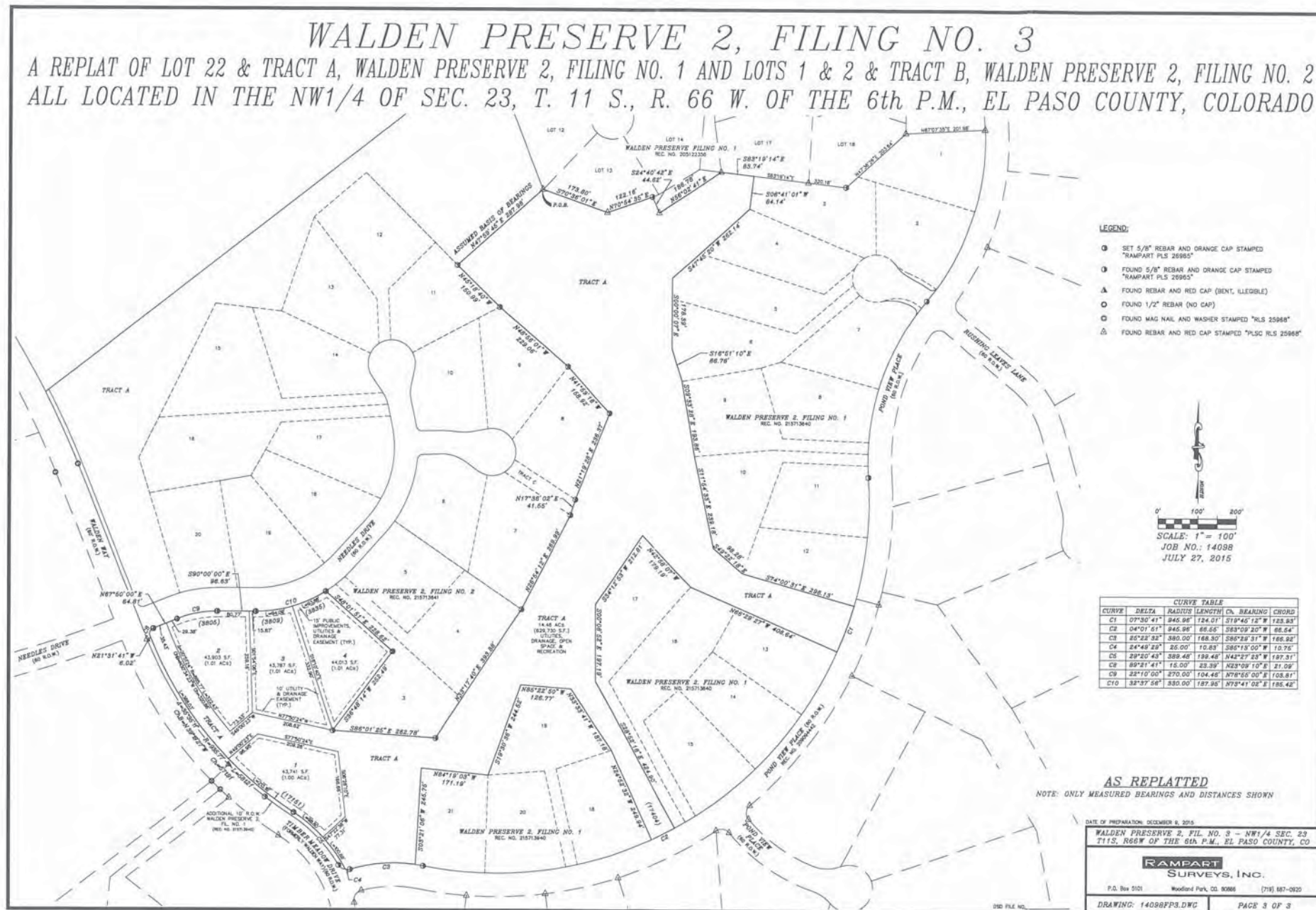
26. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE WALDEN PRESERVE SUBDIVISION PLAT DEVELOPMENT AGREEMENTS RECORDED FEBRUARY 7, 2006 AT RECEPTION NO. 200603414.

27. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE WALDEN PRESERVE SUB

A REPLAT OF LOT 22 & TRACT A, WALDEN PRESERVE 2, FILING NO. 1 AND LOTS 1 & 2 & TRACT B, WALDEN PRESERVE 2, FILING NO. 2 ALL LOCATED IN THE NW1/4 OF SEC. 23, T. 11 S., R. 66 W. OF THE 6th P.M., EL PASO COUNTY, COLORADO



R:\DWG\1-1\4098 FILING NO. 3 rep\dwg\14098FP Fil. No. 3.dwg, 3/23/2016 10:17:58 AM, TOSHIBA 65282/283Series PSL3, RAMPART SURVEYS, RAMPART SURVEYS



Boce

RESOLUTION NO 14-110

BOARD OF COUNTY COMMISSIONERS
COUNTY OF EL PASO, STATE OF COLORADO

Resolution to Approve a Park Lands Agreement Between Walden Holdings II, LLC
and El Paso County

WHEREAS, a Park Lands Agreement has been proposed between Walden Holdings II, LLC ("Property Owner"), and El Paso County ("County"); and

WHEREAS, pursuant to the requirements of the El Paso County Land Development Code (the "Code"), the El Paso County Community Services Department estimates the Regional Park Fees for Walden Preserve 2 to be \$30,392 and the Urban Park Fees to be \$19,140; and the Property Owner desires to construct a regional trail on the property, dedicate a regional trail easement, and install urban park amenities within the property in lieu of providing land for park purposes; and

WHEREAS the County desires to grant the Property Owner Regional and Urban Park Credits provided that the Property Owner installs improvements of equal or greater value within Walden Preserve 2; and

WHEREAS, the property owner will provide trail and park designs and construction costs to the County for review and approval prior to the installation of trail and urban park amenities for Walden Preserve 2; and the property owner will install such trail and park amenities fully and completely within two years after the execution of this agreement; and if not completed within two years the Regional and Urban Park Fees in the amount of \$30,392 and \$19,140 will be immediately paid to the County; and

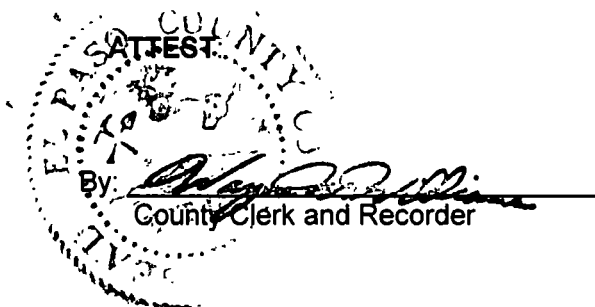
WHEREAS, El Paso County shall be responsible for maintaining the regional trail, and the District and/or Home Owners' Association shall be responsible for maintaining the park for the benefit of the public; and

WHEREAS, the El Paso County Park Advisory Board unanimously endorsed the Park Lands Agreement at their meeting on August 14, 2013; and


WHEREAS, the Board of County Commissioners has reviewed and supports the proposed Park Lands Agreement.

NOW, THEREFORE, BE IT RESOLVED, the Board of County Commissioners of El Paso County, Colorado hereby approves the attached Park Lands Agreement and authorizes the Chairperson to execute all required documents.

DONE THIS 20th DAY OF MARCH, 2014 at Colorado Springs, Colorado.



BOARD OF COUNTY COMMISSIONERS
OF EL PASO COUNTY, COLORADO

By: 
Dennis Hisey, Chair

WAYNE W. WILLIAMS El Paso County, CO

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214022992

PARK LANDS AGREEMENT

WALDEN PRESERVE 2

THIS PARK LANDS AGREEMENT ("AGREEMENT") IS MADE AND ENTERED INTO THIS ____ DAY OF _____, 2014, BY AND BETWEEN WALDEN HOLDINGS I, LLC ("Property Owner") AND EL PASO COUNTY BY AND THROUGH THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO ("County").

RECITALS

A. Property Owner is the owner of property situated in an unincorporated portion of El Paso County, State of Colorado consisting of approximately 208.8 acres and commonly known and described as Walden Preserve 2 (the "Property"), which Property was a portion of a PUD initially approved for development by the Board of County Commissioners of El Paso County on December 16, 2004.

B. Property Owner has been and is in the process of completing a rezoning request ("Zoning Request") to rezone the Property from its present PUD to a new PUD named "Walden Preserve 2" (County Development Services Department File Number PUD-13-5), which will be followed by preliminary plan and final plat applications for the Property. The Zoning Request contains a proposed public regional trail to be located as described in the attached Walden Preserve 2 Regional Trail Exhibit, which Regional Trail is a portion of that trail identified in the June 2013 El Paso County Parks Master Plan as the Cherry Creek Regional Trail.

C. The Zoning Request is for the entire Property as described in attached Land Description Exhibit, and sets the maximum number of lots at 116 and provides 72.3 acres of open space. However, the likelihood is that the Property will be developed in phases consisting of several separate filings with separate plats.

D. Pursuant to the requirements of the El Paso County Land Development Code (the "Code"), the developer is required to provide a public easement for such Regional Trail with the filing of each final plat; and is required to dedicate urban and regional park lands, or pay fees in lieu thereof, or a combination of both land dedication and fees as a condition of preliminary plan and/or final plat approval. Such fees are normally paid at the time of recording the approved final plat for each filing.

E. Assuming that all 116 residential lots are eventually platted, the El Paso County Community Services Department calculates Regional Park Fees for the entire Walden Preserve 2 Property to be \$30,392, and Urban Park Fees for the Property to be \$19,140.

F. The County desires to grant the Property Owner \$30,392 in Regional Park Fee Credits, provided that the Property Owner installs the Regional Trail as depicted on the Regional Trail Exhibit to County standards and grants the required trail easement to El Paso County. The County acknowledges that the value of such installation exceeds the calculated Regional Parks

Fees because the improvements involve approximately 1.5 miles of regional trail, between the Settler's Ranch property to the south and the property owned by Lewis Palmer School District to the northwest.

G. The County also desires to grant the Property Owner \$19,140 in Urban Park Fee Credits, provided that the Property Owner installs improvements of an equal or greater value to provide urban park amenities such as playing fields, playground equipment, picnic pavilions, water fountains, picnic tables and benches within the Property for the benefit of the general public.

NOW, THEREFORE, for and in consideration of the mutual promises and covenants hereinafter set forth, as well as the above Recitals, which are a material part hereof, the County and the Property Owner agree as follows:

1. Regional Trail Development and Obligations. Property Owner shall satisfy its regional park dedication and fee requirements for the entire 116 lots at the time of recording the first final plat within the Property by constructing the Regional Trail within the Property as shown on the Regional Trail Exhibit and dedicating the trail easement pursuant to the terms of this Agreement. The Property Owner shall construct the public trail improvements in accordance with standards for a Regional Trail as specified in the El Paso County 2013 Parks Master Plan.

- a. The County and Property Owner agree that the value of the regional trail improvements so constructed will be equal to or greater than the applicable Regional Park Fees for the Property.
- b. Prior to construction, the Property Owner shall review the trail design with the Parks Department for compliance with County Parks Department adopted standards for construction of such a Regional Trail.
- c. The regional trail improvements shall include but are not limited to: construction of an eight-foot wide path, with a two-foot wide shoulder on either side; installation of Class 6 road base and crushed limestone surface materials; re-establishment of shoulders and disturbed soil with native grass seed, and establishment of associated drainage structures and erosion control measures.
- d. A twenty-five foot wide public regional trail easement extending approximately 1.5 miles between the Settler's Ranch property to the south and the Lewis Palmer School District property to the northwest shall be provided in favor of El Paso County for access to and maintenance of the trail, and shall be dedicated at the time of recording the first filing within the Property. Such dedication shall be in a form acceptable to the County.
- e. The cost of constructing the Regional Trail shall be included within the Estimate of Guaranteed Funds and the collateral provided to the County for the public improvements needed in connection with the first filing

within the Property. Such collateral shall be released upon inspection of the Regional Trail by County staff and verification of completion.

- f. The Regional Trail construction shall be completed within two years after the recording of the first plat filing within the Property. If not completed within two years, Regional Park Fees shall be due and immediately paid to the County for all recorded filings.

2. Internal Trail Development and Obligations. In addition to the Regional Trail, the Property Owner shall construct all other trails depicted in the approved Zoning Request in accordance with County standards. The construction of each trail shall coincide with the development of the adjacent cluster as depicted in the Zoning Request, but in no event shall completion of all trails other than the Regional Trail occur later than two years after recording the final plat of the last subdivision within the Property. The Property Owner shall be required to include the cost of constructing each trail within the Estimate of Guaranteed Funds and the collateral provided to the County for public improvements in connection with the relevant subdivision filing. Such collateral shall be released upon inspection of the relevant trail and verification of completion.

3. Urban Park Development and Obligations. The County agrees that Property Owner may satisfy its urban park dedication requirements or fees in lieu thereof for the Property by installing urban park amenities within the Property. Such fees are due at the time of recording each final plat, based on the number of residential lots in the filing.

- a. At the time of recording of each final plat for the Property, the Property Owner shall receive a credit for urban park amenities installed or to be installed on the Property pursuant to this Agreement, provided the Property Owner installs amenities of a value equal to or greater than \$19,140.
- b. The property owner will provide a park design plan and construction cost to the County for review and approval prior to the installation of amenities.
- c. The Urban Park Amenities for which the Property Owner receives credit shall be completed and transferred to a public entity (the "District") within two years after the recording of the first final plat. If not completed and transferred within two years, the Urban Park Fees for which credit has been taken shall be immediately paid to the County.
- d. Nothing herein precludes the District from applying for grants from the County to assist in paying the cost of construction of additional urban park amenities beyond those required by this Agreement.

4. Maintenance. Unless otherwise mutually agreed by the Property Owner and the County, the Regional Trail will be maintained by El Paso County for the benefit of the public, and the internal trails and urban park improvements will be transferred to and maintained by the

homeowners' association and/or the District, for the benefit of the public. Under no circumstance shall ownership of or maintenance responsibilities for the internal trails and urban park improvements revert to El Paso County.

5. Installation and Use. All improvements shall be installed in compliance with all applicable County regulations, resolutions, and standards. All trails shall be open for equestrian use; however, equestrian access to pond structures may be limited.

6. Successors and Assigns. This Agreement is binding on and inures to the benefit of the heirs, successors, and assigns of the Parties hereto, including any successive owners or developers of the Property.

IN WITNESS of the foregoing provisions, the Parties have executed this Agreement as of the date first entered above.

BOARD OF COUNTY COMMISSIONERS
EL PASO COUNTY, COLORADO

WALDEN HOLDINGS I, LLC

By: [Signature]
Dennis Hisey, Chair 14-110A

By: [Signature]
Title: Vice President

ATTEST:

[Signature]
County Clerk & Recorder

APPROVED AS TO FORM:

[Signature]
County Attorney's Office

CHUCK BROERMAN

06/30/2015 12:16:29

Doc \$0.00 Page

Rec \$0.00 1 of 10

El Paso County, CO



215068485

Deed of Non-Exclusive Easement for Regional Trail

Walden Preserve 2

(Walden Holdings I LLC)

RECITALS

- A. The undersigned Walden Holdings I, LLC ("Grantor") is the owner of certain property described on Exhibit B hereto (the "Property").
- B. The Property was zoned "PUD" by action of the Board of County Commissioners of El Paso County Colorado recorded in the real estate records of the El Paso County Clerk and Recorder at Reception 214068053.
- C. As a condition of such zoning and in connection therewith, the then owner of the Property, Grantor's predecessor in interest, and the Board of County Commissioners of El Paso County, Colorado, entered into a Park Lands Agreement recorded in the real estate records of the El Paso County Clerk and Recorder at Reception 21407331 (the "Park Lands Agreement").
- D. The Park Lands Agreement provides that the Property Owner may satisfy its regional park dedication and fee requirements for the entire 116 lots in the PUD zone at the time of recording the first final plat in the Property by constructing the Regional Trail within the Property as shown on the Regional Trail Exhibit and dedicating the trail easement pursuant to the terms of the Park Lands Agreement.
- E. Grantor is causing a portion of the Property (Walden Preserve 2, Filing No. 1) to be platted into lots according to a plat thereof recorded in the real estate records of the El Paso County Clerk and Recorder at Reception 215713640
- F. Grantor intends that this Deed of Easement for Regional Trail constitute and fully satisfy the dedication of the Regional Trail easement referred to in the Park Lands Agreement.
- G. The construction of the Regional Trail improvements is to be accomplished at a later date, after the Property Owner has reviewed the trail design with the Parks Department for compliance with the County Parks Department adopted standards for construction of such a Regional Trail.

NOW THEREFORE, Grantor hereby grants to El Paso County a non-exclusive permanent easement (the "Easement") for the limited purpose of a multi-use, non-motorized public Regional Trail to be maintained by the County (the "Regional Trail").

1. Such Easement shall be twenty-five feet wide extending approximately 1.5 miles between Pond View Place to the south and the Lewis Palmer School District property to the northwest and shall be for access to and maintenance and repair of the Regional Trail.
2. Such Easement shall be twelve and one half feet on either side of a centerline of the actual trail as constructed by Grantor. The trail shall be finally located after consultation between the Property Owner and the County Parks Department. Its centerline shall not be closer than fifty feet from the adjacent tracts to the west along Walden Way. Its location shall be consistent with zoning and subdivision approvals of the County, including those set forth above, and any subsequent approvals.
3. After construction of the trail improvements (as more specifically set forth in the Park Lands Agreement), the Property Owner shall record a legal description of the centerline of the trail showing the actual location of the easement hereby conveyed. Until such revised legal description is recorded, the easement shall be as set forth on the attached Exhibit A.
4. By this Grant of Easement the Grantor intends to grant to the County the right to have the public use the Regional Trail once it is constructed.
5. The Grantor reserves to itself all right to determine the specific location of such Regional Trail consistent with the provisions of Paragraph 2 above, and to use and occupy the Property (including the twenty-five foot easement) for its own use, including but not limited to, modifying the terrain, installing and maintaining utilities and drainage structures, removing and relocating trees and landscaping, staging equipment, sales and marketing, recreation, and planning, platting and constructing subdivisions including roads crossing the easement, subject only to the requirement that such use shall not prevent construction of the Regional Trail improvements and eventual use of the Regional Trail by the public for trail purposes once constructed. However, nothing herein shall prevent Grantor from temporarily interfering with the use of the Regional Trail by the public for such purposes. Following construction and acceptance of the trail construction by the County, Grantor shall provide appropriate advance notice to, and seek approval from County Parks prior to such interference. Grantor shall then promptly return the Regional Trail to prior condition. Grantor shall make every effort to coordinate with County Parks to minimize interference with the public's use of the trail and to protect the public from its activities within the Easement. Grantor shall be solely liable for any damage to and property of or injuries to third persons arising from its activities within the Easement.
6. Upon completion of the construction of the Regional Trail improvements, the County shall be fully responsible for maintenance and the Grantor, its successors and assigns shall have no such responsibility.
7. The Grantor releases the County from responsibility to the Grantor for actions of the public as trail users that may result in damage to any of the Grantor's other activities or improvements within the Easement.

Grantor retains and reserves unto the Grantor, its successors and assigns all rights in the Property not specifically conveyed herein, including but not limited to, reservation of the right to grant further easements for utilities, non-public trails and other purposes, reservation of all water rights owned by Grantor underlying the Regional Trail easement, rights to construct and dedicate public roads crossing the Regional Trail, etc.

This Deed of Easement for Regional Trail shall be binding upon and inure to the benefit of Grantor's successors and assigns, including any successive owners of the Property, except for owners of platted lots in subdivision filings approved by the County, which lot owners shall be specifically exempt from all aspects of this Agreement.

In witness whereof, the Grantor has executed this Grant of Easement on the date shown below, intending it to be effective upon recording in the real estate records of the El Paso County Clerk and Recorder.

GRANTOR:

Walden Holdings I, LLC

A Colorado limited liability company

By: 

Matthew W. Dunston, Manager.

STATE OF COLORADO)

COUNTY OF EL PASO) ss.
)

The foregoing instrument was acknowledged before me this 5th day of June, 2015, by Matthew W. Dunston as Manager of Walden Holdings I, LLC, a Colorado limited liability company.

Witness my hand and Official Seal.

My commission expires: 7/7/2015

[Signature]

Notary Public

(Seal)

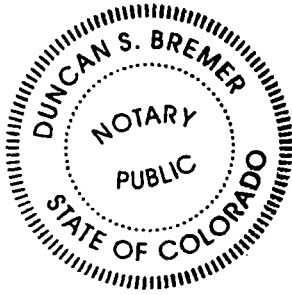
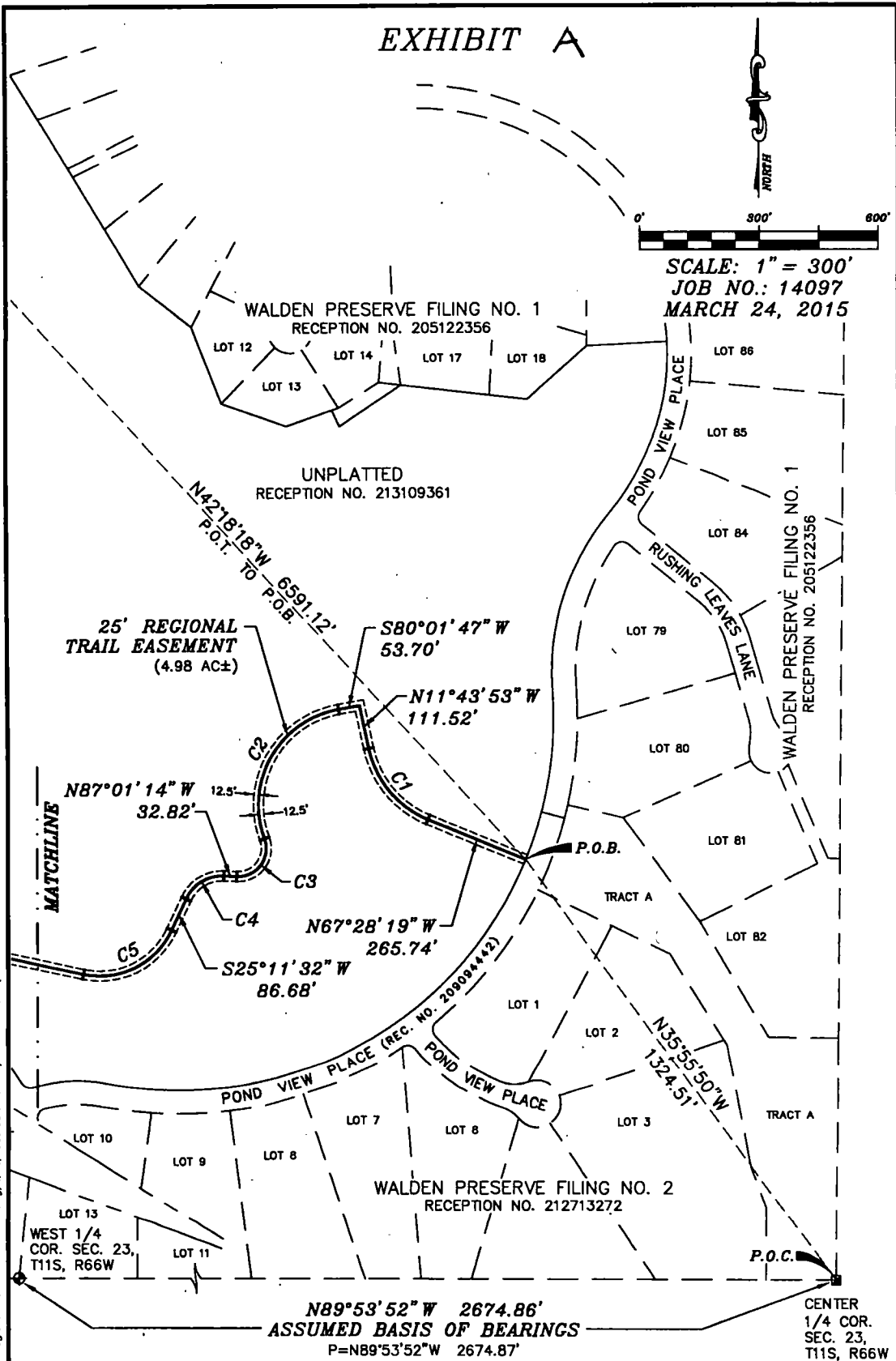


