

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

**Park Advisory Board**

**Meeting Agenda**

**Wednesday, April 11, 2018 – 1:30 p.m.**

**Centennial Hall, 200 S. Cascade, Colorado Springs, Colorado**

<b><u>Item</u></b>	<b><u>Presenter</u></b>	<b><u>Recommended Action</u></b>
1. Call Meeting to Order	Chair	
2. Approval of the Agenda	Chair	Approval
3. Approval of Minutes	Chair	Approval
4. Introductions / Presentations		
5. Citizen Comments / Correspondence on items not on the agenda (limited to five minutes unless extended by Chair)	Chair	
6. Development Applications		
A. Rolling Ridge Estates Preliminary Plan and Rezone	Ross Williams	Endorsement
B. Reserve at Corral Bluffs Filing No. 2 Final Plat	Ross Williams	Endorsement



<b><u>Item</u></b>		<b><u>Presenter</u></b>	<b><u>Recommended Action</u></b>
C.	Hudson Minor Subdivision	Ross Williams	Endorsement
D.	Lorson Ranch East Filing No. 1 - Final Plat	Jason Meyer	Endorsement
<b>7.</b>	<b>Information / Action Items</b>		
A.	2018 Park Advisory Board Tour	Brian Bobeck	Information
B.	Urban Park Grant Application - Widefield School District 3 Parks and Recreation	Jason Meyer	Endorsement
<b>8.</b>	<b>Monthly Reports</b>	Staff	Information
<b>9.</b>	<b>Board / Staff Comments</b>		
<b>10.</b>	<b>Adjournment</b>		



RECORD OF PROCEEDINGS

*Minutes of the March 14, 2018  
El Paso County Park Advisory Board Meeting  
Bear Creek Nature Center, 245 Bear Creek Road  
Colorado Springs, Colorado*

Members Present:

Bob Falcone, Chair  
Ann Nichols, 1<sup>st</sup> Vice Chair  
Terri Hayes, 3<sup>rd</sup> Vice Chair  
Julia Sands de Melendez, Secretary  
Alan Rainville  
Anne Schofield  
Ed Hartl

Staff Present:

Tim Wolken, Community Services Director  
Brian Bobeck, Park Operations Division Manager  
Sabine Carter, Administrative Services Coordinator  
Ross Williams, Park Planner  
Jason Meyer, Project Manager  
Todd Marts, Rec. & Cultural Services Division Manager

Absent: Todd Weaver, Jane Dillon

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 1:41 p.m. by Bob Falcone, Chair.
2. Approval of Agenda: Julia Sands de Melendez made a motion to approve the meeting agenda. Ed Hartl seconded the motion. The motion carried 7 - 0.
3. Approval of Minutes: Ann Nichols made a motion to approve the February 14, 2018 meeting minutes. Julia Sands de Melendez seconded the motion. The motion carried 7- 0.
4. Introductions and Presentations:  
  
None
5. Citizen Comments

Mark Bibb gave an update on the Equestrian Skills Course. The park is currently 25% built and a Friends of the Equestrian Skills Course has been formed and is pursuing grant funding for the further development of the course. Mr. Bibb indicated that course participants have come from across the State of Colorado. A Spring Fling Poker Ride/Run 5K fundraiser for the skills course will be conducted in the spring, 2018.

Susan Davies, Executive Director of the Trails and Open Space Coalition, announced the Pikes Peak Outdoor Recreation Alliance State of the Outdoors event will be held on March 15.

6. Development Applications:

**A. Dancing Wolf Estates IV PUD Amendment / Vacation and Replat**

Ross Williams provided an overview of the development and addressed questions.

Bob Falcone asked for clarification regarding the 10% open space requirement. Ross Williams stated that previously the applicant was not required to add 10% open space but since the applicant amended the PUD they are now required to provide 10% open space. Terri Hayes asked if staff was aware of the use of the proposed commercial space. Ross Williams stated that the letter of intent included a brewery or distillery.

**Terri Hayes recommended to the Planning Commission and Board of County Commissioners that approval of the Dancing Wolf Estates IV PUD Amendment include the following condition: fees in lieu of land dedication for regional park purposes in the amount of \$430 will be required at time of the recording of the Final Plat. Alan Rainville seconded the motion. The motion passed 7 - 0.**

**Terri Hayes recommended to the Planning Commission and Board of County Commissioners that approval of the Dancing Wolf Estates IV Vacation and Replat include the following condition: require fees in lieu of land dedication for regional park purposes in the amount of \$430. Alan Rainville seconded the motion. The motion passed 7 - 0.**

**B. Meadowbrook Crossing Filing No. 2 Final Plat**

Ross Williams gave an overview of the Meadowbrook Crossing Filing No. 2 Final Plat and answered questions.

**Julia Sands de Melendez recommended to the Planning Commission and Board of County Commissioners that approval of the Meadowbrook Crossing Filing No. 2 Final Plat include the following condition: require fees in lieu of land dedication for regional park purposes in the amount of \$15,050 and urban park fees in the amount of \$31,008. Terri Hayes seconded the motion. The motion passed 7 - 0.**

**C. The Glen at Widefield Filing No. 9 - Final Plat**

Jason Meyer provided an overview of The Glen at Widefield Filing No. 9 - Final Plat and answered questions.

**Ann Nichols recommended to the Planning Commission and Board of County Commissioners that approval of The Glen at Widefield Filing No. 9 Final Plat include the following condition: Require fees in lieu of land dedication for regional park purposes in the amount of \$45,580 and urban fees in the amount of \$28,007. Provision of urban park amenities under a park lands agreement may be an acceptable alternative to urban park fees, provided the agreement is approved by the County and executed prior to recording the final plat. Julia Sands de Melendez seconded the motion. The motion passed 7 - 0.**

**7. Information / Action Items:**

**A. Park Lands Agreement for The Glen at Widefield Filing No. 9 - Glen Development Company**

## RECORD OF PROCEEDINGS

Jason Meyer provided an overview of the Park Lands Agreement for The Glen at Widefield Filing No. 9 - Glen Development Company and addressed questions. Anne Schofield asked who maintains the trail. Jason Meyer stated that the Glen Metro District will provide maintenance for the 3.5 mile trail system. The developer has two years from the Board of County Commissioners approving the agreement to complete the proposed trail.

**Ann Nichols moved to endorse the approval of the Park Lands Agreement with Glen Development Company for the Glen at Widefield Filing No. 9. Ed Hartl seconded the motion. The motion carried 7 - 0.**

8. Monthly Reports:

Staff addressed questions by the Board.

9. Board/Staff Comments:

Bob Falcone inquired about the status of the Ute Pass Regional Trail. Jason Meyer stated that a design firm will be considered and / or approved by the Board of County Commissioners at their March 27 meeting. If approved, the design firm will finalize the design by this summer and construction will be launched in the fall, 2018.

Bob Falcone thanked staff for the presentations during the Joint City / Parks Advisory Board today.

Todd Marts announced the Pikes Peak Birding and Nature Festival will be conducted on May 11 – 13. El Paso County is partnering with fifteen agencies to conduct the festival. Over 30 field trips are scheduled.

Mr. Marts also reviewed the funding generated by the Friends of the Nature Centers to support the nature centers. Susan Davies suggested that the Board send a letter to the editor at the Colorado Springs Gazette thanking the Friend of the El Paso County Nature Centers group for their support.

10. Adjournment: **The meeting adjourned at 2:41 p.m.**

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Julia Sands de Melendez, Secretary

## **El Paso County Parks**

### **Agenda Item Summary Form**

**Agenda Item Title:** Rolling Ridge Estates Preliminary Plan and Rezone

**Agenda Date:** April 11, 2018

**Agenda Item Number:** #6 - A

**Presenter:** Ross Williams, Park Planner

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

#### **Background Information:**

Request for approval by Land Resources Associates on behalf of TC&C, LLC., for Rolling Ridge Estates, a 16 residential lot Preliminary Plan totaling 48.84 acres, with a minimum lot size of 2.50 acres. A rezone from RR-5 to RR-2.5 is being processed concurrently for the residential lots, while a rezone from RR-5 to PUD is being processed for an additional 8.17 acres, designated as future commercial property. The property is located immediately southwest of the intersection of State Highway 83 and Hodgen Road, and is located within the Tri-Lakes Comprehensive Plan area.

The 2013 El Paso County Parks Master Plan shows no parks, trails, or open space impacted by the proposed subdivision. An existing section of the Fox Run Primary Regional Trail is located on the north side of Hodgen Road, while the proposed Hodgen Road and Highway 83 Bicycle Routes are both located immediately adjacent the property, on the north and east boundaries, respectively. Dedicated public right-of-ways already exist along the aforementioned bicycle routes, so no easement requests are necessary in those locations; however, the applicant is advised that multi-modal transportation options will be developed within the rights-of-way in the future.

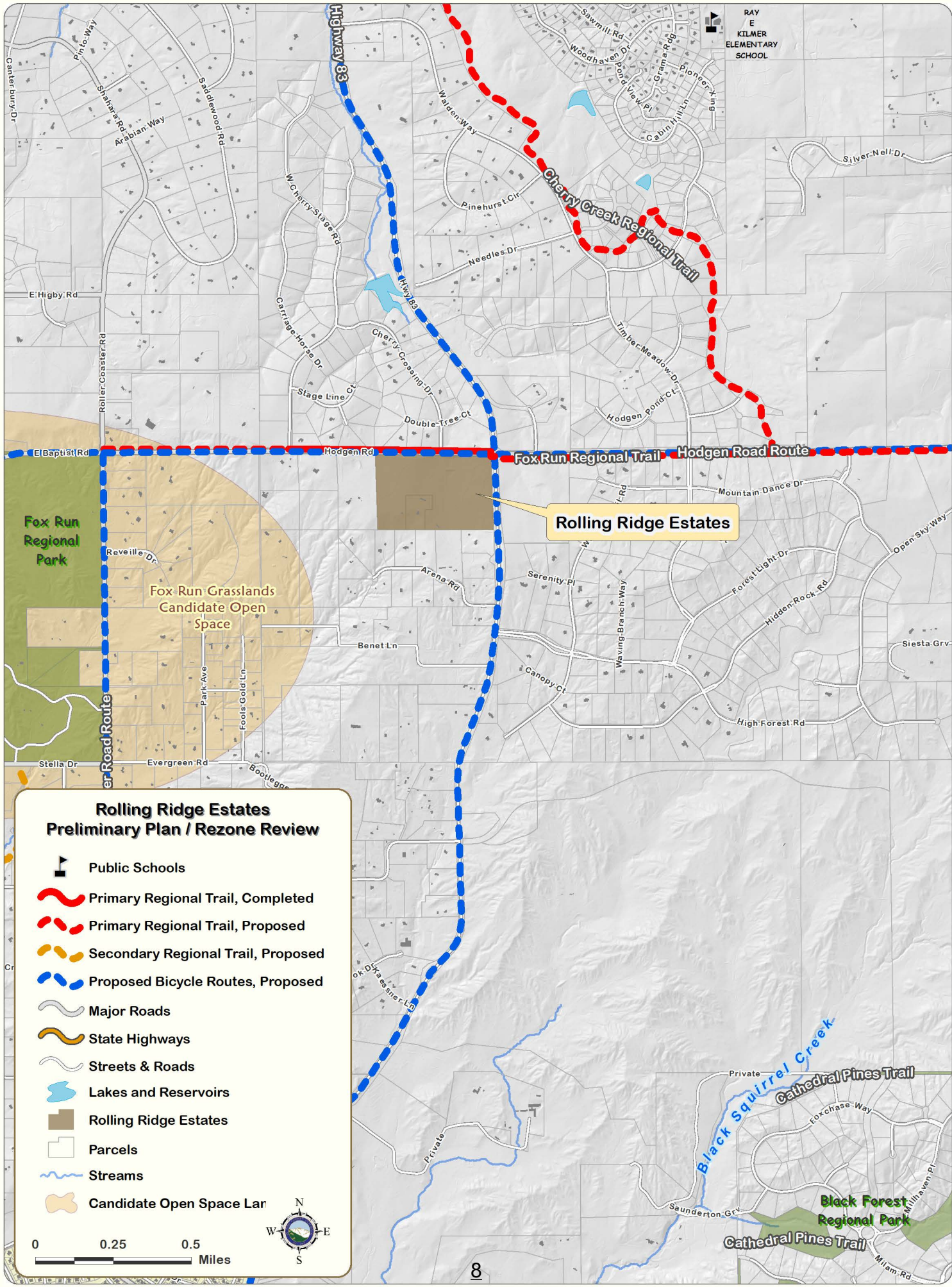
Open space dedication is not required under the El Paso County Land Development Code for subdivisions that are not under PUD zoning. This applies to the residential portion of the Preliminary Plan. However, the commercial PUD portion contains 43% open space, far exceeding the 10% open space requirement, and is comprised of drainage retention, dedicated transportation right-of-ways, and landscaped open spaces.

As no additional trail easement dedications are necessary for this filing, El Paso County Parks staff recommends fees in lieu of land for regional park purposes for the 16 residential lots. The remaining commercial lots will not be assessed fees, as the El Paso County Board of County Commissioners has not elected to require park fees on proposed commercial property.

#### **Recommended Motion (Preliminary Plan):**

Recommend to the Planning Commission and Board of County Commissioners that approval of the Rolling Ridge Estates Preliminary Plan include the following condition:

fees in lieu of land dedication for regional park purposes in the amount of \$6,880 will be required at time of the recording of the Final Plat.



RAY  
E  
KILMER  
ELEMENTARY  
SCHOOL

Rolling Ridge Estates

### Rolling Ridge Estates Preliminary Plan / Rezone Review

- Public Schools
- Primary Regional Trail, Completed
- Primary Regional Trail, Proposed
- Secondary Regional Trail, Proposed
- Proposed Bicycle Routes, Proposed
- Major Roads
- State Highways
- Streets & Roads
- Lakes and Reservoirs
- Rolling Ridge Estates
- Parcels
- Streams
- Candidate Open Space Lar

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# Development Application Permit Review



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

**April 11, 2018**

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:	Rolling Ridge Estates Preliminary Plan	Application Type:	Preliminary Plan
DSD Reference #:	SP-18-001	CSD / Parks ID#:	0
Applicant / Owner:	Owner's Representative:	Total Acreage:	48.84
TC&C, LLC.	Land Resource Associates	Total # of Dwelling Units	16
Carl Turse	David Jones	Gross Density:	0.33
17572 Colonial Park Drive	9736 Mountain Road	Park Region:	2
Monument, CO 80132	Chipita Park, CO 80809	Urban Area:	1

Existing Zoning Code: **RR-5**      Proposed Zoning: **RR-2.5**

## REGIONAL AND URBAN PARK REQUIREMENTS

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

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

### LAND REQUIREMENTS

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

Regional Parks: <b>2</b>	Urban Parks Area:	<b>1</b>	
<b>0.0194 Acres x 16 Dwelling Units = 0.310 acres</b>	Neighborhood:	<b>0.00375 Acres x 0 Dwelling Units =</b>	<b>0.00 acres</b>
	Community:	<b>0.00625 Acres x 0 Dwelling Units =</b>	<b>0.00 acres</b>
	Total:		<b>0.00 acres</b>

### FEE REQUIREMENTS

Regional Parks: <b>2</b>	Urban Parks Area:	<b>1</b>	
<b>\$430.00 / Unit x 16 Dwelling Units= \$6,880.00</b>	Neighborhood:	<b>\$107.00 / Unit x 0 Dwelling Units =</b>	<b>\$0.00</b>
	Community:	<b>\$165.00 / Unit x 0 Dwelling Units =</b>	<b>\$0.00</b>
	Total:		<b>\$0.00</b>

## ADDITIONAL RECOMMENDATIONS

Staff Recommendation:	<p><b>Recommend to the Planning Commission and Board of County Commissioners that approval of the Rolling Ridge Estates Preliminary Plan include the following conditions: fees in lieu of land dedication for regional park purposes in the amount of \$6,880 will be required at time of the recording of the Final Plat.</b></p>
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Park Advisory Board Recommendation:

**ROLLING RIDGE  
LETTER OF INTENT  
ZONE CHANGE RR-5 TO RR-2.5  
ZONE CHANGE RR-5 TO PUD  
PRELIMINARY PLAN**

**Owners/Applicants:** TC&C, LLC  
Carl Turse, Managing Member  
17572 Colonial Park Drive, Monument, Colorado 80132

**Consultants:** Land Resource Associates  
David Jones  
9736 Mountain Road, Chipita Park, Colorado 80809  
(719) 684-8413

P. J. Anderson  
31 North Tejon Street, Suite 500  
Colorado Springs, Colorado 80903  
(719) 331-2732  
Email: [pja5713@gmail.com](mailto:pja5713@gmail.com)

**Engineering:** JPS Engineering  
19 East Willamette Avenue  
Colorado Springs, Colorado 80903  
(719) 477-9429  
[www.jpsengr.com](http://www.jpsengr.com)

Entech Engineering, Inc.  
505 Elkton Drive  
Colorado Springs, Colorado 80907  
(719) 531-5238

ERO Resources Corporation  
1842 Clarkson Street  
Denver, Colorado 80218  
(303) 830-1188

LSC Transportation Consultants, Inc.  
545 East Pikes Peak Avenue, Suite 210  
Colorado Springs, Colorado 80903  
(719) 633-2868

Petrock & Fendel, PC  
700 17<sup>th</sup> Street, Suite 1800  
Denver, Colorado 80202  
(303) 534-0702



**Letter of Intent**  
**Page 2 of 6**

**Site Location:** Southwest corner of Colorado Highway 83 and Hodgen Road. El Paso County Tax Schedule Nos. 61270-00-064 & 61270-00-065. Addresses: 16390 Highway 83 and 3285 Hodgen Road, Colorado Springs, CO 80921

**Requests:** Requests by TC&C, LLC for approval of a change of zoning from RR-5 to RR-2.5 on 48.84 acres, a change of zoning from RR-5 to PUD on 8.17 acres and a preliminary plan to develop sixteen single family residential lots at a minimum of 2.5 acres each and a 5.53 acre tract to be held for future commercial development (collectively the "Property").

**Site and Plan Information/Justification for Request:**

The proposed rezonings and preliminary plan are consistent with the goals and objectives set forth in the 2000 Tri-Lakes Comprehensive Plan and the 1987 Black Forest Preservation Plan Update. In addition, there has been a significant change in circumstances since the original zoning of this property as well as the dates of the two Comprehensive Plans.

**RR-5 to RR-2.5/Preliminary Plan.** Sixteen single family residential lots each containing a minimum of 2.5 acres are proposed. The Property is located in Sub-Area 8 – West Cherry Creek of the 2000 Tri-Lakes Comprehensive Plan. The recommendations for the Property, as shown in the Concept Plan for this Sub-Area, Map 7.1, are High Density and Medium Density residential with a commercial node geared toward the needs of local residents shown at the northeast corner of the Property located at the intersection of Highway 83 and Hodgen Road. While neither residential density term appears to be specifically defined in the Plan, lots containing a minimum of 2.5 acres are believed to fall within the high or medium densities as shown on the Concept Plan.

An important objective of the Tri-Lakes Plan is to *"carefully consider the environmental, visual, economic, and land use impacts of new development and, where possible, incorporate, mitigate, and buffer or visually screen adjacent land uses that differ in type and density"*. Objective 7.1.9, p. 70.

**Buffering/Mitigation:**

South: The property to the south contains five acre lots. In order to meet the above objective, there are only five Rolling Ridge lots adjoining the five existing platted lots to the south. In addition, the Rolling Ridge plan provides a 100' deep "no construction disturbance" buffer adjoining the existing lots. This buffer will be designated as an easement on the plat and included in the HOA documents. This results in a setback of 100 feet versus the standard 25 feet in the RR-2.5 Zone. These five lots, which contain the 100 foot no construction disturbance easement, result in an average lot size of 3.4 acres.

West: There is a 20 acre unplatted parcel containing one single family residence to the west of the Property. The Tri-Lakes Plan indicates that 2.5 acre development would be recommended in this location and current market conditions would indicate that if developed, the property would likely contain 2.5 acre lots compatible with the adjoining Cherry Creek Crossing subdivision to the north and the proposed Rolling Ridge Subdivision. The minimum building setback for lots adjoining the westerly property line has been increased from the required 25' to 75'.

North: The land to the north is zoned PUD 2.5 acre residential lots and PUD commercial. The properties are separated by the 180' wide Hodgen Road right of way minimizing adjoining impacts. In addition, the adjoining land uses are similar to those proposed requiring no impact mitigation.

East: There is a 40 acre PUD privately owned open space parcel separated from the Property by the 180 foot wide Highway 83 right of way. Because of the elevated Highway 83 and lower topography, the Property is not visible from the majority of the 40 acres. In addition, the open space land use is not incompatible with the proposed RR-2.5 land uses.

The sixteen single family lots will be subject to a comprehensive set of Covenants, Conditions and Restrictions and an owners' association. Among other things, the owners' association will be responsible for ensuring compliance with the plan for augmentation for use of the Dawson aquifer groundwater.

**RR-5 to PUD/Preliminary Plan.** As noted above, the Tri-Lakes Comprehensive Plan indicates the northeast portion of the Property as: "potential location for commercial uses which are specifically geared toward the needs of local residents." The Plan recommends coordination with the land use policies of the Black Forest Preservation Plan which also suggests commercial nodes along Highway 83 at the intersection of Hodgen Road. In addition to the buffering/mitigation objective cited above, the Plan objectives applicable to this PUD request, are:

*"Encourage well planned commercial and office park development that incorporates unified site design and traffic circulation planning. Conversely, discourage strip-type commercial and office development that has adjoining parking lots."* Objective 7.1.7, p. 70

*"Carefully consider the impacts of new development on the integrity and carrying capacity of the roadway system."* Objective 7.1.10, p. 70

*“Recognize SH-83 as a major north-south corridor and support land uses that do not cause traffic impedance, deceleration, or delays, as outlined in the Transportation Section.”* Objective 7.1.12, p. 70

*“Discourage requests for speculative commercial zoning and land uses.”*  
Objective 7.1.5, p. 70

**General:** The proposed PUD contains two tracts. Tract A is a 0.76 acre parcel intended to facilitate a drainage detention facility which will handle developed flows for both the single family and office/commercial portions of the Property. Tract B is a 5.35 acre parcel planned to facilitate 35,000 square feet of mixed commercial and office uses with supporting parking and vehicular circulation. Tract B is identified on the Preliminary Plan as “Hold for Future Development”. Per the suggestion of County staff, this application includes an approval request for a Concept Development Plan illustrating general or conceptual:

- Building locations, heights, use and related areas
- Vehicular circulation and parking
- Pad grading and drainage
- Preliminary subdivision of lots
- Well and septic locations
- Landscape features

Upon approval of the zone change and concept development plan requests and the securing of actual building tenants, the applicant will submit a final plat and PUD Development Plan applications for approval. The PUD Development Plan application will include:

- Final building architecture
- Dimensional site plan
- Final grading and drainage plan
- Final utility plans
- Final grading and drainage plan
- Final landscape development plan

The final plat and PUD Development Plans will be processed in accordance with standard County review processes. The intent of the Concept Development Plan is to verify the feasibility of the proposed development program.

**Buildings and Land Uses:** Tract B is intended to facilitate four buildings on three separate lots (Lot 17, 18 & 19). Each building includes a 5,000 square foot envelope. Lot 17 is planned for a single story structure facilitating a retail convenience store with gasoline. Lot 18 is planned for two buildings containing 10,000 square feet each in two story structures. The lower level is planned for general retail sales while the upper level is planned for professional and medical

offices. Lot 19 is planned for one two story building containing 10,000 square feet. The lower level is planned for general retail sales and the upper level is planned for a mix of general retail, professional offices and medical offices. The final mix of uses will be determined by market demands and tenant requirements and will be illustrated on the final PUD Development Plans. The four separate structures provide a facility scale intended to avoid the appearance of a “strip center” with individual building parking areas and individual pedestrian entrances. Landscaped open spaces are spread throughout the site and total 43% of the site coverage.

**Vehicular Access, Parking and Circulation:** Two vehicular access points are provided onto Cherry Crossing Court, a 60’ right of way, a County owned and maintained roadway. Cherry Crossing Court accesses Hodgen Road, a 180’ County principal arterial roadway. No access to Highway 83 or deviations to the County Engineering Criteria Manual are being requested. Interior vehicular circulation will be provided by 30’ wide asphalt driveways located within 34’ wide vehicular access easements. Interior driveways, as well as parking and landscaped areas, will be maintained by the Tract B Owners’ Association. Vehicular parking will be provided in accordance with the El Paso County Land Development Code requirements and will be measured on an individual building requirement basis.

**Grading and Drainage:** Tract B falls approximately 44 feet from east to west. A walkout building architectural concept has been developed in order to accommodate this significant change in grade. Buildings are single story on the uphill side of the grade and two stories on the downhill side of the grade. A side benefit of this type of architecture provides for a much more interesting and varied building façade while strengthening the non-strip center approach. Pursuant to the El Paso County Land Development Code and the Engineering Criteria Manual, permission from the Board of County Commissioners to commence grading upon approval of the Preliminary Plan is respectfully requested.

**Building Architectural Styles:** The building cluster technique, smaller building footprints, walkout building style and generous landscaped open spaces are intended to replicate and complement the surrounding community’s single family residential architectural styles. Similar to residential structures, building materials will include stone, stucco and timbers. Window and door types and sizes will be residential in scale. Roofs will be pitched with overhangs and constructed of colors and materials evoking a residential character. Building foundations will be landscaped. Lighting will be integrated into the building structure. Where lighting is required for parking lot security, poles will be residential in scale and fixtures will such that the light source shall be concealed.

**Development Phasing:** The phasing of individual building construction will depend upon market demand and tenant requirements. The developer anticipates full buildout to be completed over a five to eight year period.

**Water:** Water will be provided by individual wells. A Ruling of the Referee was recently entered in Case No. 17CW3076 approving a plan for augmentation for use of Dawson aquifer groundwater for residential and commercial use for 300 years. The protest period for protesting this ruling expires on January 26, 2018.

**Change in Character and Circumstances:**

Section 4.2.6 of the El Paso County Land Development Code, PUD, Planned Unit Development District, Subsection (D), sets forth criteria to be considered in approving a PUD zoning district. Of particular importance is need to show that *“there has been a substantial change in the character of the area since the land was last zoned”*. The Property was zoned to what is now the RR-3 (Rural Residential District – 5 acre minimum lot size) in 1955.

Although exact population numbers are not available for this particular area, the population of El Paso County was approximately 125,000 in 1955 and had grown to 688,284 by 2017. Hodgen Road did not exist on either side of State Highway 83 in 1955. It was extended to the west of Highway 83 along the northerly boundary of the Property in 2003. Hodgen Road is now the main east/west transportation corridor in northern El Paso County with the Pikes Peak Rural Transportation Authority and El Paso County having expended more than \$30,000,000 in public funds improving this corridor from I-25 to Eastonville Road. Traffic counts from June, 2017, indicate 3,500 average daily trips on Hodgen Road west of Highway 83, 8,000 average daily trips east of Highway 83 and 10,000 average daily trips on Highway 83 bordering the easterly boundary of the Property.

In addition, the 383 acre Cherry Creek Crossing project, immediately to the north of Rolling Ridge, received PUD zoning in 1998 to include 2.5 acre parcels and commercial uses at the NW corner of Hodgen Road and State Highway 83. Also in 1988, the 40 acre Dancing Wolf Estates project at the NE corner of Hodgen and State Highway 83 received PUD zoning for 2.5 acre parcels and commercial use.

**Districts Serving the Property:**

Academy School District 20  
Mountain View Electric Association  
Donald Wescott Fire Protection District  
Black Hills Energy

STANDARD DSD PLAT NOTES

1. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE PRELIMINARY PLAN FOR THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY DEVELOPMENT SERVICES DEPARTMENT: TRANSPORTATION IMPACT STUDY; DRAINAGE REPORT; WATER RESOURCES REPORT; WASTEWATER DISPOSAL REPORT; GEOLOGY AND SOILS REPORT; FIRE PROTECTION REPORT; NATURAL FEATURES REPORT.
2. ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY THE LOT OWNERS UNLESS OTHERWISE INDICATED. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OR RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
3. UNLESS OTHERWISE INDICATED, ALL SIDE AND REAR LOT LINES ARE HEREBY PLATTED ON EITHER SIDE WITH A 10 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT, ALL FRONT LINES WITH A 15 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT UNLESS OTHERWISE INDICATED. ALL EXTERIOR SUBDIVISION BOUNDARIES ARE HEREBY PLATTED WITH A 30 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.
4. DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS, IF ANY, OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DIVISION OF WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORPS OF ENGINEERS AND THE U.S. FISH AND WILDLIFE SERVICE REGARDING THE ENDANGERED SPECIES ACT, PARTICULARLY AS RELATED TO THE LISTED SPECIES IDENTIFIED IN THE PROJECTS ENVIRONMENTAL ASSESSMENT.
5. NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.
6. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND US POSTAL SERVICE REGULATIONS.
7. EXCEPT AS OTHERWISE NOTED ON THE PRELIMINARY PLAN, INDIVIDUAL LOT PURCHASERS ARE RESPONSIBLE FOR CONSTRUCTING DRIVEWAYS, INCLUDING NECESSARY DRAINAGE CULVERTS PER LAND DEVELOPMENT CODE SECTION 6.3.3.C.2 AND 6.2.2.C.3. DUE TO THEIR LENGTH, SOME OF THE DRIVEWAYS WILL NEED TO BE APPROVED BY THE DONALD WESCOTT FIRE PROTECTION DISTRICT.

DEVELOPMENT NOTES:

1. TRACT A - PRIVATE OPEN SPACE AND DRAINAGE DETENTION IS TO BE OWNED AND MAINTAINED BY THE OFFICE/COMMERCIAL AREA PROPERTY OWNERS ASSOCIATION AND SUBJECT TO APPROPRIATE DETENTION POND AND BMP MAINTENANCE AGREEMENTS.
2. THE DEVELOPER INTENDS TO PAY SCHOOL FEES IN LIEU OF LAND DEDICATION AND TO PAY REGIONAL PARK FEES IN LIEU OF LAND DEDICATION.
3. "NO-BUILD AREAS": NO PERMANENT DWELLING UNIT, WATER WELL OR WASTEWATER TREATMENT SYSTEM MAY BE CONSTRUCTED IN "NO-BUILD AREAS" INDICATED ON THIS PRELIMINARY PLAN INCLUDING ANY PERMANENT STRUCTURE, TEMPORARY STRUCTURE, SHED, FENCE AND OUTBUILDING. DRAINAGE FACILITIES AND UNDERGROUND UTILITIES DRAINAGE FACILITIES AND UNDERGROUND UTILITIES LOCATED WITHIN PLATTED PLATTED EASEMENTS ARE ALLOWED WITHIN THIS AREA.
4. ALL STREETS WITHIN THIS SUBDIVISION SHALL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS AND WILL BE OWNED AND MAINTAINED BY EL PASO COUNTY.
5. WATER TO BE PROVIDED VIA INDIVIDUAL ON SITE WELLS OPERATED THROUGH A STATE APPROVED WATER REPLACEMENT PLAN.
6. WASTE WATER TO BE INDIVIDUAL ON SITE SEPTIC SYSTEMS.
7. THIS PROPERTY IS LOCATED WITHIN AND SERVICED BY MOUNTAIN VIEW ELECTRIC ASSOC SERVICE DISTRICT, THE DONALD WESCOTT FIRE PROTECTION DISTRICT, THE LEWIS-PALMER SCHOOL DISTRICT NO. 38 AND THE BLACK HILLS ENERGY CORPORATION SERVICE DISTRICT.
8. THERE SHALL BE NO DRIVEWAY ACCESS ONTO ROLLERCOASTER ROAD OR HIGBY ROAD.
9. BUILDING SETBACKS FOR FRONT, SIDE AND REAR YARDS - 25'
10. STANDARD DRAINAGE AND UTILITY EASEMENTS: FRONT - 15', SIDE - 10', REAR - 10' AND PERIMETER 30'.
11. ALL ROADWAYS AND DRAINAGE FACILITIES LOCATED WITHIN DEDICATED COUNTY RIGHT-OF-WAYS SHALL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS AND SHALL BE OWNED AND MAINTAINED BY EL PASO COUNTY.
12. PROPOSED METHOD OF GUARANTEEING FUNDS SHALL BE APPROVED BY AND ACCEPTABLE TO THE EL PASO COUNTY ATTORNEYS OFFICE.
13. ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO ROAD 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.

WILDLAND FIRE INFORMATION

AT THE TIME OF APPROVAL OF THIS PROJECT, THIS PROPERTY IS LOCATED WITHIN THE DONALD WESCOTT FIRE PROTECTION DISTRICT, WHICH HAS ADOPTED A FIRE CODE REQUIRING RESIDENTIAL FIRE SPRINKLER REQUIREMENTS FOR STRUCTURES OVER 6000 SQUARE FEET IN SIZE, AND OTHER FIRE MITIGATION REQUIREMENTS DEPENDING UPON THE LEVEL OF FIRE RISK ASSOCIATED WITH THE PROPERTY AND STRUCTURES. THE OWNER OF ANY LOT SHOULD CONTACT THE FIRE DISTRICT TO DETERMINE THE EXACT DEVELOPMENT REQUIREMENTS RELATIVE TO THE ADOPTED FIRE CODE. DUE TO WILDFIRE CONCERNS, HOMEOWNERS ARE ENCOURAGED TO INCORPORATE WILDFIRE FUEL BREAK PROVISIONS AS RECOMMENDED BY THE CSFS AND ILLUSTRATED THROUGH PUBLICATIONS AVAILABLE THROUGH THE CSFS.

DEVELOPMENT DATA

SINGLE FAMILY LOTS - 16 LOTS - 44.9 AC (79%)  
TRACT B - HOLD FOR FUTURE - 5.5 AC (10%)  
ROW DEDICATION (HWY 83 & HODGEN) - 3.3 AC (6%)  
INTERIOR 60' ROW - 1,839 LF - 2.5 AC - (4%)  
TRACT A - DRAINAGE - 0.8 AC (1%)  
TOTAL - 57.0 AC  
  
AVE LOT SIZE - 2.8 AC  
MIN LOT SIZE - 2.5 AC  
GR DENSITY (LESS OFFICE/COMM) - 1 LOT / 3.21 AC

DEVELOPMENT CRITERIA (SINGLE FAMILY LOTS)

DRAINAGE & UTILITY EASEMENTS (UNLESS OTHERWISE INDICATED)

FRONT - 15'  
SIDE - 10'  
REAR - 10'  
MAX. BUILDING HEIGHT - 30' (AS MEASURED PER EL PASO CO LDC )

BUILDING SETBACKS (UNLESS OTHERWISE INDICATED)

FRONT - 25'  
SIDE - 25'  
REAR - 25'

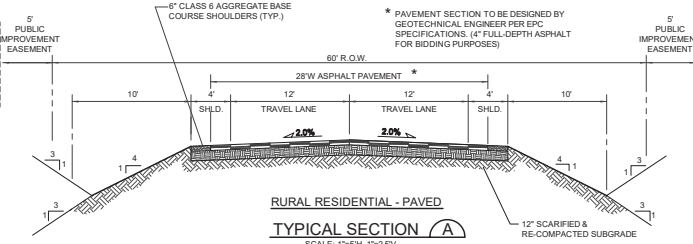
\* - INDICATES AN INCREASED BUILDING SETBACK DUE TO HWY 83 NOISE MITIGATION REQUIREMENTS - SEE LSC REPORT

PROPERTY OWNERS

TC&C, LLC  
CARL TURSE, MANAGING MEMBER  
17572 COLONIAL PARK DRIVE  
MONUMENT, CO. 80132

EL PASO COUNTY PARCEL NUMBERS

PARCEL NO. 6127000065 - PARCEL A  
PARCEL NO. 6127000064 - PARCEL B



PLAN SYMBOLS

- INDICATES FRONT YARD BUILDING SETBACK AT 200' MIN. LOT WIDTH
- INDICATES AREAS OF TREE COVER AND INCREASED LEVELS OF WILDFIRE HAZARDS
- PROPOSED CULVERT - SEE PREL. DRAINAGE PLAN AND REPORT FOR SIZING REQUIREMENTS
- NO-BUILD AREA (SEE DEV NOTE #14)
- DRAINAGE EASEMENT
- EXISTING STRUCTURES, SHEDS AND OUTBUILDINGS TO REMAIN AT THIS TIME

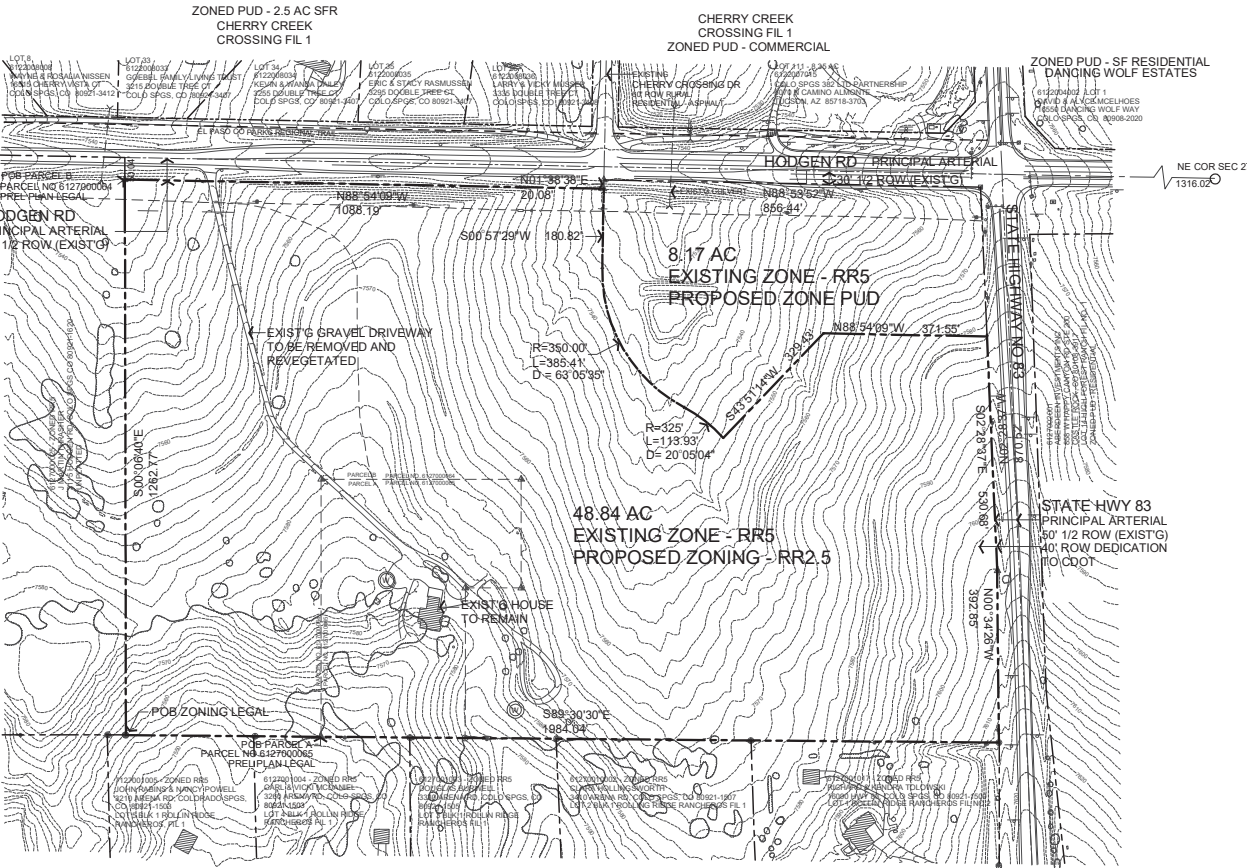
GEOLOGY STATEMENT

PORTIONS OF THE FOLLOWING LOTS HAVE BEEN FOUND TO BE IMPACTED BY GEOLOGIC HAZARDS. MITIGATION MEASURES AND A MAP OF THE HAZARD AREA CAN BE FOUND IN THE SOILS, GEOLOGY, HAZARD AND WASTE WATER STUDY FOR THE ROLLIN RIDGE SUBDIVISION BY ENTECH ENGINEERING DATED NOV 24, 2017

AREAS OF SEASONALLY SHALLOW GROUND WATER: TRACT "B"  
AREAS OF POTENTIALLY SEASONALLY SHALLOW GROUND WATER: TRACT "A", TRACT "B", LOT 1, LOT 3, LOT 10, LOT 11, LOT 12 AND LOT 16

25' BUILDING SETBACK (TYP)

- INDICATES SOILS THAT ARE POTENTIALLY SEASONALLY WET - SEE ENTECH ENG SOILS & GEOLOGIC HAZARDS REPORT FOR MITIGATION REQUIREMENTS
- INDICATES SOILS THAT ARE SEASONALLY WET - SEE ENTECH ENG SOILS & GEOLOGIC HAZARDS REPORT FOR MITIGATION REQUIREMENTS



ZONING MAP  
RR5 TO RR2.5

PRELIMINARY PLAN LEGAL DESCRIPTION

PARCEL NO. 6127000064 (SEE SHEET NO. 2)  
LEGAL DESCRIPTION - PARCEL "A"  
ROLLIN RIDGE ESTATES

That portion of the North Half of the North Half of Section 27, Township 11 South, Range 66 West of the 8<sup>th</sup> P.M., El Paso County, Colorado described as follows:

Basis of bearings is the north line of said Section 27, monumented at its west end with a 3 1/4 inch aluminum cap stamped with PLS 17496 and at its east end with an illegible 3 inch brass cap. Said line bears S 88 degrees 54 minutes 14 seconds E, 5264.06 feet.