EXHIBIT A



0' 300' 600'

SCALE: 1" = 300'
JOB NO.: 14097
MARCH 24, 2015



R:\DWG\1411-4097\GND\dwg\14097 Regional Trail Eas North Rev.dwg, 3/25/2015 12:01:54 PM, TOSHIBA 65262783Series PSL3

LEGEND:

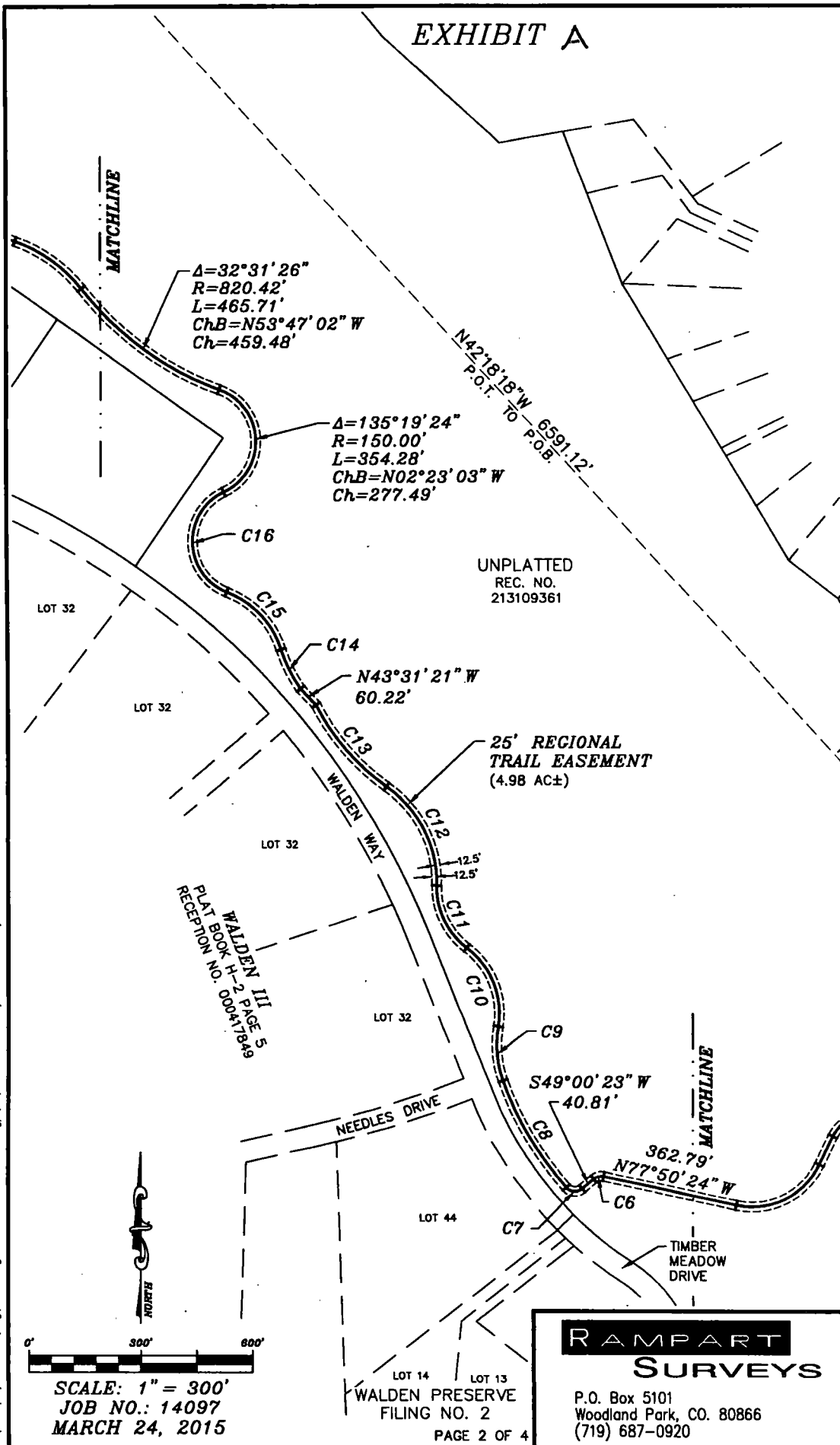
- FOUND 2" PIPE AND PLUMBERS CAP (1/4 CORNER)
- ◆ FOUND 2-1/2" ALUMINUM CAP STAMPED "LWA PLS 25955" (1/4 CORNER)

PAGE 1 OF 4

**RAMPART
SURVEYS**

P.O. Box 5101
Woodland Park, CO. 80866
(719) 687-0920

EXHIBIT A



R:\DWG\141-4097\GND\dwg\14097 Regional Trail Esh North Rev.dwg, 3/25/2015 12:02:28 PM, TDS-HBA e5282/283Series PSL3

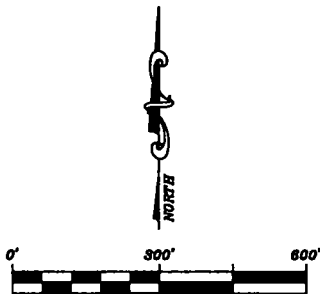
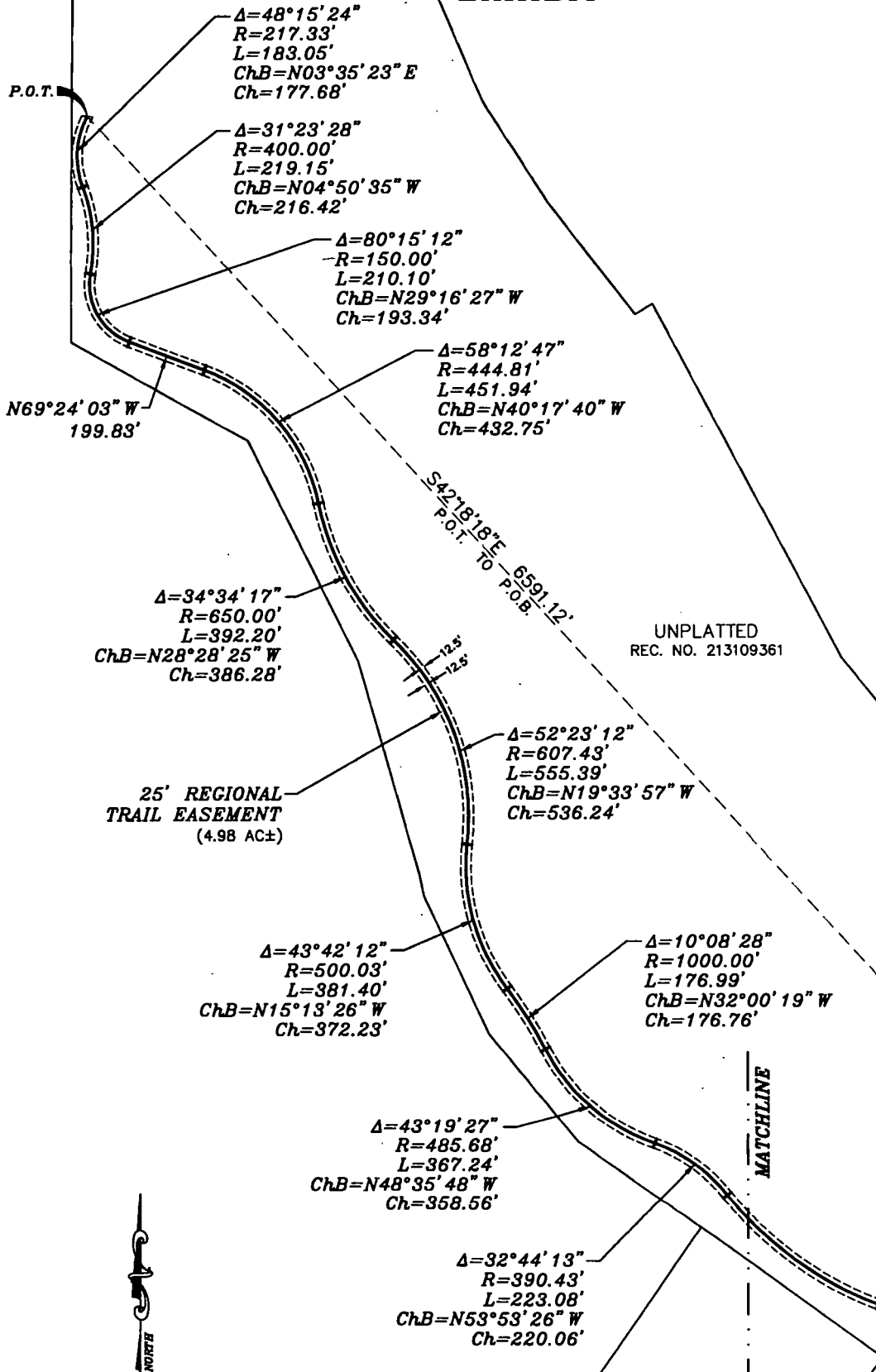
SCALE: 1" = 300'
 JOB NO.: 14097
 MARCH 24, 2015

PAGE 2 OF 4

RAMPART SURVEYS

P.O. Box 5101
 Woodland Park, CO. 80866
 (719) 687-0920

EXHIBIT A



JOB NO.: 14097
MARCH 24, 2015

RAMPART SURVEYS

P.O. Box 5101
 Woodland Park, CO. 80866
 (719) 687-0920

EXHIBIT A

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	Ch. BEARING	CHORD
C1	55°44'26"	250.00'	243.21'	N39°36'06" W	233.74'
C2	100°10'28"	245.87'	429.86'	S29°56'33" W	377.17'
C3	113°07'27"	71.33'	140.83'	S36°25'03" W	119.04'
C4	67°47'14"	100.00'	118.31'	S59°05'09" W	111.53'
C5	76°58'04"	200.00'	268.67'	S63°40'34" W	248.92'
C6	53°09'13"	30.00'	27.83'	S75°35'00" W	26.84'
C7	90°19'03"	30.00'	47.29'	N85°50'05" W	42.54'
C8	21°25'42"	910.77'	340.62'	N29°57'43" W	338.64'
C9	28°55'52"	300.00'	151.48'	N04°46'56" W	149.88'
C10	62°21'09"	221.45'	240.99'	N21°29'34" W	229.28'
C11	54°14'59"	203.51'	192.69'	N25°32'39" W	185.57'
C12	56°17'31"	315.79'	310.26'	N26°33'55" W	297.93'
C13	28°05'23"	595.20'	291.80'	N40°39'59" W	288.89'
C14	18°35'23"	362.31'	117.55'	N26°24'25" W	117.04'
C15	50°58'11"	249.23'	221.71'	N42°35'49" W	214.48'
C16	133°23'34"	145.33'	338.35'	N01°23'07" W	266.95'

PAGE 4 OF 4

**RAMPART
SURVEYS**

P.O. Box 5101
Woodland Park, CO. 80866
(719) 687-0920

R:\DWG\14114097\GND\dwg\14097 Regional Trail Esh North Rev.dwg, 3/25/2015 12:03:34 PM, TOSHIBA eS282783Series P5.3

EXHIBIT B TO
Deed of Non-Exclusive Easement for Regional Trail
Walden Preserve 2
Walden Holdings I LLC to El Paso County

(WALDEN PRESERVE 2 PUD PRELIMINARY PLAN LEGAL DESCRIPTION)

A Tract of Land located in Sections 14, 15, 22 and 23, Township 11 South, Range 66 West of the 6th P.M., County of El Paso, State of Colorado. More particularly described as follows:

Beginning at the most Northwest corner of Walden Preserve Filing No.1 as recorded under Reception No. 205122356 in the records of the Clerk and Recorder's Office, County of El Paso, State of Colorado. Said point being also the Northwest corner of Lot 2 of said Walden Preserve Filing No. 1; Thence along the Westerly and Southerly lines of said Walden Preserve Filing No. 1, the following seven (7) courses:

- 1.) S20°43'20"E, a distance of 442.38 feet;
- 2.) Thence S30°46'53"E, a distance of 867.03 feet;
- 3.) Thence S52°04'58"E, a distance of 168.72 feet;
- 4.) Thence S20°56'51"E, a distance of 209.95 feet;
- 5.) Thence S70°36'25"E, a distance of 173.85 feet;
- 6.) Thence N70°53'59"E, a distance of 122.07 feet;
- 7.) Thence S24°41'02"E, a distance of 44.65 feet

to the Northwest corner of Lot 75 of said Walden Preserve Filing No. 1; Thence along the North lines of Lot 75 and Lot 74 of said Walden Preserve Filing No. 1, the following four (4) courses:

- 1.) N56°02'26"E, a distance of 186.82 feet;
- 2.) Thence N83°19'14"E, a distance of 320.18 feet;
- 3.) Thence N47°36'26"E, a distance of 203.64 feet;
- 4.) Thence N87°07'35"E, a distance of 201.98 feet

to a point on the Westerly Right-of-Way line of Pond View Place as described in said Walden Preserve Filing No. 1; Thence along the Westerly and Northerly Right-of-Way lines of said Pond View Place, the following five (5) courses:

- 1.) along the arc of a non-tangential curve to the right, having a central angle of 42°46'14", a radius of 629.00 feet, an arc length of 469.54 feet, whose chord bears S18°30'32"W;
- 2.) Thence along the arc of a curve to the left, having a central angle of 43°57'46", a radius of 630.00 feet, an arc length of 483.40 feet;
- 3.) Thence along the arc of a curve to the right, having a central angle of 105°18'40", a radius of 946.00 feet, an arc length of 1738.77 feet;
- 4.) Thence along the arc of a curve to the left, having a central angle of 28°25'26", a radius of 380.00 feet, an arc length of 188.52 feet;
- 5.) Thence along the arc of a curve to the right, having a central angle of 76°29'49", a radius of 25.00 feet, an arc length of 33.38 feet

to a point on the Easterly Right-of-Way line of Walden Way; Thence along the Easterly Right-of-Way line of said Walden Way, the following four (4) courses:

- 1.) along the arc of a curve to the left, having a central angle of 26°25'13", a radius of 380.00 feet, an arc length of 175.23 feet;
- 2.) Thence along the arc of a curve to the right, having a central angle of 35°35'39", a radius of 945.77 feet, an arc length of 587.55 feet;
- 3.) Thence N21°31'44"W, a distance of 480.00 feet;
- 4.) Thence along the arc of a curve to the left, having a central angle of 33°40'22", a radius of 2185.61

feet, an arc length of 1284.49 feet;

to a point at the Southwest corner of Lot 10; Walden III of said records; Thence along the Easterly and Northerly Lines of said Walden III the following (8) eight courses;

- 1) Thence N34°47'54"E, a distance of 417.81 feet;
- 2) Thence N54°21'43"W, a distance of 919.64 feet;
- 3) Thence N39°00'02"W, a distance of 349.96 feet;
- 4) Thence N24°59'57"W, a distance of 375.04 feet;
- 5) Thence N11°44'57"W, a distance of 60.00 feet;
- 6) Thence N15°48'29"W, a distance of 545.94 feet;
- 7) Thence N26°18'27"W, a distance of 608.84 feet;
- 8) Thence N60°48'40"W, a distance of 500.97 feet;

to the Center Quarter Corner (C1/4) of said Section 15; Thence N00°25'47"E, along the Easterly Line of a Tract of Land as described in Book 6721 at page 1302 of the Records of the Clerk and Recorder's Office of said County, a distance of 1082.22 feet; Thence S89°35'52"E, a distance of 854.81 feet to a point on the Westerly boundary of Walden III Filing 2 as recorded in Plat book K-2 at page 40 of said records; Thence along the Westerly Line of said Walden III Filing 2 the following (8) eight courses;

- 1) Thence S07°44'37"E, a distance of 8.18 feet;
- 2) Thence S07°39'36"E, a distance of 149.74 feet;
- 3) Thence S22°42'20"E, a distance of 349.66 feet;
- 4) Thence S32°11'41"E, a distance of 299.66 feet;
- 5) Thence S37°30'00"E, a distance of 198.20 feet;
- 6) Thence S37°34'45"E, a distance of 64.00 feet;
- 7) Thence S37°43'11"E, a distance of 88.87 feet;
- 8) Thence S58°46'49"W, a distance of 49.57 feet

to a point at the most Northwesterly corner of Walden III Filing 3 as recorded in Book R-2 at page 49 of said records; Thence along the Westerly Line of said Walden III Filing 3 the following (4) four courses;

- 1) Thence S27°50'58"E, a distance of 990.90 feet;
- 2) Thence S38°51'59"E, a distance of 838.32 feet;
- 3) Thence S47°20'07"E, a distance of 424.56 feet;
- 4) Thence N80°19'23"E, a distance of 173.04 feet

to the Point of Beginning.

Said tract contains 208.825 acres more or less.

Said tract is inclusive of Lots 74 through 78, Walden Preserve Filing No.1 as recorded under Reception No. 205122356 in the records of the Clerk and Recorder's Office, County of El Paso, State of Colorado.

El Paso County Parks

Agenda Item Summary Form

Agenda Item Title: The Vistas Filing No. 1 at Meridian Ranch – PUD Development Plan / Preliminary Plan and Final Plat

Agenda Date: May 11, 2016

Agenda Item Number: #6 - D

Presenter: Ross Williams, Park Planner

Information: **Endorsement:** X

Background Information:

Request by GTL Development, Inc., for approval of The Vistas Filing No. 1 at Meridian Ranch PUD Development Plan/Preliminary Plan, as well as the approval of the final plat for Filing No. 1. The Vistas at Meridian Ranch development is zoned PUD and is located on the eastern edge of the Meridian Ranch development, northeast of the town of Falcon, at the intersection of Eastonville Road and Londonderry Drive, to the immediate south of Falcon High School. The proposed 56-acre development will include 221 single-family residential lots, with an average lot size of 6,946 square feet. The property is within the Falcon-Peyton Small Area Master Plan boundary.

The El Paso County Parks Master Plan (2013) shows that The Vistas at Meridian Ranch development impacts the proposed Eastonville Road Regional Trail, which has connections to the Rock Island Regional Trail 3 miles to the south and Falcon Regional Park 1 mile to the north. When completed, the Eastonville Regional Trail will ultimately connect the town of Falcon to the Palmer Divide Regional Trail to the north of the project site. The open space dedication proposed with this subdivision comprises approximately 8 acres, or more than 14% of the subdivision, and exceeds the required open space dedication. Numerous additional recreation amenities exist in the Meridian Ranch Development, and others are planned for future phases of the development.

The developer intends to submit a request for a park lands agreement to address credits against urban park fees for this subdivision. Parks staff will review the agreement, and if acceptable, will submit it for endorsement at the May 11 Park Advisory Board meeting. Urban park fees that would be due under 2016 urban park fees would amount to \$46,852. There are no regional park fees required for this subdivision pursuant to the existing park lands agreement for dedication of land for the Falcon Regional Park.

In November 2015, the Meridian Ranch Sketch Plan Amendment included language in the General Note section stating the following condition: *“A 25’ regional trail easement along Eastonville Road to be dedicated to El Paso County.”*

Staff acknowledges the waiver of regional park fees as outlined in the 2014 park lands agreement, and recommends that waiver of urban park fees be addressed in a future

park lands agreement (to be executed prior to recording of final plat). The waiver would be subject to provision of additional neighborhood park amenities, specifically the small park planned for development within Tract B. Staff recommends that the approval of The Vistas Filing No. 1 at Meridian Ranch PUD Development Plan / Preliminary Plan, as well as the final plat for Filing 1 include the following conditions:

- As stated in the general notes of the approved 2015 Meridian Ranch Sketch Plan Amendment, the landowner shall dedicate to El Paso County a 25' trail easement along Eastonville Road that allows for public access, as well as construction and maintenance of a primary regional trail, and the aforementioned easement be shown on the PUD Development Plan / Preliminary Plan, and shall be shown and dedicated on the Final Plat.
- Provision of urban park amenities under a park lands agreement, specifically the construction of park amenities in Tract B, may be an acceptable alternative to urban park fees, provided the agreement is approved by the County and executed prior to recording The Vistas Filing No. 1 Final Plat.
- Regional fees are not required pursuant to the existing park lands agreement for regional park land dedication.

Recommended Motion (The Vistas Filing No. 1 at Meridian Ranch – PUD Development Plan / Preliminary Plan):

Recommend to the Planning Commission and the Board of County Commissioners that the approval of The Vistas Filing No. 1 at Meridian Ranch PUD Development Plan / Preliminary Plan include the following conditions:

- As stated in the general notes of the approved 2015 Meridian Ranch Sketch Plan Amendment, the landowner shall dedicate to El Paso County a 25' trail easement along Eastonville Road that allows for public access, as well as construction and maintenance of a primary regional trail, and the aforementioned easement be shown on the PUD Development Plan / Preliminary Plan, and shall be shown and dedicated on the Final Plat.
- Provision of urban park amenities under a park lands agreement, specifically the construction of park amenities in Tract B, may be an acceptable alternative to urban park fees, provided the agreement is approved by the County and executed prior to recording The Vistas Filing No. 1 Final Plat.
- Regional fees are not required pursuant to the existing park lands agreement for regional park land dedication.

Recommended Motion (The Vistas Filing No. 1 at Meridian Ranch – Final Plat):

Recommend to the Planning Commission and the Board of County Commissioners that the approval of The Vistas Filing No. 1 at Meridian Ranch Final Plat include the following conditions:

- As stated in the general notes of the approved 2015 Meridian Ranch Sketch Plan Amendment, the landowner shall dedicate to El Paso County a 25' trail easement along Eastonville Road that allows for public access, as well as construction and maintenance of a primary regional trail, and the

aforementioned easement be shown on the PUD Development Plan / Preliminary Plan, and shall be shown and dedicated on the Final Plat.

- Provision of urban park amenities under a park lands agreement, specifically the construction of park amenities in Tract B, may be an acceptable alternative to urban park fees, provided the agreement is approved by the County and executed prior to recording The Vistas Filing No. 1 Final Plat.
- Regional fees are not required pursuant to the existing park lands agreement for regional park land dedication.