Commencing at the northwest corner of said Section 27;

1. thence S 88 degrees 54 minutes 14 seconds E, along the north line of said Section, 1974.02 feet to the northwest corner of the East Half of the Northeast Quarter of the Northwest Quarter of said Section 27;
2. thence S 0 degrees 06 minutes 40 seconds E, along the west line of said East Half, 1312.77 feet to the south line of said North Half of the North Half, said line being coincident with the north line of Rollin Ridge Rancheros;
3. thence S 89 degrees 30 minutes 26 seconds E, along said south line, 443.60 feet to the point of beginning of the parcel to be described;
4. thence N 0 degrees 00 minutes 00 seconds W, 585.28 feet;
5. thence S 90 degrees 00 minutes 00 seconds E, 454.78 feet;
6. thence S 0 degrees 00 minutes 00 seconds E, 247.11 feet;
7. thence N 90 degrees 00 minutes 00 seconds W, 127.15 feet;
8. thence S 0 degrees 00 minutes 00 seconds W, 340.89 feet to said south line;
9. thence N 89 degrees 30 minutes 26 seconds W, along said south line, 327.64 feet to the point of beginning
10. thence S 89 degrees 30 minutes 26 seconds E, along said south line, 1212.80 feet to a 1/2 inch inside diameter iron pin at the southeast corner of the Northwest Quarter of the Northeast Quarter of said Section 27, also being the westerly right of way line of State Highway No. 83;
11. thence N 0 degrees 34 minutes 12 seconds W, along said right of way line, 393.03 feet to the most southerly corner of a parcel described in Book 2035 at Page 535;
12. thence N 2 degrees 29 minutes 28 seconds W, along the west line of said parcel, 870.43 feet to the south line of the north 30 feet of said Section 27;
13. thence N 88 degrees 54 minutes 17 seconds W, along the south line 856.46 feet to the northeast corner of a parcel described at Reception number 206076668;
14. thence S 1 degree 05 minutes 43 seconds W, along the east line of said parcel, 20.00 feet to the southeast corner thereof;
15. thence N 88 degrees 54 minutes 17 seconds W, along the south line of said parcel, 430.09 feet to the west line of said Northwest Quarter of the Northeast Quarter and the southeast corner of said parcel described at Reception number 206076668;
16. thence N 88 degrees 54 minutes 17 seconds W, along the south line of said parcel, 658.10 feet to the point of beginning.

ZONE CHANGE RR5 TO RR2.5

LEGAL DESCRIPTION - SINGLE FAMILY RESIDENTIAL TRACT:

A TRACT OF LAND BEING THAT TRACT OF LAND AS DESCRIBED IN DEED RECORDED UNDER RECEPTION NO. 21066996 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, TOGETHER WITH A PORTION OF THAT TRACT OF LAND AS DESCRIBED IN DEED RECORDED UNDER RECEPTION NO. 216022946 OF SAID COUNTY RECORDS, LOCATED IN THE NORTH ONE-HALF OF THE NORTH ONE-HALF (N1/2 N1/2) OF SECTION 27, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6<sup>th</sup> P.M., EL PASO COUNTY, COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THAT TRACT AS DESCRIBED IN DEED RECORDED UNDER SAID RECEPTION NO. 216022946, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF THAT TRACT OF LAND AS DESCRIBED IN DEED RECORDED UNDER RECEPTION NO. 200156068 OF SAID COUNTY RECORDS, AS MONUMENTED BY A 5" X 8" REBAR (NO CAP), FROM WHICH ITS NORTHWEST CORNER OF THAT TRACT AS DESCRIBED IN DEED RECORDED UNDER SAID RECEPTION NO. 216022946, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THAT RIGHT-OF-WAY PARCEL AS DESCRIBED IN DEED RECORDED UNDER RECEPTION NO. 206076668 OF SAID COUNTY RECORDS, AS MONUMENTED BY A 5" X 8" REBAR WITH ORANGE CAP STAMPED "PLS 13419" BEARS N00°06'39"W, A DISTANCE OF 1262.77 FEET AND IS THE BASIS OF BEARINGS USED HEREIN;

THENCE N00°09'32"W ALONG THAT LINE COMMON TO THOSE TRACTS AS DESCRIBED IN DEEDS RECORDED UNDER SAID RECEPTION NO. 216022946 AND SAID RECEPTION NO. 200156068, A DISTANCE OF 1262.77 FEET TO THE NORTHWEST CORNER OF THAT TRACT AS DESCRIBED IN DEED RECORDED UNDER SAID RECEPTION NO. 216022946, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THAT RIGHT-OF-WAY PARCEL AS DESCRIBED IN DEED RECORDED UNDER SAID RECEPTION NO. 206076668;

THENCE S88°54'09"E ALONG THAT LINE COMMON TO THAT TRACT AS DESCRIBED IN DEED RECORDED UNDER SAID RECEPTION NO. 216022946 AND SAID RIGHT-OF-WAY PARCEL AND ALONG THE SOUTH LINE OF THAT RIGHT-OF-WAY PARCEL AS DESCRIBED IN DEED RECORDED UNDER RECEPTION NO. 206076668 OF SAID COUNTY RECORDS, A DISTANCE OF 188.19 FEET TO THE SOUTHEAST CORNER OF THAT RIGHT-OF-WAY PARCEL AS DESCRIBED IN DEED RECORDED UNDER SAID RECEPTION NO. 206076668;

THENCE S00°57'29"W, A DISTANCE OF 180.82 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A 350.00 FOOT RADIUS NON-RADIAL CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 63°05'35", AN ARC LENGTH OF 385.41 FEET (THE LONG CHORD OF WHICH BEARS S30°26'57"E, A LONG CHORD DISTANCE OF 366.23 FEET) TO A POINT OF REVERSE CURVATURE;

THENCE ALONG THE ARC OF A 325.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 20°05'04", AN ARC LENGTH OF 113.93 FEET (THE LONG CHORD OF WHICH BEARS S51°57'12"E, A LONG CHORD DISTANCE OF 113.34 FEET);

THENCE N43°51'14"E, A DISTANCE OF 329.43 FEET;

THENCE S88°54'09"E, A DISTANCE OF 371.55 FEET TO A POINT ON THE EASTERLY LINE OF THAT TRACT AS DESCRIBED IN DEED RECORDED UNDER SAID RECEPTION NO. 216022946, SAID POINT ALSO BEING A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF STATE HWY 83;

THENCE ALONG THAT LINE COMMON TO SAID TRACT AND SAID WESTERLY RIGHT-OF-WAY LINE, THE FOLLOWING TWO (2) COURSES:

ZONE CHANGE RR5 TO RR2.5

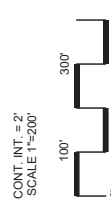
1.) THENCE S02°28'37"E, A DISTANCE OF 530.68 FEET;

2.) THENCE S00°34'26"E, A DISTANCE OF 392.85 FEET TO THE SOUTHEAST CORNER OF SAID TRACT, SAID POINT ALSO BEING A POINT ON THE NORTHERLY LINE OF ROLLIN RIDGE RANCHEROS FILING NO. 2, AS RECORDED IN PLAT BOOK G3 AT PAGE 43 UNDER RECEPTION NO. 437854 OF SAID COUNTY RECORDS;

THENCE N89°30'30"W ALONG THE SOUTHERLY LINE OF SAID TRACT, SAID LINE ALSO BEING THE NORTHERLY LINE OF SAID ROLLIN RIDGE RANCHEROS FILING NO. 2 AND THE NORTHERLY LINE OF ROLLIN RIDGE RANCHEROS FILING NO. 1, AS RECORDED IN PLAT BOOK H2 AT PAGE 78 UNDER RECEPTION NO. 453371 OF SAID COUNTY RECORDS, A DISTANCE OF 1984.04 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 48.84 ACRES OF LAND, MORE OR LESS.

PREPARED BY:  
KEVIN F. LLOYD, COLORADO P.L.S. NO. 25963  
FOR AND ON BEHALF OF RAMPART SURVEYS, INC.  
P.O. BOX 510  
WOODLAND PARK, COLORADO 80866  
719-687-0920



**LRA**  
LAND RESOURCE ASSOCIATES

9738 MOUNTAIN RD.  
CHIPITA PARK, CO 80809  
719-684-2298

ZONING MAP & COVER DATA  
**ROLLIN RIDGE ESTATES**  
EL PASO COUNTY, COLORADO  
TC & C, LLC  
17572 COLONIAL PARK DRIVE MONUMENT, CO 80132-2209

ISSUED FOR:  
COUNTY REVIEW

project number

computer file

issue date  
DEC 18, 2017

drawn by  
DFJ

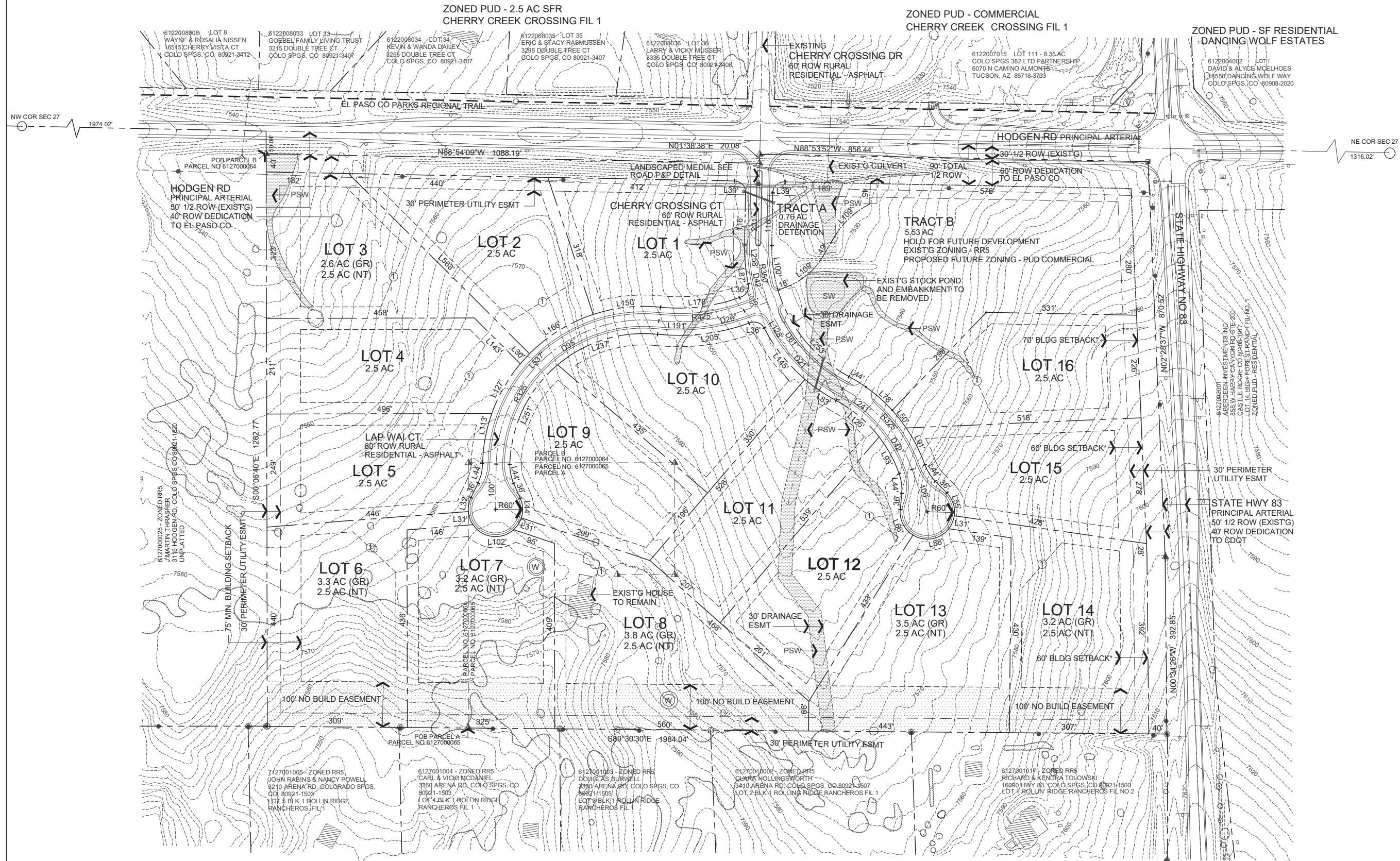
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revisions

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**1**  
OF TWO





SEE SHEET NO. 1 FOR  
PREL PLAN LEGAL DESCRIPTION  
ZONING RR5 TO RR2.5 MAP  
GENERAL DEVELOPMENT NOTES  
PREL PLAN NOTES  
PLAN SYMBOLS  
WILDFIRE NOTES  
OWNERSHIP INFORMATION  
PARCEL NO. INFORMATION  
DEVELOPMENT DATA  
DEVELOPMENT CRITERIA



NORTH  
CONT. INT. - 2'  
SCALE 1"=100'  
0' 50' 100' 150' 200'

**LRA**  
LAND RESOURCE ASSOCIATES

9736 MOUNTAIN RD.  
CHIPITA PARK, CO 80809  
719-684-2298

PRELIMINARY PLAN  
**ROLLIN RIDGE ESTATES**  
EL PASO COUNTY, COLORADO  
TC & C, LLC  
17572 COLONIAL PARK DRIVE MONUMENT, CO 80132-2209

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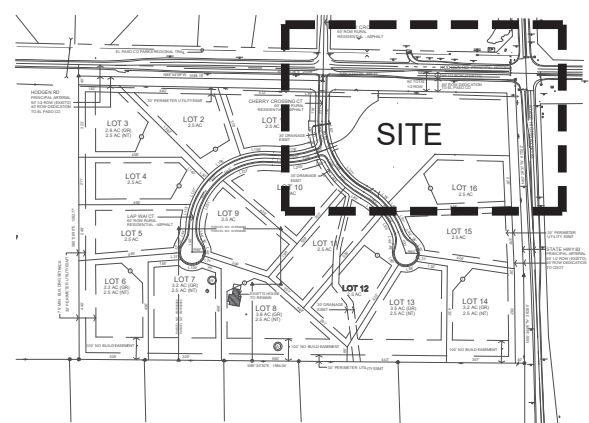
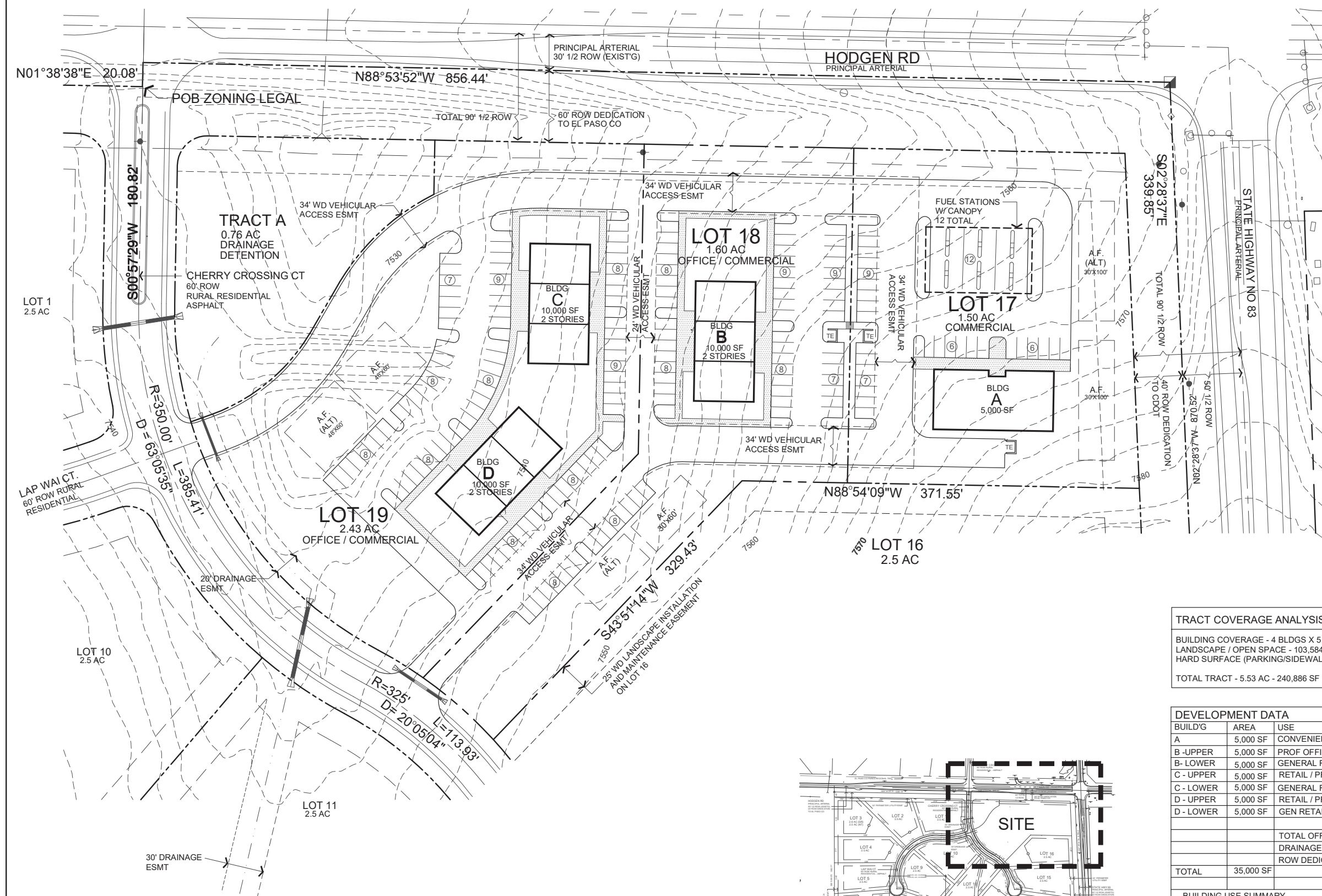
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**2**  
OF TWO









SITE LOCATION MAP

TRACT COVERAGE ANALYSIS	
BUILDING COVERAGE - 4 BLDGS X 5,000 SF = 20,000 SF (8%)	
LANDSCAPE / OPEN SPACE - 103,584 SF (43%)	
HARD SURFACE (PARKING/SIDEWALK) - 117,302 SF (49%)	
TOTAL TRACT - 5.53 AC - 240,886 SF (100%)	

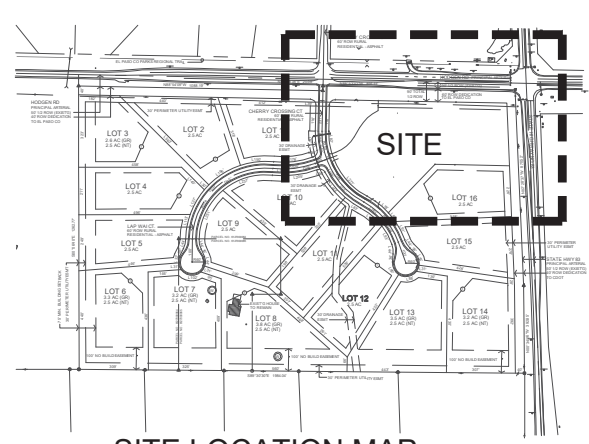
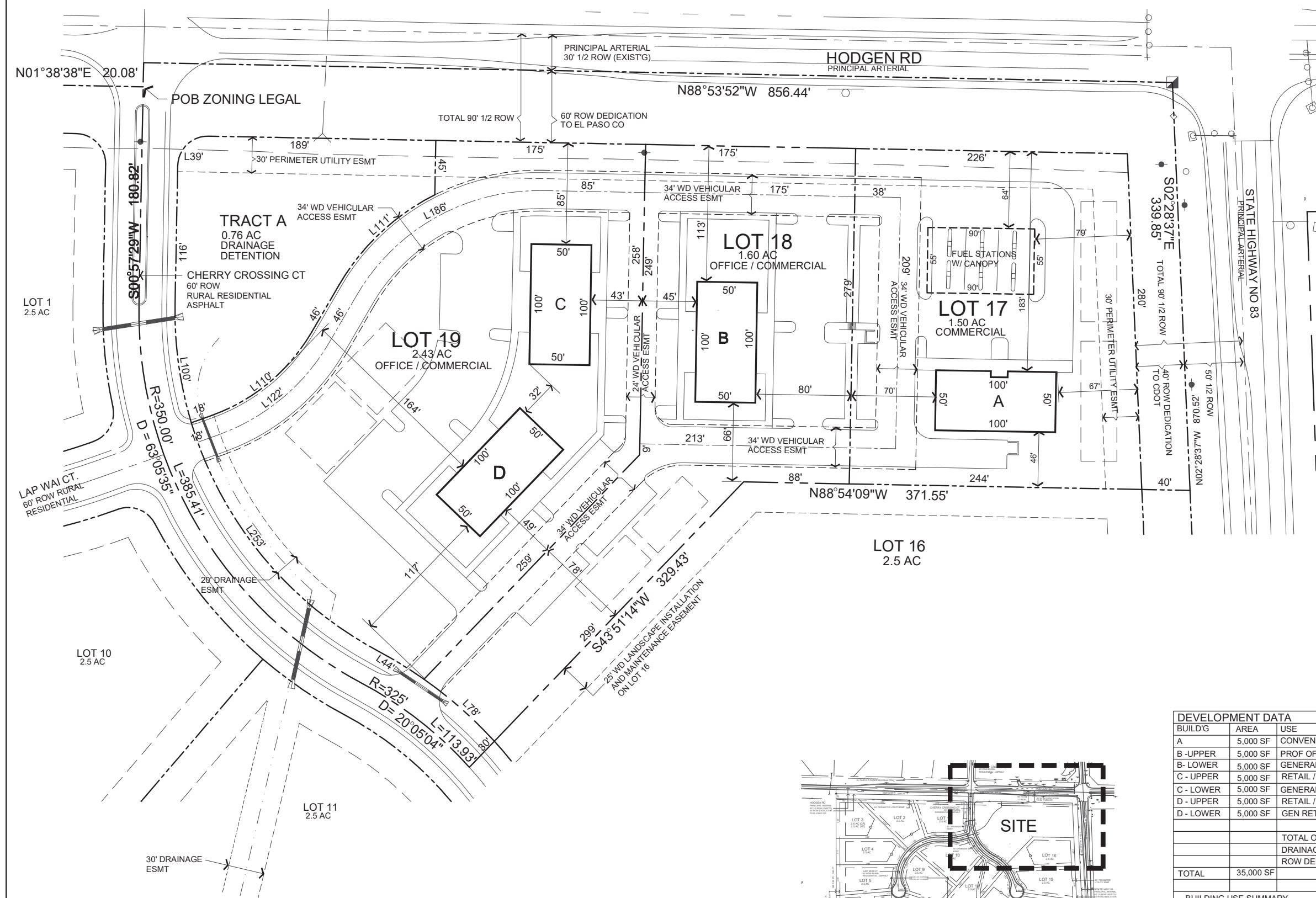
DEVELOPMENT DATA				
BUILD'G	AREA	USE	LOT NO	AREA
A	5,000 SF	CONVENIENCE STORE / GAS	17	1.50 AC
B - UPPER	5,000 SF	PROF OFFICE / MEDICAL	18	1.60 AC
B - LOWER	5,000 SF	GENERAL RETAIL		
C - UPPER	5,000 SF	RETAIL / PROF OFFICE	19	2.43 AC
C - LOWER	5,000 SF	GENERAL RETAIL		
D - UPPER	5,000 SF	RETAIL / PROF OFFICE		
D - LOWER	5,000 SF	GEN RETAIL		
		TOTAL OFFICE / COMM	TRACT B	5.53 AC
		DRAINAGE DETENTION	TRACT A	0.76 AC
		ROW DEDICATION		1.88 AC
TOTAL	35,000 SF			8.17 AC

BUILDING USE SUMMARY	
CONVENIENCE STORE / GAS - 5,000SF	
GENERAL RETAIL - 15,000 SF	
PROF OFFICE / MEDICAL - 5,000 SF	
MIXED OFFICE / RETAIL - 10,000 SF	
PARKING SUMMARY	
COMMERCIAL - 20,000 SF - 1/250SF - 80 SPACES	
MIXED RETAIL / OFFICE - 15,000 SF - 1/200SF - 75 SPACES	
TOTAL PARKING REQUIRED - 155 SPACES	
TOTAL PARKING PROVIDED - 174 SPACES	



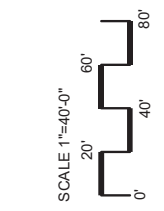
SITE DEVELOPMENT PLAN  
ROLLIN RIDGE OFFICE / COMMERCIAL CENTER  
EL PASO COUNTY, COLORADO  
TC & C, LLC  
17572 COLONIAL PARK DRIVE MONUMENT, CO 80132-2209

ISSUED FOR:	COUNTY REVIEW
project number	
computer file	
issue date	DEC 18, 2017
drawn by	DFJ
checked by	
revisions	FEB 25, 2018



SITE LOCATION MAP

DEVELOPMENT DATA				
BUILD'G	AREA	USE	LOT NO	AREA
A	5,000 SF	CONVENIENCE STORE / GAS	17	1.50 AC
B - UPPER	5,000 SF	PROF OFFICE / MEDICAL	18	1.60 AC
B - LOWER	5,000 SF	GENERAL RETAIL		
C - UPPER	5,000 SF	RETAIL / PROF OFFICE	19	2.43 AC
C - LOWER	5,000 SF	GENERAL RETAIL		
D - UPPER	5,000 SF	RETAIL / PROF OFFICE		
D - LOWER	5,000 SF	GEN RETAIL		
		TOTAL OFFICE / COMM	TRACT B	5.53 AC
		DRAINAGE DETENTION	TRACT A	0.76 AC
		ROW DEDICATION		1.88 AC
TOTAL	35,000 SF			8.17 AC
BUILDING USE SUMMARY CONVENIENCE STORE / GAS - 5,000SF GENERAL RETAIL - 15,000 SF PROF OFFICE / MEDICAL - 5,000 SF MIXED OFFICE / RETAIL - 10,000 SF				
PARKING SUMMARY COMMERCIAL - 20,000 SF - 1/250SF - 80 SPACES MIXED RETAIL / OFFICE - 15,000 SF - 1/200SF - 75 SPACES TOTAL PARKING REQUIRED - 155 SPACES TOTAL PARKING PROVIDED - 174 SPACES				



LRA

LAND RESOURCE ASSOCIATES

9736 MOUNTAIN RD.  
CHIPITA PARK, CO 80809  
719-884-2288

SUBDIVISION & SETBACK PLAN  
ROLLIN RIDGE OFFICE / COMMERCIAL CENTER  
EL PASO COUNTY, COLORADO  
TC & C, LLC  
17572 COLONIAL PARK DRIVE MONUMENT, CO 80132-2209

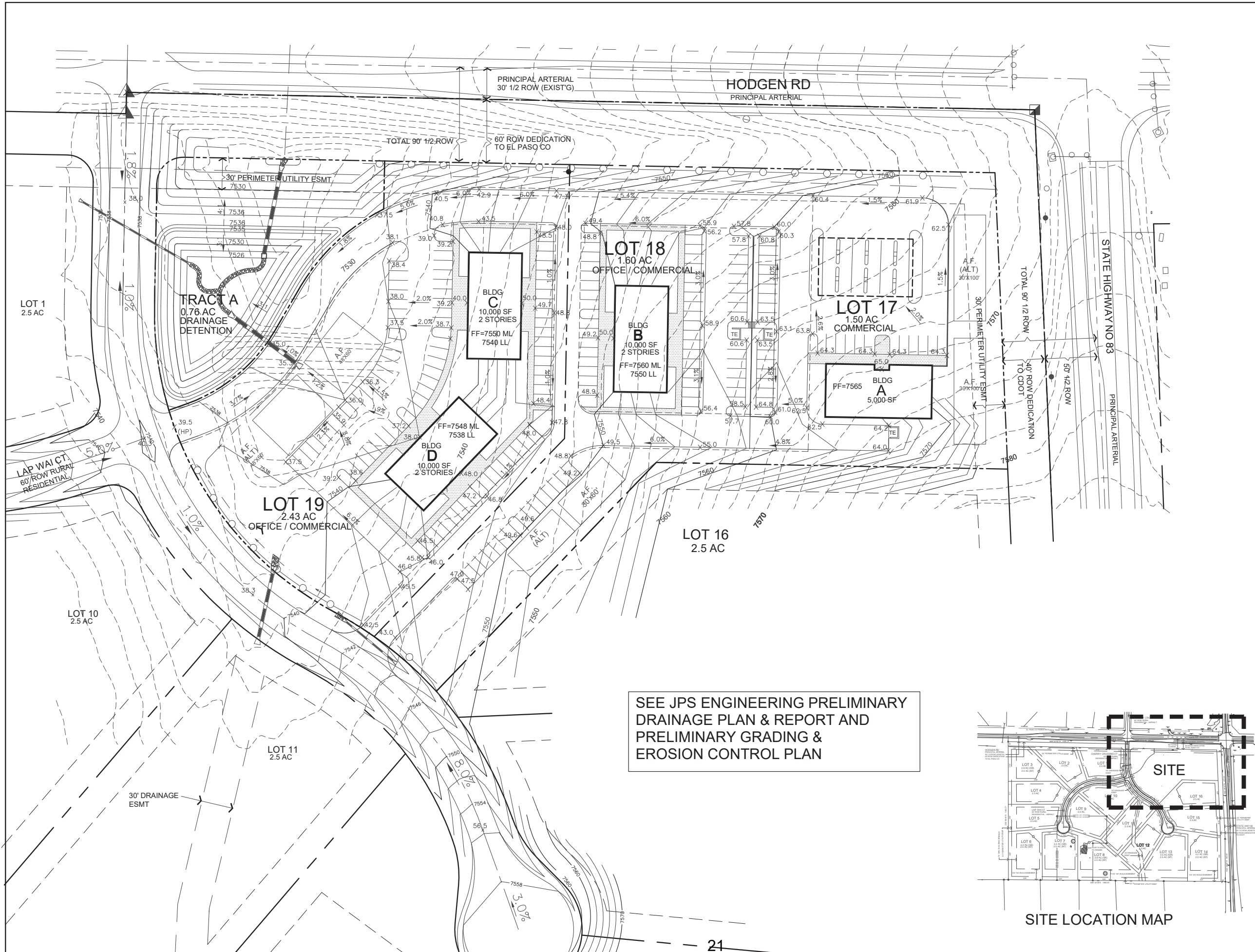
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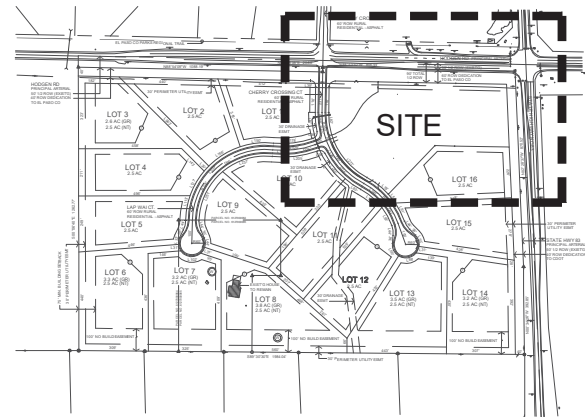
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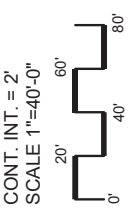
SEE JPS ENGINEERING PRELIMINARY  
DRAINAGE PLAN & REPORT AND  
PRELIMINARY GRADING &  
EROSION CONTROL PLAN



SITE LOCATION MAP



NORTH



CONT. INT. = 2'  
SCALE 1"=40'-0"

**LRA**

LAND RESOURCE ASSOCIATES

9736 MOUNTAIN RD.  
CHIPITA PARK, CO 80809  
719-884-2298

PAD GRADING PLAN  
ROLLIN RIDGE OFFICE / COMMERCIAL CENTER

EL PASO COUNTY, COLORADO  
TC & C, LLC  
17572 COLONIAL PARK DRIVE MONUMENT, CO 80132-2209

ISSUED FOR:  
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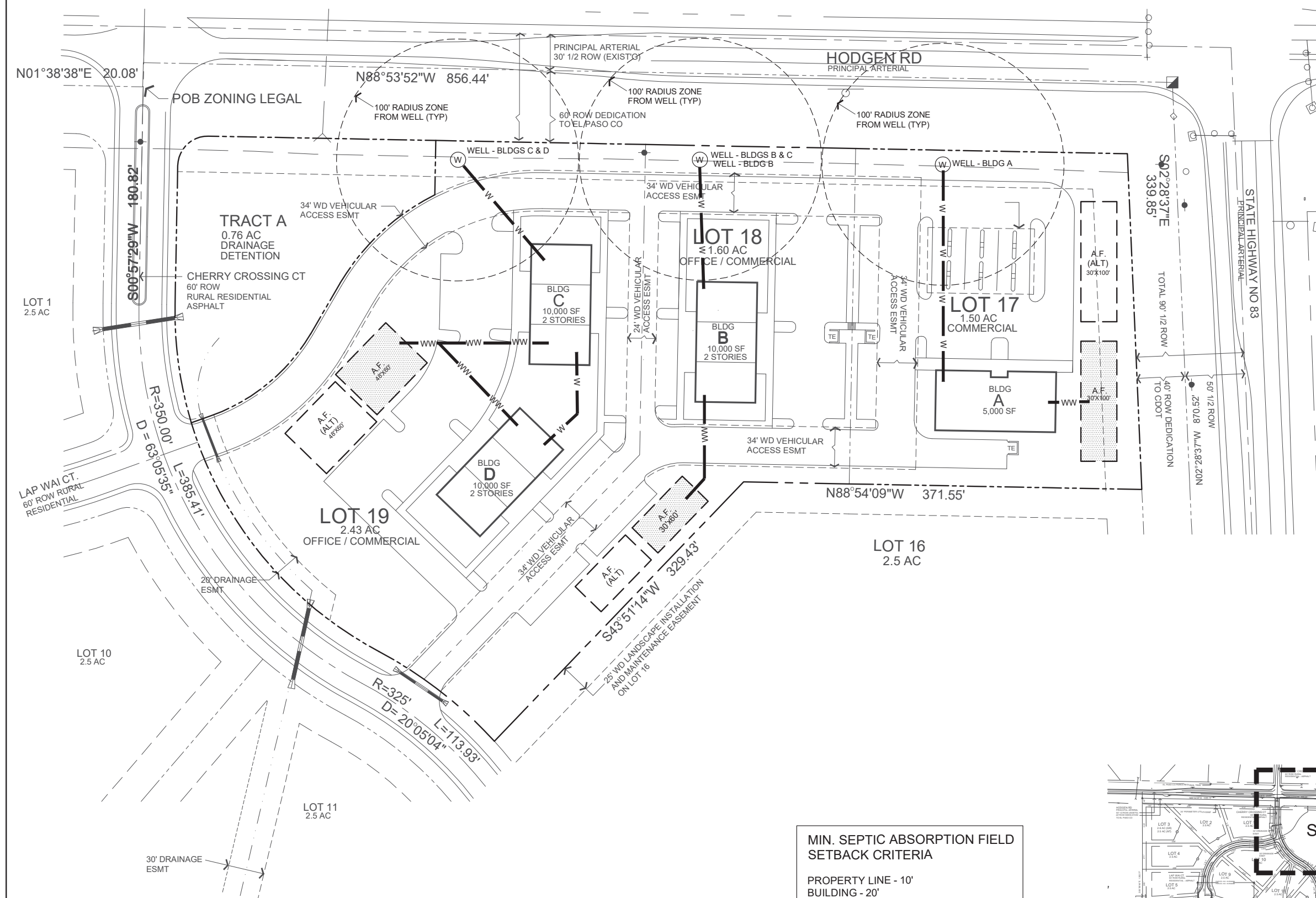
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FEB 25, 2018

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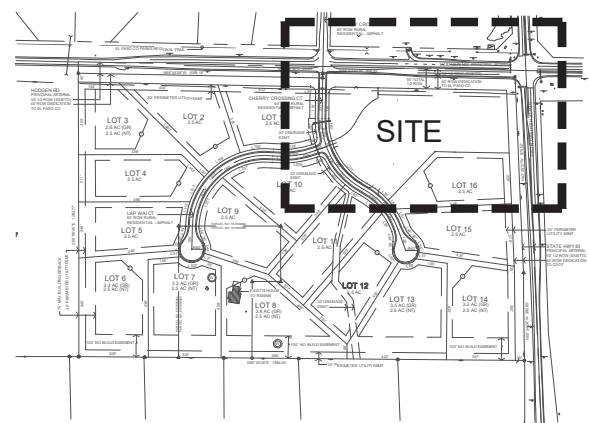
OF SIX



MIN. SEPTIC ABSORPTION FIELD  
SETBACK CRITERIA

PROPERTY LINE - 10'  
BUILDING - 20'  
DRAINAGE WAY - 60'  
DRAINAGE DITCH - 10'  
WATER WELL - 100'  
ABSORPTION FIELD - 200'

\* SEE ENTECH ENGINEERING WASTE WATER REPORT FOR  
DETAILED INFORMATION REGARDING ABSORPTION FIELD DESIGN



SITE LOCATION MAP



**LRA**  
LAND RESOURCE ASSOCIATES  
8736 MOUNTAIN RD.  
CHIPITA PARK, CO 80809  
719-884-2288

WELL & SEPTIC LOCATION PLAN  
ROLLIN RIDGE OFFICE / COMMERCIAL CENTER  
EL PASO COUNTY, COLORADO  
TC & C, LLC  
17572 COLONIAL PARK DRIVE MONUMENT, CO 80132-2209

ISSUED FOR:  
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revisions  
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sheet number  
**5**  
OF SIX





## **El Paso County Parks**

### **Agenda Item Summary Form**

**Agenda Item Title:** Reserve at Corral Bluffs Filing No. 2 Final Plat

**Agenda Date:** April 11, 2018

**Agenda Item Number:** #6 - B

**Presenter:** Ross Williams, Park Planner

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

#### **Background Information:**

Request for approval by Land Resources Associates on behalf of Corral Ranches Development Company, for The Reserve at Corral Bluffs Filing No. 2 Final Plat, which consists of 6 residential lots totaling 33.12 acres, with a minimum lot size of 5 acres. The property is located southeast of the intersection of Blaney Road and Meridian Road, within the bounds of the Highway 94 Comprehensive Plan.