Development Application Permit Review



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

May 11, 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:	The Vistas Filing No. 1 at Meridian Ranch - PUD Development Plan / Preliminary Plan	Application Type:	PUD / SP
DSD Reference #:	PUDSP-16-001	CSD / Parks ID#:	0
Applicant / Owner:	Owner's Representative:	Total Acreage:	56
GTL, Inc.	N.E.S., Inc.	Total # of Dwelling Units	221
DBA GTL Development, Inc	Andrea Barlow	Gross Density:	3.95
3575 Kenyon Street, Suite 200	619 North Cascade Avenue, Suite 200	Park Region:	2
San Diego, CA 92110	Colorado Springs, CO 80903	Urban Area:	3

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)

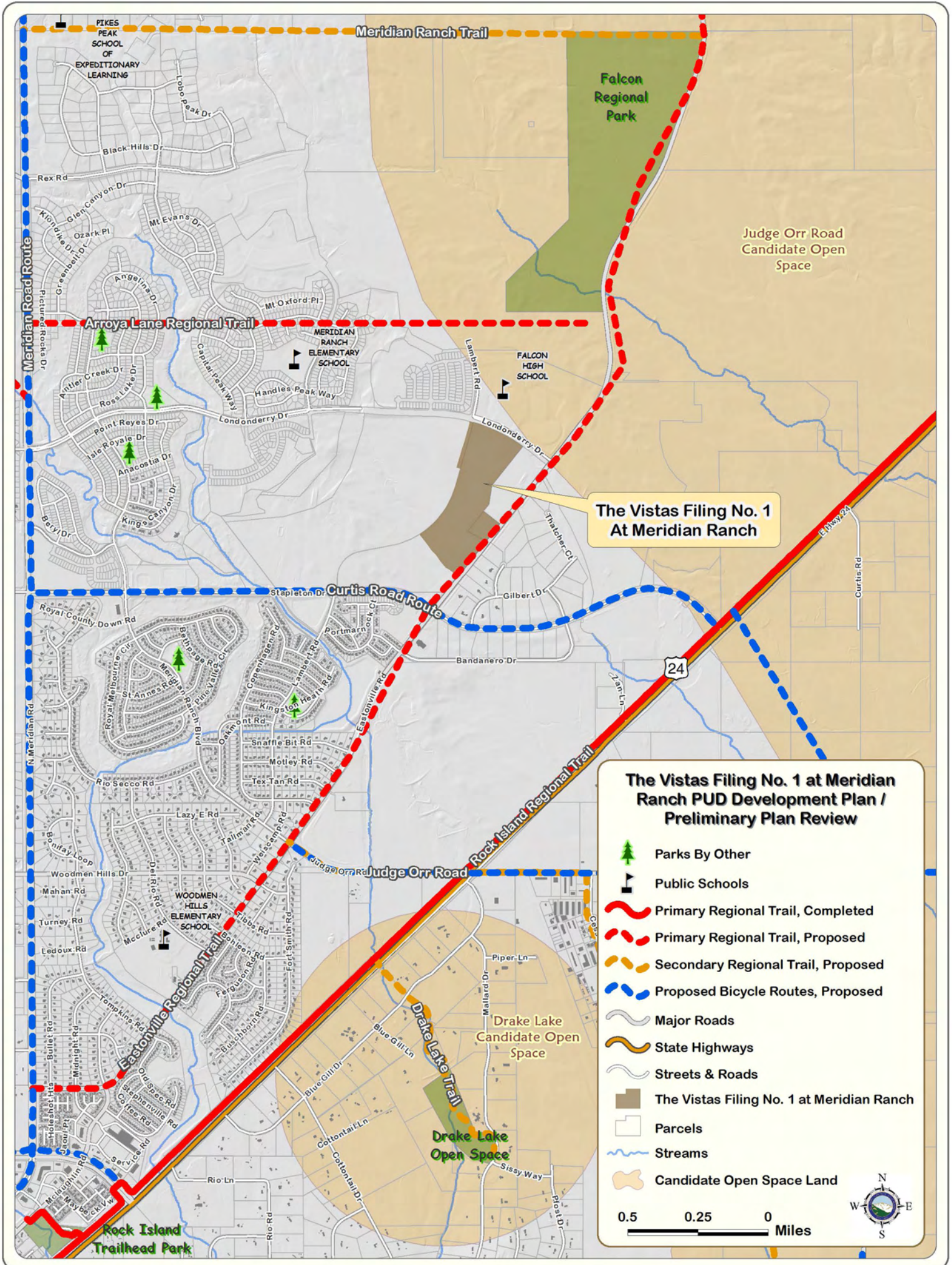
Regional Parks: 2	Urban Parks Area: 3
0.0194 Acres x 221 Dwelling Units = 4.287 acres	Neighborhood: 0.00375 Acres x 221 Dwelling Units = 0.83 acres
	Community: 0.00625 Acres x 221 Dwelling Units = 1.38 acres
	Total: 2.21 acres

FEE REQUIREMENTS

Regional Parks: 2	Urban Parks Area: 3
\$336.00 / Unit x 221 Dwelling Units= \$74,256.00	Neighborhood: \$83.00 / Unit x 221 Dwelling Units = \$18,343.00
	Community: \$129.00 / Unit x 221 Dwelling Units = \$28,509.00
	Total: \$46,852.00

ADDITIONAL RECOMMENDATIONS

Staff Recommendation:	<p>Recommend to the Planning Commission and the Board of County Commissioners that the approval of The Vistas Filing No. 1 at Meridian Ranch PUD Development Plan / Preliminary Plan include the following conditions:</p> <ul style="list-style-type: none"> - As stated in the general notes of the approved 2015 Meridian Ranch Sketch Plan Amendment, the landowner shall dedicate to El Paso County a 25' trail easement along Eastonville Road that allows for public access, as well as construction and maintenance of a primary regional trail, and the aforementioned easement be shown on the PUD Development Plan / Preliminary Plan, and shall be shown and dedicated on the Final Plat. - Provision of urban park amenities under a park lands agreement, specifically the construction of park amenities in Tract B, may be an acceptable alternative to urban park fees, provided the agreement is approved by the County and executed prior to recording The Vistas Filing No. 1 Final Plat. - Regional fees are not required pursuant to the existing park lands agreement for regional park land dedication.
Park Advisory Board Recommendation:	



MERIDIAN RANCH: THE VISTAS FILING NO. 1

PUD DEVELOPMENT/PRELIMINARY PLAN AND FINAL PLAT

LETTER OF INTENT

MARCH 22, 2016

PROPERTY OWNER:

Meridian Ranch Investments Inc.
PO BOX 80036,
San Diego, CA 92138

DEVELOPER:

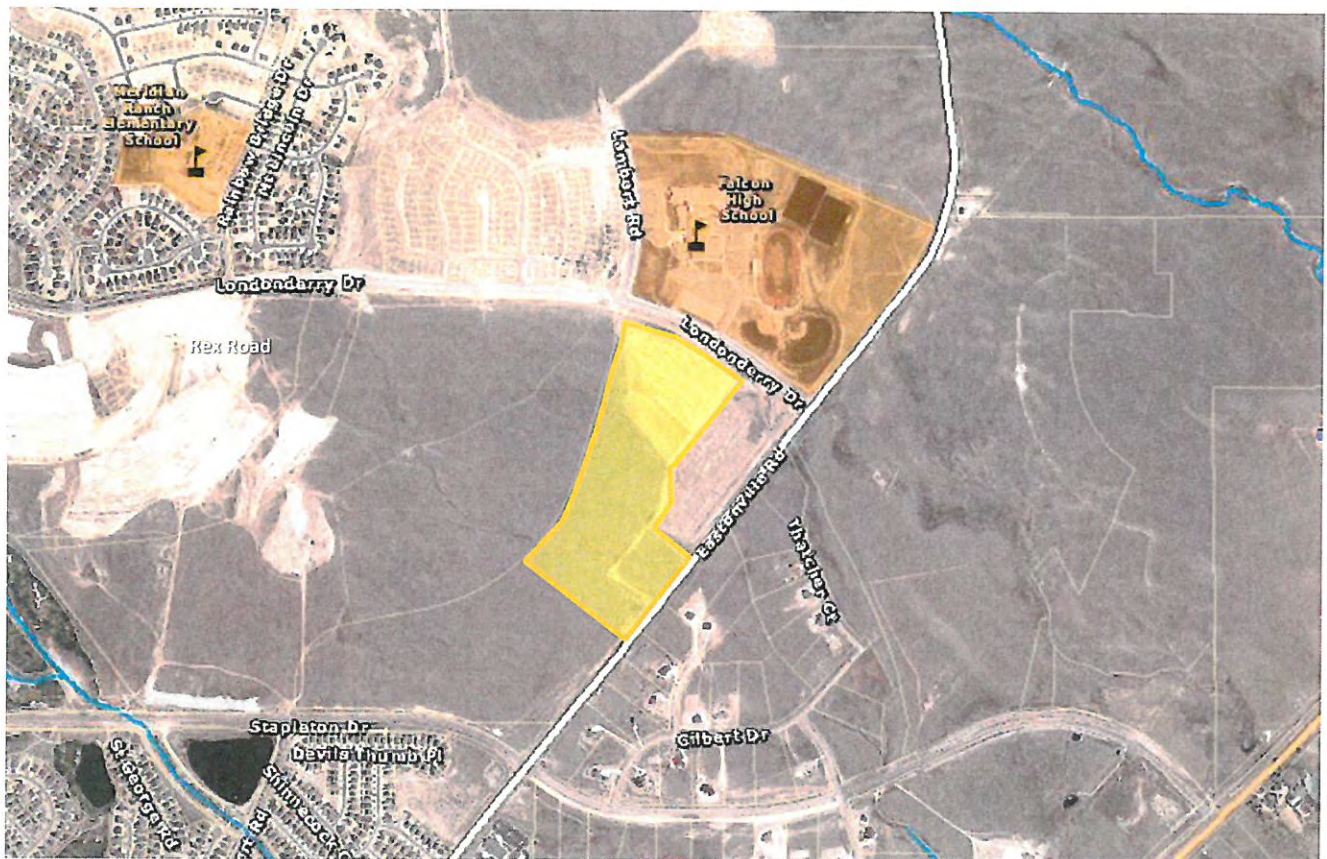
GTL Development, Inc.
3575 Kenyon Street,
San Diego, CA 92110

CONSULTANT:

N.E.S. Inc.
619 North Cascade Avenue,
Colorado Springs, CO 80903

LOCATION

The Vistas Filing No. 1 is located southeast of the intersection of Londonderry Road and Lambert Road, Peyton, Colorado. The site comprises 56 acres and is zoned PUD. To the north lies Falcon High School and to the east is a regional detention facility. Further residential development is proposed to the west and a business park is proposed to the south.



REQUEST

GTL Inc. is requesting approval of the following applications:

1. A PUD Development/Preliminary Plan for The Vistas Filing No. 1, consisting of 221 single-family dwelling lots, landscaping, open space, and trails on 56 acres.
2. A Final Plat for The Vistas Filing No. 1, consisting of 221 lots and 3 tracts for landscaping, open space, and utilities on 56 acres.

A PUD Modification of ECM Section 2.5.2.C.4 is also requested with this application, in relation to the requirement to provide midblock pedestrian crossings.

JUSTIFICATION

a. Consistency with Approved Sketch Plan

An amendment to the Sketch Plan for Meridian Ranch was approved by the Board of County Commissioners on November 10, 2015. Amongst other things, this amendment changed the land use designation of the area now comprising The Vistas from Commercial (10 acres), Residential R-12 (18 acres), and Business Park (26 acres) to Residential R-6 (maximum 6 du/ac).

The PUD Development/Preliminary Plan for the Vistas Filing No. 1 comprises 221 lots on 56 acres, which represents a density of 3.95 dwellings per acre. The net density, excluding the tracts and right-of-way is 6.27 dwellings per acre. The PUD Development/ Preliminary Plan is, therefore, in accordance with the approved Sketch Plan.

b. County Policy Plan and Small Area Plan Compliance

Meridian Ranch is identified as part of the Approved Development Pattern within the Falcon/Peyton Small Area Plan. As such it accords with the goals of the plan to meet the housing needs of existing and new residents with a diversity and variety of housing type, size, and location.

The proposed residential subdivision also satisfies the following policies of the County Policy Plan:

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.

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.

c. Parks and Open Space Requirement

The Vistas includes a small neighborhood park in Tract B of approximately x.xx acres and trail connections to the extensive trail and open space provision within Meridian Ranch. The neighborhood park will be owned and operated by the Meridian Service Metropolitan District, and will not be dedicated to the County. As required by Section 8.5.3 of the Land Development Code, the fees in lieu of

park land dedication are \$192 per subdivision lot for Urban Parks and \$302 per subdivision lot for Regional Parks. The required fees in lieu for this project are:

	The Vistas Filing No. 1
Urban	\$42,432
Regional	\$66,742
Total	\$109,174

The regional park fees are offset by the dedication of land to the County for the Falcon Regional Park per the overall Parks Land Agreement for Meridian Ranch. Included with this application packet is a draft Park Lands Agreement specific to The Vistas Filing No. 1 at Meridian Ranch. This Agreement will grant Urban Park Credits to the Owner for the required Urban Park Fees of \$42,432, in lieu of the installation of the proposed park improvements in Tract B. These improvements are required to be of equal or greater value to the Urban Park Fee. The estimate for the construction of the park is \$82,414 (attached).

d. PUD Modification

Section 2.5.2.C.4 of the ECM states that block lengths in excess of 600 feet shall require pedestrian access to be provided approximately midway through the block. The only streets that do not meet this requirement are Vistas Par Drive and Country Vistas Way. In these cases the need for a midblock crossing is not considered necessary as there is no pedestrian destination in these areas that would necessitate a midblock crossing. The primary pedestrian destinations within and outside the PUD District is the park in Tract B and the sidewalks running along Lambert Drive and Londonderry Drive. These are both accessible to pedestrians without the need to cross the street midblock, via sidewalks, crossings at intersections, and other more strategically placed midblock crossings.

e. Drainage

A Preliminary/Final Drainage Report for The Vistas Filing No. 1 is submitted with this application package.

f. Traffic

A Traffic Report prepared by LSC is submitted in support of this application.

g. Geotechnical Report

A Geotechnical Report prepared by Entech Engineering Inc. is submitted in support of this application.

h. Utilities

Meridian Service Metropolitan District will provide central water and sanitary sewer service to the project. Mountain View Electric Association, Inc. will supply electricity service and Black Hills Energy will supply natural gas.

GENERAL PROVISIONS

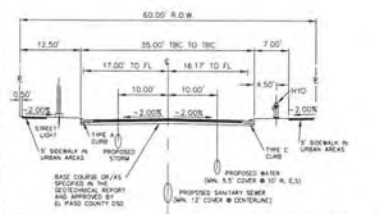
- 1. Purpose.** The purpose of this PUD is to provide for the development of the land within the boundaries of the PUD in accordance with the provisions of the PUD Act and the provisions of the PUD Ordinance.
- 2. Authority.** The authority for the development of the land within the boundaries of the PUD is derived from the provisions of the PUD Act and the provisions of the PUD Ordinance.
- 3. Scope.** The scope of the development of the land within the boundaries of the PUD is limited to the land within the boundaries of the PUD.
- 4. Definitions.** The definitions of the terms used in this PUD are as follows:
 - a. PUD.** A Preliminary Unit Development.
 - b. PUD Ordinance.** The ordinance that governs the development of the land within the boundaries of the PUD.
 - c. PUD Act.** The act that governs the development of the land within the boundaries of the PUD.
- 5. General Provisions.** The general provisions of this PUD are as follows:
 - a. The purpose of this PUD is to provide for the development of the land within the boundaries of the PUD in accordance with the provisions of the PUD Act and the provisions of the PUD Ordinance.**
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MERIDIAN RANCH DEVELOPMENT GUIDELINES THE VISTAS PUD DEVELOPMENT PLAN

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GENERAL NOTES

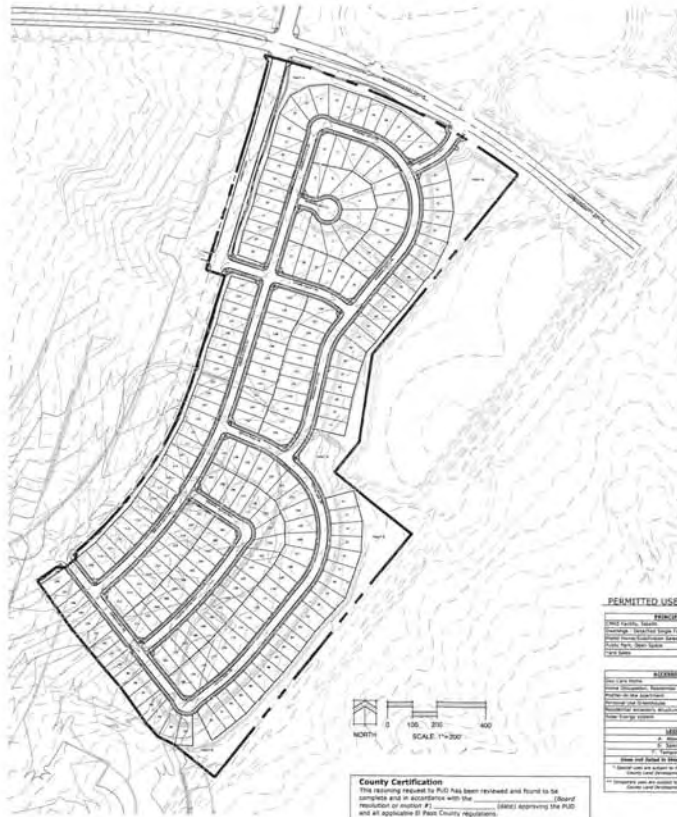
- 1. All notes on this plan shall be read in conjunction with the provisions of the PUD Act and the provisions of the PUD Ordinance.**
- 2. The purpose of this PUD is to provide for the development of the land within the boundaries of the PUD in accordance with the provisions of the PUD Act and the provisions of the PUD Ordinance.**
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THE VISTAS FILING 1 PUD / PRELIMINARY PLAN

SECTION 29 AND 30 IN TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO.



County Certification
This map has been reviewed and found to be in accordance with the provisions of the PUD Act and the provisions of the PUD Ordinance.

Clerk and Recorder Certification
I have hereby filed this map in my office on this _____ day of _____, 20____, at _____ o'clock A.M./P.M. and also recorded per Statute.

VICINITY MAP



DEVELOPMENT DATA

- Existing Zoning:** PUD
- Approved Plan:** Meridian Ranch The Vistas Filing 1 PRELIMINARY PLAN/PUD 400000041 & 400000001
- Site ID Number:** 400000041 & 400000001
- Total Area:** 58.50 AC
- Number of Lots:** 221
- Total Lot Area:** 35.24 AC (60.21%)
- Average Lot Size:** 9.94 SF
- Minimum Lot Size:** 8,000 SF
- Maximum Lot Size:** 30 ac measured from the front setback line or as otherwise shown on the PUD
- Minimum Lot Depth:** 120'
- Gross Density:** 3.94 DU/AC
- Net Density:** 2.27 DU/AC
- P.D.W.:** 12.89 AC (22.08%)
- Total Tract Area:** 7.97 AC (14.21%)
- Maximum Height:** Thirty (30) Feet
- Maximum Lot Coverage:** Fifty-five percent (55%)

LAND USE DATA TABLE

LAND USE	AREA (AC)	PERCENT (%)
RESIDENTIAL	35.24	60.21
PUBLIC USE	7.97	14.21
TOTAL	58.50	100.00

TRACT TABLE

TRACT	AREA (AC)	PERCENT (%)
TRACT 1	1.00	1.71
TRACT 2	1.00	1.71
TRACT 3	1.00	1.71
TRACT 4	1.00	1.71
TRACT 5	1.00	1.71
TRACT 6	1.00	1.71
TRACT 7	1.00	1.71
TRACT 8	1.00	1.71
TRACT 9	1.00	1.71
TRACT 10	1.00	1.71
TRACT 11	1.00	1.71
TRACT 12	1.00	1.71
TRACT 13	1.00	1.71
TRACT 14	1.00	1.71
TRACT 15	1.00	1.71
TRACT 16	1.00	1.71
TRACT 17	1.00	1.71
TRACT 18	1.00	1.71
TRACT 19	1.00	1.71
TRACT 20	1.00	1.71
TRACT 21	1.00	1.71
TRACT 22	1.00	1.71
TRACT 23	1.00	1.71
TRACT 24	1.00	1.71
TRACT 25	1.00	1.71
TRACT 26	1.00	1.71
TRACT 27	1.00	1.71
TRACT 28	1.00	1.71
TRACT 29	1.00	1.71
TRACT 30	1.00	1.71
TRACT 31	1.00	1.71
TRACT 32	1.00	1.71
TRACT 33	1.00	1.71
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TRACT 35	1.00	1.71
TRACT 36	1.00	1.71
TRACT 37	1.00	1.71
TRACT 38	1.00	1.71
TRACT 39	1.00	1.71
TRACT 40	1.00	1.71
TRACT 41	1.00	1.71
TRACT 42	1.00	1.71
TRACT 43	1.00	1.71
TRACT 44	1.00	1.71
TRACT 45	1.00	1.71
TRACT 46	1.00	1.71
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TRACT 91	1.00	1.71
TRACT 92	1.00	1.71
TRACT 93	1.00	1.71
TRACT 94	1.00	1.71
TRACT 95	1.00	1.71
TRACT 96	1.00	1.71
TRACT 97	1.00	1.71
TRACT 98	1.00	1.71
TRACT 99	1.00	1.71
TRACT 100	1.00	1.71

OVERALL DEVELOPMENT DWELLING UNIT TABULATION

	PLUNG 1	PLUNG 2	PLUNG 3	PLUNG 4	PLUNG 5	PLUNG 6	ESTIMATES PLUNG 7 (ZAND)	PLUNG 8
DWELLING UNITS	800	300	100	90	54	121	50	200
STONEBRIDGE PLUNG 1 & 2	PLUNG 8	THE MEDAL DWELLING UNITS	TOTAL DWELLING UNITS	REMAINING DWELLING UNITS	MAJORS			
175	140	201	2,306	1,344	6,000			

SOCIAL IMPACTS TABLE

ISSUE	PROVIDER / MAINTENANCE	AVAILABILITY / AMOUNT
FACILITY SERVICES		
Environmental Services (ES)	Contracted ES	200 SF Drinking Water
Housekeeping Services (HS)	Contracted HS	
IT Services (IS)	Contracted IS	
Legal Services (LS)	Contracted LS	
Medical Services (MS)	Contracted MS	
Physical Security (PS)	Contracted PS	
Public Safety (PS)	Contracted PS	
Security Services (SS)	Contracted SS	
Telephone Services (TS)	Contracted TS	
Waste Management (WS)	Contracted WS	
Water Services (WS)	Contracted WS	
Food Services (FS)	Contracted FS	
Transportation Services (TS)	Contracted TS	
Utilities Services (US)	Contracted US	
Other Services (OS)	Contracted OS	
MAINTENANCE SERVICES		
Electrical Services (ES)	Contracted ES	
Plumbing Services (PS)	Contracted PS	
HVAC Services (HS)	Contracted HS	
Structural Services (SS)	Contracted SS	
Paint Services (PS)	Contracted PS	
Roofing Services (RS)	Contracted RS	
Foundation Services (FS)	Contracted FS	
Exterior Services (ES)	Contracted ES	
Interior Services (IS)	Contracted IS	
Landscaping Services (LS)	Contracted LS	
Tree Services (TS)	Contracted TS	
Grass Services (GS)	Contracted GS	
Other Services (OS)	Contracted OS	
FACILITY PROTECTION SERVICES		
Security Services (SS)	Contracted SS	
Physical Security (PS)	Contracted PS	
Public Safety (PS)	Contracted PS	
Environmental Services (ES)	Contracted ES	
Housekeeping Services (HS)	Contracted HS	
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LEGAL DESCRIPTION - MERIDIAN RANCH THE VISTAS FILING 1 & 2

KNOW ALL MEN BY THESE PRESENTS THAT ETL, INC. DBA ETL DEVELOPMENT, INC., THEODORE TOHANI, PRESIDENT BEING THE OWNERS OF THE FOLLOWING DESCRIBED TRACT OF LAND:

A PARCEL OF LAND LOCATED IN A PORTION OF SECTION 29, IN TOWNSHIP 22 SOUTH, RANGE 84 WEST OF THE 6TH PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING AND AT A POINT ON THE NORTHWEST CORNER OF TRACT 1 OF MERIDIAN RANCH PLANS 11A, RECORDED WITH RECEPTION NO. 2147551 IN THE RECORDS OF EL PASO COUNTY.

THE FOLLOWING FOUR COURSES ARE ON THE BOUNDARY LINE OF SAID TRACT 1:

1. THENCE 138°44'42"W A DISTANCE OF 343.47 FEET.
2. THENCE 180°27'37"W A DISTANCE OF 300.86 FEET.
3. THENCE 138°54'43"W A DISTANCE OF 160.00 FEET.
4. THENCE 15°15'10"E A DISTANCE OF 400.00 FEET TO A POINT OF THE WESTLY RIGHT-OF-WAY LINE OF EASTONVILLE ROAD.

THE FOLLOWING COURSE(S) IS ON THE SAID EASTERLY LINE OF EASTONVILLE ROAD:

5. THENCE 138°44'42"W A DISTANCE OF 1276.22 FEET.
6. THENCE 101°10'10"W A DISTANCE OF 200.00 FEET.
7. THENCE 101°10'10"W A DISTANCE OF 75.00 FEET.
8. THENCE 101°10'10"W A DISTANCE OF 75.00 FEET.
9. THENCE 101°10'10"W A DISTANCE OF 75.00 FEET.
10. THENCE 101°10'10"W A DISTANCE OF 75.00 FEET.
11. THENCE 101°10'10"W A DISTANCE OF 75.00 FEET.
12. THENCE 101°10'10"W A DISTANCE OF 75.00 FEET.
13. THENCE 101°10'10"W A DISTANCE OF 75.00 FEET.
14. THENCE 101°10'10"W A DISTANCE OF 75.00 FEET.

15. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 1540.00 FEET, A DELTA ANGLE OF 83°34'52", AN ARC LENGTH OF 86.25 FEET, WHOSE LONG CHORD BEARS N15°18'13"E A DISTANCE OF 86.24 FEET.
16. THENCE 180°27'37"E A DISTANCE OF 31.32 FEET.
17. THENCE N15°18'13"E A DISTANCE OF 80.00 FEET.
18. THENCE N10°49'58"E A DISTANCE OF 81.32 FEET TO A NON-TANGENT CURVE TO THE LEFT.
19. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 1540.00 FEET, A DELTA ANGLE OF 32°34'11", AN ARC LENGTH OF 87.41 FEET, WHOSE LONG CHORD BEARS N12°21'34"E A DISTANCE OF 86.47 FEET.

20. THENCE N1°10'48"E A DISTANCE OF 421.38 FEET.
21. THENCE N1°10'48"E A DISTANCE OF 80.00 FEET.
22. THENCE N1°10'48"E A DISTANCE OF 80.00 FEET TO A CURVE TO THE LEFT.
23. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 2400.00 FEET, A DELTA ANGLE OF 83°13'13", AN ARC LENGTH OF 88.22 FEET, WHOSE LONG CHORD BEARS N12°10'10"E A DISTANCE OF 86.21 FEET.
24. THENCE N14°47'33"E A DISTANCE OF 205.82 FEET.
25. THENCE N42°42'30"E A DISTANCE OF 32.88 FEET TO A NON-TANGENT CURVE TO THE RIGHT.

26. AND A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF LONGCONDERVY DRIVE OF MERIDIAN RANCH PLANS NO. 11A, RECORDED WITH RECEPTION NUMBER 2147551.

27. THE FOLLOWING COURSE(S) IS ON SAID SOUTHERLY RIGHT-OF-WAY:
28. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 2400.00 FEET, A DELTA ANGLE OF 27°47'47", AN ARC LENGTH OF 118.34 FEET, WHOSE LONG CHORD BEARS N12°10'10"E A DISTANCE OF 114.43 FEET TO THE POINT OF BEGINNING.

29. THE ABOVE PARCEL OF LAND CONTAINS 54.10 ACRES MORE OR LESS.

30. BEARINGS ARE BASED ON THE SOUTH LINE OF THE BK 6 OF SECTION 29, TOWNSHIP 22 SOUTH, RANGE 84 WEST OF THE 6TH P.M., ASSUMED TO BEAR S80°18'7"E FROM THE SOUTHWEST CORNER OF SAID SECTION 29 IN A STONE WISCONSIN "C" TO THE SOUTH QUARTER CORNER OF SAID SECTION 29 IN 1/4 ALUM.



NES, Inc.

619 N. Cascade Ave., Ste. 200

Colorado Springs, CO 80901

Tel: 719.471.0073

Fax: 719.471.0067

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Meridian Ranch The Vistas Filing 1

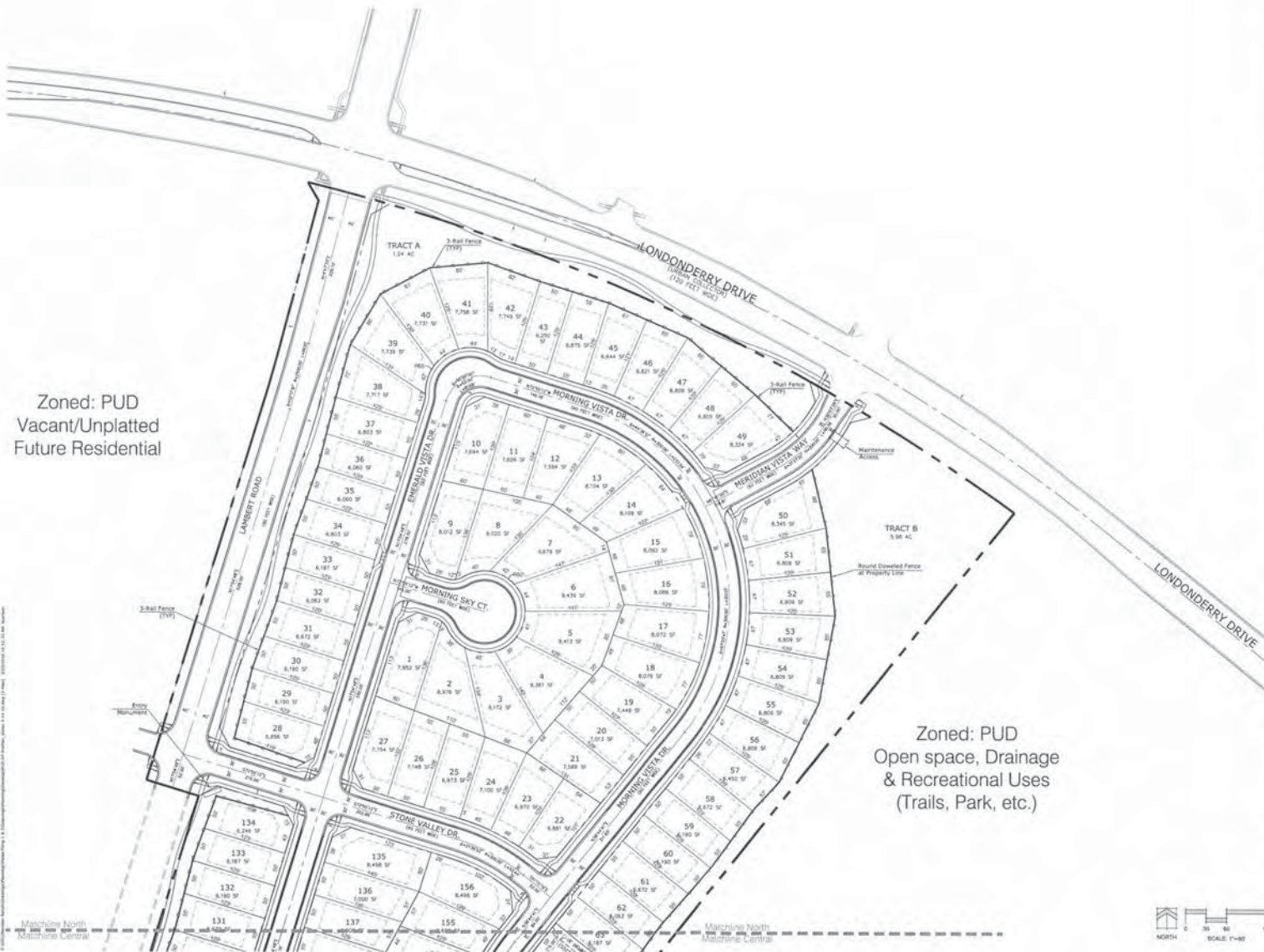
PUD /
Preliminary Plan

DATE: March 21, 2014
PREPARED BY: E. Sargent
REVIEWED BY: G. Sargent

LEGAL PLAN

2
OF 14

CPC#



N.E.S. Inc.
619 N. Cascade Ave., Ste. 200
Colorado Springs, CO 80903
Tel. 719.421.0073
Fax 719.421.6262
www.nesinc.com
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Meridian Ranch
The Vistas Filing
1
PUD /
Preliminary Plan

DATE: March 21, 2012
PROJECT NO.: 1
PREPARED BY: J. Sander
CHECKED BY: J. Sander

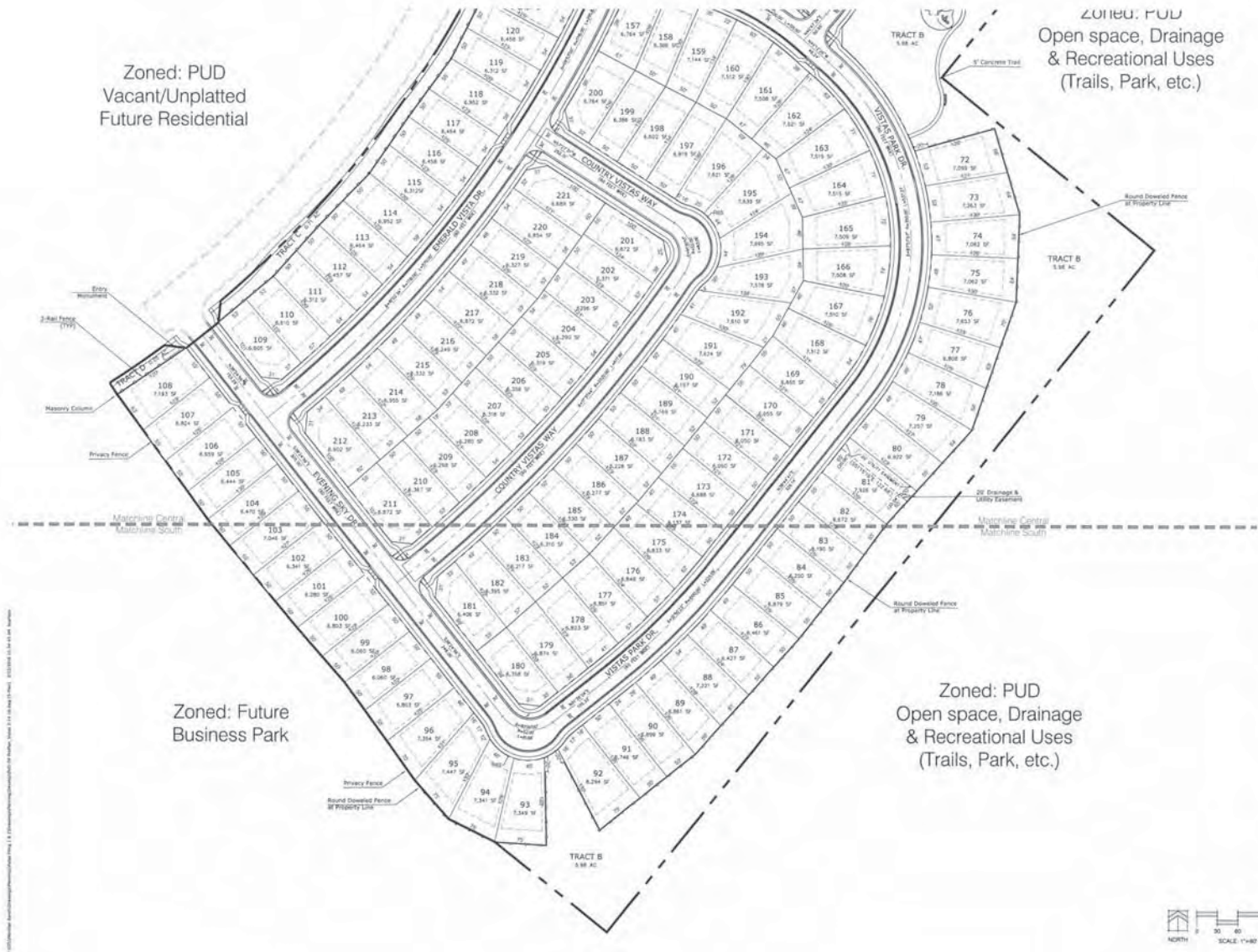
WEST
SITE PLAN

3
OF 14

CPC#

Zoned: PUD
Vacant/Unplatted
Future Residential

ZONED: PUD
Open space, Drainage
& Recreational Uses
(Trails, Park, etc.)



Zoned: Future
Business Park

Zoned: PUD
Open space, Drainage
& Recreational Uses
(Trails, Park, etc.)

Land Planning
Landscape
Architecture
Urban Design

NES

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Fax: 719.471.0267

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Meridian Ranch
The Vistas Filing
1
PUD /
Preliminary Plan

DATE: 10/1/2011
PROJECT NO: 1000000001
DRAWN BY: J. Smith
CHECKED BY: J. Smith

SOUTHEAST
SITE PLAN

5
OF 14

CPC#





Land Planning
Landscape
Architecture
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1

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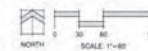
DATE: March 11, 2010
PROJECT NO: 1
PREPARED BY: B. Gorman

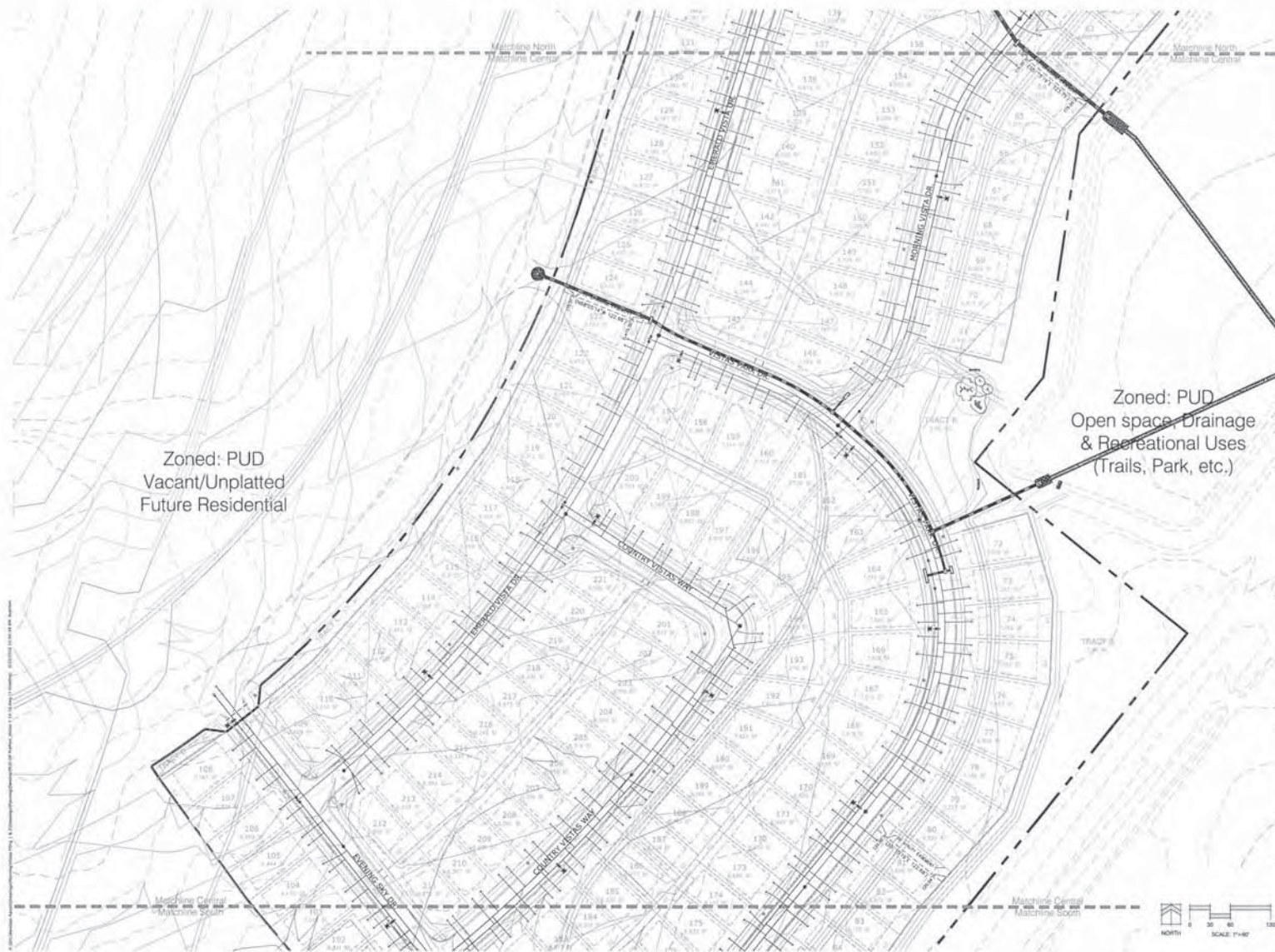
DATE: 03/11/2010
PROJECT NO: 1
PREPARED BY: B. Gorman

UTILITIES &
GRADING

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of 14

CPC#





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1
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DATE: 04/15/11
REVISION: 0001
REVISION: 0002

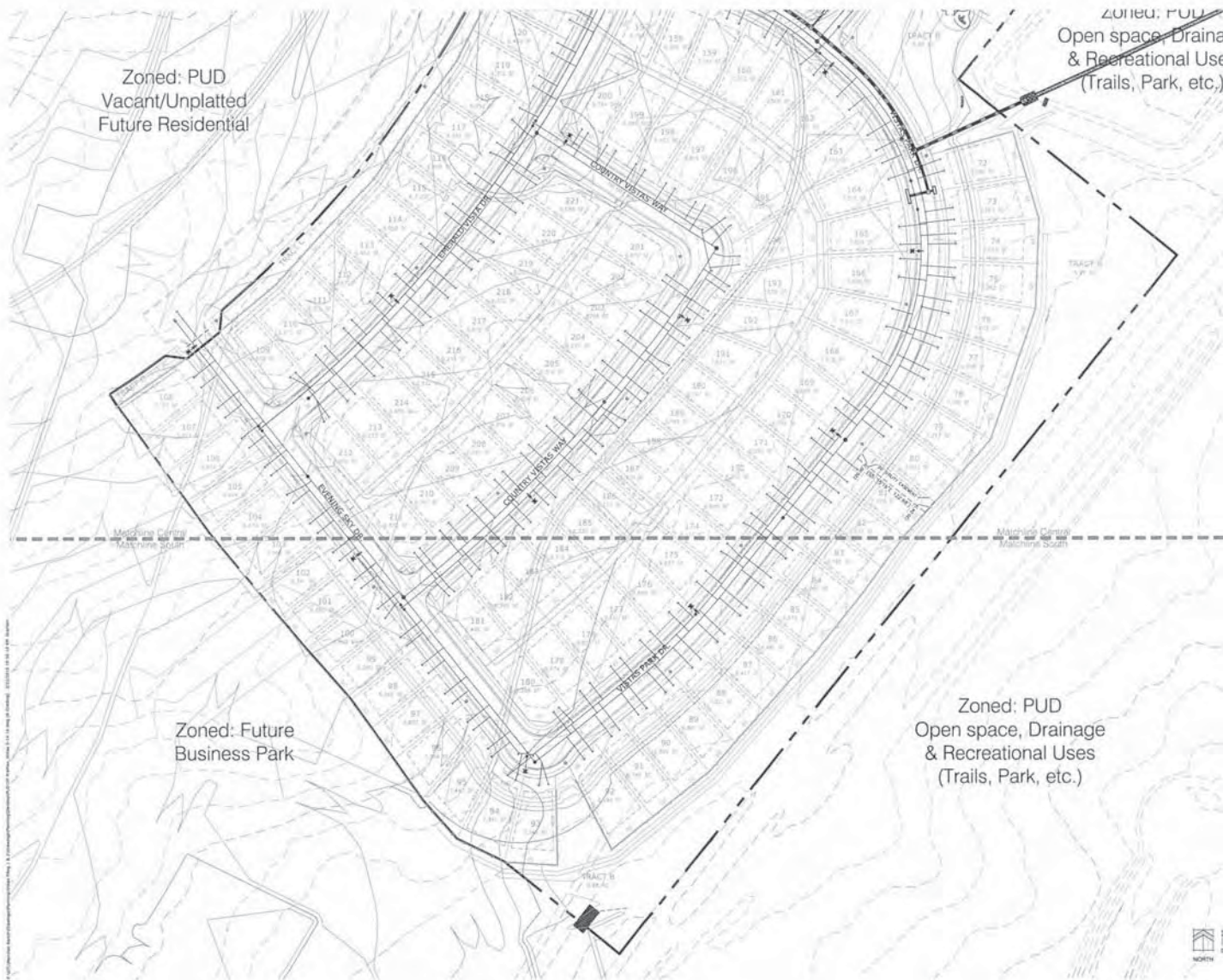
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REVISION: 0008
REVISION: 0009
REVISION: 0010

UTILITIES &
GRADING

7
of 14

CPC#





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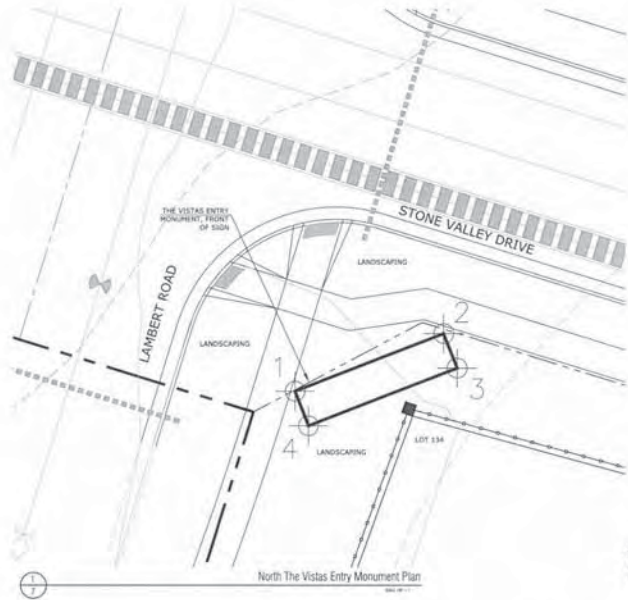
Meridian Ranch
The Vistas Filing
1
PUD /
Preliminary Plan

DATE: March 21, 2012
PROJECT NO: 12-0001
DRAWN BY: R. Carter

UTILITIES &
GRADING

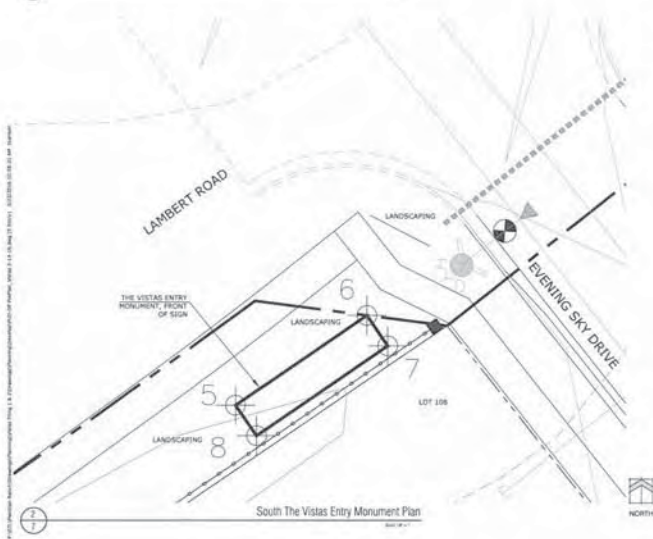
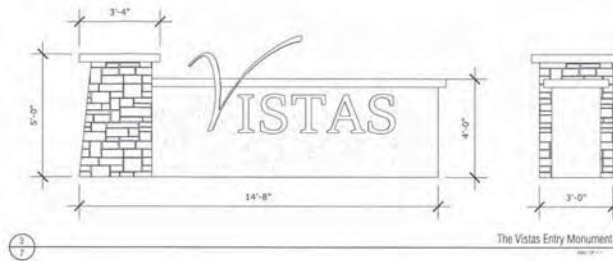
8
of 14

CPC#



NORTHING/EASTING POINT SCHEDULE

POINT	DESCRIPTION	NORTHING	EASTING
1	W Corner of North Entry Sign	N 12640.041	E 14502.721
2	N Corner of North Entry Sign	N 12640.438	E 14506.132
3	E Corner of North Entry Sign	N 12643.818	E 14509.113
4	S Corner of North Entry Sign	N 12634.421	E 14504.902
5	W Corner of South Entry Sign	N 12631.094	E 13812.821
6	N Corner of South Entry Sign	N 12645.786	E 13834.037
7	E Corner of South Entry Sign	N 12640.814	E 13837.440
8	S Corner of South Entry Sign	N 12626.123	E 13816.031



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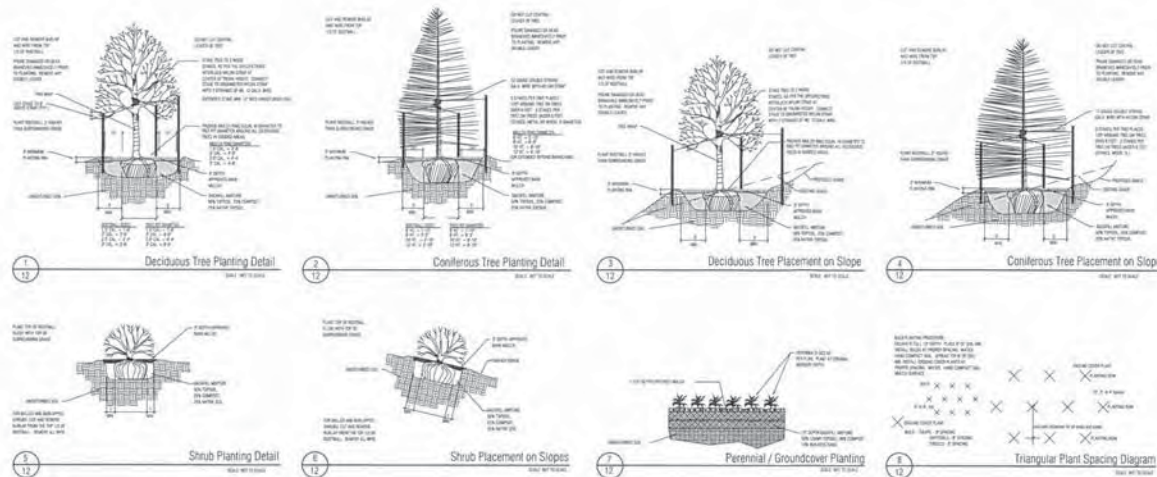
Meridian Ranch
The Vistas Filing
1
PUD /
Preliminary Plan