The 2013 El Paso County Parks Master Plan shows no parks, trails, or open space impacted by the proposed subdivision. The proposed Jimmy Camp Creek Primary Regional Trail is located approximately 0.65 mile south of the project site, entering the City of Colorado Springs' Corral Bluffs Open Space from the east. Corral Bluffs Open Space is located immediately south of the project site, and the City's 2014 Parks Master Plan shows a proposed trail alignment through the open space, making a connection to the aforementioned Jimmy Camp Creek Trail.

The Open Space Master Plan of the Parks Master Plan shows the Falcon/Garrett Road Candidate Open Space encompassing the project site. Natural resource values include mixed-grass prairie communities, as well as needle and thread-blue grama grass prairie. The project would not be in conflict with the plan, as long as its development does not adversely affect surrounding prairie habitat.

As no trail easement dedications are necessary for this filing, El Paso County Parks staff recommends fees in lieu of land for regional park purposes.

#### **Recommended Motion (Final Plat):**

Recommend to the Planning Commission and Board of County Commissioners that approval of the Reserve at Corral Bluffs Filing No. 2 Final Plat include the following condition: require fees in lieu of land dedication for regional park purposes in the amount of \$2,580.



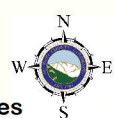
City of  
Colorado Springs

Reserve at  
Corral Bluffs

**Reserve at Corral Bluffs  
Filing No. 2 Final Plat Review**

-  Public Schools
-  Primary Regional Trail, Proposed
-  Secondary Regional Trail, Proposed
-  Proposed Bicycle Routes, Proposed
-  Colorado Springs Trail, Proposed
-  Major Roads
-  State Highways
-  Streets & Roads
-  Reserve at Corral Bluffs
-  Parcels
-  Streams
-  Candidate Open Space Land
-  Incorporated Areas

0.5 0.25 0 Miles



Highway 94 Route Hwy 94

# Development Application Permit Review



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

**April 11, 2018**

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:	Reserve at Corral Bluffs Filing No. 2 Final Plat	Application Type:	Final Plat
DSD Reference #:	SF-18-010	CSD / Parks ID#:	0
Applicant / Owner:	Owner's Representative:	Total Acreage:	33.12
Corral Ranches Development Co.	Land Resource Associates	Total # of Dwelling Units	6
Howard Kunstle	David Jones	Gross Density:	0.18
1830 Coyote Point Drive	9736 Mountain Road	Park Region:	4
Colorado Springs, CO 80904	Chipita Park, CO 80809	Urban Area:	3

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

## REGIONAL AND URBAN PARK REQUIREMENTS

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

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

### LAND REQUIREMENTS

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

Regional Parks: **2**  
**0.0194 Acres x 6 Dwelling Units = 0.116 acres**

Urban Parks Area:	<b>1</b>	
Neighborhood:	<b>0.00375 Acres x 0 Dwelling Units =</b>	<b>0.00 acres</b>
Community:	<b>0.00625 Acres x 0 Dwelling Units =</b>	<b>0.00 acres</b>
Total:		<b>0.00 acres</b>

### FEE REQUIREMENTS

Regional Parks: **2**  
**\$430.00 / Unit x 6 Dwelling Units= \$2,580.00**

Urban Parks Area:	<b>1</b>	
Neighborhood:	<b>\$107.00 / Unit x 0 Dwelling Units =</b>	<b>\$0.00</b>
Community:	<b>\$165.00 / Unit x 0 Dwelling Units =</b>	<b>\$0.00</b>
Total:		<b>\$0.00</b>

## ADDITIONAL RECOMMENDATIONS

Staff Recommendation:

**Recommend to the Planning Commission and Board of County Commissioners that approval of the Reserve at Corral Bluffs Filing No. 2 Final Plat include the following conditions: require fees in lieu of land dedication for regional park purposes in the amount of \$2,580.**

Park Advisory Board Recommendation:



## LETTER OF INTENT

March 19, 2018

**RE: THE RESERVE @ CORRAL BLUFFS FILING NO. 2 – FINAL PLAT APPLICATION**

**PARCEL NUMBERS:** 4331000024 & 4331000006

### **OWNER / DEVELOPER:**

Corral Ranches Development Company, c/o Howard J. Kunstle  
1830 Coyote Point Dr,  
Colorado Springs, CO 80904-1000  
719.964.5941  
[kunstle@comcast.net](mailto:kunstle@comcast.net)

### **CONSULTANTS**

Land Resource Associates, c/o David Jones  
9736 Mountain Rd, Chipita Park, CO 80809  
719.684.2298  
[chipita1@comcast.net](mailto:chipita1@comcast.net)

JPS Engineering, c/o John Schwab  
19 E. Willamette Ave, Colo Spgs, CO 80903  
719.477.9429  
[john@jpsengr.com](mailto:john@jpsengr.com)

LWA Land Surveying, Inc, c/o Kevin O'Leary  
953 E. Filmore St, Colo Spgs, CO 80907  
719.636.5179  
[kevin@lwalandsurveying.com](mailto:kevin@lwalandsurveying.com)

LSC Transportation Consultants, Inc, c/o Jeff Hodsdon  
545 E. Pikes Peak Ave, Colo Spgs, CO 80903  
719.633.2868  
[jeff@lsctrans.com](mailto:jeff@lsctrans.com)

Entech Engineering, Inc, c/o Joe Goode  
505 Elkton Dr, Colo Spgs, CO 80907  
719 531.5599  
[jgoode@entechengineers.com](mailto:jgoode@entechengineers.com)

### **SITE INFORMATION**

The proposed Reserve @ Corral Bluffs subdivision Fil 2 is located within portions of the NW1/4 of the SE1/4 of Sec 31, T13S, R64W of the 6<sup>th</sup> PM. More specifically, the property is located

south of the existing Reserve at Corral Bluffs Fil 1 subdivision, north of the City of Colorado Spring's Corral Bluffs open space and west of the Waste Management land fill site. Vehicular access to the site is provided from the north via Hoofprint Rd., a 60' ROW gravel County Rural Residential roadway. Future access from the east will be provided via existing Hoofprint Rd. The proposed 33.116 acre Reserve @ Corral Bluffs Filing No. 2 subdivision is the second filing of the 31 lot Reserve @ Corral Bluffs subdivision.

## **DEVELOPMENT REQUEST**

The applicant is requesting a final plat approval to allow for the development of 6 single family residential lots at a minimum lot size of 5.0 acres on the 33.116 acres. The proposed average lot size is 5.04 acres and the overall gross density is one lot per 5.52 acres.

## **JUSTIFICATION FOR REQUEST**

The proposed final plat is consistent with both the approved Reserve @ Corral Bluffs Preliminary Plan and existing RR5 zoning. The application is also consistent with the goals, objectives and recommendations of the governing comprehensive plan.

The proposed Reserve @ Corral Bluffs subdivision is located within and governed by the Highway 94 Comprehensive Plan. The proposed subdivision is located within the northwest corner of the North Central Subarea No. 2 boundaries. The Comprehensive Plan recommends future development within this area to be 5.0 acre minimum single family residential lots

## **EXISTING AND PROPOSED IMPROVEMENTS**

Existing improvements within this parcel are related to past agricultural activities; vehicular access trails and fencing.

Proposed improvements within this parcel include; County owned and maintained gravel roadways, drainage channels, electric service and telephone service. Grading and earthmoving activities will be limited to roadway, drainage and utility construction areas.

Water will be provided via individual on site wells. Waste water will be treated via individual on site septic systems. A home owners association will be formed to administer State required well water extraction reporting and property covenants and restrictions. No common areas will be provided to or maintained by the HOA.

The property is located within the service areas of Mountain View Electric Association, El Paso Telephone, Falcon Fire Protection District and the Falcon School District.

## **WAIVER REQUESTS**

No waivers to the El Paso County Land Development Code are included within this application. Engineering Criteria Manual deviation requests related to (1) the length of a cul-de-sac, (2) gravel roadway surfacing in lieu of asphalt roadway surfacing and (3) off site transportation improvement participation via improvement district inclusion were approved by County Engineering as part of the subdivision's Preliminary Plan application. A deviation request related to the maximum length of a cul-de-sac (temporary) has been submitted to County Engineering as part of this final plat application.

## **SUPPLEMENTAL INFORMATION**

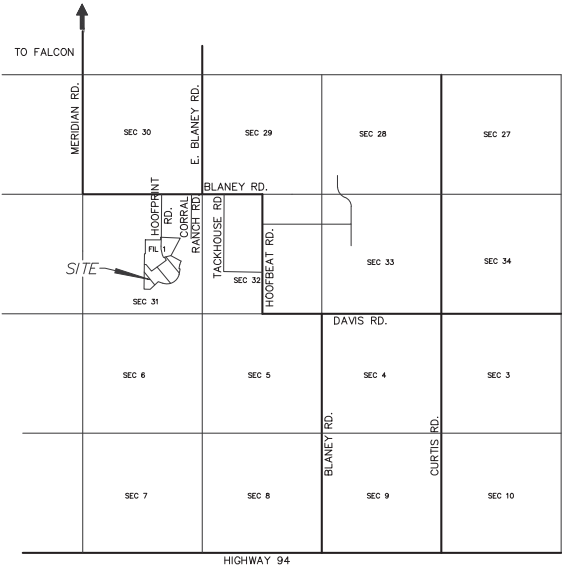
The developer proposes to pay fees in lieu of land dedication for both park and school dedication requirements.

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 completion bond, letter of credit or joint certificate of deposit acceptable to the El Paso County Board of County Commissioners.

In accordance with the interim Countywide Transportation Improvement Fee resolution, transportation impact fees will be paid on a per lot basis payable at time of issuance of individual building permits.

# THE RESERVE AT CORRAL BLUFFS FILING NO. 2

A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER,  
SECTION 31, TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6TH P.M.  
EL PASO COUNTY, COLORADO



## BE IT KNOWN BY THESE PRESENTS:

THAT CORRAL RANCHES DEVELOPMENT CO INC, HOWARD J. KUNSTLE, PRESIDENT IS THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND, TO WIT:

A TRACT OF LAND BEING A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 31, T13S, R64W OF THE 6th P.M. EL PASO COUNTY, COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 1, BLOCK 3, CORRAL RANCHES SUBDIVISION FILING NO. 3 AS SHOWN ON THE SUBDIVISION PLAT THEREOF RECORDED IN PLAT BOOK O-3 AT PAGE 90 OF THE EL PASO COUNTY RECORDS;  
THENCE S00°31'20"W ON THE EAST LINE OF LOT 2, SPRIGGS SUBDIVISION AS SHOWN ON THE SUBDIVISION PLAT THEREOF RECORDED IN PLAT BOOK S-3 AT PAGE 60 OF SAID EL PASO COUNTY RECORDS A DISTANCE OF 615.21 FEET TO THE SOUTHEAST CORNER OF LOT 2 AS MONUMENTED BY A REBAR AND YELLOW PLASTIC CAP "UPE LS 11624";  
THENCE N87°22'33"W ON THE SOUTH LINE OF LOT 2 A DISTANCE OF 33.24 FEET TO A POINT ON THE WEST LINE OF THE NORTHWEST QUARTER THE SOUTHEAST QUARTER OF SECTION 31 AS SHOWN ON THE LAND SURVEY PLAT PREPARED BY CLARK LAND SURVEYING IN JUNE OF 2002 AND DEPOSITED IN THE RECORDS OF THE EL PASO COUNTY LAND SURVEY PLATS UNDER RECEPTION NO. 202900119, SAID POINT BEING 5.66 FEET SOUTH OF THE NORTHWEST CORNER OF THE SAID NORTHWEST QUARTER THE SOUTHEAST QUARTER AS MONUMENTED BY CLARK;

THENCE S01°13'34"W ON SAID WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER AS SHOWN ON SAID LAND SURVEY PLAT A DISTANCE OF 462.50 FEET TO THE SOUTHWEST CORNER OF LOT 3 OF THE RESERVE AT CORRAL BLUFFS FILING NO. 1 AND THE POINT OF BEGINNING OF THE TRACT DESCRIBED HEREIN.

THE FOLLOWING FIVE (5) COURSES ARE ALONG THE SOUTHERLY BOUNDARY OF SAID RESERVE AT CORRAL BLUFFS FILING NO. 1;

1. THENCE S88°46'26"E A DISTANCE OF 80.00 FEET;
  2. THENCE S39°08'26"E A DISTANCE OF 371.00 FEET;
  3. THENCE N53°30'27"E A DISTANCE OF 798.72 FEET;
  4. THENCE NORTHWESTERLY ON THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 970.00 FEET, THROUGH A CENTRAL ANGLE OF 8°52'56", AN ARC DISTANCE OF 150.37 FEET, THE LONG CHORD OF WHICH BEARS N32°03'05"W A DISTANCE OF 153.48 FEET;
  5. THENCE N76°11'18"E A DISTANCE OF 297.00 FEET;
- THENCE S81°17'45"E A DISTANCE OF 495.00 FEET;  
THENCE SOUTHWESTERLY ON THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 530.00 FEET, THROUGH A CENTRAL ANGLE OF 16°39'02", AN ARC DISTANCE OF 154.02 FEET, THE LONG CHORD OF WHICH BEARS S20°22'44"W A DISTANCE OF 153.48 FEET;  
THENCE S12°03'13"W A DISTANCE OF 186.35 FEET;  
THENCE SOUTHEASTERLY ON THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 970.00 FEET, THROUGH A CENTRAL ANGLE OF 3°32'41", AN ARC DISTANCE OF 60.01 FEET, THE LONG CHORD OF WHICH BEARS S78°05'52"E A DISTANCE OF 60.00 FEET;  
THENCE S12°03'13"W A DISTANCE OF 241.36 FEET;  
THENCE SOUTHWESTERLY ON THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 530.00 FEET, THROUGH A CENTRAL ANGLE OF 98°42'28", AN ARC DISTANCE OF 913.07 FEET;  
THENCE N69°14'19"W A DISTANCE OF 53.10 FEET;  
THENCE NORTHWESTERLY ON THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 100.55 FEET, THROUGH A CENTRAL ANGLE OF 22°30'00", AN ARC DISTANCE OF 39.49 FEET;  
THENCE S88°15'41"W A DISTANCE OF 46.46 FEET;  
THENCE NORTHWESTERLY ON THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 60.00 FEET, THROUGH A CENTRAL ANGLE OF 78°26'12", AN ARC DISTANCE OF 82.14 FEET;  
THENCE S46°41'53"W A DISTANCE OF 492.78 FEET;  
THENCE N88°46'26"W A DISTANCE OF 278.38 FEET TO A POINT ON THE AFORESAID WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 31;  
THENCE N01°13'34"E ON SAID WEST LINE A DISTANCE OF 1075.59 FEET TO THE POINT OF BEGINNING OF THE TRACT DESCRIBED HEREIN.

THE DESCRIBED TRACT CONTAINS 33.116 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, STREETS AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF THE RESERVE AT CORRAL BLUFFS FILING NO. 2. ALL PUBLIC IMPROVEMENTS REQUIRED BY THIS LAND USE ACTION ARE HEREBY DEDICATED TO PUBLIC USE AND SAID OWNER DOES HEREBY COVENANT AND AGREE THAT THESE 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 OWNER'S EXPENSE, ALL TO THE SATISFACTION OF THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO. UPON ACCEPTANCE BY RESOLUTION, ALL PUBLIC IMPROVEMENTS SO DEDICATED WILL BECOME MATTERS OF MAINTENANCE BY EL PASO COUNTY, COLORADO. THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES, 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 AFOREMENTIONED CORRAL RANCHES DEVELOPMENT CO. INC., HAS EXECUTED THIS INSTRUMENT THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2018.

CORRAL RANCHES DEVELOPMENT CO INC,  
HOWARD J. KUNSTLE, PRESIDENT

## NOTARIAL:

STATE OF COLORADO) SS  
COUNTY OF EL PASO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2018 BY HOWARD J. KUNSTLE, PRESIDENT CORRAL RANCHES DEVELOPMENT CO. INC.

MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC

## BOARD OF COUNTY COMMISSIONERS APPROVAL:

THIS PLAT FOR THE RESERVE AT CORRAL BLUFFS FILING NO. 1 WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, OF 2018, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RESOLUTION OF APPROVAL. THE DEDICATIONS OF LAND TO THE PUBLIC, STREETS AND EASEMENTS ARE ACCEPTED, BUT PUBLIC IMPROVEMENTS THEREON WILL NOT BECOME 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

MARK LOWDERMAN, COUNTY ASSESSOR DATE

DIRECTOR OF DEVELOPMENT SERVICES 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 \_\_\_\_\_, 2018, 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: \_\_\_\_\_

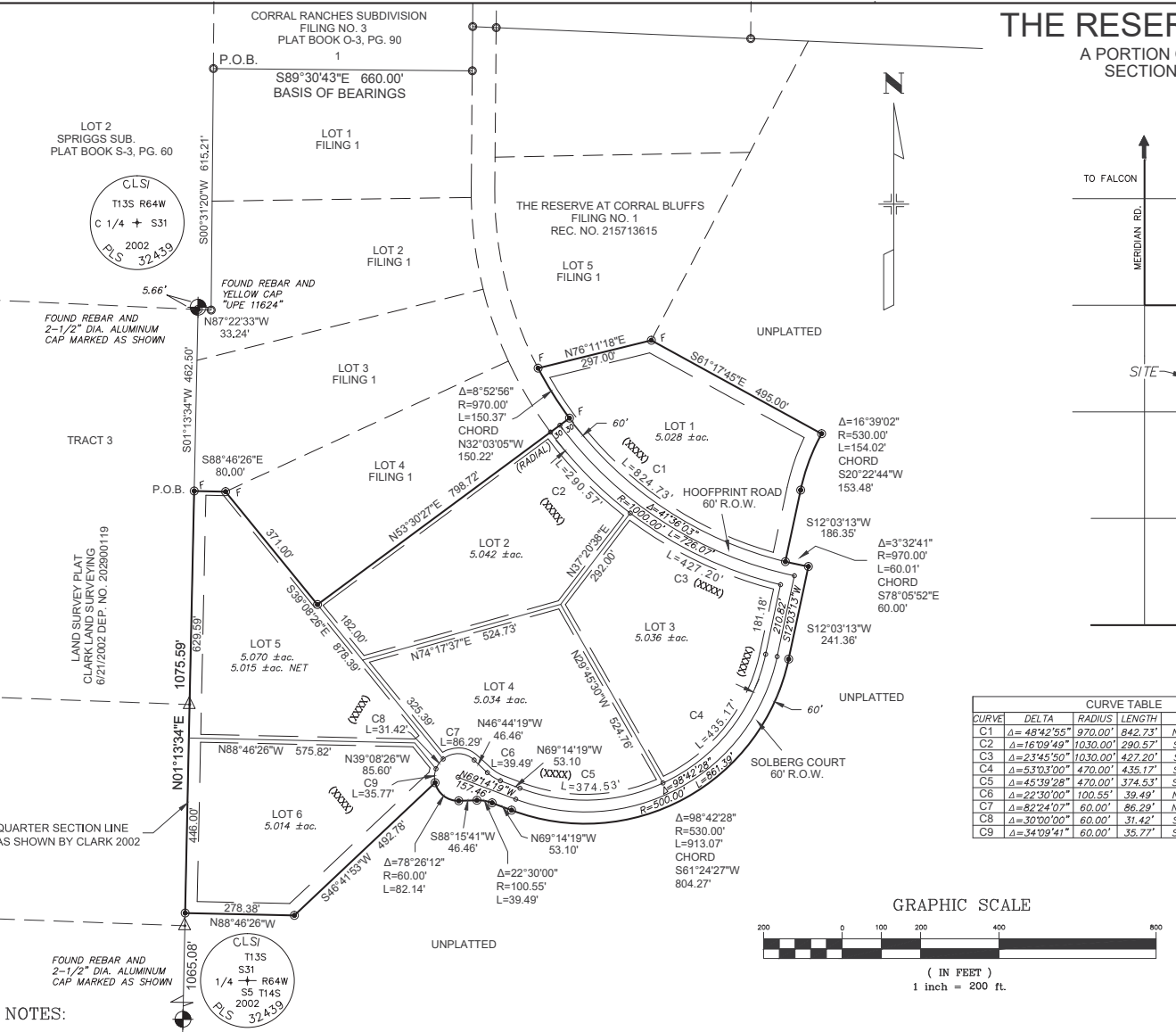
PARK FEES: \_\_\_\_\_

PREPARED BY

**LWA LAND SURVEYING, INC.**

953 E. FILLMORE STREET  
COLORADO SPRINGS, COLORADO 80907  
Phone (719) 636-5179

RESERVE AT CB FL 2.DWG  
MARCH 19, 2018  
PROJECT 11032  
SHEET 1 OF 1



## NOTES:

1. STRUCTURAL FOUNDATIONS ON THE LOTS IN THIS SUBDIVISION SHALL BE DESIGNED BY A COLORADO REGISTERED PROFESSIONAL ENGINEER.
2. INDIVIDUAL WELLS ARE THE RESPONSIBILITY OF EACH PROPERTY OWNER. PERMITS FOR INDIVIDUAL WELLS MUST BE OBTAINED FROM THE STATE ENGINEER WHO BY LAW HAS THE AUTHORITY TO SET CONDITIONS FOR THE ISSUANCE OF THESE PERMITS.
3. SEWAGE TREATMENT IS THE RESPONSIBILITY OF EACH INDIVIDUAL PROPERTY OWNER. THE EL PASO COUNTY HEALTH DEPARTMENT MUST APPROVE EACH SYSTEM. DUE TO AREAS THAT MAY NOT BE SUITABLE FOR SEPTIC SYSTEMS AS IDENTIFIED IN THE WASTE WATER STUDY INCLUDED IN THE SOIL AND GEOLOGY REPORT, AN ENGINEERED SEPTIC SYSTEM MAY BE REQUIRED.
4. 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.
5. ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICATED. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OR RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
6. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY DEPARTMENT OF TRANSPORTATION AND UNITED STATES POSTAL SERVICE REGULATIONS.
7. NO LOT OR INTEREST THEREIN, SHALL BE SOLD, CONVEYED OR TRANSFERRED WHETHER BY DEED OR BY CONTRACT, NOR SHALL BUILDING PERMITS BE ISSUED, UNTIL AND UNLESS EITHER THE REQUIRED PUBLIC AND COMMON DEVELOPMENT IMPROVEMENTS HAVE BEEN CONSTRUCTED AND COMPLETED AND PRELIMINARILY ACCEPTED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE APPLICANT/OWNER AND EL PASO COUNTY AS RECORDED UNDER RECEPTION NO. 215041313, 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.
8. THE OWNER, ITS SUCCESSORS AND ASSIGNS SHALL ADVISE THE HOME OWNERS ASSOCIATION AND ALL FUTURE OWNERS OF THESE LOTS OF ALL APPLICABLE REQUIREMENTS OF THE DETERMINATION OF WATER RIGHT NO. 516-BD AND 517 BD.
9. WATER IN THE DENVER BASIN AQUIFERS IS ALLOCATED BASED ON A 100 YEAR AQUIFER LIFE; HOWEVER, FOR EL PASO COUNTY PLANNING PURPOSES, WATER IN THE DENVER BASIN AQUIFERS IS EVALUATED BASED ON A 300 YEAR AQUIFER LIFE. APPLICANTS, THE HOMEOWNERS ASSOCIATION, AND ALL FUTURE OWNERS IN THE SUBDIVISION SHOULD BE AWARE THAT THE ECONOMIC LIFE OF A WATER SUPPLY BASED ON WELLS IN A GIVEN DENVER BASIN AQUIFER MAY BE LESS THAN EITHER THE 100 YEARS OR 300 YEARS INDICATED DUE TO ANTICIPATED WATER LEVEL DECLINES. FURTHERMORE, THE WATER SUPPLY PLAN SHOULD NOT RELY SOLELY UPON NON-RENEWABLE AQUIFERS.
10. THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE THE RESERVE AT CORRAL BLUFFS FILING NO. 2 IS RECORDED AT RECEPTION NO. \_\_\_\_\_ OF THE RECORDS OF THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER.
11. INDIVIDUAL LOT PURCHASERS ARE RESPONSIBLE FOR CONSTRUCTING DRIVEWAYS, INCLUDING NECESSARY DRAINAGE CULVERTS FROM HOOFPRINT ROAD PER LAND DEVELOPMENT CODE SECTION 6.3.3.C.2 AND 6.3.3.C.3 DUE TO THEIR LENGTH, SOME OF THE DRIVEWAYS WILL NEED TO BE SPECIFICALLY APPROVED BY THE FALCON FIRE DISTRICT.
12. THE DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS, IF ANY, OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DEPARTMENT OF WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORP. OF ENGINEERS, THE U.S. FISH AND WILDLIFE SERVICE REGARDING THE ENDANGERED SPECIES ACT.
13. THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
14. INDIVIDUAL PROPERTY OWNERS WITHIN THIS SUBDIVISION ARE SUBJECT TO ROAD IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY IMPACT FEE PROGRAM RESOLUTION (RESOLUTION 12-382) AS AMENDED. AT THE TIME OF BUILDING PERMIT APPLICATION.
15. EL PASO COUNTY WILL NOT PAVE THE ROADS IN THIS SUBDIVISION.

FOUND AN ALIQUOT CORNER AS SHOWN

FOUND A REBAR AND PLASTIC CAP "PLS 32349"

FOUND A REBAR AND ALUMINUM CAP "LW PE & LS 2692"

SET OR FOUND (F) A 5/8" DIAMETER REBAR, 18" IN LENGTH, WITH A 1-1/2" DIAMETER ALUMINUM CAP "LWA PLS 28658"

RESEARCH FOR RECORDED RIGHTS OF WAY AND EASEMENTS WAS DONE BY LAND TITLE GUARANTEE COMPANY, ORDER NO. SC55068799-2, EFFECTIVE DATE 3/5/2018.

THIS DRAWING DOES NOT CONSTITUTE A TITLE SEARCH BY KEVIN M. O'LEARY OR LWA LAND SURVEYING INC.

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE SOUTH LINE OF LOT 1, BLOCK 3, CORRAL RANCHES SUBDIVISION FILING NO. 3, S89°30'43"E - 660.00 FEET. THE DIRECTION IS BASED ON THE RECORDED PLAT AND THE LINE IS MONUMENTED AS SHOWN.

UNITS OF MEASURE ARE U.S. SURVEY FEET

"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."

## 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 \_\_\_\_\_, 2018.

KEVIN M. O'LEARY  
COLORADO REGISTERED PLS #28658  
FOR AND ON BEHALF OF  
LWA LAND SURVEYING, INC.

DATE

## **El Paso County Parks**

### **Agenda Item Summary Form**

**Agenda Item Title:** Hudson Minor Subdivision  
**Agenda Date:** April 11, 2018  
**Agenda Item Number:** #6 - C  
**Presenter:** Ross Williams, Park Planner  
**Information:** **Endorsement:** X

#### **Background Information:**

Request for approval by Jerome W. Hannigan and Associates, Inc. on behalf of Greg and Sheri Hudson, for Hudson Minor Subdivision, which consists of 4 residential lots totaling 38 acres, with a minimum lot size of 5.59 acres. The property is located south of the intersection of Black Forest Road and County Line Road.

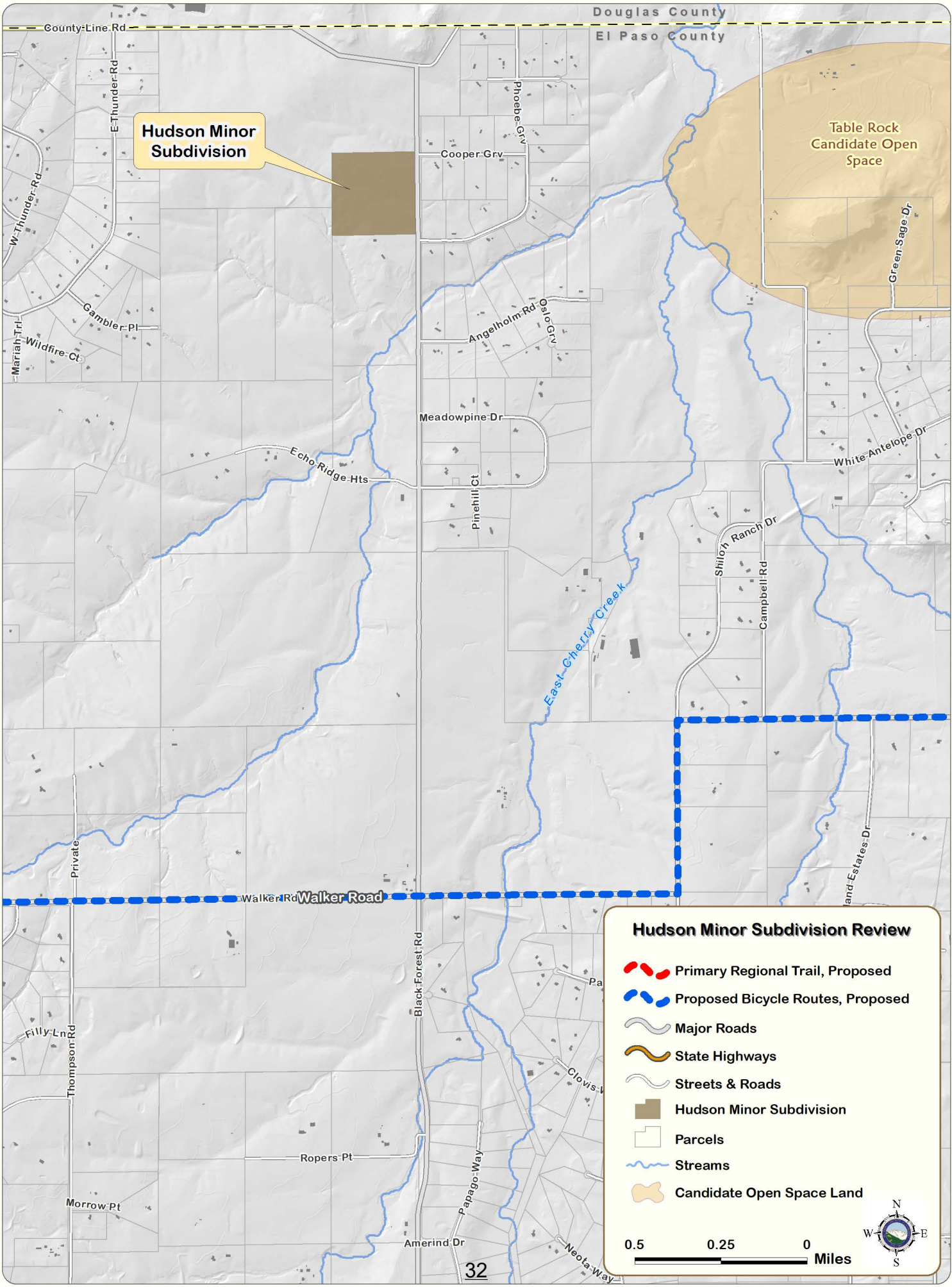
The 2013 El Paso County Parks Master Plan shows no parks, trails, or open space impacted by the proposed subdivision. The proposed Walker Road Bicycle Route is located approximately 2 miles to the south, while the Table Rock Candidate Open Space is located 0.75 miles east of the site.

As no trail easement dedications are necessary for this filing, El Paso County Parks staff recommends fees in lieu of land for regional park purposes.

#### **Recommended Motion:**

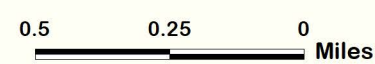
Recommend to the Planning Commission and Board of County Commissioners that approval of the Hudson Minor Subdivision include the following condition: require fees in lieu of land dedication for regional park purposes in the amount of \$1,720.





### Hudson Minor Subdivision Review

- Primary Regional Trail, Proposed
- Proposed Bicycle Routes, Proposed
- Major Roads
- State Highways
- Streets & Roads
- Hudson Minor Subdivision
- Parcels
- Streams
- Candidate Open Space Land



# Development Application Permit Review



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

**April 11, 2018**

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:	<b>Hudson Minor Subdivision</b>	Application Type:	<b>Minor Subdivision</b>
DSD Reference #:	<b>MS-18-002</b>	CSD / Parks ID#:	<b>0</b>
Applicant / Owner:	Owner's Representative:	Total Acreage:	<b>38</b>
<b>Greg and Sheri Hudson</b>	<b>Jerome W. Hannigan &amp; Assoc. Inc.</b>	Total # of Dwelling Units	<b>4</b>
<b>20310 Black Forest Road</b>	<b>J.W. Hannigan</b>	Gross Density:	<b>0.11</b>
<b>Colorado Springs, CO 80908</b>	<b>19360 Spring Valley Road</b>	Park Region:	<b>2</b>
	<b>Monument, CO 80132</b>	Urban Area:	<b>1</b>

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

## REGIONAL AND URBAN PARK REQUIREMENTS

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

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

### LAND REQUIREMENTS

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

Regional Parks: <b>2</b>	Urban Parks Area: <b>1</b>	
<b>0.0194 Acres x 6 Dwelling Units = 0.078 acres</b>	Neighborhood: <b>0.00375 Acres x 0 Dwelling Units = 0.00 acres</b>	
	Community: <b>0.00625 Acres x 0 Dwelling Units = 0.00 acres</b>	
	Total: <b>0.00 acres</b>	

### FEE REQUIREMENTS

Regional Parks: <b>2</b>	Urban Parks Area: <b>1</b>	
<b>\$430.00 / Unit x 4 Dwelling Units= \$1,720.00</b>	Neighborhood: <b>\$107.00 / Unit x 0 Dwelling Units = \$0.00</b>	
	Community: <b>\$165.00 / Unit x 0 Dwelling Units = \$0.00</b>	
	Total: <b>\$0.00</b>	

## ADDITIONAL RECOMMENDATIONS

Staff Recommendation:

**Recommend to the Planning Commission and Board of County Commissioners that approval of Hudson Minor Subdivision include the following conditions: require fees in lieu of land dedication for regional park purposes in the amount of \$1,720.**

Park Advisory Board Recommendation:

LETTER of INTENT  
for the proposed  
HUDSON MINOR SUBDIVISION  
El Paso County, Colorado.

Prepared for: Greg & Sheri Hudson  
20310 Black Forest Road  
Colorado Springs, Colorado 80908

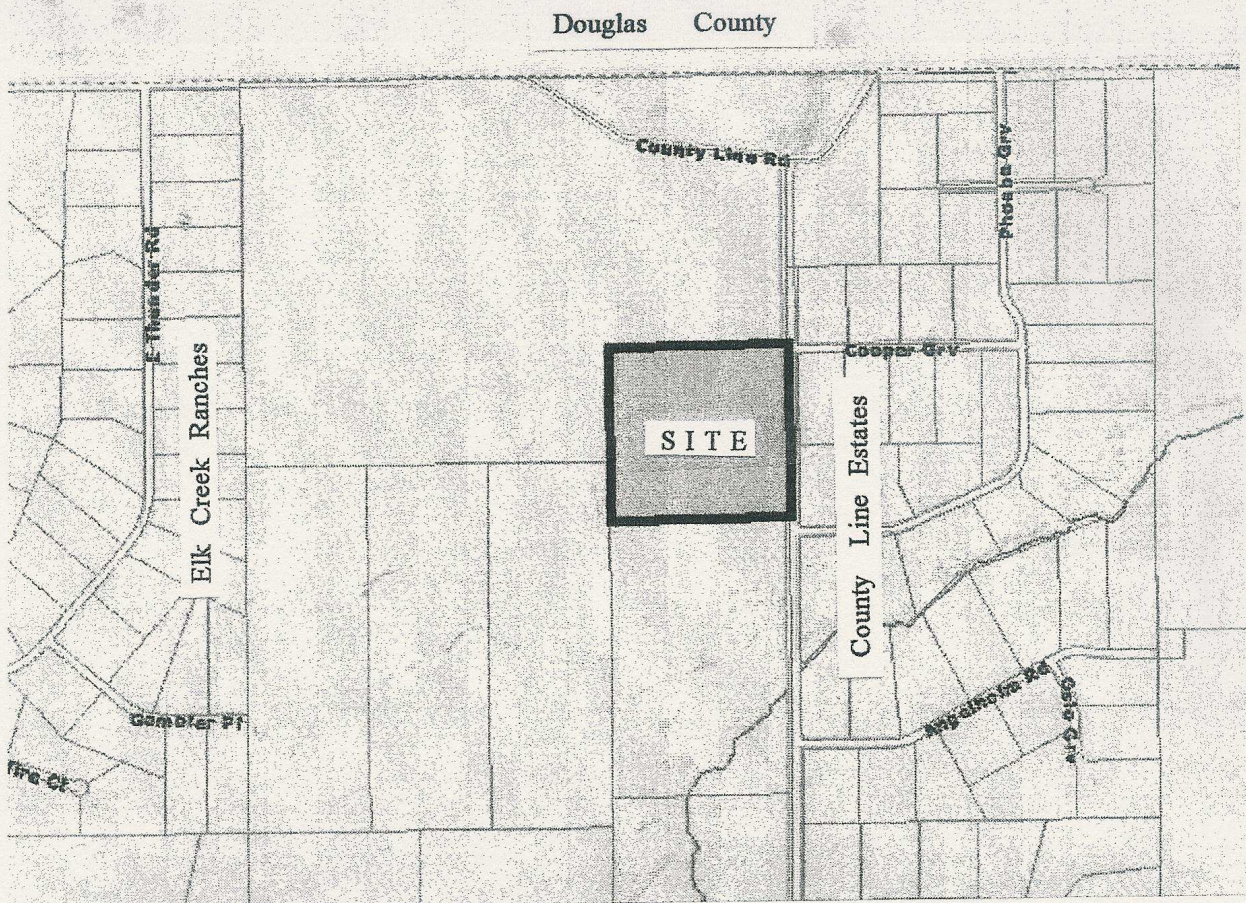
and Jon & Marcy Hudson  
18015 Woodhaven Drive  
Colorado Springs, Colorado 80908

Prepared by: Jerome W. Hannigan and Associates, Inc  
19360 Spring Valley Road  
Monument, Colorado 80132  
February - March, 2018



LETTER of INTENT  
for the proposed  
HUDSON MINOR SUBDIVISION  
El Paso County, Colorado.

Hudson Minor Subdivision is a proposed four lot subdivision of 38 acres located in Section 05, T11S, R65W of the 6th P.M., El Paso County. More generally, the property lies in the northeastern part of the County, about 4.5 miles east of Highway 83, just south of County Line Road, and on the west side of Black Forest Road. The street address is 20310 Black Forest Road. The parcel schedule number is 51000-00-323. The property has previously been used as grazing for cattle. Currently the property includes one small existing home constructed in 2004 and one new larger home currently under construction. Each home has an onsite wastewater treatment system. Currently there is one well onsite, now being re-permitted. Existing and proposed zoning is RR-5. Each of the four lots is proposed to become the new residence of a family member.