DATE: March 21, 2012
PROJECT: Meridian Ranch
PREPARED BY: T. Johnson
R. Carlson

ENTRY
MONUMENTS

9
OF 14

CPC#



Seed Mix A

10% Mexican Bluegrass
10% Bluegrass
10% Ryegrass
10% Fescue
10% Annual Ryegrass
10% Annual Ryegrass

APPLICATION RATE: Native Grass Mix 2.0 lbs/1,000 sq ft or 100 lbs/acre
Annual Ryegrass 2.0 lbs/1,000 sq ft or 100 lbs/acre

APPLICATION METHOD: Broadcast seed by hand or with a drop spreader
Manually seed into prepared soil
After seeding apply green hydraulic and water

Seed Mix B with Wildflowers

10% Mexican Bluegrass
10% Bluegrass
10% Ryegrass
10% Fescue
10% Annual Ryegrass
10% Annual Ryegrass

APPLICATION RATE: Native Grass Mix 4.0 lbs/1,000 sq ft or 200 lbs/acre
Wildflower Mix 4.0 lbs/1,000 sq ft or 200 lbs/acre

APPLICATION METHOD: Broadcast seed by hand or with a drop spreader
Manually seed into prepared soil
After seeding apply green hydraulic and water

Site Data

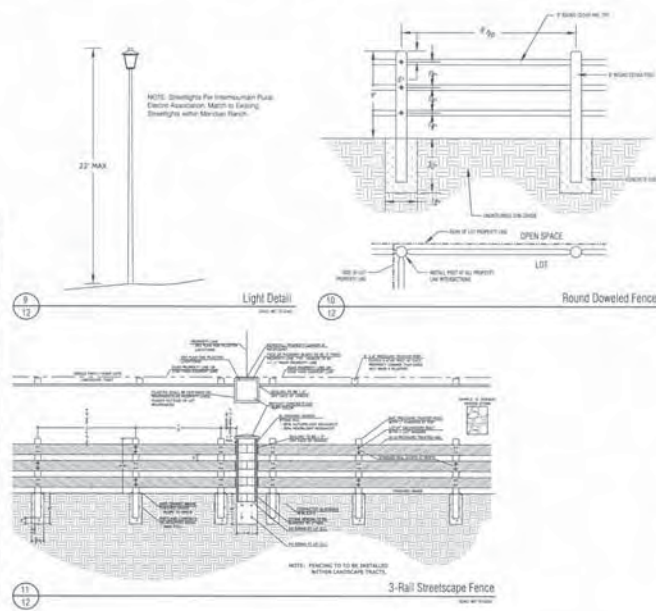
- Land Use: Single Family Residential
- Number of Lots: 221 Lots
- Total Area: 56.55 AC
- Total Tract Area: 7.93 AC

Tree Requirements

Tree Plant Category	Plant Classification	Plant Size Range	Quantity	Planting Time	Planting Notes
1.0	Deciduous (Tree)	10"	40	40	Plant in 1/2" of soil
1.0	Coniferous (Tree)	10"	40	40	Plant in 1/2" of soil

Landscape Notes

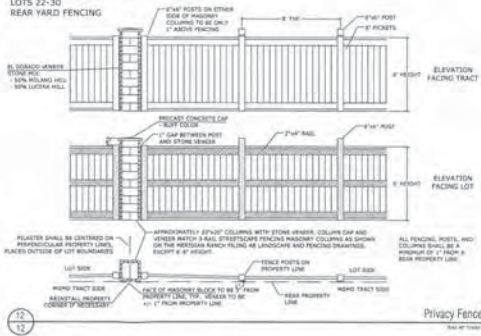
- CONTRACTOR TO UTILIZE STOCKPILED TOPSOIL FROM GRADING OPERATION AS AVAILABLE. TILL INTO TOP 6" OF SOIL.
- FOR GRADES REFER TO CIVIL ENGINEER'S DRAWINGS.
- ALL TREES TO RECEIVE A BACK FILL MIXTURE OF 50% IMPORTED LOAMY TOPSOIL, 25% PEAT MOSS, AND 25% EXISTING SOIL.
- A FULLY AUTOMATED SPRINKLER IRRIGATION SYSTEM WILL DRIP BRIGADE ALL TREES.
- ALL TREES TO BE STAKED WITH WOOD STAKES. FOR 3" CAL. DECIDUOUS TREES AND EVERGREEN TREES OVER 6" USE 3 WOOD STAKES (STAKE TO GROUND LEVEL).
- MINIMUM INSPECTIONS WILL INCLUDE SELECTION OF SPECIMEN PLANT MATERIALS AT CONTRACTOR'S NURSERY OR WHOLESALER, APPROVAL OF PLANT LOCATION STAKES BEFORE PLANT MATERIALS ARE INSTALLED, "PUNCH LIST" SITE INSPECTION, AND FINAL INSPECTION SITE VISITS.
 - PRE-CONSTRUCTION MEETING/SELECTION OF PLANT MATERIALS AT THE NURSERY AND REVIEW OF SPECIFIED LANDSCAPE/IRRIGATION SUBMITTALS.
 - IRRIGATION MAINLINE INSPECTION - PRESSURE TEST AND REVIEW OF MODEL.
 - IRRIGATION 95% PUNCH INSPECTION.
 - IRRIGATION FINAL ACCEPTANCE INSPECTION.
 - LANDSCAPE 50% INSPECTION - 1/2 THROUGH ENTIRE PROJECT.
 - LANDSCAPE 95% INSPECTION/PUNCH INSPECTION.
 - LANDSCAPE FINAL ACCEPTANCE INSPECTION AND COUNTY LANDSCAPE AND IRRIGATION AFFIDAVITS.
- PLANTS SHALL BE WARRANTED FOR THE DURATION OF TWO FULL YEARS AFTER THE INSTALLATION (WARRANTY SHALL COVER 100% OF THE REPLACEMENT COST).
- ALL PLANTS TO RECEIVE 3 INCH DEPTH OF SHREDED CEDAR WOOD MULCH UNLESS OTHERWISE SPECIFIED. MULCH RINGS TO BE 15" DIA. FOR 5 GALLON SHRUBS AND 36" DIA. FOR TREES NOT PLANTED IN BEDS, WITH THE EXCEPTION OF BLUEGRASS. SOO AREAS IN WHICH TREES SHALL RECEIVE 6" DIA. MULCH RING. AVAILABLE FROM CMC SAND CEDAR MULCH (719) 471-7222.
- CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL PLANT MATERIAL SHOWN ON THIS PLAN. IF ANY DISCREPANCIES ARE FOUND BETWEEN THE LANDSCAPE PLAN AND THE PLANT SCHEDULE, THE QUANTITIES SHOWN ON THE LANDSCAPE PLAN SUPERSEDE THOSE SHOWN ON THE PLANT SCHEDULE.
- CONTACT THE LANDSCAPE ARCHITECT FOR ANY DISCREPANCIES WITH THE DRAWINGS OR VARIATIONS IN THE FIELD.
- CALL FOR UTILITY LOCATIONS PRIOR TO ANY PLANT INSTALLATION.
- LANDSCAPING IN THE SIGHT TRIANGLES SHALL NOT EXCEED 18" IN HEIGHT.



PLANT SCHEDULE THE VISTAS

PLANT	PLANT NAME / COMMON NAME	PLANT SIZE	PLANT QUANTITY	PLANT NOTES
1.0	Deciduous Tree	10"	40	Plant in 1/2" of soil
1.0	Coniferous Tree	10"	40	Plant in 1/2" of soil
1.0	Shrub	10"	40	Plant in 1/2" of soil
1.0	Perennial / Groundcover	10"	40	Plant in 1/2" of soil

MERIDIAN RANCH FILING 48



Land Planning
Landscape
Architecture
Urban Design

NES

N.E.S. Inc.
508 South Tejon Street
Colorado Springs, CO 80901

Tel: 719.471.0873
Fax: 719.471.0267

www.neslandscape.com

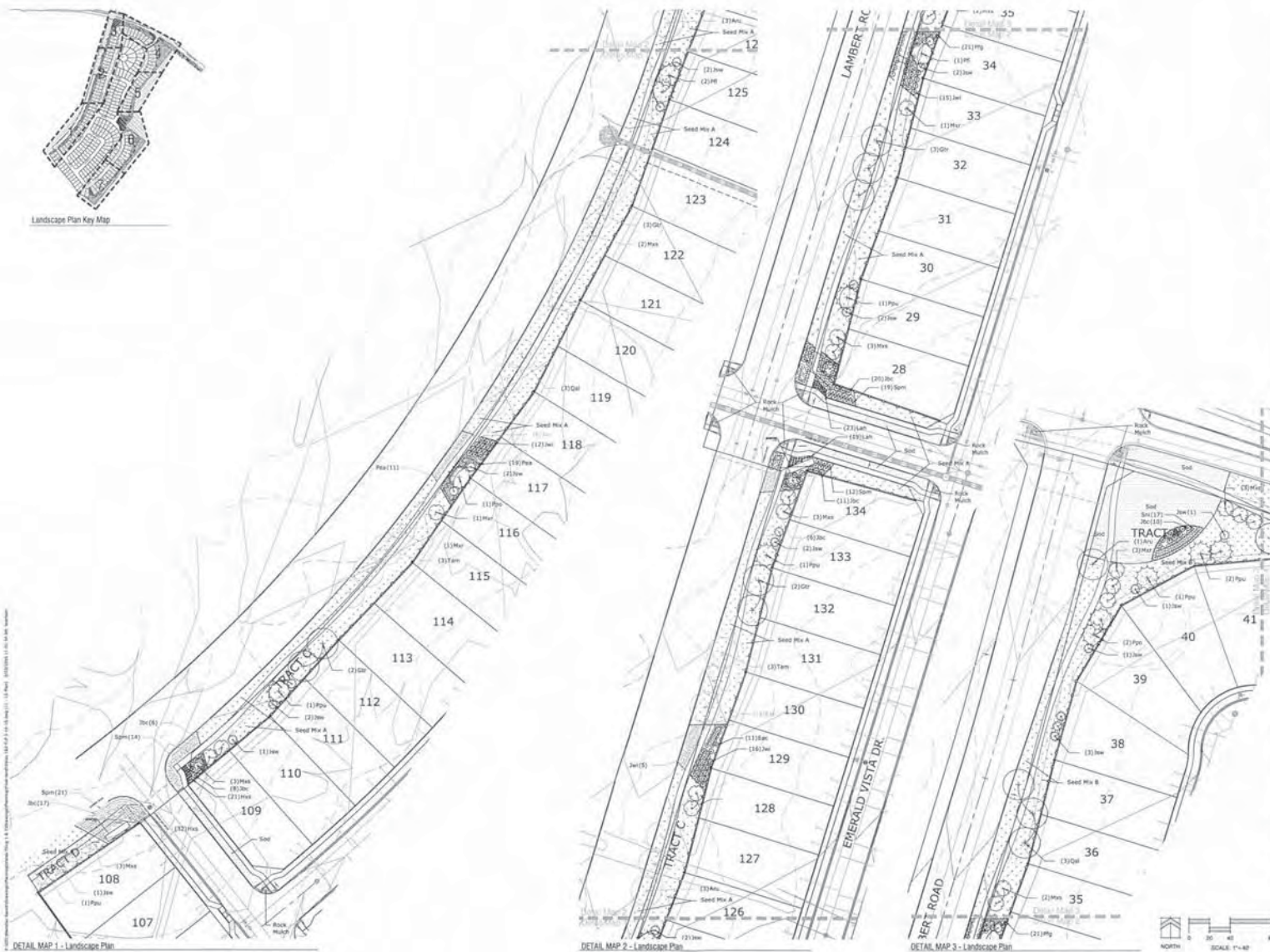
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Meridian Ranch The Vistas Filing 1 PUD / Preliminary Plan

Scale: 1/8" = 1'-0"
Project No: 10
Revision: 1

LANDSCAPE DETAILS

10
of 14
CPC#



Land Planning
Landscape
Architecture
Urban Design

NES

N.E.S. Inc.
508 South Tejon Street
Colorado Springs, CO 80901

Tel. 719.471.0073
Fax 719.471.0267

www.nescolabio.com

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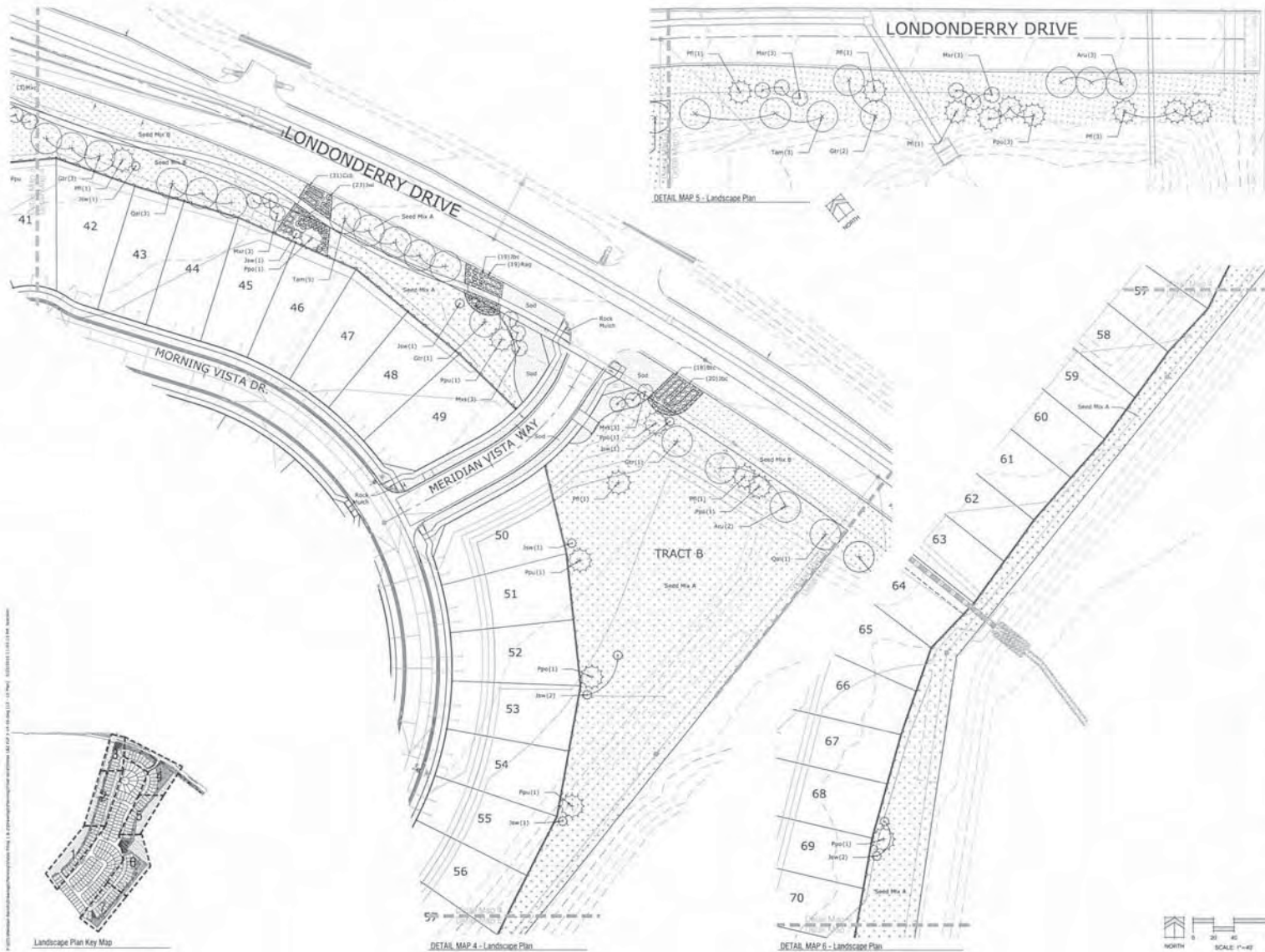
Meridian Ranch
The Vistas Filing
1
PUD /
Preliminary Plan

DATE:	March 21, 2018
PROJECT NO.:	T. Subert
PREPARED BY:	D. Carlson

LANDSCAPE PLAN

11

CPC#



Land Planning
Landscape
Architecture
Urban Design

NES

N.E.S. Inc.
508 South Tejon Street
Colorado Springs, CO 80903
Tel: 719.471.0073
Fax: 719.471.0292
www.nescolorado.com
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Meridian Ranch
The Vistas Filing
1
PUD /
Preliminary Plan

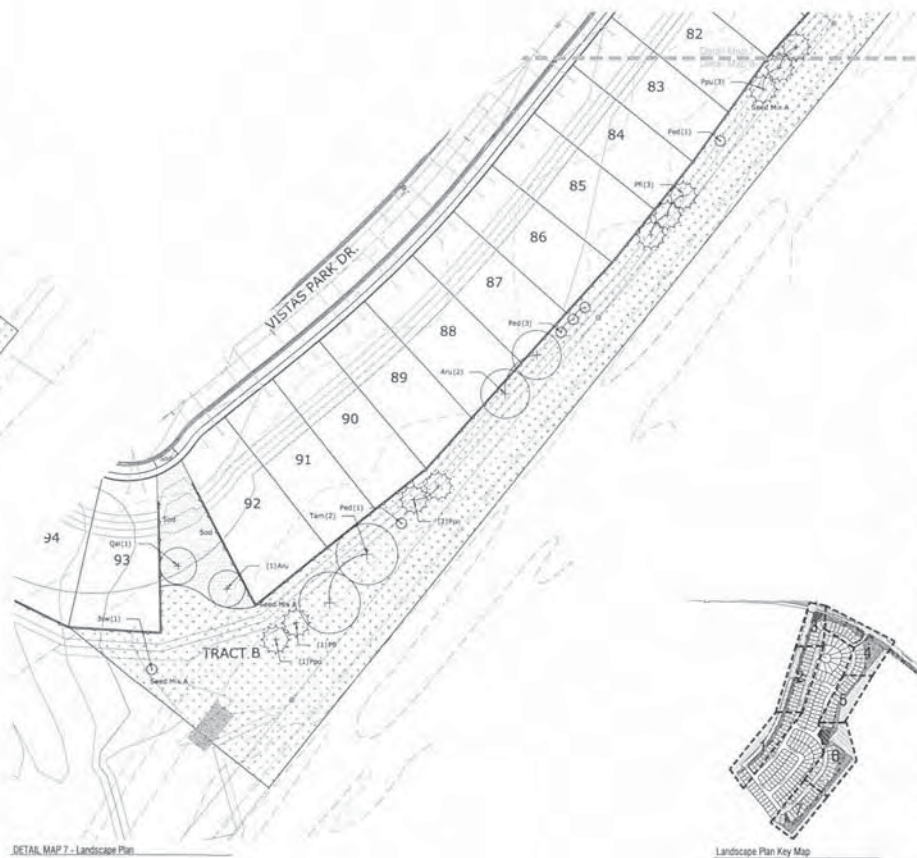
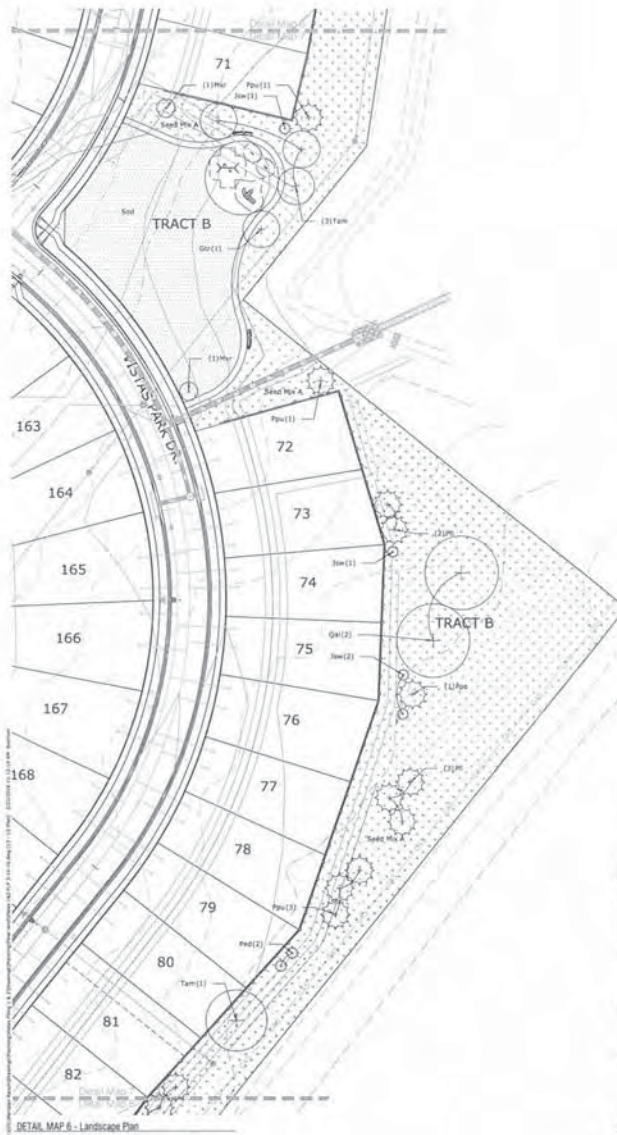
DATE: March 21, 2012
DESIGNED BY: J. Jensen
PREPARED BY: B. Jensen

LANDSCAPE PLAN

12
of 14

CPC#





N.E.S. Inc.
508 South Tejon Street
Colorado Springs, CO 80903
Tel: 719-471-0073
Fax: 719-471-0267
www.nesinc.com
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Meridian Ranch
The Vistas Filing
1
PUD /
Preliminary Plan

DATE: March 21, 2014
PROJECT NO: 13
PREPARED BY: T. Nelson, R. Carlson

LANDSCAPE PLAN

13
of 14

CPC#

ADJACENT OWNERS

1. 4200000011
Falcon School District No. 49
10505 E. Woodman Rd.
Payton, CO 80831

2. 4229400001
Meridian Service Matrix District
38513 N. Lowland St., Suite 141
Aurora, CO 80011

3. 4229400001
OTL, Inc.
3575 Kanyon St #200
San Diego, CA 92110

4. 4229400004
Cherryvale Homes Inc.
PO Box 49688
Colorado Springs, CO 80949

5. 4229400003
Cynado Corp
9040 Romero Ct.
Payton, CO 80831

6. 4229400002
Gregory & Arthur Thompson
9128 Romero Ct.
Payton, CO 80831

7. 4229400001
Nathan Builders
13418 Gilbert Dr.
Payton, CO 80831

8. 4232000002
Falcon & Melrose Garco
13148 Gilbert Dr.
Payton, CO 80831

9. 4200000041
Meridian Ranch Investments Inc.
PO Box 80026
San Diego, CA 92138

10. 4200000092
Meridian Ranch Investments Inc.
PO Box 80033
San Diego, CA 92138

11. 4229400002
Meridian Service Matrix District
38513 N. Lowland St., Suite 141
Aurora, CO 80011



Land Planning
Landscape
Architecture
Urban Design



N.E.S. Inc.
619 N. Cascade Ave., Ste. 200
Colorado Springs, CO 80903
Tel. 719.471.0073
Fax 719.471.0267
www.nescolorado.com
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Meridian Ranch
The Vistas Filing
1
PUD /
Preliminary Plan

DATE: March 21, 2014
PROJECT: N.E.S.
PREPARED BY: J. Jones
B. Garner

DATE: 03/21/2014
BY: J. Jones
CHECKED BY: B. Garner
APPROVED BY:

ADJACENT
OWNERS

14
of 14

CPC#

Development Application Permit Review



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

May 11, 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: The Vistas Filing No. 1 at Meridian Ranch - Final Plat		Application Type:	Final Plat
DSD Reference #:	SF-16-007	CSD / Parks ID#:	0
		Total Acreage:	56
Applicant / Owner:	Owner's Representative:	Total # of Dwelling Units	221
GTL, Inc.	N.E.S., Inc.	Gross Density:	3.95
DBA GTL Development, Inc	Andrea Barlow		
3575 Kenyon Street, Suite 200	619 North Cascade Avenue, Suite 200	Park Region:	2
San Diego, CA 92110	Colorado Springs, CO 80903	Urban Area:	3