(2)

Adjoining to the north and northwest of the property is about 200 acres of ranch land, still used for grazing. West of that is Elk Creek Ranches, a residential subdivision of 5 acre homesites. Adjoining the property to the southwest are three 50 acre parcels that are also used for grazing and directly south lies a 60 acre parcel that is residential/agricultural in use. Across, on the east side of Black Forest Road lies County Line Estates, with perhaps fifty or sixty 5 acre lots. Shiloh Pines Subdivision lies south of that. This area of the County is rather more populated than most folks realize. Subdivisions of 5 acre residential lots are common.

The County small area plan that applies to this parcel is the Black Forest Preservation Plan. The property lies in Plan Unit 7, The Northeastern Area. Recommended lot sizes are 5 acres or greater. The four lot sizes proposed are Lot 1 = 18.14 acres, Lot 2 = 5.59 acres, Lot 3 = 5.73 acres and Lot 4 = 6.25 acres.

Access to the property will be through a short cul-de-sac that is to be constructed directly across from the existing Cooper Grove, a County dedicated road in County Line Estates. This new-cul-de-sac will be dedicated to the County and the four new lots will each access from it, rather than from Black Forest Road. The east property line of the 38 acres lies within Black Forest Road and a total width of 45 feet will be dedicated along the entire east line for Black Forest Road right of way so that in the future adequate right of way will be available for expansion.

Electricity is provided by Mountain View Electric. Natural gas is provided by Black Hills Energy. Individual onsite wastewater systems have been permitted and installed that serve each of the two existing homes and two more individual on lot systems are proposed to address the need for those homes. Fire protection is provided by the Tri Lakes Monument Fire Protection District who have agreed to serve. The property is grass land and wildfire concerns are therefore somewhat lower than areas that are forested. TLMFPD Station Number 2 is closest at Highway 105 and Roller Coaster Road. Station 2 houses an engine, an ambulance and a brush truck. It is manned with 4 personnel at all times. Two other stations (#1 & 3) are located in Monument.

Water is, and will be provided to each home through an individual on lot well drilled into the Dawson formation in accordance with the Court approved water adjudication and augmentation plan. The existing well is located on what is proposed to be Lot 2.

Water and water rights were decreed to the Hudsons in Water Division No. 1 in Consolidated Case No.16CW3180 and 16CW3090 in the following amounts:

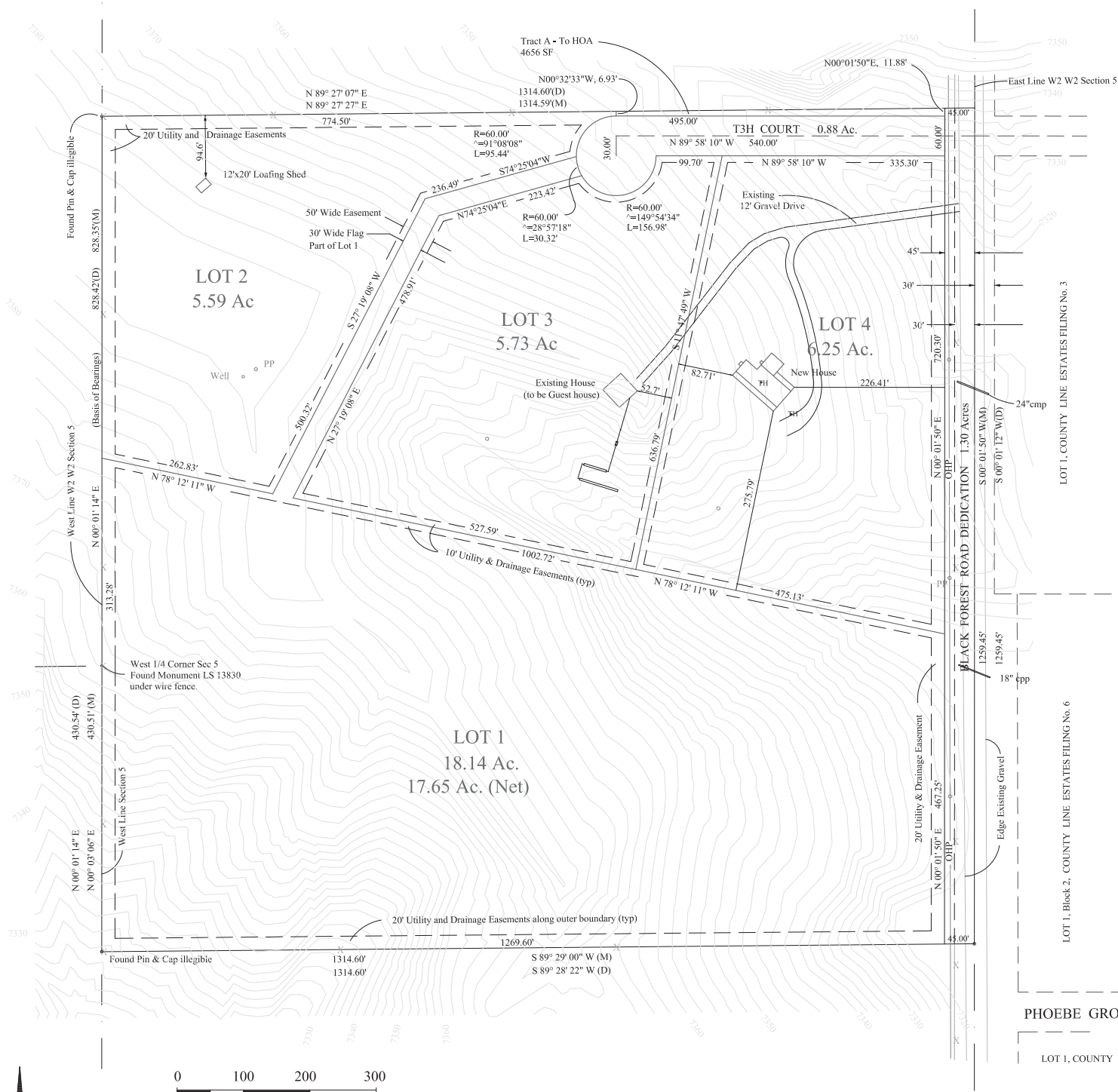
- 3498 acre feet of water and water rights in the not nontributary Dawson aquifer;
- 2747 acre feet of water and water rights in the nontributary Denver aquifer;
- 1745 acre feet of water and water rights in the nontributary Arapahoe aquifer;
- 1141 acre feet of water and water rights in the nontributary Laramie-Fox Hills aquifer.

(3)

The approved plan for augmentation allows for the use of up to 6 wells completed in the Dawson aquifer. Each well may withdraw up to 0.815 acre feet (265,569 gallons) of water per year. Not more than 4.89 acre feet per year may be withdrawn in total. Each well must be used for a residence and is limited to a maximum pumping rate of 15 gallons per minute. The water is expected to be used for indoor uses for drinking and sanitary purposes in the principal houses and in detached guest houses or offices, for livestock watering, for landscape and garden irrigation, hot tubs, swimming pools, and decorative ponds and fountains, for augmentation purposes through septic system return flows, and for all beneficial uses except municipal uses. Thus it can be seen that sufficient water to support the proposed four lots is available for the County required 300 years.

In summary, this proposed four lot minor subdivision is in general conformance with the master plan, it is compatible with the uses and parcel sizes in the area and it will be adequately served by utility and service providers. Soils are suitable for the proposed onsite wastewater treatment and water, sufficient in quantity and dependability is available. Water quality in the Dawson aquifer is quite good as attested by the existing well water.

HUDSON MINOR SUBDIVISION
A 4 Lot Minor Subdivision of a Part of Section 05, T 11 S, R 65 W, 6th P.M.,
El Paso County, Colorado.



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

NOTE:

- 1.) Tract A is to be owned and maintained by the Homeowners Association.
- 2.) Interior lot lines are subject to a 10' utility and drainage easement. Exterior Subdivision Boundaries are subject to a 20' utility and drainage easement. Maintenance of those easements is hereby vested with the individual property owners.
- 3.) All property within this subdivision is subject to a Declaration of Covenants as recorded under Reception Number xxxxxxx of the El Paso County records.
- 4.) The following reports have been submitted in association with the Final Plat and are on file at El Paso County Planning and Community Development: Fire Protection Report; Modified Geology and Soils Report; Wastewater Disposal Report and the Findings, Conclusions, Judgement and Decree in Water Court Case 16CW3180 and 16CW3090.
- 5.) All property owners are responsible for maintaining proper storm water drainage in and through their property. Structures, fences, materials or landscaping that could impede the flow of runoff shall not be placed in drainage easements.

NOTE:

- 6.) The addresses exhibited on this plat are for informational purposes only. They are not a legal description and are subject to change.
- 7.) No driveway shall be established unless an access permit has been granted by El Paso County.
- 8.) At the time of approval of this plat, this property is located within the Tri-Lakes Fire Protection District which has adopted a Fire Code requiring residential fire sprinkler requirements for covered structures over 6000 square feet in area, and other fire mitigation requirements depending on the level of fire risk associated with the property and structures. The owner of any lot should contact the fire district to determine the exact development requirements relative to the adopted Fire Code.

PROPERTY DESCRIPTION:

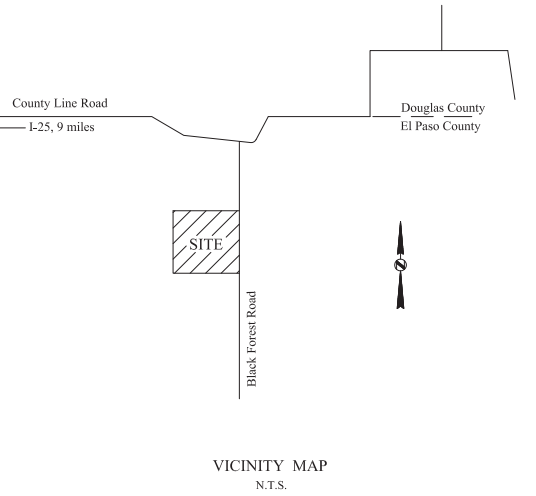
That portion of the West Half of the West Half of Section 5, Township 11 South, Range 65 West of the 6th P.M., El Paso County, Colorado, and being more particularly described as follows, To Wit: Beginning at the West Quarter corner of said Section 5; Thence North 00° 01' 14" East on the westerly line thereof 828.42 feet; Thence North 89° 27' 07" East parallel with the East-West centerline of said Section 5 a distance of 1314.60 feet to the East line of said West Half of the West Half of Section 5; Thence South 0° 01' 12" West on said East line 1259.45 feet; Thence South 89° 28' 22" West a distance of 1314.60 feet to said West line of Section 5; Thence North 0° 01' 14" East on said West line 430.54 feet to the Point of Beginning.

Containing 38.02 Acres, More or less.

DEDICATION CERTIFICATE:

KNOW ALL MEN BY THESE PRESENTS: That the hereconsented, being all the owners of the above described parcel of land, have caused said parcel to be surveyed and platted into lots, roads, a tract and easements as shown hereon. This plat is drawn to a fixed scale as indicated and accurately sets forth the boundaries and dimensions of said parcel and the location of said lots, roads, tract & easements; said parcel shall henceforth be known as "Hudson Minor Subdivision" El Paso County, Colorado. The East 45 feet of said property is hereby dedicated as shown for public right of way purposes. The Utility and drainage easements shown hereon are dedicated for public utility and drainage purposes.

Gregory Joseph Hudson Sheri Lynn Hudson
Jonathan Ronald Hudson Marcy Lyn Hudson



VICINITY MAP N.T.S.

NOTARY CERTIFICATE:

State of County of SS
The Dedication hereon was acknowledged before me this day of 20 by Gregory Joseph Hudson & Sheri Lynn Hudson.
Notary: Date:
My Commission Expires:

NOTARY CERTIFICATE:

State of County of SS
The Dedication hereon was acknowledged before me this day of 20 by Jonathan Ronald Hudson and Marcy Lyn Hudson.
Notary: Date:
My Commission Expires:

PLANNING and COMMUNITY DEVELOPMENT:

Approved By The El Paso County Planning and Community Development Department Executive Director this day of 20
Planning and Community Development Executive Director

BOARD OF COUNTY COMMISSIONERS:

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

President, Board of County Commissioners Date

SURVEYOR'S CERTIFICATE:

I, Jerome W. Hannigan, a duly licensed professional land surveyor in the State of Colorado, do hereby certify that this plat truly and correctly represents the results of a survey made on July 13, 2016, by me or under my direct supervision and that all monuments exist as shown hereon; that mathematical closure errors are less than 1:10,000; and that said plat has been prepared in full compliance with all applicable laws of the State of Colorado dealing with monuments, subdivision or surveying of land and to the best of my knowledge, all applicable provisions of the El Paso County Land Development Code.

Jerome W. Hannigan
Colorado PLS No. 25629

COUNTY CLERK AND RECORDER:

State of Colorado County of El Paso SS
I hereby certify that this instrument was filed for record in my office at o'clock m. this day of 20, and is duly recorded at Reception No. of the records of El Paso County, Colorado.
Park Fees:
School Fees:
Road & Bridge Fees:
Drainage Fees:

Chuck Broerman
County Clerk & Recorder

REVISIONS		Jerome W. HANNIGAN and ASSOCIATES, INC. LAND SURVEYING • LAND PLANNING LAND DEVELOPMENT CONSULTING 19360 SPRING VALLEY ROAD MONUMENT, COLORADO 80132-9613 719-481-8292 • FAX: 719-481-9071		TITLE HUDSON MINOR SUBDIVISION Section 5, T11S, R65W, 6th P.M., El Paso County, Colorado.	
SCALE 1"=100'		DATE 02-18-18		CLIENT Hudson Family	
DRAWN BY jwh		SHEET 1 OF 1		JOB NUMBER 16-027	

PCD File # MSxx-xxx

## **El Paso County Park Advisory Board**

### **Agenda Item Summary Form**

**Agenda Item Title:** Lorson Ranch East Filing No. 1 - Final Plat

**Agenda Date:** April 11, 2018

**Agenda Item Number:** #6 - D

**Presenter:** Jason Meyer, Project Manager

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

#### **Background Information:**

Request by Lorson, LLC for approval of Lorson Ranch East Filing No. 1. The development is zoned PUD and is located east of Markshefferl Road and south of Fontaine Boulevard. The proposed development totals 126.25 acres and includes 303 single-family lots. There is a discrepancy in tract calculations between the final plat drawings and the letter of intent. For purpose of this review, the information include within the letter of intent will be used.

Consistent with the approved Lorson Ranch East PUD and Preliminary Plan, the applicant is proposing to provide 27.20 acres, or 21.54% of the site, as open space. This exceeds the 10% minimum for PUD zoning, and includes two detention pond tracts, several landscape buffer tracts, SDS easement, and the East Jimmy Camp Creek Tributary. The open space calculation does not include the 25 acre school site or detention pond C5 located within Tract G north of Fontaine Blvd.

The County Parks Master Plan shows the Fontaine Boulevard Bicycle Route within the Filing No. 1 project area along Fontaine Boulevard. This bicycle route will be accommodated within County right-of-way and installed as part of future road improvements. There are no County regional trails within Filing No. 1; however non-County trails and two future park sites were shown on the approved PUD and Preliminary Plan drawings which Filing No. 1 is contained within.

The Filing No. 1 final plat drawings are missing the previously included non-County trail along the East Jimmy Camp Creek Tributary as shown on the approved Lorson Ranch East PUD and Preliminary Plan drawings. Park staff requests the non-County trail within Tracts, C, D, and G be shown on the final plat drawings.

The Filing No. 1 final plat drawings are missing the previously included non-County future park sites shown on the approved PUD and Preliminary plan drawings. This includes a future park site along the East Jimmy Camp Creek Tributary north of the detention pond C% within Tract G, and a future park site east of detention pond Ds within Tract C. Parks staff requests the two future park sites be shown on the final plat drawings. Staff also requests the location of future park sites be located within usable open space and not within a detention facility.

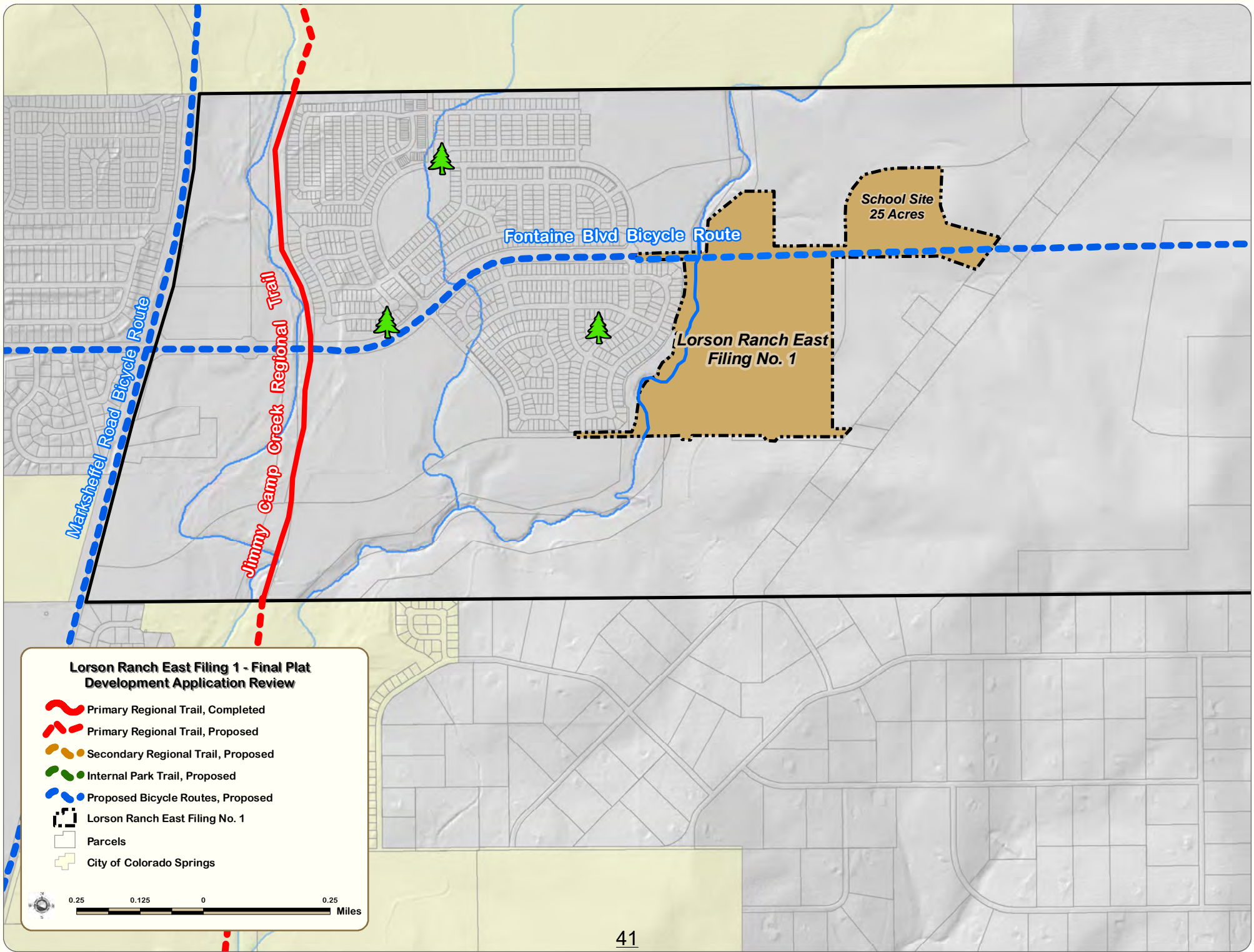
Parks staff recommends fees in lieu of land for regional purposes in the amount of \$130,290 and urban fees in the amount of \$82,416. A park lands agreement may be an acceptable

alternative to urban park fees provided the agreement is approved by the County and executed prior to recording the final plat.

**Recommended Motion:**

Recommend to the Planning Commission and Board of County Commissioners that approval of Lorson Ranch East Filing No. 1 Final Plat includes the following conditions. Require fees in lieu of land for regional park purposes in the amount of \$130,290 and urban fees in the amount of \$82,416. A park lands agreement may be an acceptable alternative to urban park fees provided the agreement is approved by the County and executed prior to recording the final plat; Show non-County trails within Tracts C, D, and G on the final plat drawings; Show non-County future park sites within Tracts C and G on the final plat drawings. Future park sites should not be located within detention facilities; Correct the tract table on the final plat drawings.





# Development Application Permit Review



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

March 27, 2018

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:	<b>Lorson Ranch East Filing No. 1 - Final Plat</b>	Application Type:	<b>Final Plat</b>
DSD Reference #:	<b>SF-188</b>	CSD / Parks ID#:	<b>0</b>
Applicant / Owner:		Total Acreage:	<b>126.25</b>
<b>Lorson LLC</b>	Owner's Representative:	Total # of Dwelling Units	<b>303</b>
<b>212 North Wahsatch Ave., Suite 301</b>	<b>Core Engineering Group</b>	Gross Density:	<b>4.18</b>
<b>Colorado Springs, CO 80903</b>	<b>15004 1st Avenue South</b>	Park Region:	<b>4</b>
	<b>Burnsville MN 55306</b>	Urban Area:	<b>4</b>

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: <b>4</b>	Urban Parks Area: <b>4</b>
<b>0.0194 Acres x 303 Dwelling Units = 5.88 acres</b>	Neighborhood: <b>0.00375 Acres x 303 Dwelling Units = 1.14 acres</b>
	Community: <b>0.00625 Acres x 303 Dwelling Units = 1.89 acres</b>
	Total: <b>3.03 acres</b>

## FEE REQUIREMENTS

Regional Parks: <b>4</b>	Urban Parks Area: <b>4</b>
<b>\$430.00 / Unit x 303 Dwelling Units = \$130,290.00</b>	Neighborhood: <b>\$107.00 / Unit x 303 Dwelling Units = \$32,421.00</b>
	Community: <b>\$165.00 / Unit x 303 Dwelling Units = \$49,995.00</b>
	Total: <b>\$82,416.00</b>

## ADDITIONAL RECOMMENDATIONS

Staff Recommendation:

Recommend to the Planning Commission and Board of County Commissioners that approval of Lorson Ranch East Filing No. 1 Final Plat includes the following conditions; Require fees in lieu of land for regional park purposes in the amount of \$130,290 and urban fees in the amount of \$82,416. A park lands agreement may be an acceptable alternative to urban park fees provided the agreement is approved by the County and executed prior to recording the final plat; Show non-County trails within Tracts C, D, and G on the final plat drawings; Show non-County future park sites within Tracts C and G on the final plat drawings. Future park sites should not be located within detention facilities; Correct the tract table on the final plat drawings.

Park Advisory Board Recommendation:

## LETTER OF INTENT

- ❑ **SUBDIVISION NAME:** Lorson Ranch East Filing No. 1 Final Plat is situated to the east of Marksheffel Road, north/South of Fontaine Boulevard, and east of the East Tributary of Jimmy Camp Creek, located generally east of Fountain, Colorado and south of the Colorado Springs Airport and is approximately 126.25 acres. This final plat incorporates a portion of the Lorson Ranch East Preliminary Plan area and will include 303 lots, one school site previously dedicated to Widefield School District 3, detention pond tracts, and several tracts for buffer/open space purposes. The detention pond and buffer/open space tracts will be owned/maintained by the Lorson Ranch Metro District. The previously platted school site parcel is included in this plat and is modified slightly to fit the site requirements of the school and for ROW requirements at the proposed roundabout. Ownership of the school tract will remain as Widefield School District 3. El Paso County Project Number SF 18-0xxx has been assigned to this project.
- ❑ **OWNER/APPLICANT AND CONSULTANT, INCLUDING ADDRESSES AND TELEPHONE NUMBERS:** *Owner* = Lorson LLC & Eagle Development Corp; 212 North Wahsatch Ave., Suite 301; Colorado Springs, CO 80903 (attn: Jeff Mark, 719-635-3200)  
*Owner* = Widefield School District No. 3; 1820 Main Street; Colorado Springs, CO 80911 (attn: Dennis Neal, 719-391-3530)  
*Engineering Consultant* = Core Engineering Group, 15004 1<sup>st</sup> Avenue S., Colorado Springs, CO 80920 (attn: Richard Schindler, 719-659-7800).
- ❑ **REQUEST AND JUSTIFICATION:** Lorson Ranch East Filing No. 1 Final Plat is based on the previously submitted and approved Lorson Ranch East PUD/ Preliminary Plan PUDSP-16-003. The entire Lorson Ranch East development site is 274.59 acres located within the eastern portion of Lorson Ranch, east of the Jimmy Camp Creek East Tributary. Lorson Ranch East will be a continuation of the Lorson Ranch development and will open the eastern portions of Lorson Ranch to development as new roadways will be designed and constructed bridging East & West. There are no existing building structures or facilities currently owned or maintained by the Lorson Ranch Metropolitan District. There are existing drainage and channel improvement features that were installed in portions of the Jimmy Camp Creek East Tributary that the Lorson Ranch Metropolitan District currently owns and maintains. The existing SDS (Southern Delivery System) easement and waterline crosses the property from north to south which shall remain in place. The proposed LR East Filing 1 Plat includes 303 single family detached lots on approximately 72.5 acres for a density of 4.18 DU/ Acre. The school site and adjacent streets (Fontaine Blvd, Lorson Blvd, Lamprey Dr) were not included in the density calculations. This density is in line with existing approvals on file including the Sketch Plan, PUD/ Preliminary Plan and the Overall Development & Phasing Plan. The site layout for Lorson Ranch East includes three lot types: 45' x 85' (3,825 SF); 50' x 110' (5,500 SF); and 60' x 110' (6,600' SF). Corner lots were designed with additional lot width to accommodate the increased corner lot setback requirements. Both Fontaine Blvd. and Lorson Blvd. will be constructed across the Jimmy Camp Creek East Tributary offering two access points as part of Phase 1.

1. ***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.***  
– Lorson Ranch East Filing 1 is in compliance with the approved sketch plan amendment and the recently approved Lorson Ranch East PUD/ Preliminary Plan approved on January 23, 2018 (PUDSP-16-003).
2. ***Policy 6.1.6 Direct development toward areas where the necessary urban-level supporting facilities and services are available or will be developed concurrently.*** The LR East Filing 1 is within the overall Lorson Ranch development and is a continuation of the community eastward. The proposed density and lot sizes are similar and compatible to existing residential development within Lorson Ranch. The proposed facilities and public services are capable of supporting the proposed housing units as these services were planned with this type of density.

3. **Policy 6.1.8 Encourage incorporating buffers or transitions between areas of varying use or density where possible.** – Buffers are provided per the PUD/Preliminary Plan as well as additional areas of open space and transitions to the south and north. To the west the Jimmy Camp Creek East Tributary creates a natural amenity and buffer between Lorson Ranch neighborhoods.

4. **Policy 6.1.15 Recognize the need for new development and redevelopment to respond to changes in demographic, market and technological conditions.** – Lorson Ranch East is in response to the market demand for single family residential lots

- ❑ **EXISTING AND PROPOSED FACILITIES, STRUCTURES, ROADS, ETC:** Existing facilities consist of existing sanitary sewer south of Fontaine Boulevard and watermain in Fontaine Boulevard at Old Glory Drive. Proposed facilities consist of local residential roads, watermain, sanitary sewer, storm sewer, electric, gas, telecommunications, and a detention/WQ ponds to serve the site. All proposed facilities will be in accordance with El Paso County design standards.
- ❑ **WAIVER REQUESTS (IF APPLICABLE) AND JUSTIFICATION:** there are no waivers requested
- ❑ **THE PURPOSE AND NEED FOR THE CHANGE IN ZONE CLASSIFICATION:** The Final Plat conforms to the PUD zone approved for this site.
- ❑ **TOTAL NUMBER OF ACRES IN THE REQUESTED AREA:** Lorson Ranch East Filing No. 1 comprises 126.25 acres.
- ❑ **TOTAL NUMBER OF RESIDENTIAL UNITS AND DENSITIES FOR EACH DWELLING TYPE:** 303 Single Family Residential Dwelling Units on 72.5 acres (4.18 Du/ Acre). We did not include the school site, Fontaine Blvd, Lorson Blvd, Pond C5, and Lamprey Drive for calculating density.
- ❑ **NUMBER OF INDUSTRIAL OR COMMERCIAL SITES PROPOSED:** None.
- ❑ **APPROXIMATE FLOOR AREA RATIO OF INDUSTRIAL AND/OR COMMERCIAL USES:** None.
- ❑ **NUMBER OF MOBILE HOME UNITS AND DENSITIES:** None.
- ❑ **TYPICAL LOT SIZES (Length and width):** Single Family Residential average lot size 5500 sq. ft. (50' x 110' min.)
- ❑ **APPROXIMATE ACRES AND PERCENT OF LAND TO BE SET ASIDE AS OPEN SPACE, DETENTION, and PARK:** Final Plat = 126.25 acres. Open Space, detention = 27.20 acres (21.54% of 126.25 acres). This includes two detention pond tracts, several tracts for buffers, and East Tributary of Jimmy Camp Creek as open space.
- ❑ **TYPE OF PROPOSED RECREATIONAL FACILITIES:** Public sidewalks will be constructed along all interior roads. All open space tracts will be maintained by the Lorson Ranch Metropolitan District.
- ❑ **IF PHASED CONSTRUCTION IS PROPOSED, HOW WILL IT BE PHASED?** This plat will be for the entire Lorson Ranch East Filing No. 1
- ❑ **HOW WATER AND SEWER WILL BE PROVIDED?** Provided through the Widefield Water & Sanitation District
- ❑ **PROPOSED USES, RELATIONSHIP BETWEEN USES AND DENSITIES:** The proposed use is Residential Single Family.
- ❑ **AREAS OF REQUIRED LANDSCAPING:**  
The proposed Lorson Ranch East Final Plat Filing 1 includes a landscape plan for streetscape plantings along both Fontaine Blvd. and Lorson Blvd. There are no landscape modifications being

requested at this time. The proposed landscaping along Fontaine Blvd. includes 1 tree per 20 linear feet of frontage for a total of 63 trees as part of this first filing. The proposed landscaping along Lorson Blvd. includes 1 tree per 30 linear feet of frontage for a total of 48 trees as part of this first filing. The planting design incorporates a mix of evergreen and deciduous trees in addition to a 6' wood screen fence proposed along the back of the individual lots. Additional areas of open space include the existing SDS easement and the open space provided along the east tributary of Jimmy Camp Creek.

- ❑ **PROPOSED ACCESS LOCATIONS:** Proposed access will be from Fontaine Boulevard and Lorson Boulevard
- ❑ **TRAFFIC IMPACT FEE:** This final plat for Lorson Ranch will be included in the El Paso County PID No. 2 and will pay the associated fee.
- ❑ **MAILBOX LOCATION:** Lorson Ranch East Filing No. 1 will utilize several centralized location (cluster) for mailboxes which is shown on the construction drawings. The mailbox clusters will be located within the street ROW.
- ❑ **SCHOOL SITE DEDICATION:** Dedication of a school site was completed as part of the Pioneer Landing at Lorson Ranch Filing No. 2 Final Plat which will satisfied the school dedication requirement for final plats within Lorson Ranch and in accordance with the recorded Lorson Ranch School Land Bank Agreement. In recent months, Widefield School District 3 has completed an updated school site plan and wants to modify the school site boundary slightly to fit the new site plan. This plat adjusts the previously platted school site to accommodate school site plan changes and ROW requirements for the roundabout at Fontaine/Lamprey. The modified school site is a 25.11-acre site (Tract J) located East of the East Tributary of Jimmy Camp Creek. The modified school site size is over the 25-acre minimum size.







File: C:\200846-Lorson Ranch East File (1) Map Survey\Map Survey\Map Survey.dwg Plot Date: 3/27/2018 4:10 PM

SURVEY NOTES:

i. BASIS OF BEARING, THE SOUTH LINE OF SECTION 14, T15S, R6W, OF THE 6TH P.M. EL PASO COUNTY, COLORADO AS MONUMENTED. THE QUARTER CORNER COMMON TO SECTION14 AND SECTION 23 IS A 3.25 INCH ALUMINUM CAP STAMPED NM, T15S R6W, 1/4 S/4 S/2, 2004 PL 15 16'10" FROM WHICH THE SOUTHEAST CORNER OF SECTION 14 BEARS N86°43'11"E 2542.09 FEET AND IS MONUMENTED BY A 3.25 IN ALUMINUM CAP STAMPED NM, T15S R6W, 1/4 E, 13.24, 2004, LS 16'10". THE UNIT OF MEASUREMENTS IS THE U.S. SURVEY FOOT.

ii. THE FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 08041C06257 AND PANEL NO. 08041C0100F, BOTH DATED MARCH 17, 1997 REVISED TO REFLECT CLOMR CASE NO. 06-04-0429R, EFFECTIVE DATE JANUARY 17, 2007 AND LOMC 14-08/03P, EFFECTIVE DATE JANUARY 28, 2015 HAS BEEN EXAMINED AS IT RELATES TO THE PROPERTY BEING PLATTED. THE REVISED AND AMENDED FLOODPLAIN LIMITS ARE AS SHOWN HEREON.

iii. A COMMITMENT FOR TITLE INSURANCE ISSUED BY UNIFIED TITLE COMPANY, LLC AS AGENT FOR STEWART TITLE GUARANTY COMPANY WITH AN EFFECTIVE DATE OF FEBRUARY 22, 2016 AT 7:30AM, FILE NO. 55483 UTC, AMENDMENT NO. 1, HAS BEEN EXAMINED AS IT RELATES TO THE PROPERTY BEING PLATTED.

iv. A RESERVATION BY THE LEAGUE LAND COMPANY, FOR ITSELF, ITS SUCCESSORS AND ASSIGNS, OF A RIGHT OF WAY ACROSS ALL OF THE LAND FOR SUCH LATERAL DITCHES AS MAYBE NECESSARY TO ENABLE THE COMPANY AND ITS SUCCESSORS AND ASSIGNS TO CONVEY AND SUPPLY WATER FROM ITS RESERVOIRS, CANALS AND MAIN LATERALS TO LANDS LYING BEYOND THE DESCRIBED TRACT, AS DESCRIBED IN DEED RECORDED AUGUST 28, 1922 IN BOOK 368 AT PAGE 88.

v. THE PROPERTY MAY BE SUBJECT TO ANY ASSESSMENT OR LIEN OF FOUNTAIN VALLEY SOIL CONSERVATION DISTRICT AS DISCLOSED BY THE INSTRUMENT RECORDED JUNE 21, 1943 AT RECEPTION NO. 083031.

vi. THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN EASEMENT TO PUBLIC SERVICE COMPANY OF COLORADO, RECORDED MARCH 19, 1941 IN BOOK 203 AT PAGE 238.

vii. THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN EASEMENT RECORDED JULY 27, 1978 IN BOOK 2846 AT PAGE 719.

viii. THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN RIGHT-OF-WAY EASEMENT TO MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC., RECORDED MARCH 7, 1983 IN BOOK 388 AT PAGE 492, (DESCRIPTION IS VAGUE, LOCATION IS UNKNOWN).

ix. THE PROPERTY MAY BE SUBJECT TO ANY ASSESSMENT OR LIEN, BY REASON OF INCLUSION WITHIN THE SECURITY FIRE PROTECTION DISTRICT AS DISCLOSED BY ORDER OF INCLUSION RECORDED IN BOOK 526 AT PAGE 1940 AND RECORDED JULY 31, 2013 AT RECEPTION NO. 21308678.

x. THE PROPERTY MAY BE SUBJECT TO ANY ASSESSMENT OR LIEN OF WIDEFIELD WATER & SANITATION DISTRICT AS DISCLOSED BY THE INSTRUMENT RECORDED JUNE 26, 2005 AT RECEPTION NO. 20501963.

xi. THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN RESOLUTION NO. 04-386, BY AND BEFORE THE BOARD OF COUNTY COMMISSIONERS, COUNTY OF EL PASO, STATE OF COLORADO, RECORDED SEPTEMBER 3, 2004 AT RECEPTION NO. 20419548, RESOLUTION NO. 05-336, APPROVING DEVELOPMENT AGREEMENT, BY AND BEFORE THE BOARD OF COUNTY COMMISSIONERS, COUNTY OF EL PASO, STATE OF COLORADO, RECORDED AUGUST 24, 2005 AT RECEPTION NO. 205131973, CORRECTED VERSION OF SAID RESOLUTION NO. 05-336 IN CONNECTION THEREWITH RECORDED AUGUST 26, 2005 AT RECEPTION NO. 205132869, RESOLUTION NO. 07-223, APPROVING AMENDED SERVICE PLAN, LORSON RANCH METROPOLITAN DISTRICT, BY AND BEFORE THE BOARD OF COUNTY COMMISSIONERS, COUNTY OF EL PASO, STATE OF COLORADO, RECORDED JULY 17, 2007 AT RECEPTION NO. 207189523, RESOLUTION NO. 07-358 RECORDED SEPTEMBER 11, 2007 AT RECEPTION NO. 207181186, DEVELOPMENT AGREEMENT NO. 1, LORSON RANCH, IN CONNECTION THEREWITH RECORDED AUGUST 18, 2005 AT RECEPTION NO. 205128925, DEVELOPMENT AGREEMENT NO. 2, LORSON RANCH, IN CONNECTION THEREWITH RECORDED MAY 22, 2010 AT RECEPTION NO. 21020261 AND RECORDED APRIL 26, 2010 AT RECEPTION NO. 210030301, RESOLUTION NO. 10-44 TO REVISE DEVELOPMENT AGREEMENT, BY AND BEFORE THE BOARD OF COUNTY COMMISSIONERS, COUNTY OF EL PASO, STATE OF COLORADO, RECORDED OCTOBER 18, 2010 AT RECEPTION NO. 210101176, RESOLUTION NO. 12-335 APPROVING INTERGOVERNMENTAL AGREEMENT CONCERNING THE MARKSHEFFEL ROAD/FONTAINE BOULEVARD INTERSECTION, RECORDED SEPTEMBER 26, 2012 AT RECEPTION NO. 212113084, ANNUAL REPORT AND DISCLOSURE FORM RECORDED SEPTEMBER 7, 2007 AT RECEPTION NO. 20711869, RECORDED OCTOBER 10, 2013 AT RECEPTION NO. 213134075, GENERAL DISCLOSURE RECORDED JULY 11, 2017 AT RECEPTION NO. 217089880.

xii. THE PROPERTY MAY BE SUBJECT TO ANY FEE, TAX, LIEN OR ASSESSMENT BY REASON OF INCLUSION WITHIN THE LORSON RANCH METROPOLITAN DISTRICT NO. 3, AS SET FORTH IN ORDER AND DECREE ORGANIZING SAID DISTRICT RECORDED DECEMBER 2, 2004 AT RECEPTION NO. 204197513, AMENDED ORDER AND DECREE IN CONNECTION THEREWITH RECORDED DECEMBER 2, 2004 AT RECEPTION NO. 204197520, ORDER OF INCLUSION IN CONNECTION THEREWITH RECORDED DECEMBER 28, 2004 AT RECEPTION NO. 204208074, RECORDED APRIL 15, 2005 AT RECEPTION NO. 205053570, RECORDED APRIL 21, 2005 AT RECEPTION NO. 205056110 AND AT RECEPTION NO. 205056119, AND RECORDED APRIL 21, 2005 AT RECEPTION NO. 205056117, NOTICE OF SPECIAL DISTRICT AUTHORIZATION OF ISSUANCE OF GENERAL OBLIGATION INDEBTEDNESS, IN CONNECTION THEREWITH RECORDED NOVEMBER 23, 2004 AT RECEPTION NO. 204192908, ORDER AND DECREE OF CORRECTION RECORDED JUNE 17, 2015 AT RECEPTION NO. 21020262, RECORDED MAY 26, 2016 AT RECEPTION NO. 21050839, RECORDED SEPTEMBER 11, 2017 AT RECEPTION NO. 217109165.

xiii. THE PROPERTY MAY BE SUBJECT TO ANY FEE, TAX, LIEN OR ASSESSMENT BY REASON OF INCLUSION WITHIN THE LORSON RANCH METROPOLITAN DISTRICT NO. 4, AS SET FORTH IN ORDER AND DECREE ORGANIZING SAID DISTRICT AS EVIDENCED BY INSTRUMENTS RECORDED DECEMBER 2, 2004 AT RECEPTION NO. 204197514, RECORDED DECEMBER 28, 2004 AT RECEPTION NO. 204208075, RECORDED APRIL 15, 2005 AT RECEPTION NO. 205053571, RECORDED APRIL 21, 2005 AT RECEPTION NO. 205056111 AND AT RECEPTION NO. 205056117 AND RECORDED SEPTEMBER 11, 2017 AT RECEPTION NO. 217109166.

xiv. THE PROPERTY MAY BE SUBJECT TO ANY FEE, TAX, LIEN OR ASSESSMENT BY REASON OF INCLUSION WITHIN THE LORSON RANCH METROPOLITAN DISTRICT NO. 5, AS SET FORTH IN ORDER AND DECREE ORGANIZING SAID DISTRICT AS EVIDENCED BY INSTRUMENTS RECORDED DECEMBER 2, 2004 AT RECEPTION NO. 204197515, RECORDED DECEMBER 28, 2004 AT RECEPTION NO. 204208076, RECORDED APRIL 15, 2005 AT RECEPTION NO. 205053572, RECORDED APRIL 21, 2005 AT RECEPTION NO. 205056112 AND AT RECEPTION NO. 205056118, RECORDED MAY 9, 2006 AT RECEPTION NO. 206068332.

xv. THE PROPERTY MAY BE SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE INCLUSION & SERVICE AGREEMENT BETWEEN WIDEFIELD WATER & SANITATION DISTRICT AND LORSON LCL RECORDED ON MAY 31, 2005 AT RECEPTION NO. 205078708.

xvi. THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN SANITARY SEWER EASEMENT AGREEMENT, RECORDED MAY 14, 2008 AT RECEPTION NO. 206055354.

SURVEY NOTES: (CONT.)

xvii. THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN DRAINAGE EASEMENT, RECORDED APRIL 23, 2013 AT RECEPTION NO. 213054276.

xviii. THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN TEMPORARY DELIVERY SYSTEM EASEMENT AGREEMENT, RECORDED SEPTEMBER 16, 2015 AT RECEPTION NO. 215101175 AND AT RECEPTION NO. 215101176.

xix. THE PROPERTY MAY BE SUBJECT TO MATTERS AS SET FORTH AND CONTAINED IN THE LORSON RANCH OVERALL DEVELOPMENT AND PHASING PLAN MAP RECORDED MAY 9, 2006 AT RECEPTION NO. 206035127 AND RECORDED DECEMBER 28, 2008 AT RECEPTION NO. 206107695.

xx. THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN WATER AND SANITARY SEWER EASEMENT AGREEMENT(S), RECORDED JUNE 12, 2009 AT RECEPTION NO. 206067502, AT RECEPTION NO. 206067503, AT RECEPTION NO. 206067502, AT RECEPTION NO. 206067504 AT RECEPTION NO. 206067646 AT RECEPTION NO. 206067648 AND THE TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN TEMPORARY CONSTRUCTION EASEMENT AGREEMENT(S), RECORDED JUNE 12, 2009 AT RECEPTION NO. 206067652, AT RECEPTION NO. 206067656, AT RECEPTION NO. 206067657, AT RECEPTION NO. 206067667, AT RECEPTION NO. 206067672, AND AT RECEPTION NO. 206067676.

xxi. TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN PIONEER LANDING AT LORSON RANCH SUBDIVISION PLANNED UNIT DEVELOPMENT GUIDELINES RECORDED DECEMBER 10, 2009 AT RECEPTION NO. 209141654.

xxii. THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN RIGHT OF ENTRY TO THE COLORADO SPRINGS UTILITIES (SOUTHERN DELIVERY SYSTEM), RECORDED FEBRUARY 24, 2012 AT RECEPTION NO. 210220136, AND AT RECEPTION NO. 210220137, CITY OF COLORADO SPRINGS POSSESSION AND USE AGREEMENT (SOUTHERN DELIVERY SYSTEM), RECORDED MARCH 1, 2013 AT RECEPTION NO. 210327536.

xxiii. THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN RESOLUTION NO. 12-126, BY AND BEFORE THE BOARD OF COUNTY COMMISSIONERS, COUNTY OF EL PASO, STATE OF COLORADO, REGARDING SCHOOL SITE DEDICATION AGREEMENT, RECORDED APRIL 13, 2012 AT RECEPTION NO. 210242170.

xxiv. THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN SCHOOL SITE DEDICATION AGREEMENT RECORDED JULY 27, 2013 AT RECEPTION NO. 210247863.

xxv. THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN RESOLUTION NO. 12-382, BY AND BEFORE THE BOARD OF COUNTY COMMISSIONERS, COUNTY OF EL PASO, STATE OF COLORADO, ADOPTING THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM, RECORDED NOVEMBER 15, 2012 AT RECEPTION NO. 212136575.

xxvi. THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN RESOLUTION NO. 16-118, BY AND BEFORE THE BOARD OF COUNTY COMMISSIONERS, COUNTY OF EL PASO, STATE OF COLORADO, APPROVAL OF REZONE, RECORDED JUNE 29, 2016 AT RECEPTION NO. 216075955.

xxvii. THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN RESOLUTION NO. 16-228, BY AND BEFORE THE BOARD OF COUNTY COMMISSIONERS, COUNTY OF EL PASO, STATE OF COLORADO, APPROVAL OF PRELIMINARY PLAN, RECORDED JUNE 29, 2016 AT RECEPTION NO. 216075959, RESOLUTION NO. 16-228, BY AND BEFORE THE BOARD OF COUNTY COMMISSIONERS, COUNTY OF EL PASO, STATE OF COLORADO, APPROVAL OF FINAL PLAN, RECORDED AUGUST 30, 2016 AT RECEPTION NO. 216081874.

xxviii. THE PROPERTY MAY BE SUBJECT TO MATTERS AS SET FORTH AND CONTAINED IN THE LORSON RANCH, PIONEER LANDING FILING NO. 2 AND NO. 3, PLD DEVELOPMENT PLAN MAY RECORDED JULY 14, 2014 AT RECEPTION NO. 216077631 AND RECORDED FEBRUARY 2, 2017 AT RECEPTION NO. 217013429.

xxix. THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN RESOLUTION NO. 16-307 RECORDED AUGUST 24, 2016 AT RECEPTION NO. 216056867 AND RECORDED SEPTEMBER 30, 2016 AT RECEPTION NO. 216130102.

xxx. THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN RESOLUTION NO. 16-456, BY AND BEFORE THE BOARD OF COUNTY COMMISSIONERS, COUNTY OF EL PASO, STATE OF COLORADO, APPROVING A PETITION FOR INCLUSION OF PROPERTY WITHIN THE DISTRICT - PIONEER LANDING FILING NO. 2 RECORDED DECEMBER 15, 2016 AT RECEPTION NO. 216148547.

xxxi. THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN PUBLIC RIGHT OF WAY MAILBOX LICENSE AGREEMENT, RECORDED JANUARY 5, 2017 AT RECEPTION NO. 217001494.

xxxii. THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN PUBLIC RIGHT OF WAY LANDSCAPE LICENSE AGREEMENT, RECORDED JANUARY 5, 2017 AT RECEPTION NO. 217001495.

xxxiii. THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN PRIVATE RETENTION BASIN SUBSTITUTION AGREEMENT, RECORDED JANUARY 5, 2017 AT RECEPTION NO. 217001496.

xxxiv. THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN SUBDIVISION IMPROVEMENTS AGREEMENT RECORDED JANUARY 5, 2017 AT RECEPTION NO. 217001497.

xxxv. THE PROPERTY MAY BE SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS, IF ANY, WHICH DO NOT CONTAIN A COFFERETURE OR REVERTER OR USE, DELETING ANY EASE, DEEDS INDICATING ANY PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN AS CONTAINED IN INSTRUMENT RECORDED JANUARY 5, 2017 AT RECEPTION NO. 217001508 AND ANY AND ALL AMENDMENTS AND/OR SUPPLEMENTS THERETO.

xxxvi. THE PRO-TO EASEMENTS, NOTES AND NOTICES

16 SET FORTH ON THE PLAT OF SUBDIVISION RECORDED JANUARY 5, 2017 AT RECEPTION NO. 217173888.

xxxvii. THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN RESOLUTION NO. 18-308 RECORDED JANUARY 24, 2018 AT RECEPTION NO. 218090974.

xxxviii. THE PROPERTY MAY BE SUBJECT TO MATTERS AS SHOWN ON THE LORSON RANCH EAST PUD DEVELOPMENT & PRELIMINARY PLAN RECORDED FEBRUARY 15, 2018 AT RECEPTION NO. 218016251.

LORSON RANCH EAST FILING NO. 1  
A PORTION OF THE SOUTHWEST QUARTER (SW 1/4) SECTION 13, AND A PORTION OF THE SOUTHEAST QUARTER (SE 1/4) SECTION 14,  
A PORTION OF THE NORTHEAST QUARTER (NE 1/4) SECTION 23, AND A PORTION OF THE NORTHWEST QUARTER (NW 1/4) SECTION 24,  
TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

SURVEY NOTES: (CONT.)

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

5. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED AND ARE ON FILE AT THE EL PASO COUNTY DEVELOPMENT SERVICES DEPARTMENT: PRELIMINARY PLAN FILE NUMBER PLD \_\_\_\_\_, SOILS AND GEOLOGICAL STUDY, DRAINAGE REPORT, WATER RESOURCES REPORT, FIRE PROTECTION REPORT, NATURAL FEATURES REPORT, PERCOLATION TEST RESULTS, EROSION CONTROL REPORT AND TRAFFIC IMPACT ANALYSIS.

6. ALL DEVELOPMENT WITHIN LORSON RANCH EAST FILING NO. 1 SHALL COMPLY WITH THE PUD DEVELOPMENT GUIDELINES ON FILE FOR LORSON RANCH EAST PLANNED UNIT DEVELOPMENT GUIDELINES, AS RECORDED AT RECEPTION NO. \_\_\_\_\_ OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, OR OTHERWISE AMENDED BY EL PASO COUNTY FOLLOWING APPROPRIATE PUBLIC HEARINGS.

7. NO STRUCTURES OR MATERIAL STORAGE ACTIVITIES ARE PERMITTED WITHIN DESIGNATED DRAINAGE EASEMENTS, FLOODPLAIN, OR PARK AND OPEN SPACE AREAS. FENCES SHALL NOT IMPEDE RUNOFF FROM REACHING DRAINAGE SWALES.

8. THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.

9. 8-FOOT TRIANGLE/NO-BUILD AREAS SHALL BE MAINTAINED AT THE INTERSECTIONS. NO OBSTRUCTION GREATER THAN 10' IN HEIGHT IS ALLOWED IN THESE AREAS.

10. ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY.

11. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY DEPARTMENT OF TRANSPORTATION AND UNITED STATES POSTAL SERVICE REGULATIONS.

12. NO LOT OR INTEREST THEREIN, SHALL BE SOLD, CONVEYED OR TRANSFERRED WHETHER BY DEED OR BY CONTRACT, NOR SHALL BUILDING PERMITS BE ISSUED, UNTIL AND UNLESS THE REQUIRED PUBLIC IMPROVEMENTS HAVE BEEN CONSTRUCTED AND COMPLETED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE APPLICANT AND EL PASO COUNTY AS RECORDED UNDER RECEPTION NUMBER \_\_\_\_\_.

13. THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, OR IN THE ALTERNATIVE, OTHER COLLATERAL IS PROVIDED WHICH IS SUFFICIENT IN THE JUDGMENT OF THE BOARD OF COUNTY COMMISSIONERS, TO MAKE PROVISION FOR THE COMPLETION OF SAID IMPROVEMENTS.

13. THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR LORSON RANCH EAST FILING NO. 1 HOMEOWNERS ASSOCIATION, INC. IS RECORDED UNDER RECEPTION NO. \_\_\_\_\_ OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER.

14. THE PROPERTY IS SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN PIONEER LANDING BASIN STORMWATER QUALITY BEST MANAGEMENT PRACTICE MAINTENANCE AGREEMENT AND EASEMENT RECORDED UNDER RECEPTION NO. \_\_\_\_\_.

15. BUILDING SHALL BE IN ACCORDANCE WITH LORSON RANCH EAST FILING NO. 1 PLANNED UNIT DEVELOPMENT GUIDELINES AND DESIGN GUIDELINES RECORDED AT RECEPTION NO. \_\_\_\_\_.

16. DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENT AND OTHER AGENCY REQUIREMENTS, IF ANY, OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DEPARTMENT OF WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORP. OF ENGINEERS, THE U.S. FISH AND WILDLIFE SERVICE AND/OR COLORADO DEPARTMENT OF WILDLIFE REGARDING THE ENDANGERED SPECIES ACT, AS IT RELATES TO THE LISTED SPECIES.

16. EL PASO COUNTY DEVELOPMENT SERVICES DEPARTMENT ENGINEERING MUST BE CONTACTED PRIOR TO THE ESTABLISHMENT OF ANY DRIVEWAY.

17. THE PROPERTY IS SUBJECT TO THE FOLLOWING DEVELOPMENT AGREEMENTS:

A. DEVELOPMENT AGREEMENT NO. 1 RECEPTION NO. 205128925 AS APPROVED BY RESOLUTION NO. 05-336, RECEPTION NO. 205131973 AS CORRECTED - RECEPTION NO. 205132869.

B. DEVELOPMENT AGREEMENT NO. 2 RECEPTION NO. 210025951, RE-RECORDED RECEPTION NO. 210030301.

C. DEVELOPMENT AGREEMENT NO. 3 RECEPTION NO. \_\_\_\_\_.

D. DEVELOPMENT AGREEMENT NO. 4 RECEPTION NO. \_\_\_\_\_.

E. DEVELOPMENT AGREEMENT NO. 5 RECEPTION NO. 210470824.

F. SCHOOL SITE DEDICATION AGREEMENT RECEPTION NO. 210247863.

18. PURSUANT TO RESOLUTION \_\_\_\_\_, APPROVED BY THE BOARD OF DIRECTORS, EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT 2 AND RECORDED IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER AT RECEPTION NUMBER \_\_\_\_\_, THE PARCELS WITHIN THE PLATTED BOUNDARIES OF LORSON RANCH EAST FILING NO. 1 ARE INCLUDED WITHIN THE BOUNDARIES OF EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT 2 AND AS SUCH IS SUBJECT TO APPLICABLE ROAD IMPACT FEES AND MILL LEVY.

FINAL PLAT  
LORSON RANCH EAST  
FILING NO. \_\_\_\_\_  
JES NO. 03-055  
DATE PREPARED: 12/06/2017  
DATE REVISED: 01/29/2018



CIVIL CONSULTANTS, INC.

20 BOULDER CRESCENT SUITE 110  
COLORADO SPRINGS, CO 80903  
PHONE: 719.533.5485

SHEET 2 OF 11

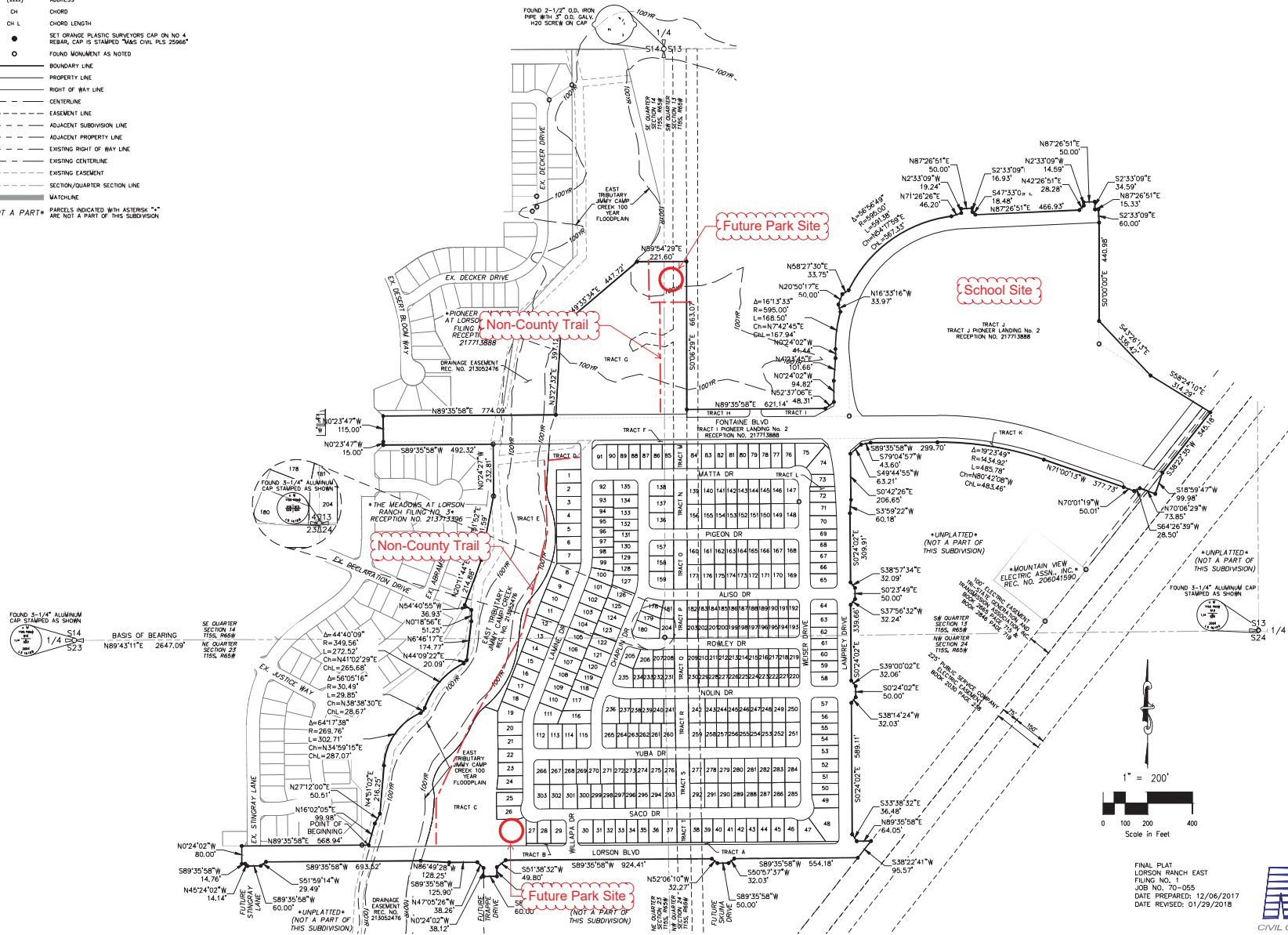
# LEGEND:

- SF SQUARE FEET
- (R) RADIAL
- ADDRESS
- CH CHORD
- CH L CHORD LENGTH
- SET ORANGE PLASTIC SURVEYORS CAP ON NO. 4 REBAR, CAP IS STAMPED "M&S CIVIL PLS 25066"
- FOUND MONUMENT AS NOTED
- BOUNDARY LINE
- PROPERTY LINE
- RIGHT OF WAY LINE
- CENTERLINE
- EASEMENT LINE
- ADJACENT SUBDIVISION LINE
- ADJACENT PROPERTY LINE
- EXISTING RIGHT OF WAY LINE
- EXISTING CENTERLINE
- EXISTING EASEMENT
- SECTION/QUARTER SECTION LINE
- MATCHLINE

\*NOT A PART\*  
ARE NOT A PART OF THIS SUBDIVISION

## LORSON RANCH EAST FILING NO. 1

A PORTION OF THE SW 1/4 SECTION 13, AND OF THE SE 1/4 SECTION 14, AND OF THE NE 1/4 SECTION 23, AND OF THE NW 1/4 SECTION 24, AND A REPEAT OF OF TRACTS I AND J OF PIONEER LANDING AT LORSON RANCH FILING NO. 2, ALL IN TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO



LEGEND:

- SF SQUARE FEET
- (R) RADIAL
- ADDRESS
- CH CHORD
- CH L CHORD LENGTH
- SET ORANGE PLASTIC SURVEYORS CAP ON NO. 4 REBAR, CAP IS STAMPED "M&S CIVIL PLS 25966"
- FOUND MONUMENT AS NOTED

- BOUNDARY LINE
- RIGHT OF WAY LINE
- CENTERLINE
- EASEMENT LINE
- ADJACENT SUBDIVISION LINE
- ADJACENT PROPERTY LINE
- EXISTING RIGHT OF WAY LINE
- EXISTING CENTERLINE
- EXISTING EASEMENT LINE
- SECTION/QUARTER SECTION LINE
- MATCHLINE

\*NOT A PART\*  
PARCELS INDICATED WITH ASTERISK "\*" ARE NOT A PART OF THIS SUBDIVISION

Δ=56°05'16"  
R=30.49'  
L=29.85'  
CH=14.58'±38°50'00"  
CHL=28.67'

\*THE MEADOWS AT LORSON RANCH FILING NO. 3\*  
REC. NO. 213713396

SANITARY SEWER EASEMENT  
(NORTH VARIES)  
RECEPTION NO.

EAST TRIBUTARY  
JIMMY CAMP CREEK  
100 YEAR FLOODPLAIN

DRAINAGE EASEMENT  
RECEPTION NO. 213052476

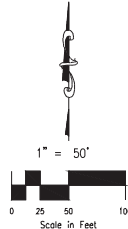
\*UNPLATTED\*  
(NOT A PART OF  
THIS SUBDIVISION)

FUTURE  
TRAPPE DRIVE

\*UNPLATTED\*  
(NOT A PART OF  
THIS SUBDIVISION)

LORSON RANCH EAST FILING NO. 1

A PORTION OF THE SW 1/4 SECTION 13, AND OF THE SE 1/4 SECTION 14, AND OF THE NE 1/4 SECTION 23, AND OF THE NW 1/4 SECTION 24, AND A REPLAT OF OF TRACTS I AND J OF PIONEER LANDING AT LORSON RANCH FILING NO. 2, ALL IN TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO



RIGHT-OF-WAY CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
RC1	31.42	20.00	89°59'59"
RC2	31.42	20.00	90°00'01"
RC3	31.41	20.00	89°59'44"
RC4	31.42	20.00	90°00'16"
RC5	24.67	60.00	23°33'23"
RC6	24.67	60.00	23°33'23"
RC7	31.41	20.00	89°59'44"
RC8	31.42	20.00	90°00'16"
RC9	31.41	20.00	89°59'44"
RC10	31.42	20.00	90°00'16"
RC11	30.71	20.00	87°57'53"
RC12	32.54	20.00	93°12'09"

RIGHT-OF-WAY LINE TABLE		
LINE #	DISTANCE	BEARING
RL1	14.34	N21°29'47"E

LOT & TRACT CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	20.94	20.00	60°00'00"
C2	10.47	20.00	29°59'59"
C3	20.94	20.00	60°00'00"
C4	10.47	20.00	30°00'01"
C5	10.46	60.00	9°09'19"
C6	10.20	60.00	9°44'23"
C7	16.18	225.00	47°07'15"
C8	15.31	225.00	37°59'17"
C9	6.84	175.00	21°42'24"
C10	26.56	225.00	6°40'50"
C11	6.05	197.78	1°45'09"

LOT & TRACT CURVE TABLE		
LINE #	DISTANCE	BEARING
L1	10.00	S00°24'00"E
L2	15.00	S00°24'00"E
L3	7.99	S89°35'43"W

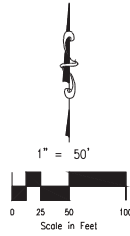
FINAL PLAT  
LORSON RANCH EAST  
FILING NO. 1  
JOB NO. 70-055  
DATE PREPARED: 12/06/2017  
DATE REVISED: 01/29/2018



20 COULDER CRESCENT SUITE 110  
COLORADO SPRINGS, CO 80905  
PHONE: 719.535.5485

# LORSON RANCH EAST FILING NO. 1

A PORTION OF THE SW 1/4 SECTION 13, AND OF THE SE 1/4 SECTION 14, AND OF THE NE 1/4 SECTION 23, AND OF THE NW 1/4 SECTION 24, AND A REPLAT OF OF TRACTS I AND J OF PIONEER LANDING AT LORSON RANCH FILING NO. 2, ALL IN TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

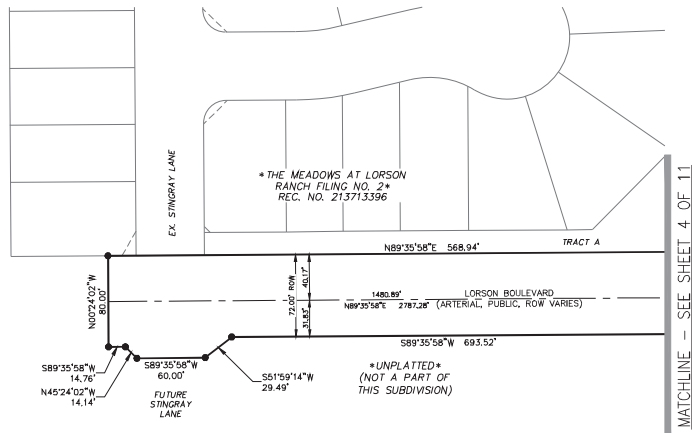


RIGHT-OF-WAY CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	
RC13	31.42	20.00	89°59'59"	
RC14	24.67	60.00	23°32'23"	
RC15	24.67	60.00	23°32'23"	
RC16	31.42	20.00	90°00'16"	
RC17	31.41	20.00	89°59'44"	
RC18	31.42	20.00	90°00'16"	
RC19	31.41	20.00	89°59'44"	
RC20	31.42	20.00	90°00'16"	
RC21	31.41	20.00	89°59'44"	
RC22	31.42	20.00	90°00'16"	
RC23	31.41	20.00	89°59'44"	

LOT & TRACT CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	
C12	20.94	20.00	90°00'00"	
C13	10.47	20.00	29°59'59"	
C14	10.22	60.00	9°45'33"	
C15	29.67	60.00	28°19'56"	

## LEGEND:

- SF SQUARE FEET
- (R) RADIAL
- (xxxx) ADDRESS
- CH CHORD
- CH L CHORD LENGTH
- SET ORANGE PLASTIC SURVEYORS CAP ON NO. 4 REBAR, CAP IS STAMPED "M&S CIVIL PLS 25964"
- FOUND MONUMENT AS NOTED
- BOUNDARY LINE
- PROPERTY LINE
- RIGHT OF WAY LINE
- CENTERLINE
- EASEMENT LINE
- ADJACENT SUBDIVISION LINE
- ADJACENT PROPERTY LINE
- EXISTING RIGHT OF WAY LINE
- EXISTING EASEMENT
- SECTION/QUARTER SECTION LINE
- MATCHLINE
- \*NOT A PART\*
- PARCELS INDICATED WITH ASTERISK "\*" ARE NOT A PART OF THIS SUBDIVISION

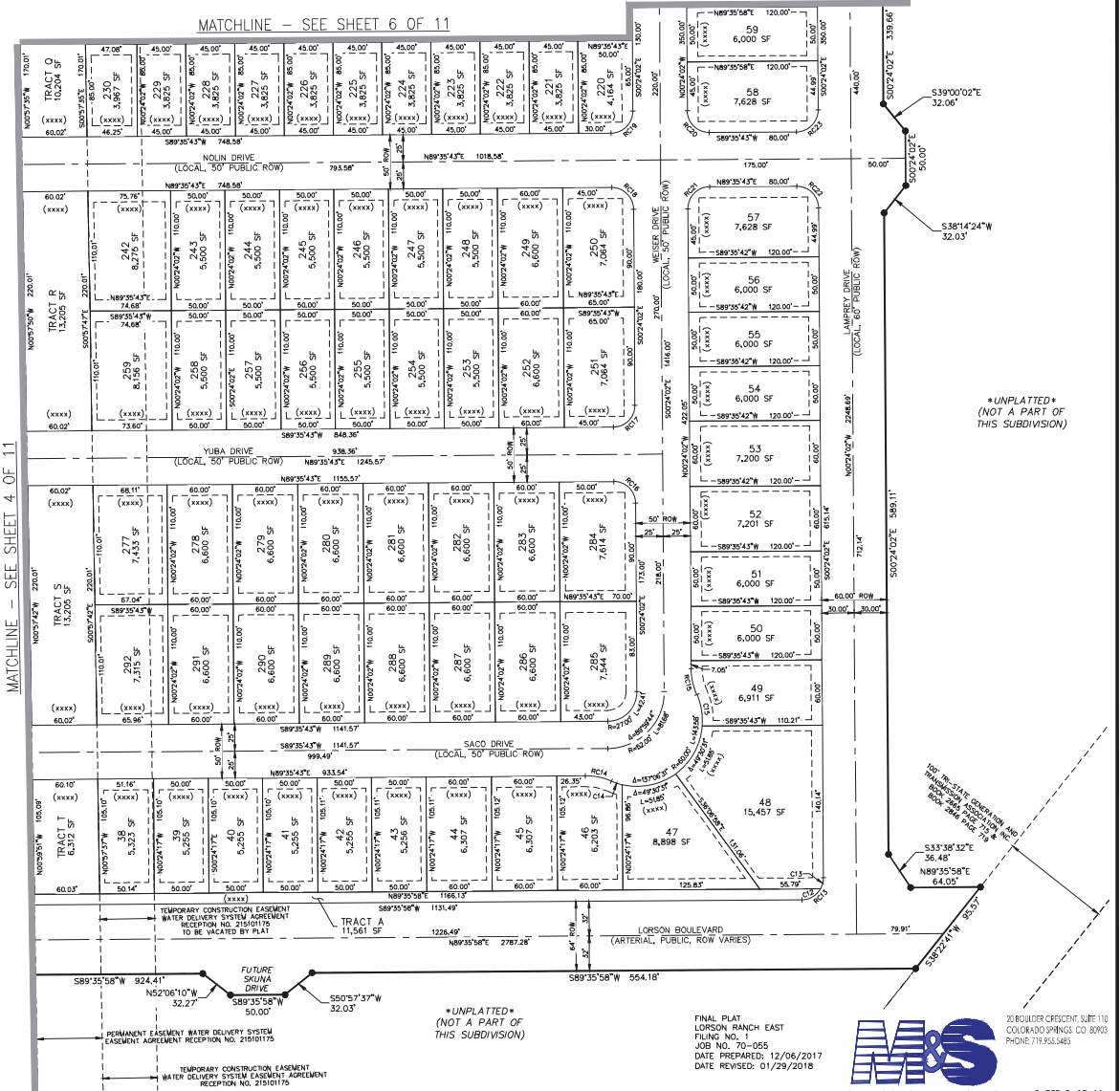


MATCHLINE - SEE SHEET 4 OF 11

MATCHLINE - SEE SHEET 4 OF 11

MATCHLINE - SEE SHEET 6 OF 11

MATCHLINE - SEE SHEET 6 OF 11



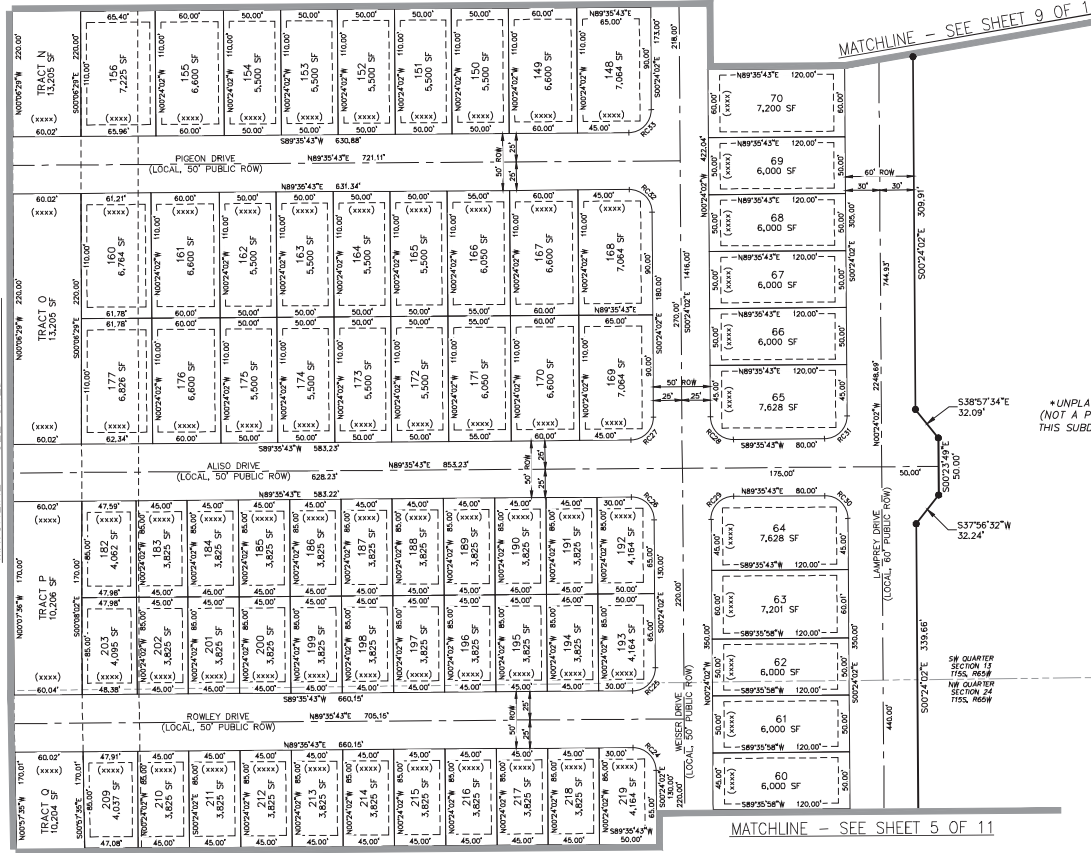


- LEGEND:**
- SF SQUARE FEET
  - (R) RADIAL
  - (xxx) ADDRESS
  - CH CHORD
  - CH L CHORD LENGTH
  - SET ORANGE PLASTIC SURVEYORS CAP ON NO. 4 REBAR, CAP IS STAMPED "M&S CIVIL PLS 25966"
  - FOUND MONUMENT AS NOTED
  - BOUNDARY LINE
  - PROPERTY LINE
  - RIGHT OF WAY LINE
  - CENTERLINE
  - EASEMENT LINE
  - ADJACENT SUBDIVISION LINE
  - ADJACENT PROPERTY LINE
  - EXISTING RIGHT OF WAY LINE
  - EXISTING CENTERLINE
  - EXISTING EASEMENT
  - SECTION/QUARTER SECTION LINE
  - MATCHLINE

\*NOT A PART\*  
PARCELS INDICATED WITH ASTERISK "\*" ARE NOT A PART OF THIS SUBDIVISION

RIGHT-OF-WAY CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	
RC24	31.42	20.00	90°00'16"	
RC25	31.41	20.00	89°59'44"	
RC26	31.42	20.00	90°00'16"	
RC27	31.41	20.00	89°59'44"	
RC28	31.42	20.00	90°00'16"	
RC29	31.41	20.00	89°59'44"	
RC30	31.42	20.00	90°00'16"	
RC31	31.41	20.00	89°59'44"	
RC32	31.42	20.00	90°00'16"	
RC33	31.41	20.00	89°59'44"	

MATCHLINE - SEE SHEET 7 OF 11



MATCHLINE - SEE SHEET 5 OF 11

MATCHLINE - SEE SHEET 5 OF 11

\*UNPLATTED\*  
(NOT A PART OF  
THIS SUBDIVISION)

FINAL PLAT  
LORSON RANCH EAST  
FILING NO. 1  
JOB NO. 70-055  
DATE PREPARED: 12/06/2017  
DATE REVISED: 01/29/2018



20 BOULDER CRESCENT, SUITE 110  
COLORADO SPRINGS, CO 80903  
PHONE: 719.533.5485

SHEET 6 OF 11

# LEGEND:

- SF SQUARE FEET
- (R) RADIAL
- ADDRESS
- CH CHORD
- CH L CHORD LENGTH
- SET ORANGE PLASTIC SURVEYORS CAP ON NO. 4 REBAR, CAP IS STAMPED "MCS CIVIL PLS 25966"
- FOUND MONUMENT AS NOTED

- BOUNDARY LINE
- PROPERTY LINE
- RIGHT OF WAY LINE
- CENTERLINE
- EASEMENT LINE
- ADJACENT SUBDIVISION LINE
- ADJACENT PROPERTY LINE
- EXISTING RIGHT OF WAY LINE
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\*NOT A PART\* PARCELS INDICATED WITH ASTERISK "\*" ARE NOT A PART OF THIS SUBDIVISION

RIGHT-OF-WAY CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	
RC34	30.71	20.00	87°57'57"	
RC35	32.54	20.00	93°12'59"	
RC36	29.16	20.00	83°35'02"	
RC37	27.72	20.00	79°24'58"	
RC38	18.08	225.00	4°36'14"	

RIGHT-OF-WAY LINE TABLE		
LINE #	DISTANCE	BEARING
RL2	8.06	S74°55'11"E
RL3	8.71	N74°35'11"W

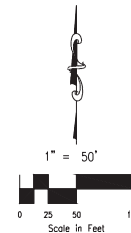
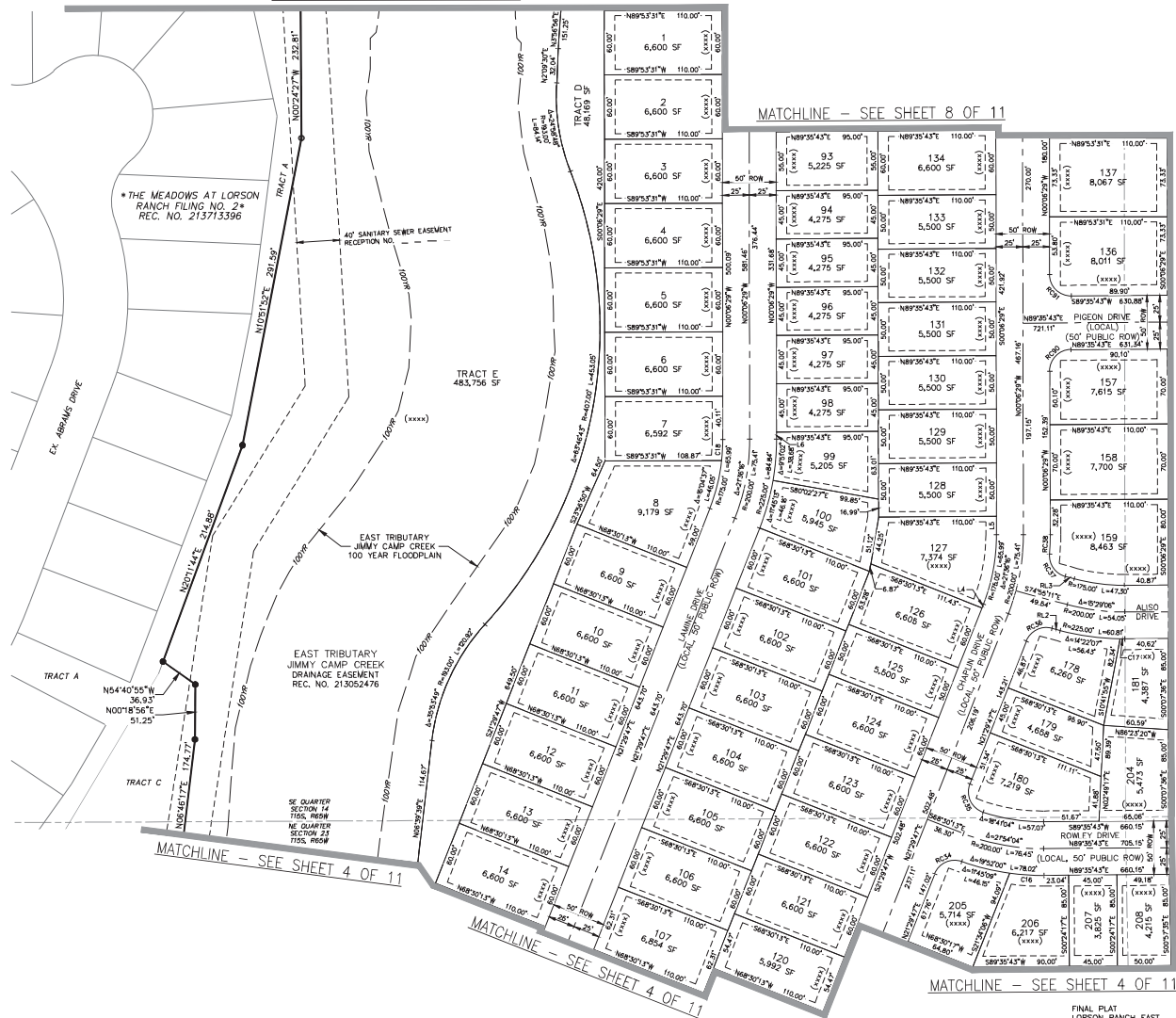
LOT & TRACT CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	
C16	31.86	225.00	87°06'52"	
C17	4.38	225.00	100°09'59"	
C18	19.94	175.00	6°31'38"	