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

Regional Parks: 2
0.0194 Acres x 221 Dwelling Units = 4.287 acres

Urban Density: ☒ (1 unit / 2.5 acre or greater)
Urban Parks Area: 3
Neighborhood: 0.00375 Acres x 221 Dwelling Units = 0.83 acres
Community: 0.00625 Acres x 221 Dwelling Units = 1.38 acres
Total: 2.21 acres

FEE REQUIREMENTS

Regional Parks: 2
\$336.00 / Unit x 221 Dwelling Units= \$74,256.00

Urban Parks Area: 3
Neighborhood: \$83.00 / Unit x 221 Dwelling Units = \$18,343.00
Community: \$129.00 / Unit x 221 Dwelling Units = \$28,509.00
Total: \$46,852.00

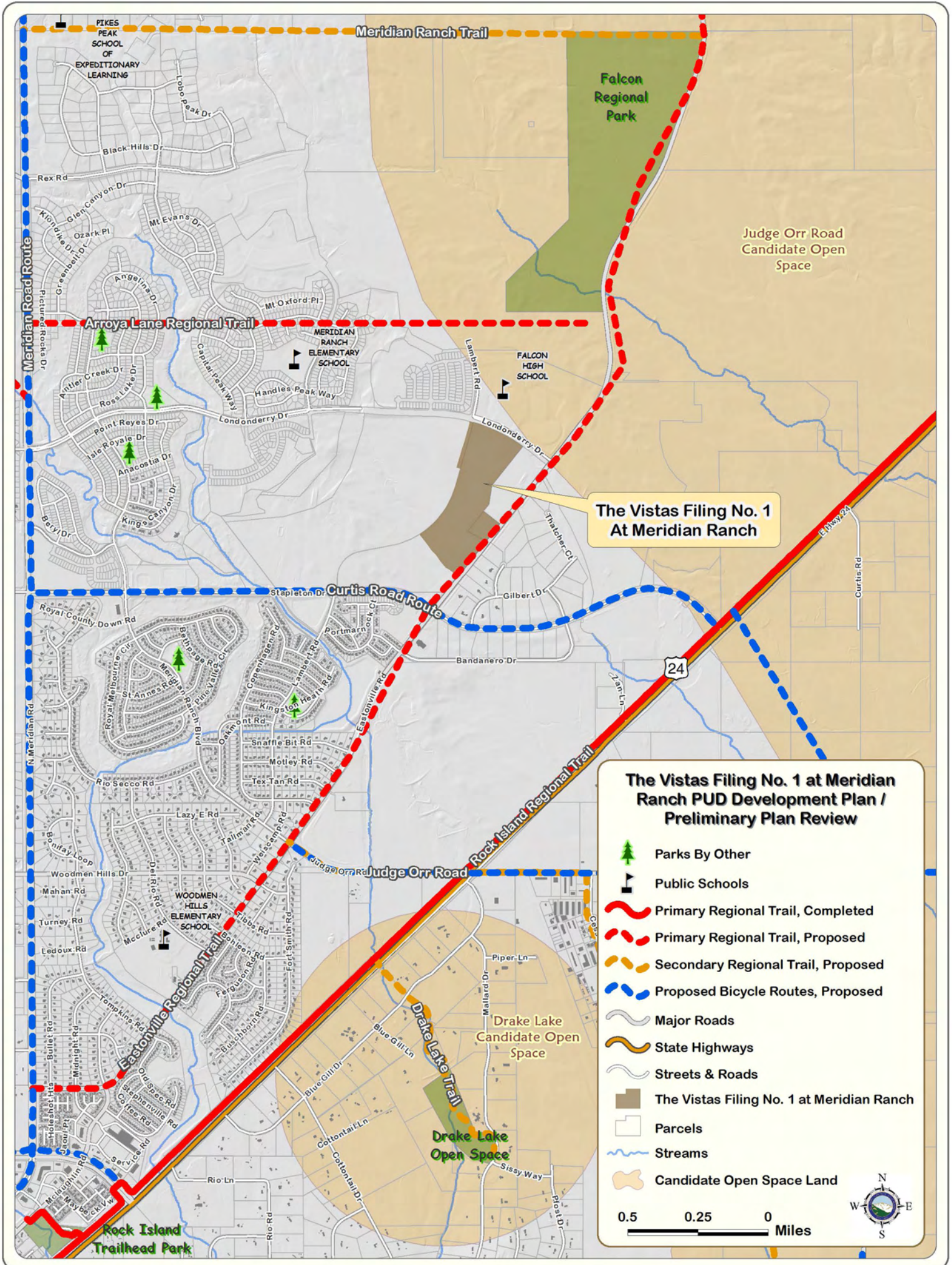
ADDITIONAL RECOMMENDATIONS

Staff Recommendation:

Recommend to the Planning Commission and the Board of County Commissioners that the approval of The Vistas Filing No. 1 at Meridian Ranch Final Plat include the following conditions:

- As stated in the general notes of the approved 2015 Meridian Ranch Sketch Plan Amendment, the landowner shall dedicate to El Paso County a 25' trail easement along Eastonville Road that allows for public access, as well as construction and maintenance of a primary regional trail, and the aforementioned easement be shown on the PUD Development Plan / Preliminary Plan, and shall be shown and dedicated on the Final Plat.
- Provision of urban park amenities under a park lands agreement, specifically the construction of park amenities in Tract B, may be an acceptable alternative to urban park fees, provided the agreement is approved by the County and executed prior to recording The Vistas Filing No. 1 Final Plat.
- Regional fees are not required pursuant to the existing park lands agreement for regional park land dedication.

Park Advisory Board Recommendation:



MERIDIAN RANCH FILING NO. 11A
RECEPTION NO. 214713513

THE VISTAS FILING No. 1 AT MERIDIAN RANCH

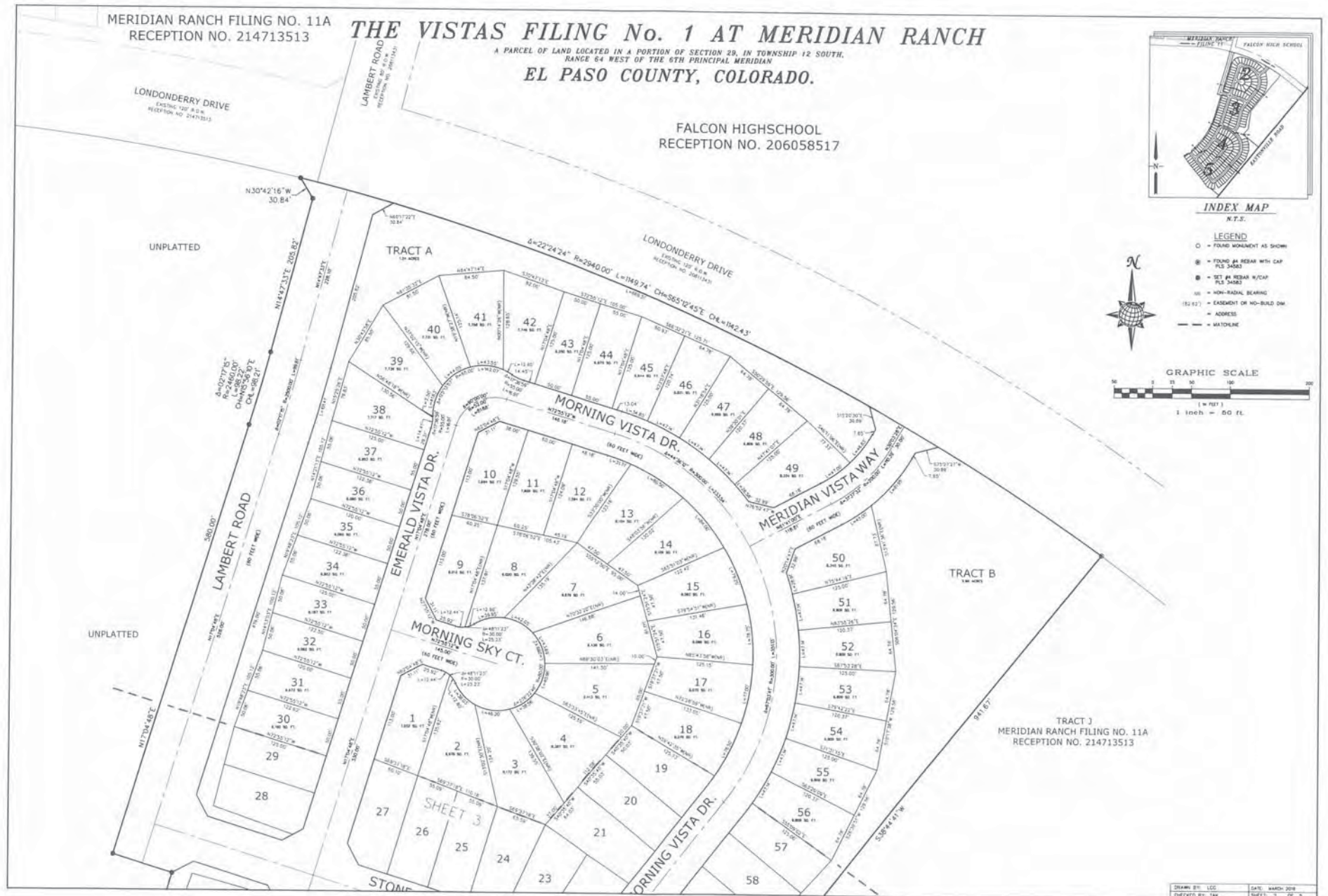
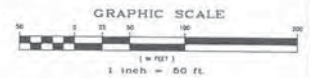
A PARCEL OF LAND LOCATED IN A PORTION OF SECTION 29, IN TOWNSHIP 12 SOUTH,
RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN
EL PASO COUNTY, COLORADO.

FALCON HIGHSCHOOL
RECEPTION NO. 206058517



INDEX MAP
N.T.S.

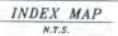
- LEGEND
- = FOUND MONUMENT AS SHOWN
 - ⊙ = FOUND IN REBAR WITH CAP PLS 34583
 - ⊙ = SET IN REBAR W/CAP PLS 34583
 - = NON-RADIAL BEARING
 - (S 1/2) = EASEMENT OR NO-BUILD DM.
 - = ADDRESS
 - = MATCHLINE



DRAWN BY: LCC
CHECKED BY: TNA
DATE: MARCH 2018
SHEET: 3 OF 5

A PARCEL OF LAND LOCATED IN A PORTION OF SECTION 29, IN TOWNSHIP 12 SOUTH,
RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN

THE VISTAS FILING No. 1 AT MERIDIAN RANCH



N.T.S.

- LEGEND**



1 inch = 50 ft.

TRACT J
MERIDIAN RANCH FILING NO. 11A
RECEPTION NO. 214713513

DRAWN BY: LCC	DATE: MARCH 2018
CHECKED BY: TAK	SHEET: 3 OF 5

THE VISTAS FILING No. 1 AT MERIDIAN RANCH

A PARCEL OF LAND LOCATED IN A PORTION OF SECTION 29, IN TOWNSHIP 12 SOUTH,
RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN

EL PASO COUNTY, COLORADO.

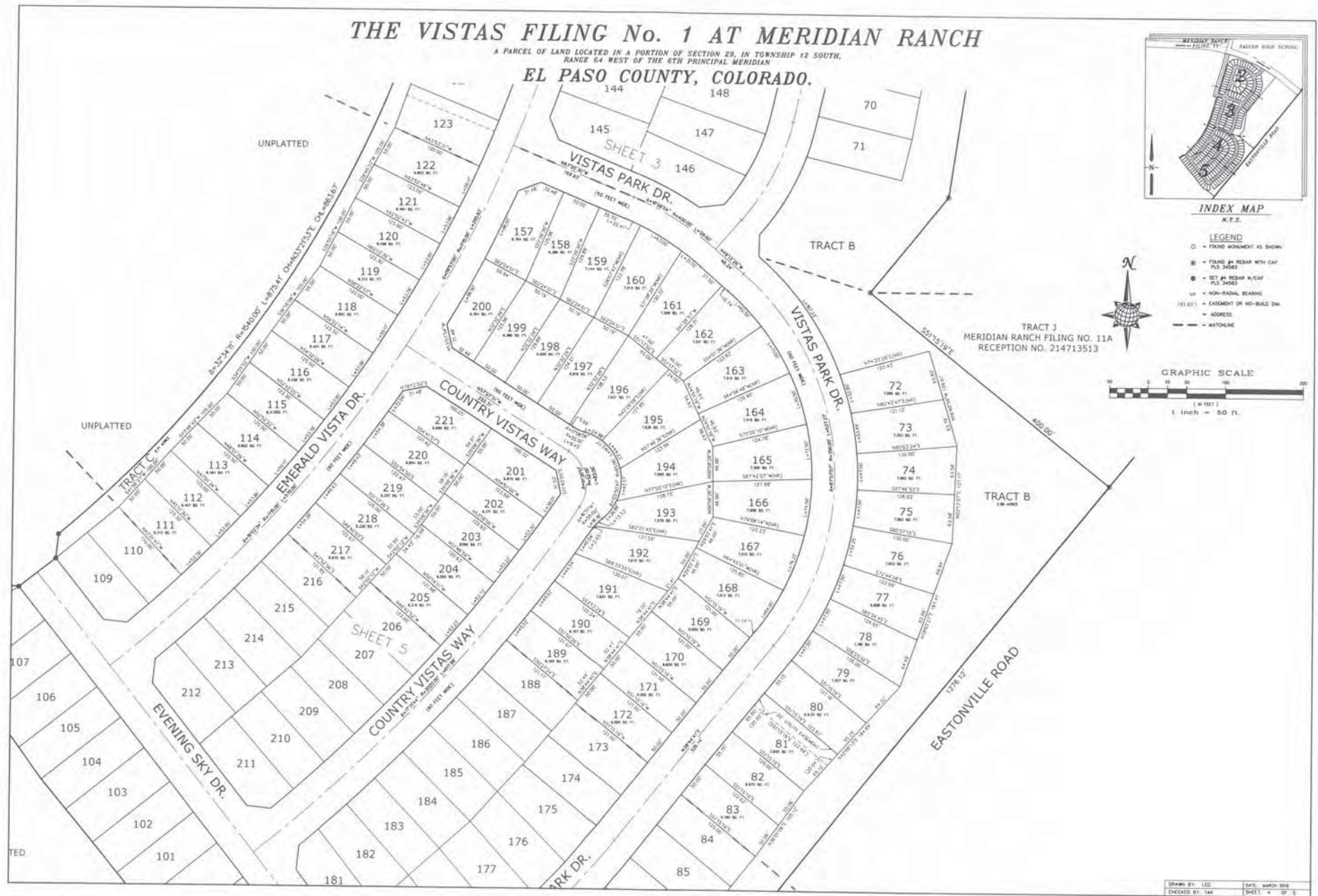


INDEX MAP
N.T.S.

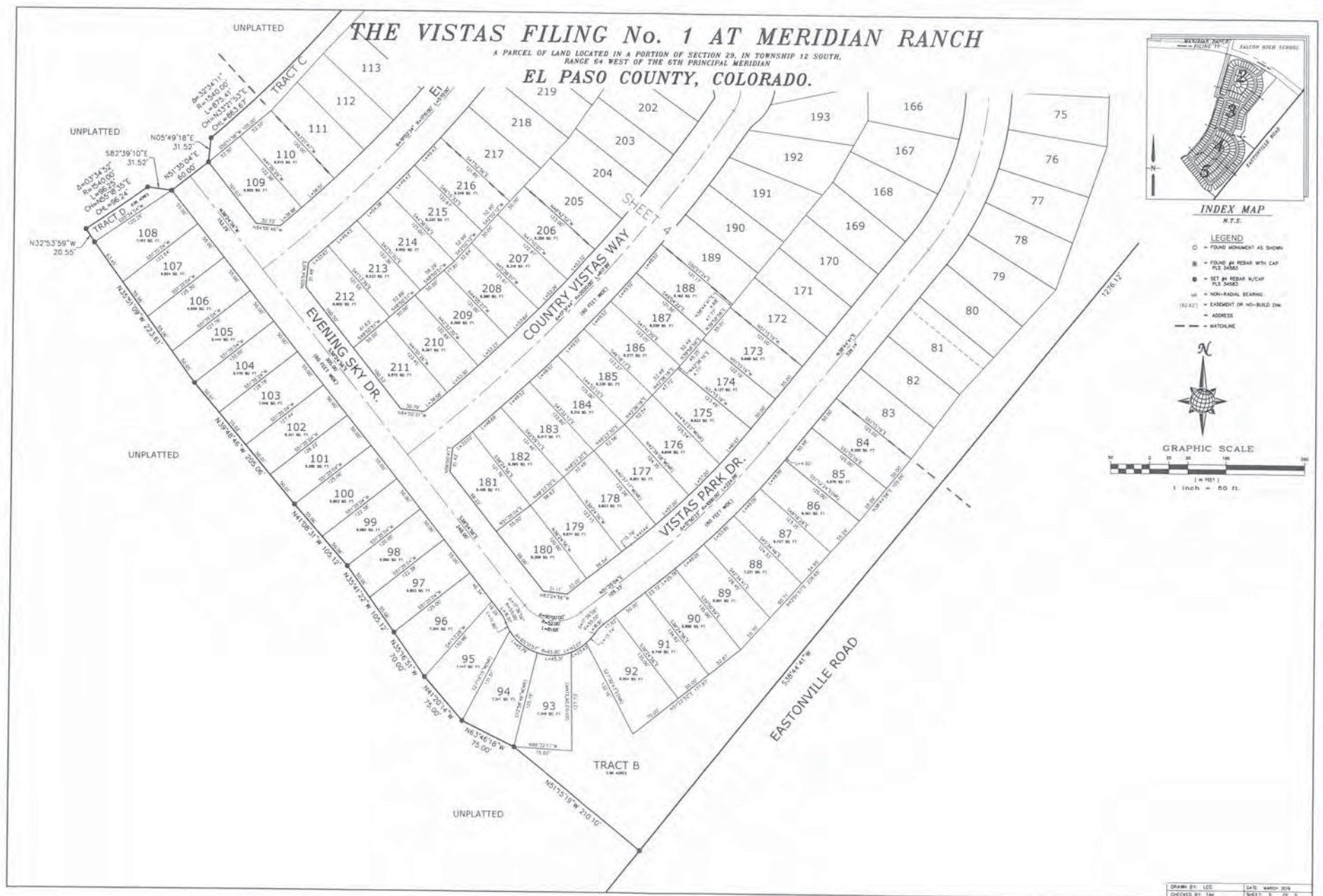


GRAPHIC SCALE
1 inch = 50 ft.

- LEGEND
- = FOUND MONUMENT AS SHOWN
 - = SET BY RESUR WITH CAP PLS. 34563
 - = SET BY RESUR W/CAP PLS. 34563
 - = NON-RADIAL BEARING
 - (12.82) = EXISTENT OR NON-BUILD DIM.
 - = ADDRESS
 - = WATCHLINE



DRAWN BY: LCC
CHECKED BY: LAR
DATE: MARCH 2008
SHEET: 1 OF 5



El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: Painted Sky at Waterview Update
Agenda Date: May 11, 2016
Agenda Item Number: #6 - E
Presenter: Elaine Kleckner, Planning Manager
Information: X **Endorsement:**

Background:

The Park Advisory Board has always had an interest in promoting neighborhood and pocket parks to serve the citizens of El Paso County. The Park Advisory Board recognizes that El Paso County Park's mission focuses on provision of regional facilities, but that other recreation providers and programs can help address park needs at the local level. The Urban Park Grant Program is one way that other recreation providers can benefit from El Paso County funding derived from urban park fees.

Park Advisory Board members expressed interest in the status of recreation opportunities in the Painted Sky at Waterview development.

Status:

The Painted Sky at Waterview, located south of Powers Boulevard and west of the future Bradley Road extension, is now owned by Waterview Investments, LLC (aka Journey Homes). The last development application on which the Park Advisory Board commented was the Filing No. 7 Final Plat in 2014 with 105 units on 22.87 acres, which was the last plat to be filed for the development. The development as a whole has a number of small tracts that could accommodate small scale recreation improvements. It is directly adjacent to a City of Colorado Springs TOPS open space area, Blue Stem Open Space, with Big Johnson Reservoir to the south.

Staff reached out to Journey Homes to inform them of the Urban Park Grant Program.

El Paso County Parks

Agenda Item Summary Form

Agenda Item Title: Park Lands Agreement – GTL, Inc., for The Vistas at Meridian Ranch.

Agenda Date: May 11, 2016

Agenda Item Number: #7 - A

Presenter: Ross Williams, Park Planner
Community Services Department

Information: **Endorsement:** X

Background Information:

The Vistas at Meridian Ranch is a 56-acre development located southeast of the intersection of Londonderry Road and Lambert Road, adjacent to Eastonville Road. The developer, GTL, Inc., is in the process of completing a PUD Development/Preliminary Plan Amendment and Final Plat applications for a portion of the Property to be platted as The Vistas Filing No. 1 at Meridian Ranch for development of 221 single-family lots, and applications are anticipated to go before the Planning Commission and the Board of County Commissioners in 2016.

At the May 2016 Park Advisory Board (PAB) meeting, the subdivision review form recommended motion included the following in the condition regarding The Vistas Filing No. 1 at Meridian Ranch Final Plat:

“Provision of urban park amenities under a park lands agreement, specifically the construction of park amenities in Tract B, may be an acceptable alternative to urban park fees, provided the agreement is approved by the County and executed prior to recording The Vistas Filing No. 1 Final Plat.”

Please find enclosed the proposed Park Lands Agreement that includes providing a waiver of the \$46,852 of urban park fees provided the Property Owner constructs the small park and associated amenities within two years of the execution of the agreement. The Property Owner estimates the overall cost of the project to be approximately \$82,400. The project includes a playground, benches, and landscaping to include irrigated turf and trees.

Recommended Motion:

_____ move to endorse the Park Lands Agreement with GTL, Inc., for the Vistas at Meridian Ranch.

**PARK LANDS AGREEMENT
THE VISTAS FILING NO. 1 AT MERIDIAN RANCH**

THIS PARK LANDS AGREEMENT ("the Agreement") is made and entered into this ____ day of _____, 2016, by and between GTL, Inc. ("Property Owner") and EL PASO COUNTY, BY AND THROUGH THE BOARD OF COUNTY COMMISSIONERS of EL PASO COUNTY COLORADO ("County").

RECITALS

A. Property Owner is the owner of a large parcel of property situated in an unincorporated portion of El Paso County, State of Colorado consisting of approximately 2,650 acres and commonly known and described as Meridian Ranch (the "Property"), which Property was approved for development by the Board of County Commissioners of El Paso County on March 9, 2000.

B. Property Owner is in the process of completing PUD Development/Preliminary Plan and Final Plat applications for a portion of the Property to be platted as The Vistas Filing No. 1 at Meridian Ranch for development of 221 single-family lots, which applications are anticipated to go before the Planning Commission and the Board of County Commissioners in 2016.

C. Pursuant to the requirements of the El Paso County Land Development Code (the "Code"), the El Paso County Development Services Department estimates the Urban Park Fees for The Vistas Filing No. 1 at Meridian Ranch to be \$46,852.

D. The County desires to grant the Property Owner \$46,852 in Urban Park Credits, provided that the Property Owner installs a neighborhood park of an equal or greater value to certain parcels identified as Tract B on The Vistas Filing No. 1 at Meridian Ranch Final Plat.

NOW, THEREFORE, for and in consideration of the mutual promises and covenants hereinafter set forth, as well as the above Recitals, which are a material part hereof, the County and the Property Owner agree as follows:

1. Park Development and Obligations. Property Owner shall satisfy its urban park development requirements and obligations for The Vistas Filing No. 1 at Meridian Ranch by installing or causing the installation of a neighborhood park through Tract B of The Vistas Filing No. 1 at Meridian Ranch Final Plat in lieu of paying \$46,852 in Urban Park Fees at the time of recording the final plat. By execution and recordation of this Agreement, the Meridian Ranch Property is hereby burdened and encumbered by this Agreement.