LOT & TRACT CURVE TABLE		
LINE #	DISTANCE	BEARING
L4	4.06	N21°29'47"E
L5	17.02	N00°06'29"W
L6	6.57	S00°06'29"E

## LORSON RANCH EAST FILING NO. 1

A PORTION OF THE SW 1/4 SECTION 13, AND OF THE SE 1/4 SECTION 14, AND OF THE NE 1/4 SECTION 23, AND OF THE NW 1/4 SECTION 24, AND A REPLAT OF TRACTS I AND J OF PIONEER LANDING AT LORSON RANCH FILING NO. 2, ALL IN TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

MATCHLINE - SEE SHEET 8 OF 11



FINAL PLAT  
LORSON RANCH EAST  
FILING NO. 1  
JOB NO. 70-055  
DATE PREPARED: 12/06/2017  
DATE REVISED: 01/29/2018



20 ROULDER CRESCENT, SUITE 110  
COLORADO SPRINGS, CO 80903  
PHONE: 719.535.5485

SHEET 7 OF 11

# LORSON RANCH EAST FILING NO. 1

A PORTION OF THE SW 1/4 SECTION 13, AND OF THE SE 1/4 SECTION 14, AND OF THE NE 1/4 SECTION 23, AND OF THE NW 1/4 SECTION 24, AND A REPLAT OF TRACTS I AND J OF PIONEER LANDING AT LORSON RANCH FILING NO. 2, ALL IN TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

## LEGEND:

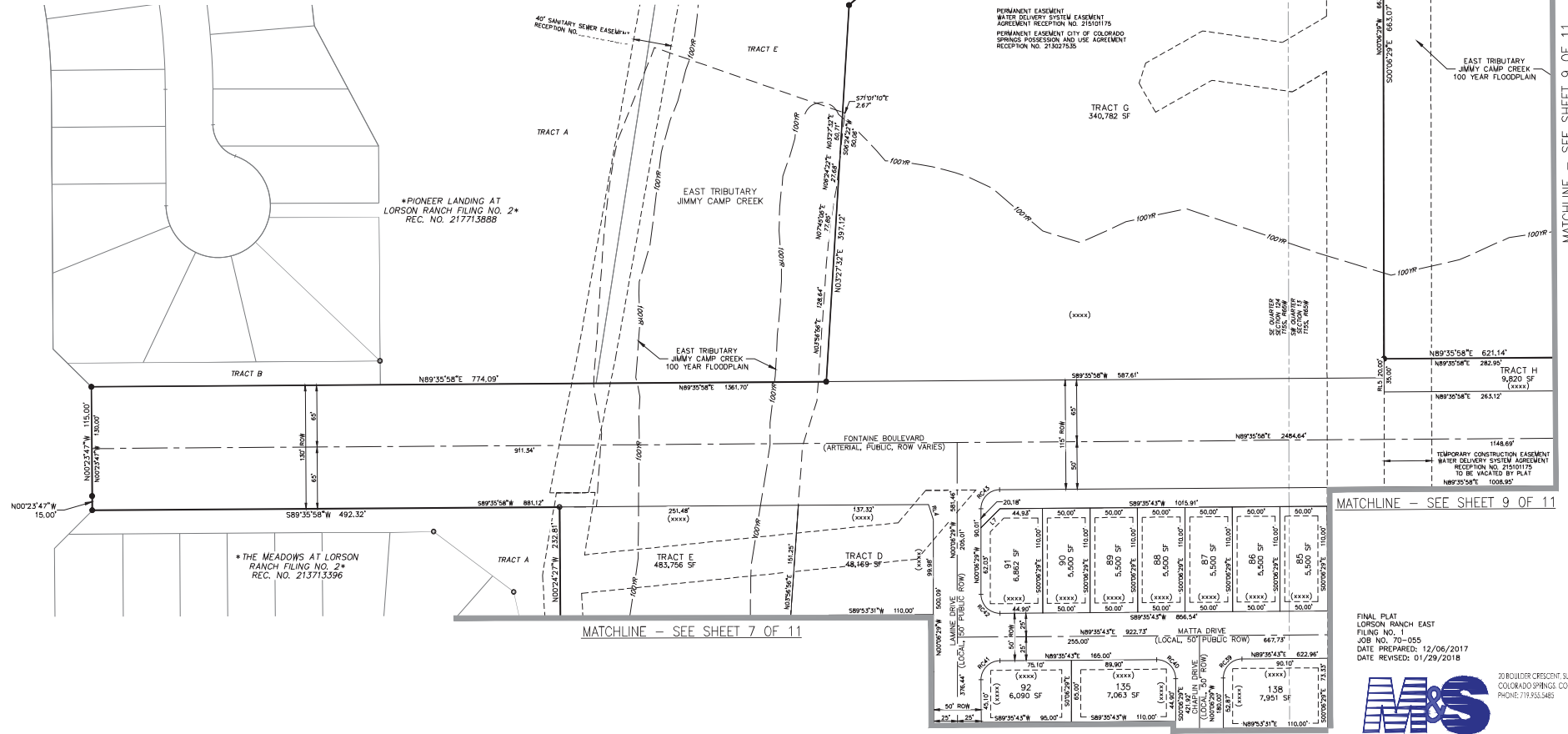
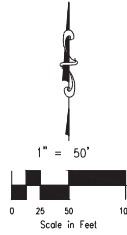
- SF SQUARE FEET
- (R) RADIAL
- (xxx) ADDRESS
- CH CHORD
- CH L CHORD LENGTH
- SET ORANGE PLASTIC SURVEYORS CAP ON NO. 4 REBAR, CAP IS STAMPED "M&S CIVIL PLS 25066"
- FOUND MONUMENT AS NOTED
- BOUNDARY LINE
- PROPERTY LINE
- RIGHT OF WAY LINE
- CENTERLINE
- EASEMENT LINE
- ADJACENT SUBDIVISION LINE
- ADJACENT PROPERTY LINE
- EXISTING RIGHT OF WAY LINE
- EXISTING CENTERLINE
- EXISTING EASEMENT
- SECTION/QUARTER SECTION LINE
- MATCHLINE

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RIGHT-OF-WAY CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
RC39	31.31	20.00	89°42'12"
RC40	31.52	20.00	89°17'48"
RC41	31.31	20.00	89°42'12"
RC42	31.52	20.00	89°17'48"
RC43	31.31	20.00	89°42'12"

RIGHT-OF-WAY CURVE TABLE		
LINE #	DISTANCE	BEARING
RL4	16.84	N16°54'42"W
RL5	15.00	S00°06'29"E

LOT & TRACT CURVE TABLE		
LINE #	DISTANCE	BEARING
L7	28.46	S44°44'45"W



MATCHLINE - SEE SHEET 9 OF 11

FINAL PLAT  
LORSON RANCH EAST  
FILING NO. 1  
JOB NO. 70-055  
DATE PREPARED: 12/06/2017  
DATE REVISED: 01/29/2018



20 ROLAND CRESSENT, SUITE 110  
COLORADO SPRINGS, CO 80903  
PHONE: 719.533.5485

MATCHLINE - SEE SHEET 9 OF 11

MATCHLINE - SEE SHEET 7 OF 11



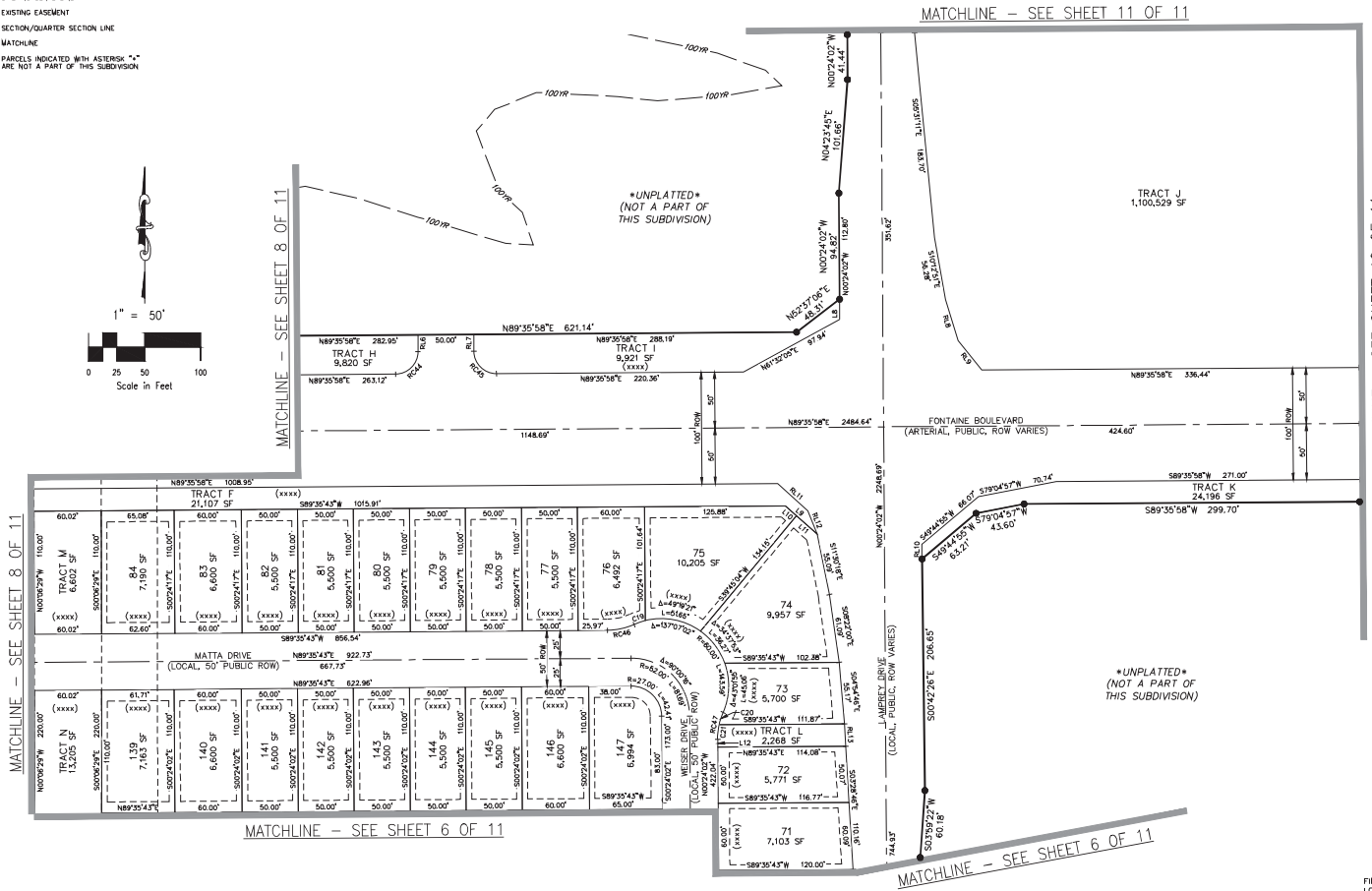
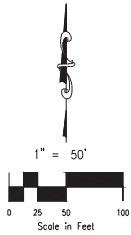
# LORSON RANCH EAST FILING NO. 1

A PORTION OF THE SOUTHWEST QUARTER (SW 1/4) SECTION 13, AND A PORTION OF THE SOUTHEAST QUARTER (SE 1/4) SECTION 14,  
A PORTION OF THE NORTHEAST QUARTER (NE 1/4) SECTION 23, AND A PORTION OF THE NORTHWEST QUARTER (NW 1/4) SECTION 24,  
TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

## LEGEND:

- SF SQUARE FEET
- (R) RADIAL
- (xxx) ADDRESS
- CH CHORD
- CH L CHORD LENGTH
- SET ORANGE PLASTIC SURVEYORS CAP ON NO. 4 REBAR, CAP IS STAMPED "M&S CIVIL PLS 25966"
- FOUND MONUMENT AS NOTED
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- PROPERTY LINE
- RIGHT OF WAY LINE
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- EASEMENT LINE
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- SECTION/QUARTER SECTION LINE
- MATCHLINE

\*NOT A PART\*  
PARCELS INDICATED WITH ASTERISK "\*" ARE NOT A PART OF THIS SUBDIVISION



RIGHT-OF-WAY CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
RC44	31.42	20.00	90°00'00"
RC45	31.42	20.00	90°00'00"
RC46	24.67	60.00	27°33'23"
RC47	24.67	60.00	27°33'23"

RIGHT-OF-WAY LINE TABLE		
LINE #	DISTANCE	BEARING
RL6	15.00	N00°24'02"W
RL7	15.00	S00°24'02"E
RL8	38.27	S17°17'07"E
RL9	33.94	S38°53'46"E
RL10	13.03	S00°23'55"E
RL11	36.47	S48°04'43"E
RL12	22.31	S21°26'32"E
RL13	20.02	S02°40'46"E

LOT & TRACT CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C19	10.61	60.00	10°07'53"
C20	11.60	60.00	11°04'48"
C21	13.07	60.00	12°28'35"

LOT & TRACT CURVE TABLE		
LINE #	DISTANCE	BEARING
L8	17.98	N00°24'02"W
L9	37.78	N48°04'43"W
L10	13.17	N48°04'43"W
L11	24.61	N48°04'43"W
L12	7.04	S00°24'02"E

FINAL PLAT  
LORSON RANCH EAST  
FILING NO. 1  
JOB NO. 70-055  
DATE PREPARED: 12/06/2017  
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20 BOULDER CRESCENT, SUITE 110  
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PHONE: 719.533.5485

SHEET 9 OF 11

# LORSON RANCH EAST FILING NO. 1

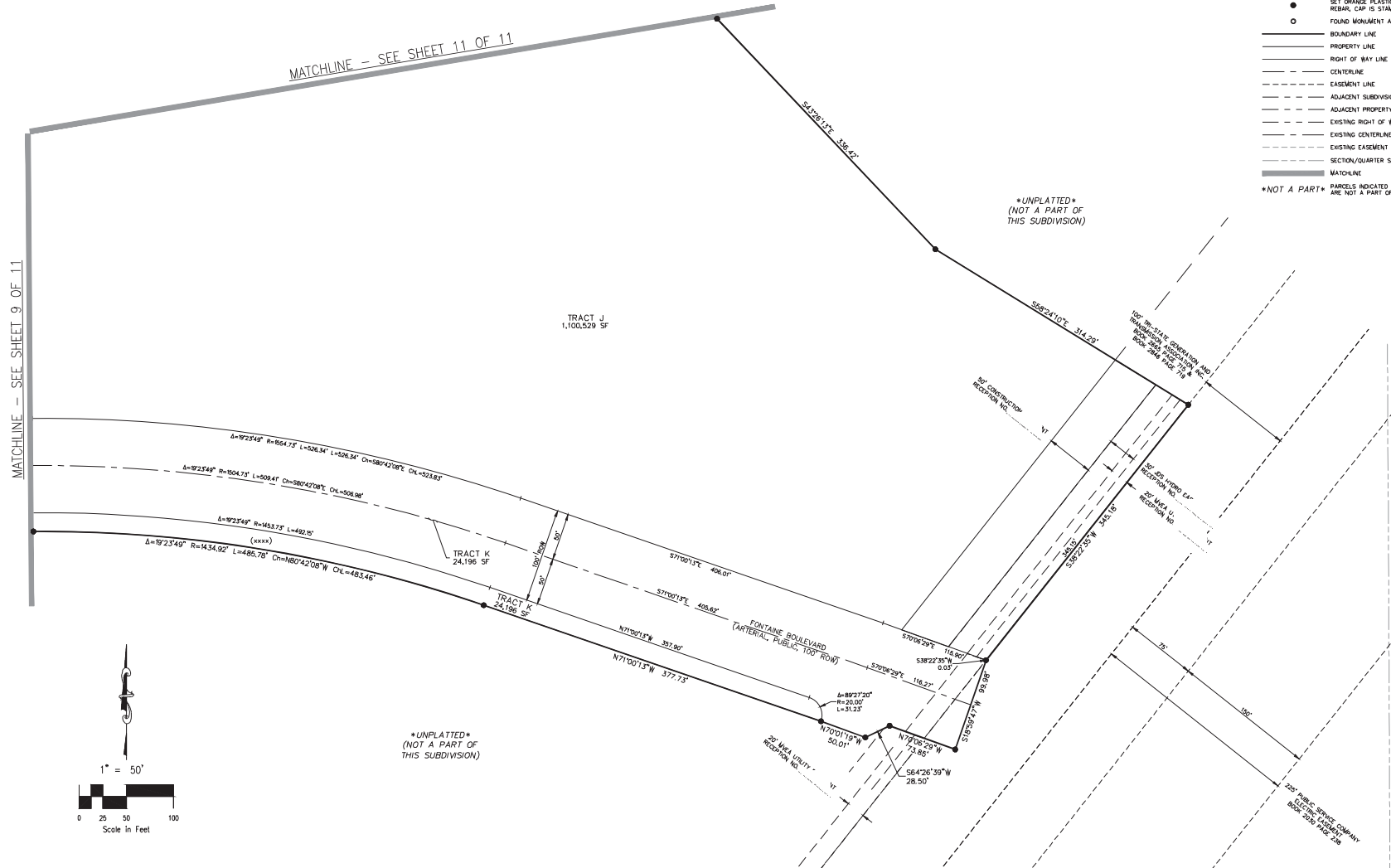
A PORTION OF THE SW 1/4 SECTION 13, AND OF THE SE 1/4 SECTION 14, AND OF THE NE 1/4 SECTION 23, AND OF THE NW 1/4 SECTION 24, AND A REPLAT OF OF TRACTS I AND J OF PIONEER LANDING AT LORSON RANCH FILING NO. 2, ALL IN TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

## LEGEND:

SF	SQUARE FEET
(B)	RADIAL
(****)	ADDRESS
CH	CHORD
CH L	CHORD LENGTH
●	SET ORANGE PLASTIC SURVEYORS CAP ON NO. 4 REBAR, CAP IS STAMPED "M&S CIVIL PLS 25966"
○	FOUND MONUMENT AS NOTED

---	BOUNDARY LINE
---	PROPERTY LINE
---	RIGHT OF WAY LINE
---	CENTERLINE
---	EASEMENT LINE
---	ADJACENT SUBDIVISION LINE
---	ADJACENT PROPERTY LINE
---	EXISTING RIGHT OF WAY LINE
---	EXISTING CENTERLINE
---	EXISTING EASEMENT
---	SECTION/QUARTER SECTION LINE
---	MATCHLINE

\*NOT A PART\* PARCELS INDICATED WITH ASTERISK "\*" ARE NOT A PART OF THIS SUBDIVISION



FINAL PLAT  
LORSON RANCH EAST  
FILING NO. 1  
JOB NO. 70-055  
DATE PREPARED: 12/06/2017  
DATE REVISED: 01/29/2018



20 BOULDER CRESSENT SUITE 110  
COLORADO SPRINGS, CO 80903  
PHONE: 719.555.5485

SHEET 10 OF 11

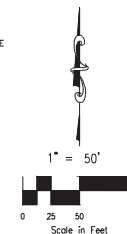
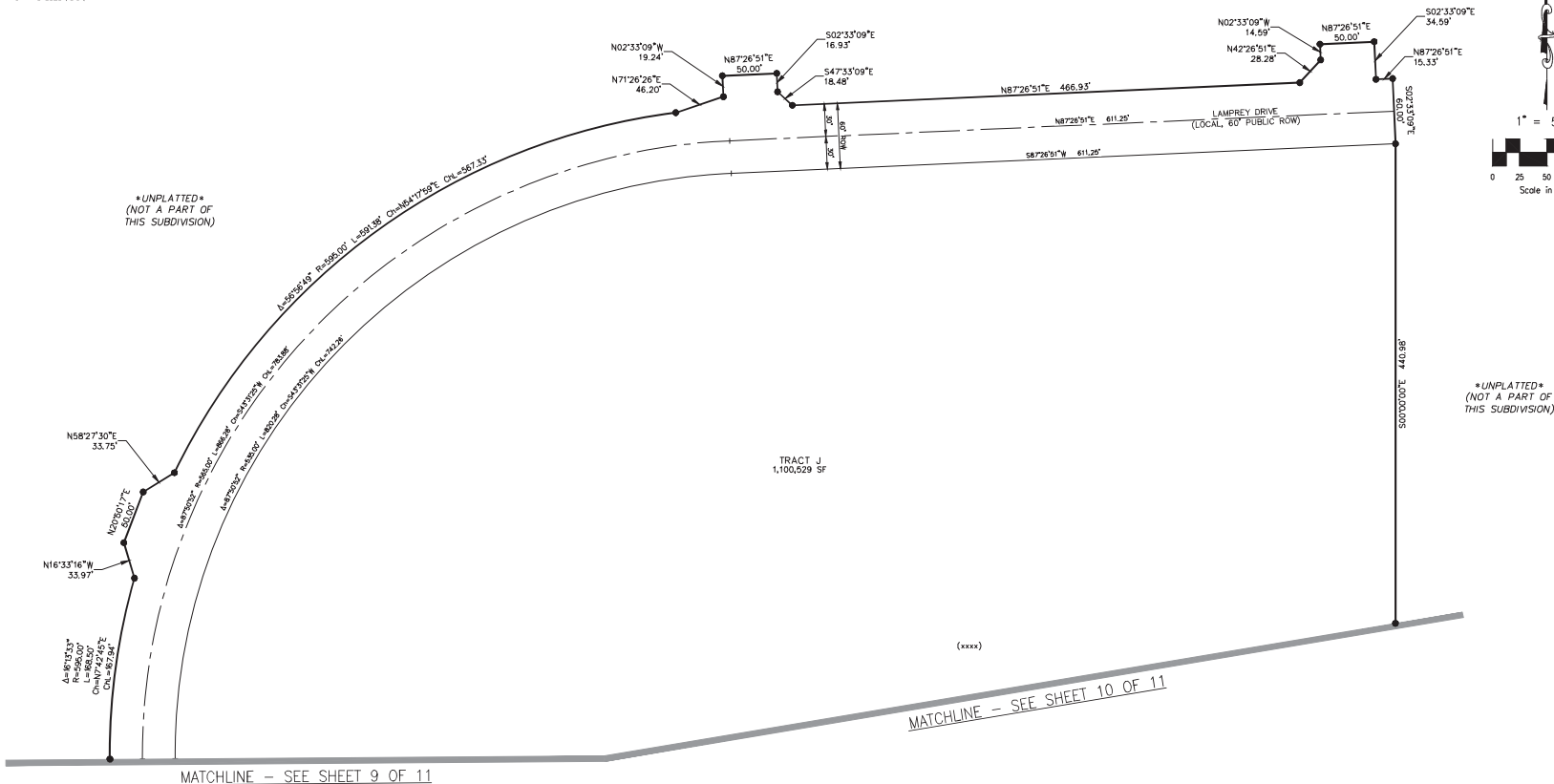
# LORSON RANCH EAST FILING NO. 1

A PORTION OF THE SW 1/4 SECTION 13, AND OF THE SE 1/4 SECTION 14, AND OF THE NE 1/4 SECTION 23, AND OF THE NW 1/4 SECTION 24, AND A REPLAT OF OF TRACTS I AND J OF PIONEER LANDING AT LORSON RANCH FILING NO. 2, ALL IN TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

## LEGEND:

- SF SQUARE FEET
- (R) RADIAL
- (\*\*\*\*) ADDRESS
- CH CHORD
- CH L CHORD LENGTH
- SET ORANGE PLASTIC SURVEYORS CAP ON NO. 4 REBAR, CAP IS STAMPED "M&S CIVIL PLS 25066"
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FINAL PLAT  
LORSON RANCH EAST  
FILING NO. 1  
JOB NO. 70-055  
DATE PREPARED: 12/06/2017  
DATE REVISED: 01/29/2018



20 ROLLER CRESCENT SUITE 110  
COLORADO SPRINGS, CO 80903  
PHONE: 719.553.5485

SHEET 11 OF 11





A TRACT OF LAND LOCATED IN A PORTION OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 14 A PORTION OF THE SOUTH ONE-HALF (S 1/2) OF SECTION 3 A PORTION OF THE NORTH ONE-HALF (N 1/2) OF SECTION 24 AND A PORTION OF THE NORTH ONE-HALF (N 1/2) OF SECTION 23, TOWNSHIP 25 SOUTH, RANGE 65 WEST OF THE 6TH P.M., IN PAGO COUNTY, COLORADO

NOTE: TOTAL OPEN SPACE REQUIRED IS 10% OF TOTAL ACREAGE,  $274.59 \times .10 = 27.46$  ACRES  
TOTAL OPEN SPACE PROVIDED IS  $19.6\% = 53.82$  ACRES



The map illustrates the proposed development of the London East and West Preliminary Plans. It shows four phases of development, each with its own set of lots and streets. Phase 1 is at the bottom left, Phase 2 is at the top right, Phase 3 is at the top center, and Phase 4 is at the bottom center. The map also includes a north arrow and various other details like lot numbers and street names.

1. THE PHASING PLAN AND SCHEDULE OF DEVELOPMENT:  
THE LORSON EAST FUD PHASING PLAN IS ILLUSTRATING FOUR PHASES CREATED BY MAJOR ROADWAYS OR NATURAL BARRIERS.
2. THE PHASING IS BASED UPON ANTICIPATED CONSTRUCTION, SEQUENCING OF ROADS AND UTILITIES. HOWEVER, LORSON RANCH EAST MAY BE DEVELOPED INDEPENDENT OF THE PHASING AS OUTLINED PENDING MARKET DEMAND AND ACTUAL CONSTRUCTION SCHEDULES.
3. THE FIRST PHASE OF CONSTRUCTION IS PROJECTED TO BEGIN IN WINTER/SPRING 2012.

LRMD= LORSON RANCH METROPOLITAN DISTRICT  
EPC= EL PASO COUNTY  
WSDS= WIDEFIELD SCHOOL DISTRICT #3

218018251  
02/15/18

PCD FILE NO.: PUDSP-16-003

# Lorson Ranch East

El Paso County, Colorado  
PUD & PRELIMINARY PLAN

THOMAS & THOMAS

REVISIONS	DATE	DRAWING	CHECKED / APPROVED
1. REPOSURE TO EASEMENT RIGHT			
2. ISSUING NEW COMPASS REC.	11/14/17		
3. PREPARE NEW COMPASS REC.			

DESIGNED: JAM 03/15/18

CHECKED: JAM 03/15/18

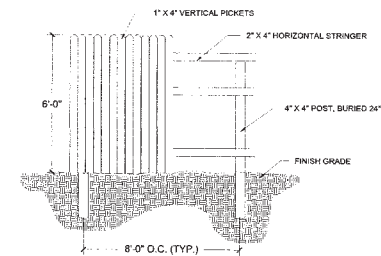
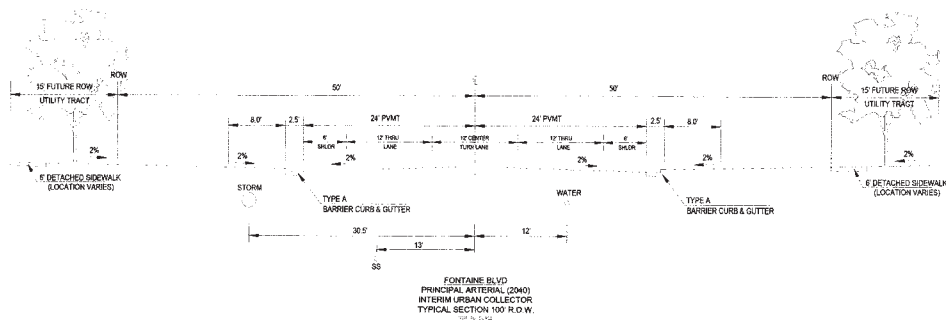
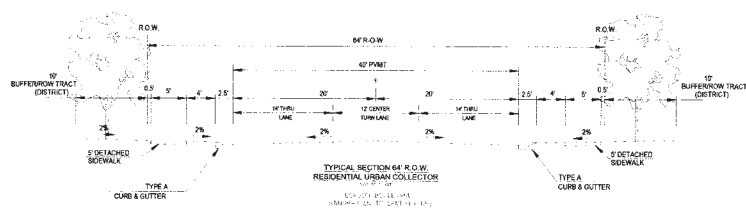
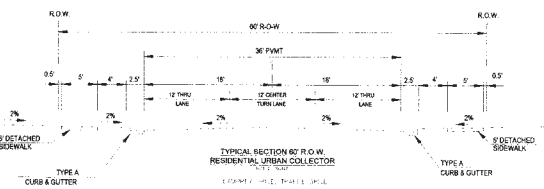
PROJECT NUMBER: 2818-13

FILE #

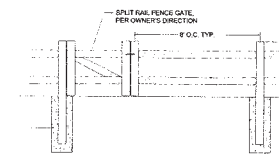
## Lorson Ranch East PUD Development &amp; Preliminary Plan

Diagram illustrating a typical cross-section of a 50-foot Right-of-Way (R.O.W.) for Residential Urban Local streets. The section includes the following components and dimensions:

- Left Side (from outer edge to center):**
  - 10' PUB IMPR & DRG ESMT
  - 2.5' GAS
  - 5' ATTACHED SIDEWALK
  - 2.5' STORM
  - 15' WATER
  - 2.5' STORM
  - 5' ATTACHED SIDEWALK
  - 10' PUB IMPR & DRG ESMT
- Center:**
  - SS (Centerline)
  - 17' (Distance from centerline to the start of the 10' PUB IMPR & DRG ESMT)
- Right Side (from center to outer edge):**
  - 10' PUB IMPR & DRG ESMT
  - 2.5' GAS
  - 5' ATTACHED SIDEWALK
  - 2.5' STORM
  - 15' WATER
  - 2.5' STORM
  - 5' ATTACHED SIDEWALK
  - 10' PUB IMPR & DRG ESMT
- Other Labels:**
  - 2% (Slopes for Gas, Storm, and Water lanes)
  - TYPE C RAMP CURB & GUTTER (at the outer edges)
  - 5' ATTACHED SIDEWALK (on both sides)

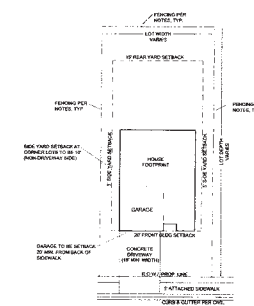


**6' WOOD SCREEN FENCE**  
NTS



NOTE: FENCE MATERIAL TO BE DETERMINED

**SPLIT RAIL FENCE DETAIL**  
N.T.S.



LOT LAYOUT DETAIL  
N.T.S.

THOMAS THOMAS

REV #	REVISIONS	DATE	DRAWN	CHECKED	APPROVED
1	RESPONSE TO EPC COMMENTS REV1	7/10/17			
2	RESPONSE TO EPC COMMENTS REV2	11/14/17			
3	RESPONSE TO EPC COMMENTS REV3	12/18/17			
4					
5					
6					

DESIGNED	JRA	10.10.16
DRAWN	JRA	10.10.16
CHECKED	JH	10.10.16
PROJECT NUMBER		281613

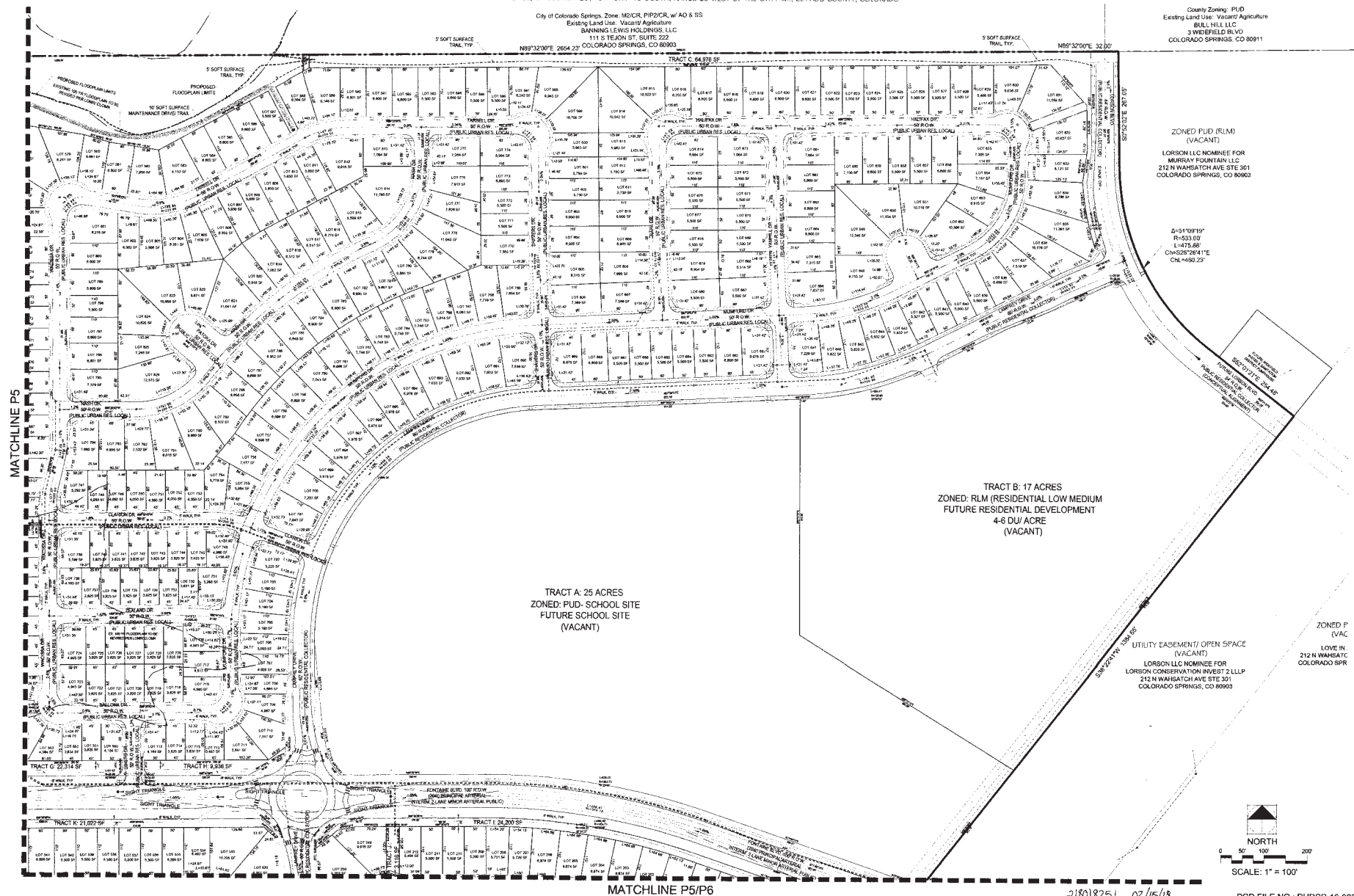
SCALE: AS NOTED

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

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

5' SOFT SURFACE  
TRAIL, TYP.

County Zoning: PUD  
Existing Land Use: Vacant/ Agriculture  
BULL HILL LLC  
3 WIDEFIELD BLVD  
COLORADO SPRINGS, CO 80911



REV #	REVISIONS	DATE	DRAWN	CHECKED	APPROVED
1	RESPONSE TO EPC COMMENTS REV1	7/10/17			
2	RESPONSE TO EPC COMMENTS REV2	11/14/17			
3	RESPONSE TO EPC COMMENTS REV3	12/18/17			
4					
5					
6					

DESIGNED	JRA	10.10.16
DRAWN	JRA	10.10.16
CHECKED	JH	10.10.16
PROJECT NUMBER:		2816.13
SCALE:		AS NOTED

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

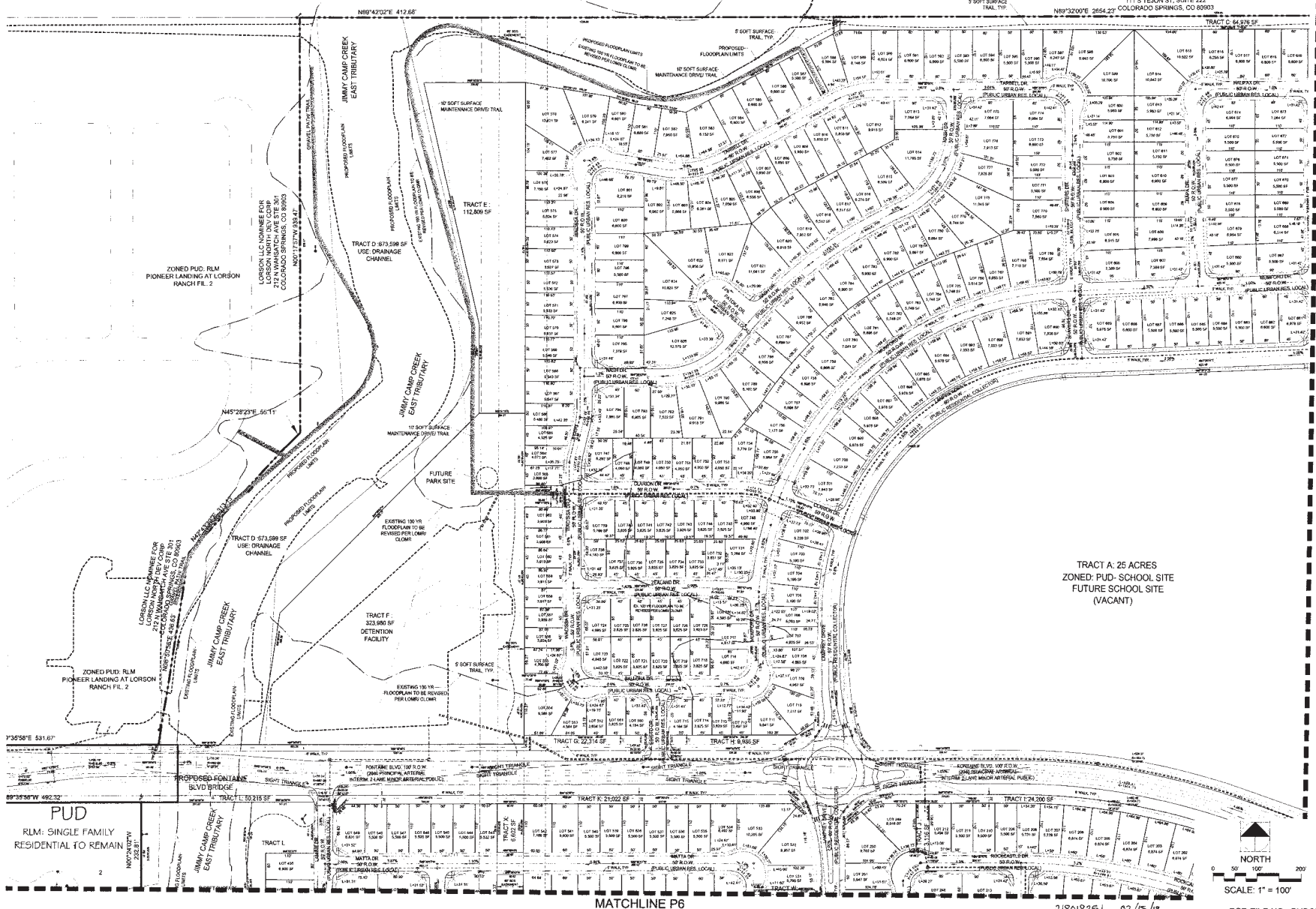


# LORSON RANCH

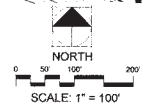
## Lorson Ranch East PUD Development & Preliminary Plan

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

City of Colorado Springs, Zone, M20R, P20C, w/ AO & SS  
Existing Land Use: Vacant Agriculture  
BANNING LEWIS HOLDINGS, LLC  
111 S. TOLON ST., SUITE 222  
COLORADO SPRINGS, CO 80903



MATCHLINE P4



SCALE: 1" = 100'

PCD FILE NO.: PUDSP-16-003

THOMAS THOMAS

REV#	DATE	REVISIONS	DRAWN	CHECKED	APPROVED
1	11/01/12	RESPONSE TO EPC COMMENTS REV# 1	THOMAS		
2	11/01/12	RESPONSE TO EPC COMMENTS REV# 2	THOMAS		
3	11/01/12	RESPONSE TO EPC COMMENTS REV# 3	THOMAS		
4	11/01/12	RESPONSE TO EPC COMMENTS REV# 4	THOMAS		
5	11/01/12	RESPONSE TO EPC COMMENTS REV# 5	THOMAS		
6	11/01/12	RESPONSE TO EPC COMMENTS REV# 6	THOMAS		

Lorson Ranch East

El Paso County, Colorado  
PUD & PRELIMINARY PLAN

P5 5 of 9

# Lorson Ranch East PUD Development & Preliminary Plan

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



SCALE: 1" = 100'

PCD FILE NO.: PUOSP-16-002

REV #	REVISIONS	DATE	DRAWN	CHECKED	APPROVED
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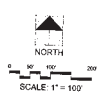
DESIGNED	JRA 10.10.16
DRAWN	JRA 10.10.16

Lorson Ranch East

P6 | 6 of 9

Lorson Ranch East PUD Development & Preliminary Plan

A TRACT OF LAND LOCATED IN A PORTION OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 14, A PORTION OF THE SOUTH ONE-HALF (S 1/2) OF SECTION 13, A PORTION OF THE NORTH ONE-HALF (N 1/2) OF SECTION 24 AND A PORTION OF THE NORTH ONE-HALF (N 1/2) OF SECTION 23, TOWNSHIP 10 SOUTH, RANGE 65 WEST OF THE 6TH P.M., 55 PARK COUNTY, COLORADO



218618251  
02/15/18

PCD FILE NO.: PUDSP-16-003

THOMAS THOMAS

REV#	REVISIONS	DATE	DRAWN	CHECKED	APPROVED
1	RESPONSE TO EPC COMMENTS REV#17				
2	RESPONSE TO EPC COMMENTS REV2	11/14/97			
3	RESPONSE TO EPC COMMENTS REV3	12/18/97			

Lorson Ranch East

El Paso County, Colorado  
PUD & PRELIMINARY PLAN

P7

17 of 9

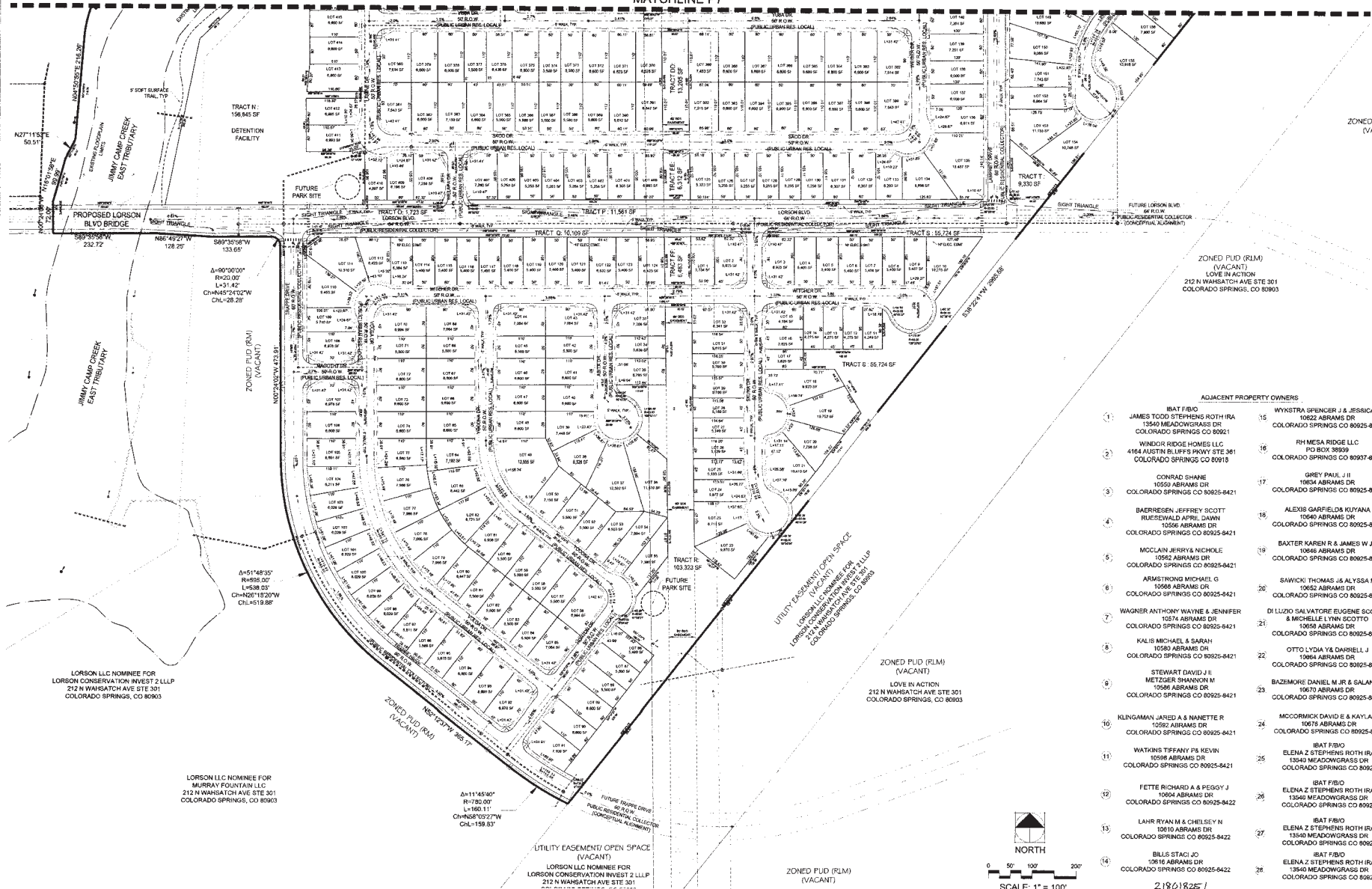


# LORSON RANCH

## Lorson Ranch East PUD Development & Preliminary Plan

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

MATCHLINE P7



ADJACENT PROPERTY OWNERS

1. JAMES TODD STEPHENS ROTH IRA 13540 MEADOWGRASS DR COLORADO SPRINGS CO 80921	15. WYNSTRA SPENCER J & JESSICA M 10022 ABRAMS DR COLORADO SPRINGS CO 80925-8422
2. WINDOR RIDGE HOMES LLC 4164 AUSTIN BLVD STE 381 COLORADO SPRINGS CO 80918	16. RH MESA RIDGE LLC PO BOX 38099 COLORADO SPRINGS CO 80925-4839
3. CONRAD SHANE 10550 ABRAMS DR COLORADO SPRINGS CO 80925-8421	17. GREY PAUL J II 10634 ABRAMS DR COLORADO SPRINGS CO 80925-8422
4. BAERRESEN JEFFREY SCOTT RUERWALD APPE DAWN 10556 ABRAMS DR COLORADO SPRINGS CO 80925-8421	18. ALEXIS GARFIELD KUYANA 10640 ABRAMS DR COLORADO SPRINGS CO 80925-8422
5. MCCLAIN JERRY R NICHOLE 10562 ABRAMS DR COLORADO SPRINGS CO 80925-8421	19. BAXTER KAREN R & JAMES W JR 10664 ABRAMS DR COLORADO SPRINGS CO 80925-8422
6. ARMSTRONG MICHAEL G 10568 ABRAMS DR COLORADO SPRINGS CO 80925-8421	20. SAWICKI THOMAS J & ALYSSA M 10652 ABRAMS DR COLORADO SPRINGS CO 80925-8422
7. WAGNER ANTHONY WAYNE & JENNIFER 10574 ABRAMS DR COLORADO SPRINGS CO 80925-8421	21. DI LUZO SALVATORE EUGENE SCOTTO & MICHELLE LYNN SCOTTO 10654 ABRAMS DR COLORADO SPRINGS CO 80925-8422
8. KALIS MICHAEL & SARAH 10580 ABRAMS DR COLORADO SPRINGS CO 80925-8421	22. OTTO LYDIA Y & DARRIEL J 10664 ABRAMS DR COLORADO SPRINGS CO 80925-8422
9. STEWART DAVID J II METZGER SHANNON M 10586 ABRAMS DR COLORADO SPRINGS CO 80925-8421	23. BAZEMORE DANIEL M JR & GALANNY 10670 ABRAMS DR COLORADO SPRINGS CO 80925-8422
10. KLINGAMAN JARED A & NANETTE R 10592 ABRAMS DR COLORADO SPRINGS CO 80925-8421	24. MCCORMICK DAVID E & KAYLA M 10678 ABRAMS DR COLORADO SPRINGS CO 80925-8422
11. WATKINS TIFFANY P & KEVIN 10598 ABRAMS DR COLORADO SPRINGS CO 80925-8421	25. BAT FIBO ELENA Z STEPHENS ROTH IRA 13540 MEADOWGRASS DR COLORADO SPRINGS CO 80921
12. FETTE RICHARD A & PEGGY J 10604 ABRAMS DR COLORADO SPRINGS CO 80925-8422	26. BAT FIBO ELENA Z STEPHENS ROTH IRA 13540 MEADOWGRASS DR COLORADO SPRINGS CO 80921
13. LAHR RYAN M & CHELSEY N 10610 ABRAMS DR COLORADO SPRINGS CO 80925-8422	27. BAT FIBO ELENA Z STEPHENS ROTH IRA 13540 MEADOWGRASS DR COLORADO SPRINGS CO 80921
14. BULLS STACI JO 10616 ABRAMS DR COLORADO SPRINGS CO 80925-8422	28. BAT FIBO ELENA Z STEPHENS ROTH IRA 13540 MEADOWGRASS DR COLORADO SPRINGS CO 80921

THOMAS THOMAS

REV #	REVISIONS	DATE	DRAWN	CHECKED	APPROVED
1	RESPONSE TO EPC COMMENTS REV 10/17/17	11/14/17			
2	RESPONSE TO EPC COMMENTS REV 12/18/17	12/18/17			
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DESIGNED	10/10/16	10/10/16	10/10/16	10/10/16	10/10/16
CHECKED	10/10/16	10/10/16	10/10/16	10/10/16	10/10/16
PROJECT NUMBER	2151015	2151015	2151015	2151015	2151015
SCALE	AS NOTED	AS NOTED	AS NOTED	AS NOTED	AS NOTED

Lorson Ranch East

El Paso County, Colorado  
PUD & PRELIMINARY PLAN

P8

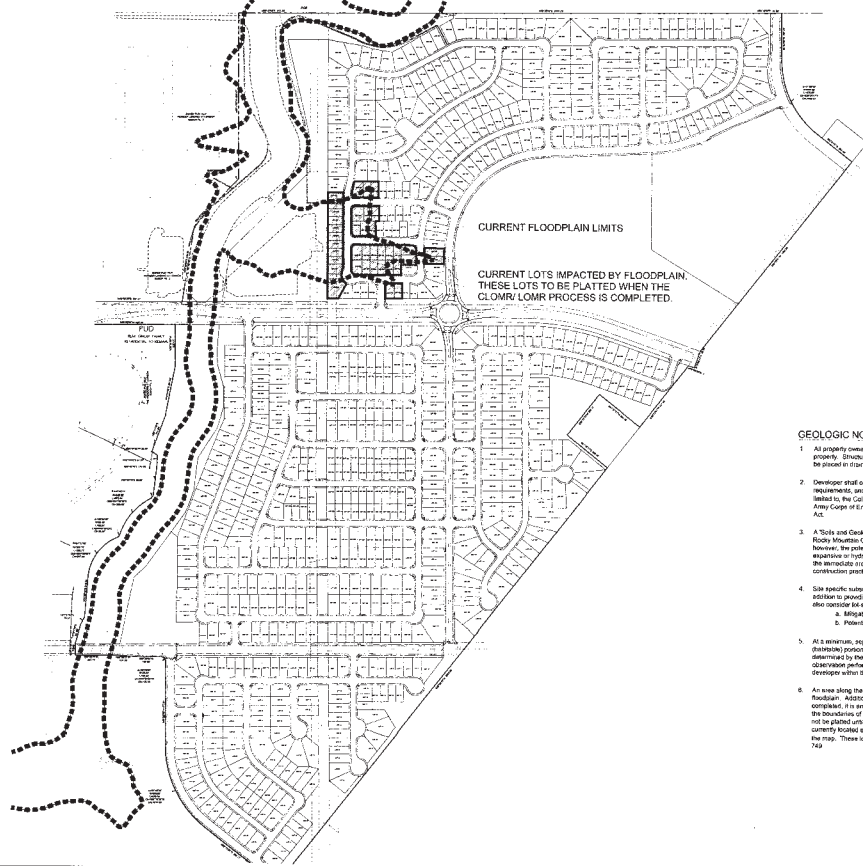
8 of 9



# LORSON RANCH

## Lorson Ranch East PUD Development # Preliminary Plan

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



CURRENT FLOODPLAIN LIMITS

CURRENT LOTS IMPACTED BY FLOODPLAIN. THESE LOTS TO BE PLATTED WHEN THE CLOMR/LOMR PROCESS IS COMPLETED.

### GEOLOGIC NOTATIONS AND CONDITIONS:

- All property owners are responsible for maintaining proper storm water drainage in and through their property. Structures, fences, materials, or landscaping that could impede the flow of runoff shall not be placed in drainage easements.
- Developer shall comply with local federal and state laws, regulations, ordinances, review and permit requirements, and other agency requirements, if any, of applicable agencies including, but not limited to, the Colorado Division of Parks & Wildlife, Colorado Department of Transportation, U.S. Army Corps of Engineers and the U.S. Fish and Wildlife Service regarding the Endangered Species Act.
- A Title and Geologic Report for Lorson Ranch East, El Paso County, Colorado was completed by Rocky Mountain Group (RMG) on October 1, 2018. There are no significant geological features; however, the potential for geologic hazards or conditions do exist related to the potential for expansion or retrogressive soils. The geologic conditions are considered relatively benign to the immediate risk and mitigation can be accomplished by implementing common engineering and construction practices.
- Site specific subsurface soil investigations shall be conducted prior to construction on all lots. In addition to providing anticipated foundation design recommendations, these investigations should also consider the following geologic conditions:
  - Mitigation for loose and/or expansive soil conditions (if encountered), and
  - Potential shallow groundwater conditions and feasibility of below-grade construction.
- At a minimum, separate surface perimeter drains should be provided around the below-grade (basement) portions of each house. Additional drainage measures may also be required as determined by the lot specific subsurface soil investigation and/or the lot-specific excavation observations performed in the time of construction. An ejection system will be provided by the developer within the sewers with laterals provided to each lot.
- An area along the east side of the channel of the proposed development has been identified as a floodplain. Additional grading has been proposed in this area. Once the grading has been completed, it is anticipated that a new LOMR will be obtained and that this new LOMR will modify the boundaries of the floodplain to include some or all of these affected lots. The affected lots shall not be platted until a revised LOMR indicates that they have been excluded from the floodplain. Lots currently located either partially or completely within the identified floodplain area are indicated on the map. These lots are identified as 704-383, 706, 707, 714, 715, 717, 720, 736-741, and 747-749.

2 (80) 1/8" = 1'  
c.s. 1/16" = 8'



PCD FILE NO.: PUDSP-16-003

THOMAS THOMAS

REVISIONS

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REASON FOR REVISION

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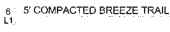
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DATE

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RECORD APPROVED

**Lorson Ranch East PUD Development & Preliminary Plan**  
A TRACT OF LAND LOCATED IN A PORTION OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 14, A PORTION OF THE SOUTH ONE-HALF (S 1/2) OF SECTION 13, A PORTION OF THE NORTH ONE-HALF (N 1/2) OF SECTION 14, AND A PORTION OF THE NORTH ONE-HALF (N 1/2) OF SECTION 23, TOWNSHIP 1 S, SOUTH, RANGE 65 WEST OF THE 10TH PRM., EL PASO COUNTY, COLORADO

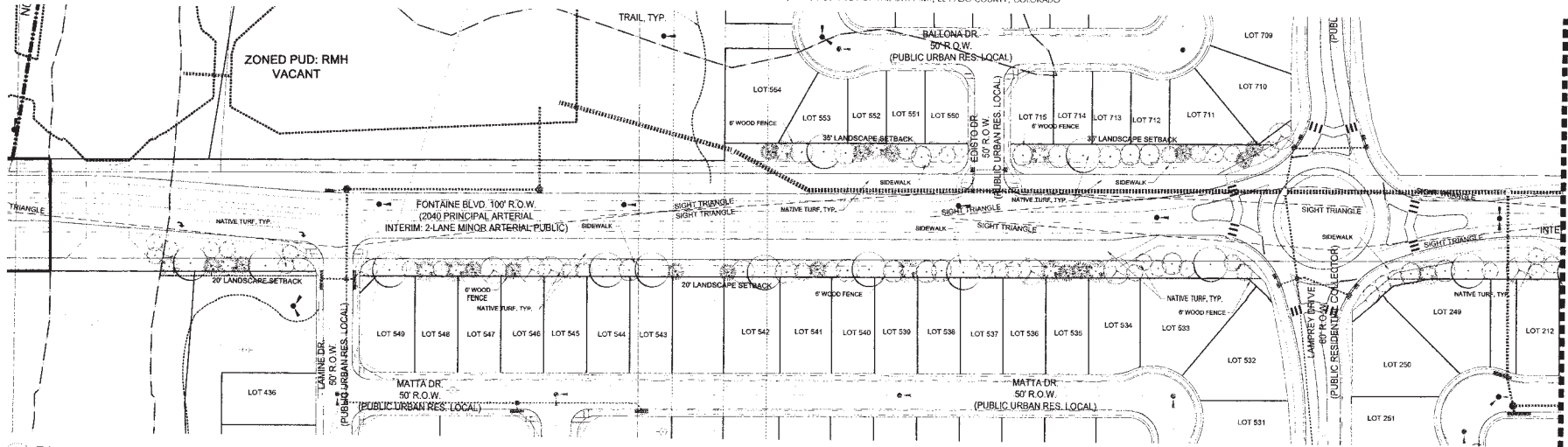
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1. CUMULATIVE OPEN SPACE AREA SHALL BE MAINTAINED WITH UNIMPAIRED SEED.
2. ANY AREAS DISTURBED DURING CONSTRUCTION SHALL BE RESEED WITH NATIVE SEED.
3. THE PROPOSED GRASS PLOTS TO MATCH THE EXISTING PLOTS WITH THE LORSON GRASS.
4. ALL UTILITY LOCATIONS MUST BE COORDINATED BY THE LANDSCAPE CONTRACTOR PRIOR TO DIGGING.
5. ALL TREE SPECIATION SHALL BE SCREENED PRIOR TO PLANTING FOR APPROVAL BY THE CHAIRMAN REPRESENTATIVE. ALL SPECIES SHALL BE PLANTED WITHIN THE SPECIFIED PLANTING ZONE.
6. CONSTRUCTION IS RESPONSIBLE FOR EROSION CONTROL, PROTECTING AS NECESSARY.
7. SUPPLY AREAS TO BE INSTALLED WITH AN AUTOMATIC SYSTEM OF GRASS DROPS RECORDS AND LOG FOR SPRINKLER SYSTEMS. THESE RECORDS SHALL BE MAINTAINED FOR 1 YEAR AND THE AUTOMATIC LOGGING SYSTEMS CONTROLLED AND MAIN SENSOR SHALL BE INCLUDED IN THE IRRIGATION SYSTEMS DESIGN.
8. SEEDING SHALL OCCUR DURING ACTIVE PLANTING AND THEREAFTER, AND IN THE LATE AFTERNOON / EARLY EVENING PERIODS. PRODUCE HIGH QUALITY, RICH AND PLUMP OF SEED. THE SEEDING SHOULD BE ADEQUATELY CONSISTENT THROUGHOUT.

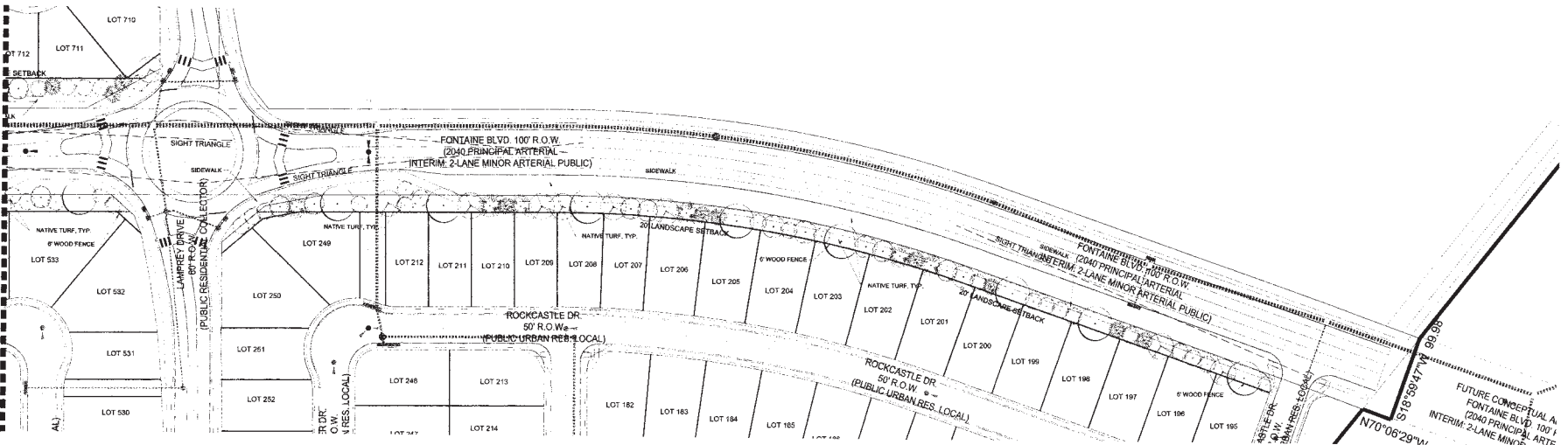
# LORSON RANCH

## Lorson Ranch East PUD Development & Preliminary Plan

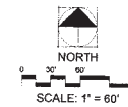
A TRACT OF LAND LOCATED IN A PORTION OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 14 A PORTION OF THE SOUTH ONE-HALF (S 1/2) OF SECTION 13 A PORTION OF THE NORTH ONE-HALF (N 1/2) OF SECTION 24 AND A PORTION OF THE NORTH ONE-HALF (N 1/2) OF SECTION 23, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,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



1 FOUNTAIN BLVD. STREETSCAPE



2 FOUNTAIN BLVD. STREETSCAPE



218018251  
02/16/18

PCD FILE NO.: PUDSP-16-003

THOMAS THOMAS

REV	REVISIONS	DATE	DRAWN	CHECKED	APPROVED
1	RESPONSE TO EPC COMMENTS REV 1	7/10/17			
2	RESPONSE TO EPC COMMENTS REV 2	11/14/17			
3	RESPONSE TO EPC COMMENTS REV 3	12/11/17			
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10/10/18	10/10/18	10/10/18	218018251	AS NOTED

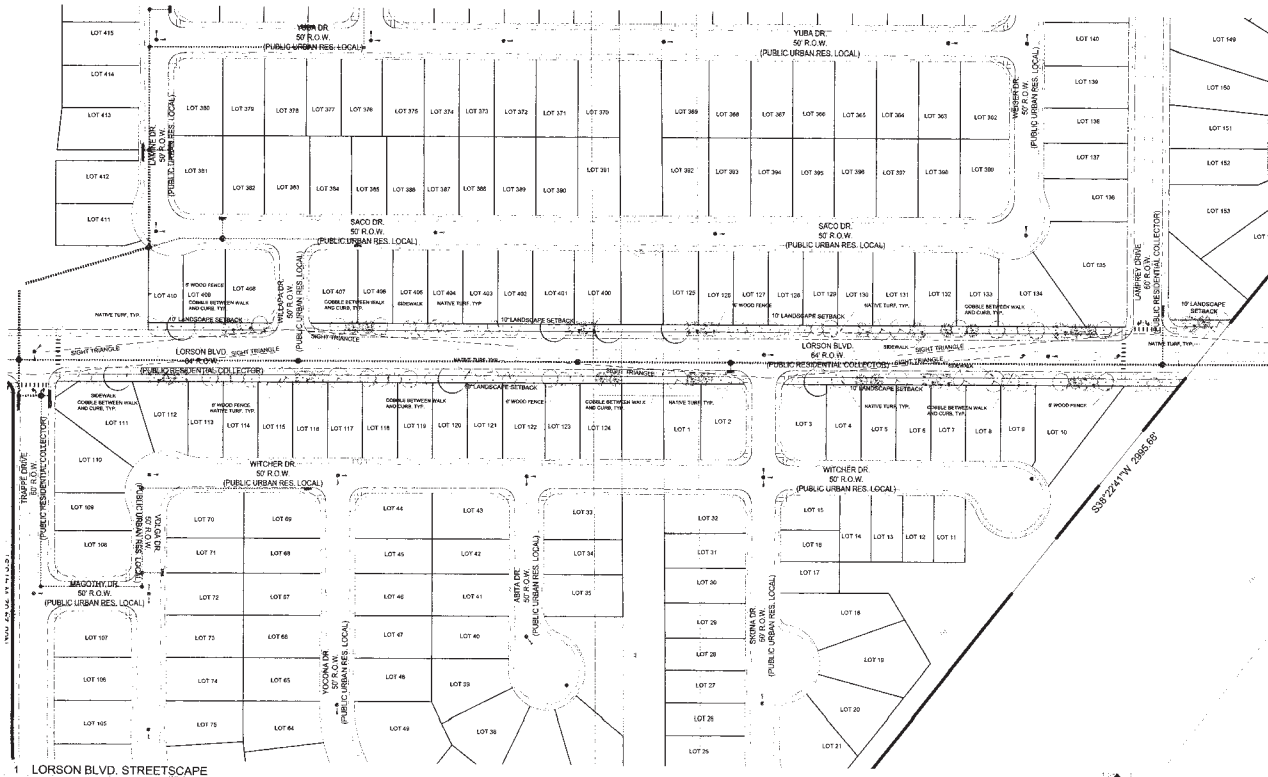
Lorson Ranch East  
El Paso County, Colorado  
PRELIMINARY LANDSCAPE PLAN

L2 2 of 3

# LORSON RANCH

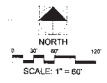
## Lorson Ranch East PUD Development # Preliminary Plan

A TRACT OF LAND LOCATED IN A PORTION OF THE SOUTH EAST ONE-QUARTER OF SECTION 14 A PORTION OF THE SOUTH ONE-HALF BLVD OF SECTION 13 A PORTION OF THE NORTH ONE-HALF IN LOT OF SECTION 24 AND A PORTION OF THE NORTH ONE-HALF IN LOT OF SECTION 25, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO



1 LORSON BLVD. STREETSCAPE

L3



2/19/2018  
02/15/18

PCD FILE NO.: PUDSP-16-003

**Lorson Ranch East**  
El Paso County, Colorado  
PRELIMINARY LANDSCAPE PLAN

THOMAS THOMAS

DATE: 02/15/18  
BY: [Signature]  
CHECKED: [Signature]  
APPROVED: [Signature]

REVISIONS:

1. RESPONSE TO PUBLIC COMMENTS RE: 7/20/17
2. RESPONSE TO PUBLIC COMMENTS RE: 11/20/17
3. RESPONSE TO PUBLIC COMMENTS RE: 1/20/18

SCALE: AS SHOWN

L3

3 of 3



## El Paso County Park Advisory Board

### Agenda Item Summary Form

**Agenda Item Title:** 2018 Park Advisory Board Tour  
**Agenda Date:** April 11, 2018  
**Agenda Item Number:** #7 - A  
**Presenter:** Brian Bobeck, Park Operations Division Manager  
**Information:** X      **Endorsement:**

#### **Background Information**

The Park Advisory Board traditionally conducts a tour of selected park sites in late spring. The tour is typically conducted from 10:00 am to 2:00 pm.

We would appreciate feedback on potential tour opportunities for 2018:

#### East

County Fairgrounds  
Paint Mines Interpretive Park  
Homestead Ranch Regional Park  
Drake Lake  
Rock Island Regional Trailhead  
Falcon Regional Park

#### North

Palmer Lake Recreation Area  
New Santa Fe Regional Trail  
Fox Run Regional Park  
Black Forest Regional Park  
Black Forest Section 16 Trail  
Pineries Open Space

We would also appreciate your feedback on the following potential dates:

Saturday, May 5<sup>th</sup>  
Saturday, May 12<sup>th</sup>  
Saturday, May 19<sup>th</sup>

#### **Recommended Motion:**

Discussion

## **El Paso County Park Advisory Board**

### **Agenda Item Summary Form**

**Agenda Item Title:** Urban Park Grant Application - Widefield School District 3  
Parks and Recreation

**Agenda Date:** April 11, 2018

**Agenda Item Number:** # 7 - B

**Presenter:** Jason Meyer, Project Manager

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

#### **Background:**

El Paso County established an Urban Park Grant Program in March of 2007 to promote the development of urban park opportunities throughout El Paso County. Urban parks promote health and wellness, stimulate community and economic development, help preserve wildlife habitat, and provide opportunities for neighbors to meet and connect. The program is funded through Urban Park Fees paid by developers.

Cities, towns, school districts, metropolitan districts, and special districts in El Paso County are eligible for an urban park grant. Nonprofit organizations are also eligible through a contractual arrangement.

Urban park opportunities may include, but are not limited to: athletic facilities, playgrounds, gardens, parking areas, trails, aquatic facilities, and dog parks. Grants can also be used for the purchase of real property to establish an urban park. Urban parks are parks normally 25 acres or less and are designed to serve a surrounding neighborhood or subdivision.

#### **Summary:**

An urban park grant application for \$25,000 from Widefield School District 3 Parks and Recreation for Windmill Mesa Park is attached. The project budget is \$362,045. The grant will support construction of an expanded parking lot, four pickle ball courts, basketball court and trail connectivity. Site amenities such as picnic tables, benches, trash cans, and landscaping will also be installed in the park.

Staff has reviewed the grant application and offers the following findings:

1. The applicant is a school district and qualifies for an urban park grant.
2. This site is located in Widefield School District 3 (Urban Area #4). There is sufficient urban park funding for this area to provide the grant.

3. There were opportunities for public input to determine the recreation needs for the park, as described in the application.
4. The applicant will allow full public access to the facility.
6. The facility will meet applicable American with Disabilities Act requirements.
7. The applicant is providing \$25,000 in matching funds. Additional project funds include \$312,045 of Colorado Lottery (CTF) funds.
8. The facility will be maintained by Widefield School District 3 Parks and Recreation as stated in the grant application.
9. The County's financial support will be acknowledged by a sign at the park.

Staff recommends endorsement of a \$25,000 urban park grant for the project.

**Recommended Motion:**

Move to endorse the award of a \$25,000 urban park grant to Widefield School District 3 Parks and Recreation for the development of Windmill Mesa Park.

**Attachments:**

Urban Park Grant Application  
Draft Urban Park Grant Agreement  
Urban Park Grant Program Policies



COMMISSIONERS:  
DARRYL GLENN (PRESIDENT)  
MARK WALLER (PRESIDENT PRO TEMPORE)

COLORADO

PEGGY LITTLETON  
LONGINOS GONZALEZ, JR.  
STAN VANDERWERF

## COMMUNITY SERVICES DEPARTMENT

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

### El Paso County

### URBAN PARK GRANT AGREEMENT

This Urban Park Grant Agreement ("Agreement") is made this \_\_\_\_\_ day of \_\_\_\_\_, 2018 by and between Widefield School District 3 Parks and Recreation ("Grantee"), whose address is 705 Aspen Drive, Colorado Springs, CO 80911, and El Paso County, by and through the Board of County Commissioners of El Paso County, Colorado ("Grantor"), c/o El Paso County Parks, whose address is 2002 Creek Crossing, Colorado Springs, Colorado 80905. Grantor and Grantee may be collectively referred to herein as the Parties.

### RECITALS

WHEREAS, Grantee has submitted an application for an Urban Park Grant to Grantor for Windmill Mesa Park, pursuant to the El Paso County Parks Urban Park Grant Program Policies ("Grant Policies"); and

WHEREAS, Grantee's proposal meets all of the requirements set forth in the Grant Policies; and

WHEREAS, the El Paso County Park Advisory Board recommends approval of Grantee's application.

NOW, THEREFORE, for consideration and mutual promises contained herein, the Parties agree as follows:

### AGREEMENT

1. Grant Award. Award is hereby made to the Grantee in the amount of \$25,000 (the "Grant") for development of Windmill Mesa Park, for recreational purposes and as further described in the grant application, attached hereto as Exhibit A and incorporated herein by reference (the "Project").

2. Conformance with Grant Request. The Project shall be constructed and operated in conformance with the descriptions and specifications set forth in Exhibit A.

3. Performance Period. According to the grant proposal, the Grantee anticipates the Project will be completed by May, 2018. All improvements must be completed within two years of the effective date of this agreement.





4. Schedule of Payments. The Grant will be disbursed to the Grantee upon the successful completion of the Project and verification by Grantor that all grant requirements have been met. Grantor reserves the right to inspect the Project prior to, during or at the conclusion of the Project and/or periodically thereafter. A representative of the Grantee may be required to attend the inspection.

5. Continued Use of Property. Any lands used for this Project will not be converted to any non-recreational use without prior written approval of the Grantor. All improvements resulting from the Project shall be maintained in a safe manner in perpetuity by the Grantee, and the Grantor may periodically inspect the Project site to ensure this requirement is satisfied.

6. Termination. The Grantor reserves the right to terminate this Agreement, in whole or in part, for any of the following reasons: (a) the Grantee fails to comply with the terms of this Agreement; (b) the Grantee has insufficient funds to complete the Project; (c) the Grantee fails to begin work on this Project within one year of the effective date of this Agreement.

7. Financial Responsibility. The Grantee shall maintain a complete record file of all receipts, expenditures and other records which pertain to the use of the Grant in the performance of this Agreement. Such record files shall be made available to the Grantor upon request. No later than thirty (30) working days after the date of the Project completion or termination of the Agreement, the Grantee shall submit to the Grantor a summary of the receipts and expenditures.

8. Assignment. All terms of the Agreement shall be binding on and inure to the benefit of the legal representatives, successors, agents, or assigns of the Parties. The rights and responsibilities of the Parties under this agreement shall not be assignable without the prior written approval of the Grantor.

9. Full Public Benefit. The Grantee agrees that the facility being developed pursuant to this Agreement will be available for the use and enjoyment of the general public during public use, operational hours unless the Grantee has specifically reserved the facility for a community program or other event. Grantee's understands that if it fails to comply with this provision, it shall be liable for reimbursement of the Grant to Grantor at Grantor's written request.

10. Integration of Understandings. This agreement is intended as the complete integration of all understandings between the parties. No prior or contemporaneous addition, deletion, or other amendment hereto shall have any force or affect whatsoever, unless embodied herein in writing.

11. Severability. To the extent that this Agreement may be executed and performance of the obligations of the parties may be accomplished within the intent of the Agreement, the terms of this Agreement are severable, and should any term or provision hereof be declared invalid or become inoperative for any reason, such invalidity or failure shall not affect the validity of any other term or provision hereof. The waiver of any breach of a term hereof shall not be construed as waiver of any other term.

12. Modification. This Agreement is subject to such modifications as may be required by changes in Federal law, or their implementing regulations. Any such required modification shall automatically be incorporated into and be part of this Agreement on the effective dates of such change as if fully set forth herein. Except as provided above, no modification of this Agreement

shall be effective unless agreed to in writing by both Parties in an amendment to this agreement that is properly executed and approved in accordance with applicable law.

13. Recognition. The Grantee agrees to recognize El Paso County for the Urban Park Grant with a ribbon cutting ceremony and on a sign at the facility. El Paso County Parks must approve the proposed sign or plaque and wording prior to it being fabricated and installed.

14. Failure To Comply. The failure of the Grantee to comply with all terms and conditions in this agreement may result in the Grantor requesting reimbursement of the Urban Park Grant.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the \_\_\_\_\_ day of \_\_\_\_\_, 2018.

**GRANTOR:**

EL PASO COUNTY

\_\_\_\_\_  
Darryl Glenn, President  
Board of County Commissioners of El Paso County Colorado

ATTEST:

\_\_\_\_\_  
County Clerk & Recorder

APPROVED AS TO FORM:

\_\_\_\_\_  
County Attorney's Office

**GRANTEE:**

Widefield School District 3 Parks and Recreation

\_\_\_\_\_  
(Name)

\_\_\_\_\_  
(Title)



**WIDEFIELD SCHOOL DISTRICT 3  
PARKS AND RECREATION**

**Windmill Mesa Park Project**

**Urban Park Grant Proposal**

**Submitted to  
El Paso County Parks**

**March 2018**



## **Widefield School District 3 Parks and Recreation**

### **Windmill Mesa Park**

### **Urban Park Grant Request**

### **El Paso County Parks**

#### **History of Widefield**

Widefield School District 3 Parks and Recreation is a very unique organization. Widefield School District 3 has the distinction of being the only school district in the state that owns and operates its own Parks and Recreation Department. Widefield School District 3 was organized in 1874. It currently has two preschools, eight elementary schools, three junior high schools and three high schools. In 1965 Widefield/Security Parks and Recreation was established, and was taken over by the School District in 1978 due to financial concerns. Widefield/Security is the largest unincorporated community in the state with over 58 square miles and a population of approximately 50,000 residents. The school board oversees the community's operations; there is no city manager or mayor. This scenario creates incredible opportunities that most Parks and Recreation Departments and School Districts do not have, for example the ability to share facilities, equipment and staff. The Parks and Recreation Department maintains six community and pocket parks throughout the district. One of these community parks is Windmill Mesa Park, located at 4610 Fencer Road. The park sits in the middle of a residential area, two blocks from French Elementary School and one side borders Bradley Road (figure 1).