- a. From and after the date of recordation of the subdivision plat for The Vistas Filing No. 1 at Meridian Ranch, the Property Owner shall install or cause to install certain park improvements within the designated tracts.
- b. The value of the improvements installed shall be equal to or greater than \$46,852.

- c. The Property Owner will provide plans, specifications, and a construction cost estimate for the park improvements to the County for review and approval prior to the recording of the final plat for The Vistas Filing No. 1 at Meridian Ranch.
- d. The improvements shall be fully completed within two years of the execution of this Agreement. If not completed within two years, the Urban Park Fees in the amount of \$46,852 will be immediately paid to the County. If the above mentioned conditions are not satisfied with the two year period, El Paso County Parks will not consider future applications within Meridian Ranch until such the improvements have been completed or fees have been paid.
- e. The park and trails will remain for public use in perpetuity, consistent with the zoning of the property identified in the approved The Vistas Filing No. 1 at Meridian Ranch PUD Development/Preliminary Plan.

2. Maintenance. Unless otherwise mutually agreed by the Property Owner and the County, the Park will be maintained in perpetuity either by the Property Owner or the Meridian Service Metropolitan District for the benefit of the public.

3. Installation. The Property Owner, at no cost to the County, shall be responsible to install or cause to install all park improvements pursuant to this Agreement and to pay or cause to be paid any necessary tap fees to properly irrigate the park improvements. Any and all park improvements are subject to review and acceptance by the County. All improvements shall be installed in compliance with all applicable County regulations, resolutions, and standards.

4. Successors and Assigns. This Agreement is binding on and inures to the benefit of the heirs, successors, and assigns of the Parties hereto, including any successive owners or developers of the Property.

IN WITNESS of the foregoing provisions, the Parties have executed this Agreement as of the date first entered above.

**BOARD OF COUNTY COMMISSIONERS
EL PASO COUNTY, COLORADO**

By: _____
Amy Lathen, Chair

ATTEST:

Clerk & Recorder

APPROVED AS TO FORM:

County Attorney's Office

GTL, IIC.

By: _____
Douglas E. Woods, Vice President

El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: Jones Park Update

Agenda Date: May 11, 2016

Agenda Item Number: #7 - B

Presenter: Tim Wolken, Director
Community Services Department

Information: X **Endorsement:**

Background

The City of Colorado Springs (City) desired to divest ownership of Jones Park, 1,172 acre site located west of Colorado Springs, in 2014 as the site no longer had operational value for Colorado Springs Utilities (CSU). CSU staff initially proposed conveying the site to the United States Forest Service. El Paso County expressed interest in the property being conveyed to the County to address the following objectives: (1) expansion of the regional trail system (2) providing additional public open space and recreational opportunities (3) providing Off-Highway Vehicle opportunities (4) ensuring continued local ownership of the site which will allow residents access to local government County leadership and staff regarding the management of the site. The City of Colorado Springs approved conveying Jones Park to El Paso County on January 13, 2015.

Jones Park History

One of the first routes to Pikes Peak, known as the Bear Creek Trail, traversed through Jones Park. Joseph C. Jones came to Colorado as part of the 1859 gold rush. Jones filed a "Declaration of Occupancy" in 1873 for 160 acres to establish a hotel and restaurant for travelers using the Bear Creek Trail. Mr. Jones constructed a log house, gardens, and fishing ponds which were stocked with greenback cutthroat trout from the South Platte River. Mr. Jones passed in 1882.

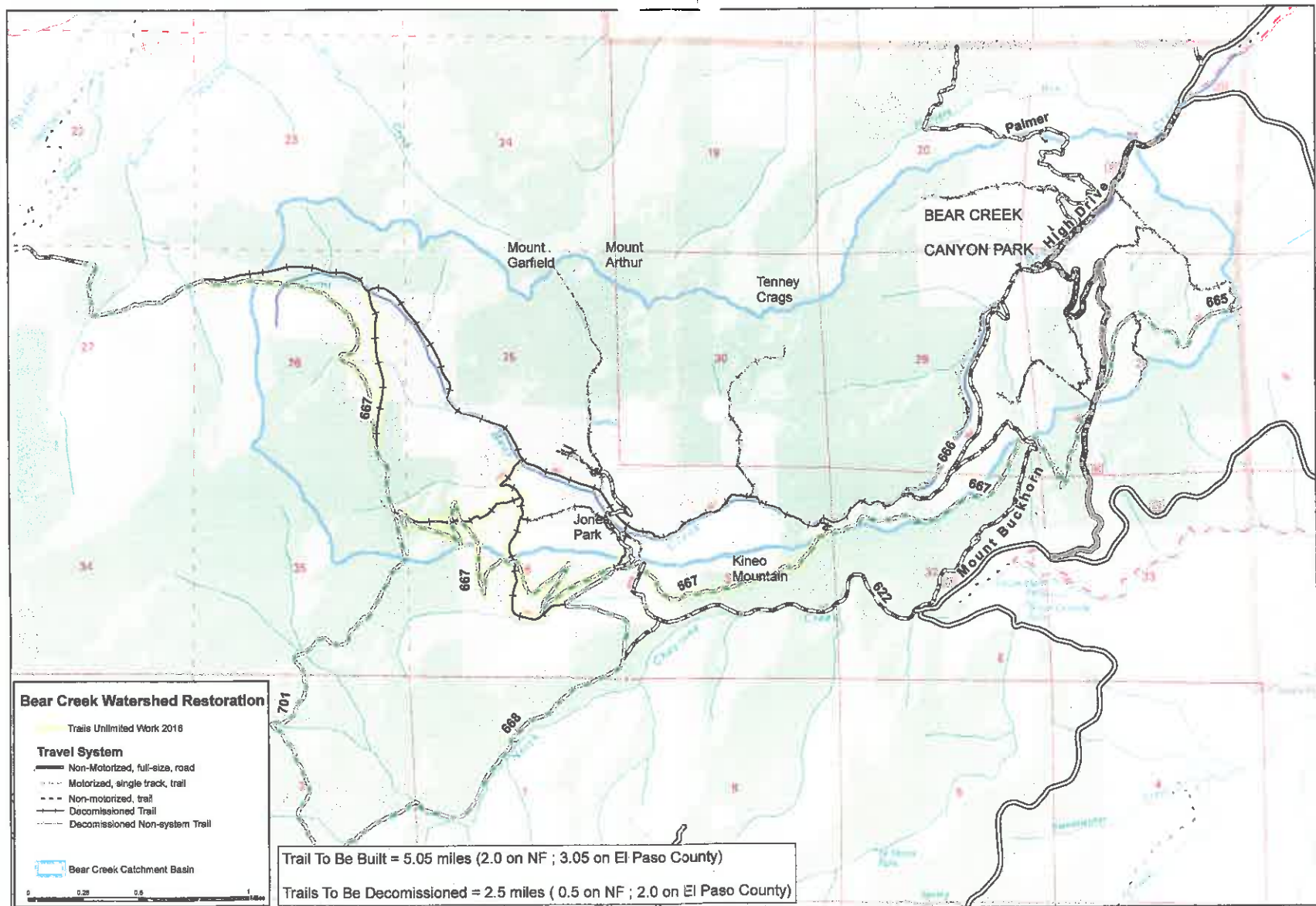
Other families settled in the Jones Park area and established several inns and hotels in the 1890's to serve travelers. The City of Colorado Springs began to purchase property / water rights and construct pipelines in the Bear Creek Watershed / Jones Park area in the 1890's. The City planned to build a reservoir at Jones Park in the 1950's but elected to not proceed.

Current Status

1. The U.S. Forest Service is finalizing the National Environmental Policy Act (NEPA) process in the Bear Creek Watershed to lessen excess sediment that is contributing to the degradation of the fish habitat within Bear Creek, specifically impacting the Greenback Cutthroat Trout. It is anticipated the NEPA process will be completed by June, 2016.

2. The Forest Service and El Paso County are collaborating on the re-routing of Captain Jack's Trail (Trail 667) within the Bear Creek Watershed in 2016. The trail re-routing will address the NEPA process and will include the construction of approximately five miles of new trail and the closure of 2.5 miles of trail.
3. To complete the re-routing of Captain Jack's Trail, the County and Forest Service are collaborating on contracting with Trails Unlimited, an enterprise group through the Forest Service which completes a variety of complex trail projects throughout the United States each year, as the trail re-route impacts both County and Forest Service property. The overall project budget is \$324,000 with El Paso County contributing \$190,127. EPC funding will support the construction of approximately three miles of trail and closure of two miles of trail within Jones Park. El Paso County funding is provided by 1A Funds (\$200,000) and a Colorado Water Conservation Board grant (\$250,000).
4. County Parks will also construct the Jones Park Trail in 2016. The trail is approximately .7 of a mile and will connect the new Captain Jack's Trail to the Jones Park Historic Area. This section of trail will be for non-motorized use and allow trail users to view Jones Park historic sites.
5. El Paso County will also launch on a trail closure plan for the former Captain Jack's Trail within Jones Park by coordinating the development of a trail closure plan in 2016 with the trail closure work being completed in 2017.
6. The conveyance documents included the County placing a conservation easement over Jones Park. The County has contracted with the Palmer Land Trust to complete the easement in 2016.
7. County Parks is collaborating with the City of Colorado Springs on the spraying for the Tussock Moth / Budworm in June, 2016. Approximately 200 acres will be sprayed within Jones Park.

Bear Creek Watershed Restoration : Trails Unlimited Work 2016



El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: 2016 - 17 Officer Elections

Agenda Date: May 11, 2016

Agenda Item Number: #7 - C

Presenter: Chairperson

Information: **Endorsement:** **Approval:** X

Background Information:

The Park Advisory Board By-Laws include the election of officers at the May meeting.
The 2015 -16 officers include:

Chairperson -	Michael Straub
Vice-Chairperson -	Jeff Cramer
Second Vice-Chairperson -	Ann Nichols
Third Vice-Chairperson -	Terri Hayes
Secretary -	Judi Tobias

Please find below an excerpt from the Park Advisory Board By-Laws regarding the election process:

V. BOARD ORGANIZATION AND PROCEDURES

A. Officers

- 1. At the regular May meeting of each year, the Park Advisory Board shall meet and elect officers for the coming year. Officers shall serve from June through May.*
- 2. Election of officers shall be in accordance with Roberts' Rules of Order, Newly Revised, as said rules pertain to small boards and committees, or as otherwise directed by the Board of County Commissioners*
- 3. In case a vacancy shall occur in any of the offices, an election may be held at any regular meeting.*
- 4. The Chairperson of the Park Advisory Board shall preside at the meetings of the Board and shall perform the duties ordinarily performed by that office. The Chairperson shall be an ex-officio member of all committees appointed by the Park Advisory Board.*

5. *The Vice-Chairperson of the Park Advisory Board, in the absence of the Chairperson, shall perform all the duties of the Chairperson.*
6. *The Second Vice-Chairperson, in the absence of the Chairperson and the Vice-Chairperson, shall perform all the duties of the Chairperson.*
7. *The Third Vice-Chairperson, in the absence of the Chairperson, the Vice-Chairperson and the Second Vice-Chairperson, shall perform all the duties of the Chairperson.*
8. *The Secretary, in the absence of the Chairperson, the Vice-Chairperson, the Second Vice-Chairperson and the Third Vice-Chairperson, shall call the meeting to order and preside until the immediate election of a chairperson pro tem.*
9. *The Secretary shall sign all recorded minutes of meetings that have been approved by the Park Advisory Board.*
10. *Ex-officio Secretary of the Park Advisory Board shall be the Community Services Director or his designee. Duties to include: preparation of the agenda, keeping a full and true record of all meetings, custodianship of all documents and written materials belonging to the Park Advisory Board, and issuance of notice of meetings.*
11. *The Chairperson, as needed, shall designate committees.*

Recommended Motion:

_____ move to elect _____ as the _____ for the
Park Advisory Board for the 2016 -17 year.

**El Paso County Parks
2016 Action Plan**

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	High	Fabrication Phase
FCNC Cultural History Exhibit	Nancy Bernard	Medium	Fundraising Phase
County Fair Improvements	Todd Marts	High	Implementation Phase
Establish Advanced Equine Clinic		Medium	
Establish Pollinator Festival	Jamie Bequette	Medium	
Expand Fairgrounds Halloween activities		Low	
Establish Equestrian Poker Run at FCRP		Low	
40th Anniversary Celebration - BCNC	Todd Marts	Medium	
Park Operations Division	Project Manager	Priority	Status
Update Park Operations Manual	Brad Bixler	High	Review Phase
Park Security Officer Expanded Duties	Brad Bixler	High	Approval Phase
Expand Forest Management Program	Brad Bixler	High	
Park Operations Software Upgrade	Brad Bixler		Completed
Install BC Dog Park Memorial	Kyle Melvin		Completed
Re-open New Santa Fe Regional Trail	Tim Wolken	High	Planning Phase
Expand Training Program Schedule	Brad Bixler		Completed
Planning Division	Project Manager	Priority	Status
FC Regional Park Master Plan Update	Ross Williams	High	Implementation Phase
Widfield Community Park Master Plan Update	Ross Williams	Low	
Culturally Modified Tree Studies	Ross Williams	High	Implementation Phase
Fountain Creek Greenway Project	Elaine Kleckner	Low	
Collaborative Trail Development	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	Design Phase
Falcon Regional Park Development	Elaine Kleckner	High	Construction Phase
Falcon Trailhead Improvements	Jason Meyer	High	Construction Phase
Drake Lake Improvements		Low	
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	Medium	Planning Phase
County Fairground Improvements	Tasha Brackin	High	Construction Phase
Fountain Creek Regional Park Improvements	Ross Williams	Medium	
Jones Park Improvements	Tim Wolken	Medium	Bid Phase
Ute Pass Regional Trail Expansion	Jason Meyer	Low	Fundraising Phase
Ceresa Park Improvements	Brad Bixler	High	Planning Phase
Bear Creek Regional Park Improvements	Brad Bixler	Medium	Planning Phase

Open Space Projects	Project Manager	Priority	Status
Elephant Rock	Elaine Kleckner	High	Fundraising Phase
Community Outreach	Project Manager	Priority	Status
County Fair Sponsorships	Dana Nordstrom	High	Fundraising Phase
Partners in the Park	Dana Nordstrom	High	Fundraising Phase
Friends Groups Expansion	Dana Nordstrom	High	Marketing Phase
Nature Center Annual Fundraising Campaign	Todd Marts	Medium	Fundraising Phase
County Fairgrounds Capital Campaign	Christine Burns		Completed
Parks Annual Giving Campaign	Christine Burns	Low	
BCNC Exhibits Fundraising Campaign	Todd Marts	High	Fundraising Phase
United Way Giving Campaign	Christine Burns	Medium	Research Phase
Elephant Rock Open Space Capital Campaign	Elaine Kleckner	High	Fundraising Phase
Naming Rights Opportunities	Christine Burns	Low	
Expand Marketing Efforts for Health Impacts	Christine Burns	Low	
"How To" Video for Park Rentals	Christine Burns	Medium	
Use of QR Codes	Christine Burns	Low	
Development of Global CSD Calendar	Christine Burns		Completed
Administration	Project Manager	Priority	Status
Internship Opportunities	Christine Burns	High	Research Phase
Explore Use of Virtual Meetings	Deb Reid		Completed
Trust for Public Land Funding Study	Tim Wolken	High	Research Phase
Fiber Connections to Park Buildings	Deb Reid		Completed

**Community Services Department
Parks / Recreation & Cultural Services Divisions
April 2016 Monthly Report**

Facility Revenue Totals To Date						
		2016				2015
		Budget	Current	Balance		Totals to Date
Parks Facility Reservation Revenue		\$ 145,000	\$ 79,848	\$ 65,152		\$ 78,118
County Fair / Fairgrounds		\$ 295,651	90,299	\$ 205,352		81,333
Total		\$ 440,651	\$ 170,147	\$ 270,504		\$ 159,451
Fundraising Revenue						
		2016				2015
	Purpose	Goal	Amount	Balance		Totals to Date
County Fair Sponsorships	Fair Operations	\$ 65,000	\$ 65,500	\$ (500)		71,500
Partners in the Park Program	Park Operations	\$ 30,000	\$ 20,000	\$ 10,000		15,000
Trust for Community Parks	Park Operations	\$ 15,000	\$ 5,726	\$ 9,274		N/A
Nature Center Fundraising	Nature Center Support	\$ 25,000	\$ 735	\$ 24,265		8,459
County Fairgrounds Support (Fairgrounds Corp)	Programming/Facility Support	\$ 40,000	\$ 50,000	\$ (10,000)		40,000
Parks Annual Campaign	Park Operations	\$ 5,000		\$ 5,000		N/A
Total		\$ 180,000	\$ 141,961	\$ 33,039		\$ 134,959
Grant Funds						
CO Water Conservation Board	Jones Park	\$ 250,000				
CO Dept of Natural Resources	Fuels Mitigation Grant	\$ 41,750				
Great Outdoor Colorado	Fair Grounds Improvements	\$ 275,000				
Total		\$ 566,750				\$ -
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						
June						
July						
August						
September						
October						
November						
December						
Total		167	4785		201	6456

<u>Parks Facility Reservations</u>	2016				2015	2015
<u>April</u>		<u>Rentals</u>	<u>Attendance</u>		<u>Rentals</u>	<u>Attendance</u>
<u>Bear Creek Regional Park</u>						
Archery Lanes						
Athletic Fields		12	600		23	1630
Pavilions		18	912		20	951
Trails		1	100		1	200
Vendor					9	22
Tennis Courts					2	4
Vita Course						
Meeting Room		20	254		18	294
<u>Black Forest Regional Park</u>						
Athletic Fields					2	70
Pavilions		1	25		4	140
Vendor						
Tennis Courts		16	62		14	88
<u>Fountain Creek Regional Park</u>						
Athletic Fields						
Pavilions		7	364		10	236
Trails						
Disc Golf Course						
<u>Fox Run Regional Park</u>						
Athletic Fields		22	575		38	1200
Gazebo		6	65		1	150
Warming Hut						
Pavilions		7	252		6	195
Trails						
<u>Homestead Ranch Regional Park</u>						
Pavilions		1	50			
Athletic Fields						
Trails						
<u>Palmer Lake Recreational Area</u>						
Palmer Lake Santa Fe Trail						
<u>New Santa Fe Trail</u>						
Monument Trail Head New Santa Fe Trail						
Baptist Road Santa Fe Trail						
AFA Santa Fe Trail						
Vendor						
<u>Paint Mines Trail</u>						
<u>Rock Island Trail</u>						
<u>Black Forest Section 16</u>					1	8
Total Park Facility Reservations		111	3259		149	5188
<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						

June						
July						
August						
September						
October						
November						
December						
Total		48	3905		61	3680
Fairgrounds Facility Reservations		2016		2015		
April		Rentals	Attendance	Rentals	Attendance	
<u>Swink Hall - Fairgrounds</u>						
Fair Corporation Meeting		1	5	1	10	
FAB Meeting		1	24	1	19	
Lions Club Meeting		1	20	1	30	
COC Meeting		1	18	1	14	
Senior Dinner		2	132	2	160	
Celebration of Life		1	50			
Calhan HS - Prom		1	150	1	120	
Clothing & Tack Sale				1	50	
Master Plan Community Meeting				1	30	
Calhan School Testing		1	40	1	20	
<u>Track</u>						
Hot laps		1	30	1	50	
Race		1	1732	1	715	
<u>Barns</u>						
<u>Livestock Arena</u>						
Colorado Australian Shepherd Assn. Dog Show		1	300			
4-H Select Sale				1	150	
<u>Grounds</u>						
Easter Egg Hunt		cancel-snow		1	130	
Great American Clean up		1	3	1	2	
<u>Whitemore - Fairgrounds</u>						
United Methodist Women - Rummage Sale		1	500	1	400	
4-H Rabbit Ralley		1	50	1	50	
4H Mock Dog Trail		cancel-snow		1	60	
<u>Exhibit Hall - Fairgrounds</u>						
Livestock Committee Meeting		1	20	1	20	
Calhan Ranch Hand Dog Project				2	40	
<u>Arena</u>						
Jack Pot Barrel Race		1	50			
Month Total Fair Facility Reservations		17	3,124	21	2070	

<u>Vandalism Report</u>						
<u>Incident</u>	<u>Date</u>	<u>Location</u>	<u>Area</u>	<u>Cost</u>		
			2016 Total	\$ -		
			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						
June						
July						
August						
September						
October						
November						
December						
Totals	20,000 hours	1328	10,090	1594	8,871	
		2016				
<u>April</u>		<u>Volunteers</u>	<u>Total Hours</u>			
Park Advisory Board		9	27			
Fair Advisory Board		14	704			
Fairgrounds Corporation		5	20			
Friends of the Nature Centers		96	447			
Adopt-A-Trail / Park / Volunteer Projects/		520	3,034			
Front Range Community Service		1	36			
Total		645	4,268			
<u>Programming</u>	<u>Goal</u>	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						
June						
July						
August						
September						
October						
November						
December						
Totals	800 / 21,000	288	6967	4.98	250	7139

April	Facility	Programs	Attendance	Evaluation	
Discover Bear Creek	BCNC	19	213		
Habitat	BCNC	30	435		
Incredible Insects	BCNC	13	207		
Colorado Wildlife Detectives	BCNC	2	33		
Foothills Field Experience	BCNC	1	12		
Paint Mine Hike/Birding	BCNC	1	22		
Birding 101	BCNC	3	46		
Great American Clean Up	BCNC	1	12		
Baby Shower	BCNC	1	150		
Water, We Care	BCNC	4	51		
Girl Scouts: Bugs	BCNC	1	15		
Into The Woods	BCNC	1	30		
Crew Leader Training	BCNC	3	120		
Mosaic	BCNC	1	14		
Boy Scouts	BCNC	2	32		
Special Kids; Special Families	BCNC	1	12		
Little Wonders: Eggstravaganza	BCNC	1	24		
Overture	BCNC	1	19		
Mom's Group	BCNC	1	19		
Our House	BCNC	1	13		
Nature Explorers: Flying Back for Summer	BCNC	1	17		
Ariel	BCNC	2	16		
Stellar Care	BCNC	1	19		
Pikes Peak Community College: Environmental Education	BCNC	3	54		
YMCA: Healthy Kids Day	BCNC	1	145		
Cheyenne Village	BCNC	2	44		
Awesome Arthropods	FCNC	4	80	5.00	
Walk the Wetlands	FCNC	35	784	4.92	
Discover the Wetlands	FCNC	4	54	5.00	
Birthday Party: Wetlands	FCNC	1	35	5.00	
Live Birds of Prey	FCNC	1	54	5.00	
Cub Scouts badge	FCNC	1	12	5.00	
Pikes Peak Community College	FCNC	3	90		
Cheyenne Village	FCNC	1	10		
Outreach: Pikes Peak BOCES-Insects	FCNC	1	31		
Nature Adventures: Wild About Wolves	FCNC	1	51		
Cultural History Exhibit Meeting	FCNC	1	14		
Free Story Time with Puppets	FCNC	1	40	5.00	
Room Rental: Sierra Club	FCNC	1	30		
Birding 101 Field Trip	FCNC	1	20		
Greenway Fund Forum Outreach	FCNC	1	100		
2's & 3's: Wiggly Wormology	FCNC	1	57	5.00	
Girl Scout Event	FCNC	9	89	4.70	
Bird Festival Meeting	FCNC	1	18		
Widefield Community Center	FCNC	4	73		
Outreach: Woodland Park Insects	FCNC	1	44		
Pikes Peak Community College Photog. Class	FCNC	1	20		
Cub Scout group	FCNC	1	19		
Girl Scout Group	FCNC	1	10		

Earth Heroes Stewardship Day	FCNC	1	20	5.00	
Outreach: Fountain Mesa Park Arbor Day	FCNC	1	75		
Brownie/Webelos Scout program	FCNC	1	27	5.00	
Cub Scouts	FCNC	1	12		
Birthday Party: Big Bugs	FCNC	1	22	5.00	
TOTALS		179	3665	4.97	



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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

April 2016

General Updates:

1. Facility rental revenue is up by \$1,730 from this time in 2015.
2. There were 111 reservations made in April for a total of \$4,965.50.

Special Events:

1. Bear Creek Regional Park was host to a 5K run to raise domestic violence awareness.
2. The first events are booked at the Falcon Regional Park baseball field. The High Plains Little League scheduled their USA Baseball Academy and a multi-day All Star Tournament.
3. Soccer practices and tournaments have started at many of our regional parks.
4. Special event requests for runs, races, family and company functions as well as field rentals continue to be submitted in a steady flow. Sixty-seven special event applications have been received so far.



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

COMMUNITY OUTREACH and GRANTS
Monthly Report – April 2016
Christine Burns, Community Outreach Manager
Dana Nordstrom, Community Outreach Coordinator

Community Outreach

1. **COMMUNITY OUTREACH:**
 - a. The Great American Cleanup / Pikes Peak Partners is a coalition consisting of the City of Colorado Springs, Colorado Springs Utilities, the Council of Neighbors and Organizations, El Paso County, the City of Fountain, the Town of Green Mountain Falls, Keep Colorado Springs Beautiful, The City of Manitou Springs, and the Town of Monument. El Paso County Staff partnered with the Great American Cleanup/ Pikes Peak Partners this year on April 23rd to improve our environment through litter removal. **Nine** County Parks and/or Trails were site locations and **eight** Adopt A Park/Trail groups participated. The collaboration among so many different groups, with a common goal to live in a community that is clean, green and beautiful, was what truly made this year's earth month great!
 - b. Staffed a table at the Council of Neighbors and Organizations *Neighbor Up* event
2. **FRIENDS GROUPS** : The Friends of Bear Creek Dog Park have really blossomed over the past couple of months. Staff partnered with the group for April Stools' Day and will again come together for the Dog Park Memorial Dedication on Saturday, May 14th. Please check out their new website at www.bearcreekdogpark.com and like them on Facebook.
3. **EL PASO COUNTY FAIR:** Although Staff continues to search for a new Presenting Sponsor for 2016, sponsorship is currently at 100% of goal. Please contact Dana Nordstrom at 520-6983 for more information.

Grants

1. EL Paso County Parks received a grant of \$150,000 from the Colorado Department of Natural Resources, Colorado Parks and Wildlife Trails Program, utilizing Federal Land Water Conservation Funds, for Ute Pass Regional Trail construction. Congratulations to the team and thank you Jason Meyer for your outstanding efforts.

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
ENVIRONMENTAL SERVICES ~ VETERANS SERVICES ~ RECREATION/CULTURAL SERVICES

RECREATION & CULTURAL SERVICES DIVISION
MONTHLY REPORT – APRIL 2016
SUBMITTED BY: TODD MARTS, DIVISION MANAGER

General

1. Jamie Bequette announced her departure as Bear Creek Nature Center Supervisor. Her last day is May 31, 2016. She leaves the Department with great appreciation and admiration for the work accomplished by El Paso County Parks. Jamie will be spreading the much needed environmental stewardship message in Guyana, South America with the United States Peace Corps come September. The Nature Center Supervisor position is now open for applicants.
2. Antoinette Rodman started on April 19th as Bear Creek Nature Center Seasonal Park Interpreter. Antoinette joins us with a wide range of outdoor recreation experience and leading groups of many ages under her belt. She's led rafting, hiking and sightseeing tours and worked as a preschool teacher for five years. She has a degree in geography and environmental studies and is finishing up an Associates degree in Outdoor Leadership and Recreation Technology. Her work experience and education will set her up for success while with the nature center.

Projects, Fundraising & Grants:

1. The campaign for the Bear Creek Nature Center Exhibits has begun with a fundraising goal of \$25,000 to \$75,000.

Programs & Events:

1. Bear Creek Nature Center has been very busy leading school groups on the trails. Over 50 field trips have been planned for spring.
2. Bear Creek Nature Center hosted the Pikes Peak Regional Crew Leader Training with Trails and Open Space Coalition, Friends of the Peak, Rocky Mountain Field Institute, and other trail advocate groups in the region to train individuals how to successfully and safely lead volunteers through maintenance and restoration of trail systems. The training was created because limited staff resources are available to maintain the vast array of trails in the Pikes Peak Region. By offering training to volunteers more trail work can be



completed. Training volunteers is also a way to allow those you love our trails opportunity give back.

3. Girl Scout Event on April 16 brought badge-hungry girls and leaders to pre-register in large numbers for the annual event. This year we offered opportunities for Daisy, Brownies and Junior Scouts to earn multiple badges by combining programs together morning and afternoon. Daisies earned “petals” for Considerate & Caring and Make Your World a Better Place. Brownies earned Outdoor Adventurer & First Aid and Hiker & Bugs. Juniors earned their Drawing badge and Camper and First Aid. Snow and 40 mph winds hampered the event. Many activities were brought inside, but hikes were accomplished too. Overall score 4.7.
4. Both Children’s Nature Series programs, Wild About Wolves and Wiggly Wormology, brought overwhelming numbers to the nature center. The topics are favorites and children loved learning that “Wolves bring balance to nature” and “Wolves give fish cold water.” Some children in the wormology class touched a worm for the first time! Scores: 5’s. (51 and 57 participants respectively).
5. Earth Heroes, Stewardship Day—Restore the Wetlands brought a great crew of people to help rid the wetlands of invasive species. First they learned what invasive species are through a PPT. presentation and a skit; then crews removed teasel, Russian thistle and mullein. We raised awareness of these invasive plants and built camaraderie among the participants.

COMMUNITY SERVICES DEPARTMENT

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

Date: May 11, 2016
To: Park Advisory Board
From: Elaine Kleckner, Planning Manager
Subject: Planning Division Monthly Report for April, 2016

Capital Projects:

1. **Elephant Rock Open Space:** A landowner approached El Paso County Parks regarding acquisition of 60 acres of undeveloped property along the new Santa Fe Trail and adjacent to the Elephant Rock formation. Staff is working with the Trails and Open Space Coalition (TOSC), the Tri-Lakes Chamber of Commerce and other interested parties to raise funds for acquisition. Ballot Question 1A funds and regional park fees comprise the majority of the project budget. Only \$31,500 more is needed to meet the fundraising goal of \$340,000.
2. **Rainbow Falls Recreation Area:** The Board of County Commissioners recognized and appropriated \$308,000 in federal funds received through the State Surface Transportation Improvement Program to the project in 2014. Proposed improvements include bank stabilization, service road/trail surfacing, park amenities, secondary trails and parking lot improvements. The Matrix Group prepared construction documents and cost estimates. Staff is now working with the Colorado Department of Transportation (CDOT) on a License Agreement and to obtain an Option Letter (to formally encumber construction funds). Procurement of a general contractor will be the next step. CDOT has advised that construction may not begin until its bridge repairs are completed this summer. In the meantime, Parks has advertised for bid on some of the FEMA work to repair primitive trails by the Creek, and this project will commence in April. Rainbow Falls Recreation Area is closed until further notice.
3. **Pineries Open Space:** FEMA-funded building demolition, existing building improvements, and construction of a new restroom have been completed. The Rocky Mountain Field Institute (RMFI) completed forest management work on the west and south ends of the property this winter. A rare plant survey was conducted, with field assessment days on May 15-16 and July 17-18. Preliminary results have been delivered, and a final report is expected by the end of May. A Culturally Modified Tree assessment was completed and the accompanying reports are being finalized. Planning Division will initiate a design/build process for Phase 1 improvements in the second quarter. Forestry work to address fire impacts and restore a healthy forest will be ongoing using a DNR grant and as other funds become available.



4. **Black Forest Regional Park:** Planning Division continues to work on recovery projects and is helping coordinate volunteer projects in 2016. Planning for drainage improvements, forest restoration, and an update of the trails master plan was initiated.

5. **Falcon Regional Park:** The Falcon Regional Park Master Plan was approved by the Board of County Commissioners on March 3, 2015. Construction documents for Phase 1A improvements were completed with assistance from NES Inc. consultants. The County selected American Civil Constructors to perform the work, with a goal of completion date by June 1, 2016. The focus for Phase 1A will be baseball fields, access and parking areas, park infrastructure, and basic park amenities. Grading has been completed. Installation of utilities, irrigation system, dugouts and ballfield fencing is now underway. A grand opening is tentatively scheduled for June 11.

6. **New Santa Fe Regional Trail Improvements:** Tapis Associates completed a trail safety and maintenance assessment in late 2014. Due to the rain and subsequent flooding of May 2015, a reassessment was commissioned to determine additional damage and inform FEMA scoping. The reassessment was completed in November and will be useful tool for managing repairs. Construction will take place in 2016 after SHPO and environmental clearances are received now that FEMA funding is available for use.

7. **Falcon Trailhead Improvements:** The County received State funding for the project in 2014. Planning Division staff has completed the final design, site maps, and bid package. Procurement was completed in April, with the County selecting Ransom Construction to complete the work by August, 2016.

8. **Front Range Trail Extension:** The County partnered with the City of Fountain and received CDBG funding in 2015 to extend the Front Range Trail South from Fountain Creek Regional Park to Christian Open Space. Staff has launched on a cultural survey and design discussions with the City. Construction will take place in 2016 after SHPO and environmental clearances are received.

Flood Recovery:

1. **2015 Flood Recovery:** FEMA made a declaration of Public Assistance on July 16 for flood damages occurring May 4 through June 16. Estimates for all damages, debris removal and emergency response for Parks are \$3,100,500. Staff is working with State and FEMA officials and has developed scopes of work for damaged areas. Purchase orders have been received from the State/FEMA for some projects; grant agreements will be provided for others following completion of hydrologic and hydraulic analyses. Procurement of contractors is the next step.

2. **Highway 85/87/Maxwell Street Trailhead Bank Stabilization Project:** The County requested assistance from the US Army Corps of Engineers (USACE) under its Section 14 Program to help address bank erosion at the Maxwell Street Trailhead. FEMA funds have been used to stabilize the toe of the slope, but trails and trailhead are still at risk, as are the highway bridge and Colorado Springs Utilities infrastructure. The USACE and the County have allocated funds for a feasibility study/environmental assessment and the County has secured the local

match for design and construction of the \$2.5 million project. The Planning Division is leading the project for the County and is working with the USACE to complete the feasibility study in 2016. Construction is planned in 2017-2018.

3. Fishers Canyon Pedestrian Crossing: El Paso County Parks received CDBG funds to replace a damaged pedestrian crossing of the Fountain Creek Regional Trail over Fishers Canyon. Procurement was completed in July, and construction launched in November. Construction of a new 65-foot pedestrian bridge, riprap abutments, and a concrete trail have been completed.

Planning:

1. Fountain Creek Regional Park Master Plan: The development of the Fountain Creek Regional Park Master Plan began in the fall of 2015. The process includes site analysis, analysis of current use and needs, stakeholder and public involvement including a public meeting in January, and development of a plan illustrating future improvements and describing management actions. Public meetings were held in January 27th and April 28th. After internal review, the first draft of the Master Plan was posted on the website April 29th for a three-week public review. The public hearing process with Park Advisory Board and Board of County Commissioners will conclude in June.

2. Fountain Creek Watershed, Flood Control and Greenway District: Staff continues to participate in District Technical Advisory Committee and Citizens Advisory Group meetings. The committees help develop and implement watershed restoration and enhancement projects.

3. 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. New regional park maps have been completed or are in process, and new and/or improved datasets have been received.

Development Permit Application Reviews:

Staff reviewed a total of five development permit applications in April: Flying Horse North PUD Development Plan, Gleneagle Golf Course Infill Development, The Vistas Filing No. 1 at Meridian Ranch (and concurrent Park Lands Agreement), Walden Preserve 2 Filing No. 3 Vacation and Re-Plat.



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

**PARK OPERATIONS DIVISION
MONTHLY REPORT
APRIL 2016**

Operations/Misc. Projects

Fairgrounds Improvements – Staff assisted Tasha Bracken in bidding relocation of fire hydrant currently north of the Livestock Arena Building and the application for a new electrical service. Olson Plumbing relocated the fire hydrant and the general contractors should start construction so they can finish installing the supply line for the cattle wash bay. There is a pre-con meeting with K-Con on May 3rd to begin the process of constructing the barn addition.

Race Track - Completed utility locates that cross the racetrack before April 15th.
COMPLETED

Fairgrounds Grandstands - The water heater for the south restroom has been repaired.
COMPLETED

Homestead restroom - Repair electronic door locks.
COMPLETED

Falcon Regional Parks – Staff completed electrical a service application for the transformer for the first phase of construction: The application has been submitted and approved by MVEA. Upon approval of the PO by the BOCC MVEA will schedule the installation of the transformer. Alternatives for power for the irrigation system are being discussed before the arrival of the sod in the first part of May. The 4” water tap will be completed and tested before sod arrival.

Bear Creek Pavilion Roof Replacement - Staff is working with procurement to develop a current Scope of Work concerning the replacement of Pavilion #1 and possibly Pavilion #2 roofs. These are the most deteriorated. IFB will be sent out this spring with the stipulation that once the contract is awarded that construction will begin in the fall after the heavy pavilion rental season. If bids return higher than what is budgeted we will be looking at pavilion #1 and the roof for the restroom or asphaltting the administration parking lot. The restroom roof is smaller and should fit within the funds that are budgeted.



Bear Creek Terrace - Playground repair- Working with Central staff to replace some of the damaged equipment for the swings. PO is already in place for materials. Material has been ordered and should be received before middle of May.

Fountain Creek Regional Parks - Culvert for Chilcott Ditch: All work has been completed on the culvert replacement.

COMPLETED

Fountain Creek Nature Center Well - Faith Enterprises Incorporated received the bid to install the dedicated electrical service for the irrigation pump. They have begun installation this week working around the heavy schedule of the Nature Center programs. The project should be completed in the next few weeks weather depending. Upon completion of the electrical service the plumbing can be reinstalled and the system tested per state regulations.

Duckwood Aerator Replacement - The aerator has been installed and is operating properly.

COMPLETED

Duckwood Sidewalk Renovation - AA Construction will begin replacement of the heavily damaged areas of sidewalk in the first part of May. This will be better for the curing of the concrete with the warmer weather.

Duckwood Irrigation - Electrical controls for irrigation pump were flooded during start up procedure. Dismantled and cleaned electrical controls. Reassembled and test. System working normally.

COMPLETED.

Fox Run Regional Park - Aerator Replacement: The aerator pump has been delivered to Fox Run. The pump has been assembled and ready for installation. Installation was postponed this month due to the heavy snow and hazard of placing the pump in place on rough terrain. Will be installed within the next two weeks.

Fox Run Trails and Roads - The Public Works Department has moved almost 600 tons of class 6 material from the Monument quarry to Fox Run. With PWD transporting the material this department saved almost \$800.00 in delivery fees. This material will be on hand for repairs to trails, roads, and parking lots.

Training - Project Management: Fundamentals of Successful Project Management 21-22 2016 Denver CO

Utility Locator Training - Performed training on the use of the utility locator for Central staff and Facility electricians on April 7th.

Central District

Bear Creek Regional Park- Staff successfully charged all irrigation to both the potable and non-potable irrigation systems. Much time has been spent programming irrigation controllers, repairing minor breaks, and changing heads and nozzles. All eight controllers and systems are up and running.

COMPLETED

Staff is heavily involved with the reservation season and much time is spent removing trash and washing pavilions.

Staff is currently aerating, over seeding, and fertilizing all irrigated turf areas and has roped off field #3 for restoration efforts.

Staff is spot spraying selective and non-selective herbicides as well as applying granular pre-emergent to help control unwanted weeds.

Staff coordinated a volunteer group to add annuals and ornamental grasses to the Veterans Memorial. The group also pulled weeds and added decorative landscape mulch to area.

COMPLETED

Staff supplied materials for the 2016 Regional Crew Leader Training including but not limited to soil, mulch, rip rap, timbers, rebar, native grass seed, and hand tools. The event was very successful as nearly 40 volunteers spent two days learning proper trail building techniques and spent ample time restoring the trail system around the Bear Creek Nature Center.

COMPLETED

Park Staff hosted the Great American Cleanup at Bear Creek Regional Park and had 53 volunteers spend several hours removing trash from the creek and natural areas.

COMPLETED

The Equestrian Friends group hosted a work day in Bear Creek East and made significant improvements for the steps obstacle course. The group is now fundraising in order to purchase material to build the actual obstacle itself.

Bear Creek Dog Park- The Memorial project is nearly complete and staff is waiting on the additional donor signs and the extra granite bench to be installed by the contractor.

Staff installed the new donation pipe sign to increase the visibility of the pipe and to encourage users to support their park.

COMPLETED

Staff scheduled the replacement of all eight main entrance gates and ordered 45 tons of red trail base to resurface the loop trail.

Staff along with the Dog Park Friends Group has updated the Dog Park Facebook and website page. The group is extremely busy organizing and planning this year's events to include the Memorial Dedication and Woof Stock.

Rainbow Falls- Staff continues to remove heavy volumes of trash from the area and recently contracted graffiti removal services to aid with cleanup efforts. The recreational area is now closed for bridge repair. Parks will begin the Access Improvement project on the heels of the bridge repair efforts. Park security continues to monitor the area and the contractor will continue with graffiti removal while the park is closed.

Green Mtn. Falls- Staff surveyed the trail system to ensure safety and usability. Parks Planning staff is in the final stages of securing a contractor for trail construction between the elementary school and the Wines of Colorado.

Jones Park- Management is seeking a contractor for the four mile section of trail to be built this summer. No new maintenance information.

Downtown Properties- Staff have been performing routine maintenance for all 16 facilities, including but not limited to snow removal, pruning, mulching, and trash removal.

All irrigation systems have been charged and staff is heavily involved with mowing, spraying, aerating, fertilizing, and over seeding.

Staff have finished 1/3 of the Centennial Hall project and hopes to have the remaining 2/3 complete by May 12th. The completed 1/3 involved installation of new irrigation, shrubs, trees, and 20 tons of 2-4inch cobble stone.

Staff repaired nearly 40 feet of broken mainline at the Citizen Service Center enabling staff to charge the irrigation without compromising the landscape.

COMPLETED

Training- Staff are busy training seasonal employees maintenance policy and procedures. No new training for full time employees.

Volunteers- The Central District had 108 volunteers during the month of April for a total of 870.5 service hours.

East District

Fairgrounds- Staff has charged the water systems at the fairgrounds. Staff is currently working on fair prep projects to ease stress in the weeks prior to fair. Staff is currently refurbishing sitting benches throughout the fairgrounds. Repairs have begun on the grandstand seating area. Staff has replaced broken wood paneling and will re-paint all of the safety stripes on the stairs within the grandstand seating. Staff has created a stencil that will be painted, to better indicate the family seating section in the grandstands. Our summer series gymkhanas are scheduled to begin on May 1st. The outdoor arena has been worked repeatedly in order to prepare it for competition. The auto racing season began on April 23rd. Staff has several projects slated to begin during the month of May. Staff will be painting the mafia blocks that surround the track. The blocks that are clearly visible from the grandstands will take priority.

The Livestock Arena Building extension will begin in May and is expected to be completed by June. Staff will attend a pre-con meeting May 3rd, to meet the contractor and discuss construction timelines. More updates to follow soon.

Falcon Regional Park – The dugouts have been completed and the concrete around them has been poured. The park is progressing and is still scheduled to open June 15th.

Homestead Ranch Regional Park – Staff has the bathrooms operational. Staff will wait to charge the field irrigation until the overnight lows improve. Staff has trail material onsite and they are planning on repairing the trail's roughest areas in May. The ongoing Eagle Scout projects will be wrapping up by May 1st. The overall outcome is very aesthetically pleasing.

Rock Island Trail – The Great American Cleanup event just took place at Rock Island Trailhead on April 23rd. Volunteers turned out in full force. Staff collected approximately 94 bags of trash, 3 tires and 1 pallet. Staff and volunteers had a great time.

COMPLETED

Paint Mines – Repairs have been made to a vent cap located on top of the restroom building. The cap had blown loose during a storm. Staff will box blade the trails and parking lots at Paint Mines starting in May. Staff will then assess the trouble areas along the trail and look at installing some preventative drainage measures. Staff has contacted sign companies in order to obtain quotes to improve informational signage throughout the park.

North District

General/Admin – Staff continues to perform snow removal duties in the North District at CSC and Mark Dabbling Fleet. Staff completed annual maintenance and rebuilt, Baptist Road Trail head, chlorine (LMI) pump in preparation of the upcoming season. Staff has completed lock maintenance throughout the North District. Staff has completed erosion repairs in the playground parking lot at Pine Meadows. Staff repaired turf damaged this winter by vehicles driving on the turf at Oak Meadows.

The North district is excited to announce the hiring of Nakia Mima as the new Skilled Craft Worker II. Nakia will begin his new position in early May.

Baptist Road Trail Head – Staff replaced the trail rules sign and post that was damaged by vandals.

COMPLETED

Black Forest Regional Park – Staff continues to monitor and service the public water system at the restroom facility in anticipation of the summer season. Staff hauled several loads of rip rap from the Pineries for erosion repairs to be made by Rocky Mountain Field Institute. Staff worked with high school seniors from The Classical Academy and removed T-posts and railroad ties used for flooding issues.

Fox Run Regional Park - Staff completed pruning up all of the pine trees in the active use areas to keep from hitting them with the mower and to improve irrigation coverage. The slash will be transported to the Fallen Timbers area to be control burned in the fall by the El Paso County Wildland Fire Crew. Staff has begun pothole and road repairs throughout the park stemming from a harsh winter. Staff activated the Denver well in order to fill the ponds for the upcoming irrigation season. Staff replaced a bad irrigation valve that was discovered at the end of last season. Staff has been working on replacing bad split-rail fencing as weather permits.

Pineries Open Space – Personnel from the Rocky Mountain Field Institute continue with their scope of work for the 2016 season. They are flagging and performing vegetation and tree removal along the tier 1 trail corridor. Staff removed a tree from a neighboring citizen's property that fell over during the wind storm at the end of the month. Staff also repaired the split rail fence that was damaged in the incident.

New Santa Fe Regional Trail –

Staff completed box blading and trail repairs from the low water crossing to the southern boundary of the Air Force Academy. Staff rented a mini-excavator to clear debris that was clogging the low water crossing and also cleared multiple culvert facings along the trail. Staff installed several new water bars to reduce trail erosion. Staff has begun trail grading and erosion repairs from the northern boundary of the Air Force Academy to Baptist Road Trail Head.

South District

General Overview and Staffing- Staff completed table refurbishing at Fountain Creek. Staff continued ongoing snow removal duties. Staff continued spring clean-up of beds, lots and dead growth on shrubs. Staff replaced three large BBQ grills. Pavilion reservations have started. Two volunteer projects were conducted. All restrooms were opened on April 1 for the season.

COMPLETED

Equipment - The Tool cat went in shop for axle leak. Toro 4100D mower went in for service.

Willow Springs – Staff completed routine maintenance. Staff and one volunteer, Randy Fiedler, continues to work on tree thinning throughout Willow Springs. Public water system was activated. The Classical Academy volunteered to conduct a thinning and fire mitigation project. They had 50 students and teachers combined. They did a great job of pruning and thinning out areas of very thick brush. Not only was the project good for fire mitigation but also improved safety by opening visibility.

Fountain Creek Regional Park – Staff completed routine maintenance. Staff completed turf aeration and fertilizing. Staff charged the irrigation system and started system checks and adjustments. Staff already completed repair on the first leak of the season.

Sidewalk repair contractor began the process of marking sidewalks scheduled for replacement.

Staff has been involved in the Park's Master Planning process, as it moves along.

Grinnell Boulevard – Staff carried out routine maintenance.

Widefield Park – Staff conducted routine maintenance. Staff charged public water system. Staff aerated and fertilized turf. Staff charged irrigation system and completed checks and adjustments.

Ceresa Park – Staff conducted routine maintenance. Staff moved public meeting to May for amenity improvements. Staff charged irrigation system and completed checks and adjustments.

Stratmoor Valley Park – Staff conducted routine maintenance. Staff aerated and fertilized turf. Staff charged irrigation system and completed checks and adjustments.

Hanson Open Space Trailhead – Staff conducted routine maintenance.

Maxwell Trailhead – Staff re-opened trail corridor as the Fisher Canyon Bridge installation was completed.

FC Nature Center – Staff conducted routine maintenance. Staff met with electric contractors to assess plans to get electricity to the pump house. Contractor began the process of installing conduit for the electric lines. Staff assisted the FCNC with their Stewardship Day by providing a vehicle and herbicide for their use.

Clear Springs Ranch – Staff conducted routine maintenance. Staff is in the process of designing and ordering a new trailhead sign. CSU (utilities) conducted the clean-up at this site for GAC Day.

Additional Sites – Staff performed routine maintenance checks at the following locations:
McCrea Reservoir, Mule Train

Other - Staff performed equipment maintenance approximately 8 hours per week.