#### **Project Need**

Windmill Mesa Park is 7.7 acres and was first developed in 2001 (figure 2). The amenities in the park are very limited, they include an octagon pavilion with six park benches, playground equipment, partially completed walking path, large open grassed area and parking lot (figure 3). The large open grassed area is used for our sports leagues and open play. The pavilion is rented out for family picnics and birthday parties.

Windmill Mesa Park is a nice park in an excellent location. It has good walking access from the neighborhood and is easily assessable from surrounding neighborhoods via Bradley Road. The park however needs some new amenities to increase usage from a variety of age groups and help with access.

The plan for the park includes doubling the size of the parking lot. We have youth sports leagues scheduled in the fall and spring and do not have adequate parking for the spectators.

We also have many pavilion rentals and often are not able to accommodate the amount of cars needing parking. The additional amenities will also include four pickle ball courts, basketball court and trail connectivity. Pickleball is the fastest growing sport in the USA and we do not have any permanent courts in our area of town. Our community currently has a following of about 20-25 people that play year round. We hope to double and possibly triple this number with court availability. Only one of our parks has a basketball court and it's several miles away. We anticipate a basketball court will bring out teens and families to utilize the amenity. We have a partial trail that goes around the park. The part that is not connected is dirt and when it rains or snows it makes it very difficult to get through this area. By connecting this trail, strollers, wheel chairs and exercisers can get around without getting stuck or muddy.

Other improvements include adding park benches and picnic tables. We currently have no place for the community to sit and rest or observe activities other than the pavilion. Having picnic benches will allow for this to happen, along with having sports teams gather after games to hand out snacks or awards.

We also plan to improve park access from Maribou Way by having a sidewalk installed, which will lead neighbors to the park. On both sides of the sidewalk grass will be removed and replaced with xeriscaping. This will save water consumption and help with maintenance. Please see park plans, (figure 4).

Windmill Mesa Park sits in the middle of a residential area. It is used primarily for the playground and pavilion. By adding these amenities, we believe park usage will increase significantly. We will be adding opportunities for parents with strollers, families, teens and seniors. It will become a multi-generational park.

### **Project Goals**

The long term goal for the Windmill Mesa Park improvements is to provide a quality park for area residents to gather for recreation and leisure opportunities. The funds applied for in this grant proposal will provide many new opportunities for the community. It will provide amenities for youth, families and seniors. The picnic tables and seating will allow residents and sports teams a place to visit and socialize. With the pickle ball courts, we hope to be able to run leagues, structured pick-up games and open play. The basketball court will allow youth, adults and families the opportunity to play and challenge themselves. The landscaping will help beautify the park and cut down on water consumption. Our parking lot extension will help to alleviate parking congestion in the neighborhood during our spring and fall sports seasons. It will also help during pavilion rentals and general park use.

The project timeline is for concrete, paving and site furnishings to be completed by the end of March 2018. The pickle ball courts and landscaping to be completed by the end of May 2018. Completing the project before summer is very important to us.

### **Accessibility Objectives**

The new parking lot and sidewalks will all meet ADA standards. New ramps will be installed to get from the parking lot to the rest of the park. Individuals in wheel chairs will be able to go around the perimeter of the park following the 5' wide sidewalk. The gates on the pickle ball courts will be wide enough for wheel chair access.

### **Public Input Process**

Residents have expressed their approval for the renovation of Windmill Mesa Park during a community meeting and informal visits at the park. On November 3, 2016 we invited residents to a community meeting to discuss park improvements. Approximately 12 residents attended to share opinions on park improvements. They were all excited about the amenities and made some very positive suggestions for improvements. The staff, park advisory board and school district board have spoken favorably about the much needed park improvements.

While preparing construction documents for the park, specifically the parking lot changes, it came to our attention through El Paso County Planning and Community Development Department that Windmill Mesa Park had no Planning Commission approval when the park was established in 2000. The land was never identified as a park location on any documents and a site development plan application was not submitted identifying the park. With this knowledge Widefield School District 3 went through the process of having Windmill Mesa Park legally identified as a park with El Paso County Planning Commission (figure 5). Through this process letters were sent to surrounding neighbors allowing them to see specific park improvements and give comments along with approval, disapproval or no opinion (figure 6). Windmill Mesa Park and the new additions were approved at a Planning Commission Hearing on October 17, 2017.

One of the areas we decided to eliminate at this time was the upper parking lot off of Bradley Circle. The consensus was that the cost for approximately 9 parking spaces was not worth the benefits. We also received disapproval from one of the residents in the cul-de-sac.

### **Population Served**

Windmill Mesa Park sits in the middle of a residential area with hundreds of homes. The population is varied from youth to elderly. French Elementary School is only two short blocks away. We plan to use the park for our summer day camp housed at French Elementary. The park is adjacent to Bradley Road so many nearby residents and non-residents drive by the park. It will be a welcoming park for all in El Paso County.

### **Project Partnerships**

Windmill Mesa Park is part of unincorporated Widefield/Security and every household in the district contributes to the operation of the parks through a tax levy. Construction funding will

come from Widefield School District 3 Parks and Recreation, Colorado Lottery Conservation Trust Funds and hopefully support from El Paso County Parks.

### **Methods to Meet Public Access Requirements**

Windmill Mesa Park is accessible from two different areas via a parking lot off Fencer Road and sidewalk off Maribou Way. The expanded parking lot will accommodate 50 spaces including 2 handicap spots.

### **Matching Funds**

The funding source for Windmill Mesa Park will come from Widefield School District 3 Parks and Recreation and Colorado Lottery Conservation Trust Funds. Funds from the Parks and Recreation Department will be used to match the funds from El Paso County Parks. Widefield School District 3 Parks and Recreation would respectfully request funds in the amount of \$25,000 from the Urban Park Grant Program for this project. The estimated cost for the proposed park upgrades is \$362,045 (figure 7).

Estimated Funding Source:

Widefield Parks and Recreation - \$25,000

El Paso County - \$25,000

Colorado Lottery (CTF) - \$312,045

**Total Funds - \$362,045**

### **Development Timetable**

November 2017      Begin Park Improvements

March 2018          Submit Grant Application to El Paso County

May 2018            Grant Awarded

May 2018            Park Completion

### **Maintenance Commitment**

The Widefield Parks and Recreation Department has high standards for maintaining parks and ball fields. Our grounds crew takes pride in keeping our parks clean and well maintained. Their mission statement is, "Through our grounds management we provide superior recreation and park facilities for our community". We have been maintaining Windmill Mesa Park in its current state for eighteen years and it will continue to be maintained to the highest standards. Our responsibilities for the park include all park maintenance, trash removal, mowing, gardening, fertilization and watering. The estimated park maintenance budget is shown in (figure 8).



## **Recognition**

Widefield Parks and Recreation will host a grand re-opening celebration once the project is complete. We will post a sign at the project site acknowledging the Urban Park Grant Funds from El Paso County Parks.

### **Widefield School District 3 School Board**

President, Charron Schoenberger  
Vice President, Susan Graham  
Treasurer, Theresa Watson  
Member, Jim Boudreau  
Member, Neil Nelson  
Superintendent, Scott Campbell

### **Parks and Recreation Advisory Board**

President, Korey Hutchison  
Vice President, Landon Finch  
Member, Brent Boyd  
Member, Janele Johnson  
Member, Neil Nelson  
Member, Kiri Carmody (student)  
Member, Celysia Galdean (student)  
Member, Isaac Remington (student)  
Director, Ben Valdez

## **Attachments**

1. Figure 1 – Neighborhood Arial
2. Figure 2 – Site Photos
3. Figure 3 – Site Photos
4. Figure 4 – Site Plans
5. Figure 5 – El Paso County Planning Commission Documents
6. Figure 6 – Windmill Mesa Park Approval
7. Figure 7 – Park Improvement Estimates
8. Figure 8 – Estimated Maintenance Budget
9. Figure 9 – Widefield Parks and Recreation Income/Expense Budget 2016-2017
10. Figure 10 – Tax Exempt Status



# Windmill Mesa Park

Legend

Figure 1



Google Earth

© 2018 Google



# Windmill Mesa Park

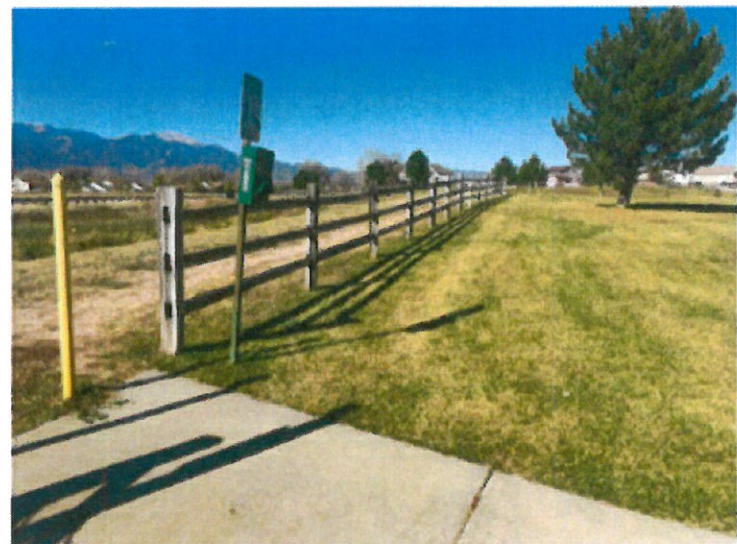
Legend  
Figure 2



Google Earth

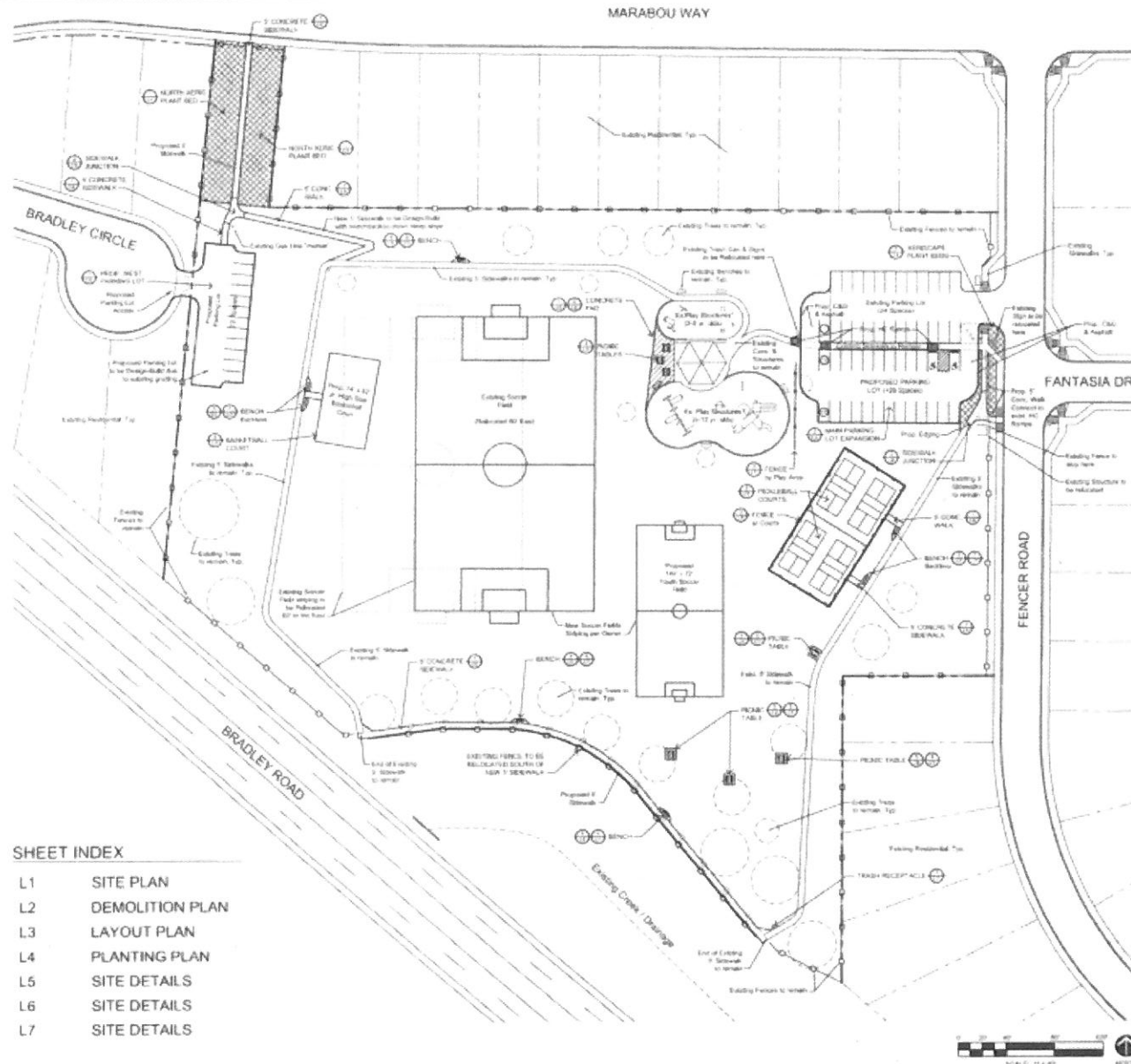
Image Landsat / Copernicus





**Figure 3**





Tom Pylman & Associates, Inc.  
Land Planning and Development Consulting  
Park Planning and Design

**TPA**

1001 S. Colorado Ave.  
Suite 100  
Colorado Springs, CO 80905  
Phone: 719.571.1100  
Fax: 719.571.1101  
www.tompylman.com

Designed by  
**ALPINE DESIGN**  
Landscape Architecture  
by Janette Hubert, PLA  
2750 West Main Ave.  
Colorado Springs, CO 80905  
AlpineDesign@alpine.com  
Phone: 719.571.1100

**Windmill Mesa Park**  
Widefield Parks & Recreation  
Widetield School District 3  
4610 Fencer Rd., Colorado Springs, CO 80911

**Site Plan**

DATE	SCALE
Feb. 22, 2017	PER PLAN
REVISION	DATE
1	02/22/2017
2	
3	
4	
5	
6	
7	
8	
9	
10	

**SHEET**

**L1**

1 of 7

# EL PASO COUNTY

COMMISSIONERS:  
DARRYL GLENN (PRESIDENT)  
MARK WALLER (PRESIDENT PRO TEMPORE)

STAN VANDERWERF  
LONGINOS GONZALEZ  
PEGGY LITTLETON

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT  
CRAIG DOSSEY, EXECUTIVE DIRECTOR

**TO:** El Paso County Planning Commission  
Jim Egbert, Chair

**FROM:** Nina Ruiz, PM/Planner II  
Gilbert LaForce, PE Engineer II  
Craig Dossey, Executive Director

**RE:** Project File #: U-17-002  
Project Name: Windmill Mesa Park  
Parcel No.: 65121-00-012

OWNER:	REPRESENTATIVE:
Widefield School District 3 705 Aspen Drive Colorado Springs, CO 80911	Ben Valdez 705 Aspen Drive Colorado Springs, CO 80911

**Commissioner District: 4**

Planning Commission Hearing Date:	10/17/2017
Board of County Commissioners Hearing Date:	N/A

## EXECUTIVE SUMMARY

A request by Widefield School District No. 3 for approval of location for an expansion of an existing public park (Windmill Mesa Park). The approval of location application is made pursuant to C.R.S. § 30-28-110 and Section 5.3.3 of the El Paso County Land Development Code (2016). The 7.70 acre parcel is zoned RS-6000 (Residential Suburban) and is located on the east side of Bradley Road, south of Marabou Way and within Section 12, Township 15 South, Range 66 West of the 6<sup>th</sup> P.M. No Planning Commission approval was requested when the park was established in 2000. The applicants are proposing to expand the existing parking lot on the east, add a new parking lot on the west, and add additional park improvements throughout the site.

2880 INTERNATIONAL CIRCLE, SUITE 110  
PHOENIX, (719) 520-6699

COLORADO SPRINGS, CO 80910-5127  
FAX: (719) 520-6695

**Figure 5**

#### **A. REQUEST/WAIVERS**

**Request:** A request by Widefield School District No. 3 for approval of location to expand the existing Windmill Mesa Park.

**Waiver(s):** There are no waivers associated with the approval of location.

#### **B. PLANNING COMMISSION SUMMARY**

**Request Heard:**

**Recommendation:**

**Waiver Recommendation:**

**Vote:**

**Vote Rationale:**

**Summary of Hearing:**

**Legal Notice:**

#### **C. APPROVAL CRITERIA**

Section 5.3.3.J, Approval of Location, Review Standards, of the Land Development Code (2016) states:

The application for a public use, structure or utility is reviewed for conformity with the submittal and processing requirements included within this Code and Procedures Manual and for conformity with the adopted Master Plan.

#### **D. LOCATION**

North: RS-6000 (Residential Suburban)	Residential
South: PUD (Planned Unit Development)	Residential
East: RS-6000 (Residential Suburban)	Residential
West: RS-6000 (Residential Suburban)	Residential

#### **E. BACKGROUND**

The 7.70 acre metes and bounds parcel was created by being omitted from the surrounding platting actions (Windmill Mesa Filing Nos. 1-3).

Section 5.3.3.C, Applicability, of the Code states:

The Planning Commission is required to review and approve construction of or plans for the construction of any road, park, or other public way, ground, or space, public building or structure, or public utility, whether publicly or privately owned prior to the construction of any facility.

Section 5.3.3.H.1, Site Development Plan Required, of the Code states:

A proposed site development plan shall be submitted to the Planning Commission for approval before construction or authorization of any public road, public park, trail or trail head, public way, ground or space, public building or structure or utility, whether public or privately owned.

This land was never identified as a park location on any recorded plat document prior to the park being established in 2000 and a site development plan application was not submitted identifying the park. A park/school site was depicted on the preliminary plan in this location (SP-99-006). A potential park/school site being shown on the preliminary plan does not meet the requirement of the Code for the Planning Commission to approve the use prior to construction. The preliminary plan would need to indicate the specific use as well as a proposed layout of the use in order to constitute prior approval by the Planning Commission.

The Widefield School District No. 3 is legally authorized to operate as a park district for the purpose of utilizing grant funds and has requested to expand the existing parking lot on the east end of the park, construct a new parking lot on the west end of the park, as well as making additional park improvements. Construction of the improvements will require both an access permit and a work within the right-of-way permit. The Planning and Community Development Department cannot approve the access permit because the use has not been legally established. The proposed approval of location will legalize the use and allow for the planned expansion.

## **F. ANALYSIS**

### **1. LAND DEVELOPMENT CODE ANALYSIS**

The request for approval of location is reviewed for conformity with the requirements of El Paso County Land Development Code (2016) and for conformity with the adopted Master Plan. Staff finds that the proposed use complies with Section 5.3.3 of the Land Development Code regarding approval of location and C.R.S. 30-28-110, with the conditions and notation.

### **2. ZONING COMPLIANCE**

A public use or facility is permitted in any zoning district, subject to the approval of location process. The density and dimensional standards of the zoning district should be considered in the siting of any structures to ensure compatibility with surrounding land uses. No structures are being proposed at this time.



### **3. POLICY PLAN ANALYSIS**

The Policy Plan (1998) has a dual purpose; it serves as a guiding document concerning broader land use planning issues, and provides a framework to tie together the more detailed sub-area elements of the County master plan. Relevant policies are as follows:

***Goal 8.1** Protect and enhance El Paso County's legacy of unique natural features, open space, trails and park lands.*

***Goal 8.2** Promote comprehensive coordinated planning for parks, trails and open space in the County.*

The Windmill Mesa Park is a public park that benefits the community. Legalizing and allowing for the expansion of the park will help facilitate additional recreational opportunities and will further El Paso County's goal of enhancing El Paso County's legacy of providing and protecting unique natural features, open spaces, trails and park lands.

### **4. SMALL AREA PLAN ANALYSIS**

The property is not located within the boundaries of a small area plan.

### **5. OTHER MASTER PLAN ELEMENTS**

The El Paso County Wildlife Habitat Descriptors (1996), which predates development of the surrounding properties, identifies the property as having a high wildlife impact potential. The El Paso County Community Services Department, Environmental Division, was sent a referral and has no outstanding comments.

The Master Plan for Mineral Extraction (1996) identifies potential eolian deposits in the area of the subject property. A mineral rights certification was prepared by the applicant indicating that, upon researching the records with El Paso County, no severed mineral rights exist.

## **G. PHYSICAL SITE CHARACTERISTICS**

### **1. HAZARDS**

A soils and geology report is not required for an approval of location. There are no known hazards onsite.

### **2. WILDLIFE**

The El Paso County Wildlife Habitat Descriptors (1996), which predates development of the surrounding properties, identifies the property as having a high wildlife impact potential.

### **3. FLOODPLAIN**

FEMA Flood Insurance Rate Map panel number 08041C0763F shows that the property is located outside the 500-year floodplain (Zone X).

### **4. DRAINAGE AND EROSION**

The property is located within the Windmill Gulch (FOFO3000) drainage basin which was studied in 1991. Drainage and bridge fees are not applicable to an approval of location.

The applicant was not required to provide a drainage report or a grading and erosion control plan since the increase in imperviousness is minimal and ground disturbance is expected to be less than one acre.

### **5. TRANSPORTATION**

A traffic impact study was not required since the Windmill Mesa Park is not expected to generate over 100 average weekday trips based on the Trip Generation Handbook (2012) rates for a city park.

No offsite roadway improvements are proposed. The property has an existing driveway on Fencer Road and the applicant is proposing a second driveway on Bradley Court. No driveway access permit is on record for the property; therefore, driveway access permits are required for both the proposed and existing driveway. A portion of the proposed driveway on Bradley Court will be located on the adjoining residential properties. Prior to an access permit being approved for Bradley Court, the applicant will need to provide a copy of a recorded access easement for the proposed driveway across the adjoining property. No road impact fee is assessed with an approval of location since it does not meet any of the criteria outlined in the road impact fee program resolution (Resolution 16-454) for imposition of fees.

## **H. SERVICES**

### **1. WATER**

The Security Water District provides water to the park.

### **2. SANITATION**

There are no restrooms onsite; however, the property is within the boundaries of the Security Sanitation District should restrooms be constructed in the future.

**3. EMERGENCY SERVICES**

The site is located within the boundaries of the Security Fire Protection District. The Security Fire Protection District was sent a referral and did not respond.

**4. UTILITIES**

Colorado Springs Utilities provides electrical service to the existing park.

**5. METROPOLITAN DISTRICTS**

The property is not located within a metropolitan district.

**6. PARKS/TRAILS**

Parkland dedication or fees in lieu of dedication are not required for an approval of location.

**7. SCHOOLS**

Land dedication or fees in lieu of dedication are not required for an approval of location.

**I. APPLICABLE RESOLUTIONS**

Approval            Page 9  
Disapproval        Page 10

**J. STATUS OF MAJOR ISSUES**

There are no major outstanding issues.

**K. RECOMMENDED CONDITIONS AND NOTATION**

Should the Planning Commission and Board of County Commissioners find that the request meets the criteria for approval outlined in 5.3.3 of the El Paso County Land Development Code (2016), staff recommends the following conditions and notation:

**CONDITIONS OF APPROVAL**

1. The proposed use shall comply with all requirements of the El Paso County Land Development Code and all County, State, and federal regulations except for those portions varied by this action.
2. The applicant shall obtain an access permit for the existing access onto Fencer Road prior to expansion of the existing parking lot.
3. The applicant shall obtain an access permit for the new access onto Bradley Court prior to construction of the driveway or parking lot. The Planning and Community

Development Department will not issue the access permit until an access easement has been obtained from the adjoining residential lots.

**NOTATIONS**

1. Approval of location requests are not forwarded to the El Paso County Board of County Commissioners for consideration. Pursuant to C.R.S. § 30-28-110, the final El Paso County action occurs at the Planning Commission.

**L. PUBLIC COMMENT AND NOTICE**

The Planning and Community Development Department notified 65 adjoining property owners on September 21, 2017 for the Planning Commission meeting. Responses will be provided at the hearing.

**M. ATTACHMENTS**

Vicinity Map  
Letter of Intent  
Site Plan



File Name:	U-17-002
------------	----------

Zone Map No: [ ]

ZIP	ZIP+US
500911	1152

Date: September 21, 2017



EL PASO



COUNTY

COMMISSIONERS:  
DORRILL GILLES (PRESIDENT)  
MARIE WALTER (PRESIDENT PRO TEMPORE)

STEVE VANDERWEE  
LUCIANO GONZALEZ  
PEGGY HILTEGGER

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT  
CRAIG DOSSEY, EXECUTIVE DIRECTOR

September 21, 2017

This letter is to inform you of the following petition which has been submitted to El Paso County.

U-17-002

RUIZ

APPROVAL OF LOCATION  
WINDMILL MESA PARK

A request by Widefield School District No. 3 for an approval of location to allow for the expansion of an existing public park. The site is located on the east side of Bradley Road, south of Marabou Way. (Parcel No. 65121-00-012) (Commissioner District No. 4) (Nina Ruiz)

Type of Hearing: Quasi-Judicial

For

Against

No Opinion

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(FOR ADDITIONAL COMMENTS, PLEASE ATTACH ANOTHER SHEET.)

- This item is scheduled to be heard by the El Paso County Planning Commission on October 17, 2017. The meeting begins at 9:00 a.m. and will be conducted in the Second Floor Hearing Room of the Pikes Peak Regional Development Center, 2880 International Circle, Colorado Springs.
- The date and order when this item will be considered can be obtained by calling the Planning and Community Development Department or through El Paso County's Web site ([www.elpasoco.com](http://www.elpasoco.com)). Actions taken by the El Paso County Board of County Commissioners are posted on the internet following the meeting.
- The Staff Report for this Agenda item can be found at:  
<http://adm.elpasoco.com/Development?%20Services/Pages/PlanningCommission2017.aspx>

Your response will be a matter of public record and available to the applicant prior to the hearing. You are welcome to appear in person at the hearing to further express your opinion on this petition. If we can be of any assistance, please call 719-520-6300

Sincerely,

Nina Ruiz, Project Manager/Planner II

Your Name

Cynthia Huddleston (formerly Mathews)

Address:

4688 Fencer Rd, 80911, Colorado Springs

Property Location:

Lot 39 Windmill Mesa Flc #5

Phone

(719) 200-8394

PLAT 10738

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



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

Figure 6

# EL PASO COUNTY

COMMISSIONERS:  
DARVY CHENN (PRESIDENT)  
MARK WALLER (PRESIDENT PRO TEMPORE)



STAN VANDERWERF  
LONGINOS GONZALEZ  
PEGGY LITTLETON



PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT  
CRAIG DOSSEY, EXECUTIVE DIRECTOR

September 21, 2017

This letter is to inform you of the following petition which has been submitted to El Paso County:

U-17-002

RUIZ

## APPROVAL OF LOCATION WINDMILL MESA PARK

A request by Widefield School District No. 3 for an approval of location to allow for the expansion of an existing public park. The site is located on the east side of Bradley Road, south of Marabou Way. (Parcel No. 65121-00-012) (Commissioner District No. 4) (Nina Ruiz)

Type of Hearing: Quasi-Judicial

/  
For

Against

No Opinion

Comments:

*This park is in dire need of repair and sprucing up. Thank you for making these wonderful changes for our children.*

(FOR ADDITIONAL COMMENTS, PLEASE ATTACH ANOTHER SHEET.)

- This item is scheduled to be heard by the El Paso County Planning Commission on October 17, 2017. The meeting begins at 9:00 a.m. and will be conducted in the Second Floor Hearing Room of the Pikes Peak Regional Development Center, 2880 International Circle, Colorado Springs.
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- The Staff Report for this Agenda item can be found at: <http://adm.elpasoco.com/Development%20Services/Pages/PlanningCommission2017.aspx>

Your response will be a matter of public record and available to the applicant prior to the hearing. You are welcome to appear in person at the hearing to further express your opinion on this petition. If we can be of any assistance, please call 719-520-6300.

Sincerely,

*Nina*

Nina Ruiz, Project Manager/Planner II

Your Name:

*Gregory L. Iverson*

Address:

*5483 Marabou Way Colorado Springs, CO 80911*

Property Location:

*Marabou Way*

Phone

*719-392-1829*

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



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

[www.ELPASOCO.COM](http://www.ELPASOCO.COM)

# EL PASO COUNTY

COMMISSIONERS  
DARRYL CHEN (PRESIDENT)  
MARK WALLER (PRESIDENT PRO TEMPORE)



STAN VANDERWERF  
LONGIN L. GONZALEZ  
PLG

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT  
CRAIG DOSSEY, EXECUTIVE DIRECTOR

September 21, 2017



This letter is to inform you of the following petition which has been submitted to El Paso County:

U-17-002

## APPROVAL OF LOCATION WINDMILL MESA PARK

RUIZ

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Type of Hearing: Quasi-Judicial

☒ For

☐ Against

☐ No Opinion

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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Sincerely,

Nina Ruiz, Project Manager/Planner II

Your Name: MARLA DELP  
(printed)

Address: 5526 MARABOU WAY

Property Location: 5526 MARABOU WAY Phone 719-390-3036

(signature)

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



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

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# EL PASO COUNTY

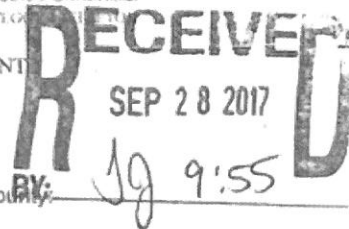
COMMISSIONERS:  
DARRYL GLENN (PRESIDENT)  
MARK WALLER (PRESIDENT PRO TEMPORE)



STAN VANDERWERF  
LONGINOS GONZALEZ  
PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT  
CRAIG DOSSEY, EXECUTIVE DIRECTOR

September 21, 2017



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For

Against

No Opinion

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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Sincerely,

*Nina*

Nina Ruiz, Project Manager/Planner II

Your Name:

Mark Davis

[Signature]

Address:

5553 Marabou Way

Property Location:

Windmill Mesa

Phone:

719 393-0822

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



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

[www.ELPASOCO.COM](http://www.ELPASOCO.COM)

# EL PASO COUNTY

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LONGINOS GONZALEZ  
PEGGY LITTLETON

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT  
CRAIG DOSSEY, EXECUTIVE DIRECTOR

September 21, 2017

RECEIVED  
OCT 11 2017  
BY: 11:00 JG  
RUIZ

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Type of Hearing: Quasi-Judicial

For

Against

No Opinion

Comments: THE PROPOSED WESTERN PARKING LOT AND ACCESS ROAD DIRECTLY  
EFFECTS THE SAFETY AND VALUE OF TWO HOUSES I OWN ON BRADLEY  
CIRCLE. ONE OF WHICH HAS A PROPERTY BORDER WITH THE PARK. THE PROPOSED  
PARKING LOT AND ACCESS ROAD WILL GREATLY EFFECT THE PROPERTY  
(FOR ADDITIONAL COMMENTS, PLEASE ATTACH ANOTHER SHEET.)

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Sincerely,

*Nina*

Nina Ruiz, Project Manager/Planner II

Your Name: KENNETH OTT

Address: 187 PARKER RD, BOYCE, LA 71409

Property Location: 5430 AND 5418 BRADLEY CIR

Phone: 719-640-1004

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



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

# EL PASO COUNTY

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## PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT CRAIG DOSSEY, EXECUTIVE DIRECTOR

September 21, 2017

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U-17-002

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Type of Hearing: Quasi-Judicial

For

Against

☒ No Opinion

Comments: The proposed park improvements will have little or no impact to the existing canal system.

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Sincerely,

Nina Ruiz, Project Manager/Planner II

Your Name: Gary L. Steen, Manager for FHIC (signature)

Address: P.O. Box 75292, Colorado Springs, Co 80970

Property Location: Fountain Mutual Irrigation Co. (FMIC) Phone: (719) 598-9913

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



COLORADO SPRINGS, CO 80910-3127  
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## Windmill Mesa Park Cost Estimates

### Demolition/Construction

Mobilization	\$ 9,330
Surveying	\$ 3,900
Removal sidewalks and curb & Gutter	\$ 3,690
Remove sod as needed for installation of new concrete	\$12,310
Rail fence modification and relocation; install new chain link fence	\$ 9,690
Relocate entrance sign, parking lot sign, trash can	\$ 1,280
Install 4" thick w/fibermesh concrete sidewalks, bench pads, picnic table pads and basketball court	\$41,754
Assemble and install provided basketball goals, benches & picnic tables	\$ 6,784
Install curb and gutter in new parking lot	\$11,875
Install new pedestrian ramps/sidewalks for new parking lot	\$ 3,340
4" thick asphalt over 8" ABC – main parking lot	\$53,146
Parking lot striping – main parking lot	\$ 715

**Sub Total** **\$157,814**

### Landscape

Irrigation Modification	\$17,508
Sod Repairs around new parking lot, courts, sidewalks and benches	\$39,880
Planting beds to include compost, edging, cedar mulch, boulders and Rock with underlayment, trees, and shrubs	\$56,076

**Sub Total** **\$113,464**

### Site Furnishing

3 - 6' Dual pedestal tables Diamond	\$ 3,618
4 - 6' Single pedestal tables, In-ground, Diamond	\$ 4,156
5 - 6' Benches w/back 2"x12" planks, In-ground, Diamond	\$ 2,722
2 - 6' Park benches w/o back 2"x12" planks, In-ground	\$ 620
3 - 32 Gallon trash receptacles, Diamond	\$ 831
3 - In-ground kit for trash receptacles	\$ 159
2 - Bison goals	\$ 1,104
Freight	\$ 1,118
Courtesy Discount from Vendor	(\$ 1,186)

**Sub Total** **\$13,142**

**Figure 7**



**Cost Estimates Continued**

**Pickleball Court**

Construction of four pickleball courts to include 5" PT slab, fencing, gates, color surfacing, striping, nets and net posts	\$77,625
--	----------

<b>Sub Total</b>	<b>\$77,625</b>
------------------	-----------------

<b>Project Total</b>	<b>\$362,045</b>
----------------------	------------------

Windmill Mesa Park/2017		Park Size 7.7 acres			
Description of activity	Man Hours	Man Hour Cost	Product	Product Cost	Total Activity Cost
72 Mowings/Season	110	\$ 1,870.00			\$ 1,870.00
Aeration, 2 times per year	2	\$ 34.00			\$ 34.00
Fertilizer	2	\$ 34.00	N/S 21-3-7 \$31.30 X 20	\$ 626.00	\$ 660.00
Soil Amendments	2	\$ 34.00	GI 0-0-50 \$28.10 X 12	\$ 337.00	\$ 371.00
Fence Line Maintenance	8	\$ 136.00			\$ 136.00
Spot spray Round-up once monthly	12	\$ 204.00	Round-up	\$ 120.00	\$ 324.00
Trash/Litter removal	90	\$ 1,530.00			\$ 1,530.00
Playground Maintenance	60	\$ 1,020.00			\$ 1,020.00
Monthly Xeriscape Maintenance	24	\$ 408.00	Round-up	\$ 120.00	\$ 528.00
Estimated Equipment Cost			Fuel, Oil, Filters wear, tear supplies	\$ 1,000.00	\$ 1,000.00
Miscellaneous	50	\$ 850.00			\$ 850.00

Figure 8

**Widefield School District 3  
Parks and Recreation  
Income/Expense 2016-2017**

**Income**

Program Fees	\$ 513,587
Taxes	\$1,300,852
Mill Levy	\$ 410,771
S.O.T.	\$ 211,709
Interest & Other	\$ 87,084
<b>Total</b>	<b>\$2,524,003</b>

**Expense**

Salaries	\$1,078,773
Benefits	\$ 307,247
Pro/Tech Services	\$ 61,499
Property Services	\$ 252,382
Other Purchases Services	\$ 28,035
Supplies	\$ 302,889
Property	\$ 46,167
Other	\$ 27,690
<b>Total</b>	<b>\$2,104,682</b>

**Figure 9**



Terry Kimber, Chief Financial Officer  
1820 Main Street, Colorado Springs, CO 80911  
Phone (719) 391-3026 Fax (719) 391-3037

EIN / TIN 84-6001176

### Tax Exempt Status

To whom it may concern:

Widefield School District No. 3 is a political subdivision of the State of Colorado and excluded from taxation under Section 115 of the Internal Revenue Code rather than under Section 501C (3). Additionally, the income tax deductibility of contributions, which are made to Widefield School District No. 3 and to the individual schools within the District, is authorized under Section 170C (1) of the IRS code.

For additional information, please refer to IRS Publication 526 or IRS Publication 17, which both indicate that all corporations or individuals making a contribution to a political subdivision of a state may claim a deduction for such charitable contributions made in cash or other property.

Should you have detailed questions concerning the law, I suggest you contact your tax consultant. I would be glad to answer any other questions you may have.

Terry Kimber  
Chief Financial Officer  
Director of Business Services

Figure 10



**El Paso County Parks  
2018 Action Plan**

<b>Recreation / Cultural Services</b>	<b>Project Manager</b>	<b>Priority</b>	<b>Status</b>
Develop a Junior Camp Counselors Training Program	Nancy Bernard	High	Scheduled for May
Develop a Junior Naturalist Certification Guide	Maria Petkash	High	80% completed
Develop a Fairgrounds Volunteer Program	Stacy Reavis	High	In progress
Develop a marketing plan for the Fairgrounds Rentals	Janice Brewer	High	In progress
Develop a Rainbow Falls HS Volunteer Training Program	Theresa Odello	High	60% completed
Coordinate a feasibility study for a northern nature center	Todd Marts	High	Preparing bid docs
Create a traveling nature center program	Nancy Bernard	Medium	
Expand the Foothills Field Experience program	Mary Jo Lewis	Medium	
Establish a El Paso County Parks hiking series	Nancy Bernard	Medium	
Create a podcast for self-guided tours on FCNC trails	Nancy Bernard	Low	
Create an evening middle school nature camp	Mary Jo Lewis	Low	
Develop father / daughter programs at the Fairgrounds	Stacy Reavis	Low	
Implement a Pikes Peak Outdoor Challenge program	Maria Petkash	Low	
Develop a "Nature in the Classroom" Teachers Workshop	Nancy Bernard	Low	
Create an East District 5K Run	Janice Brewer	Low	
<b>Park Operations Division</b>	<b>Project Manager</b>	<b>Priority</b>	<b>Status</b>
Complete irrigation renovation plan	Brian Bobeck	Low	
Develop individual park operation plans	Brian Bobeck	Low	
Establish a second County Parks Security Officer	Brian Bobeck	High	Scheduling interviews
<b>Planning Division</b>	<b>Project Manager</b>	<b>Priority</b>	<b>Status</b>
Complete the Elephant Rock Open Space Master Plan	Ross Williams	High	
Complete the Kane Ranch Open Space Master Plan	Ross Williams	High	Selected design firm
Complete the Jones Park Master Plan	Tim Wolken	Low	
Establish a Planning Division Internship Program	Jason Meyer	Low	
<b>Capital Improvement Projects</b>	<b>Project Manager</b>	<b>Priority</b>	<b>Status</b>
Jones Park Improvements	Tim Wolken	Medium	
Ute Pass Regional Trail Expansion	Jason Meyer	High	Design phase
Pinerias Open Space - Phase 1	Ross Williams	High	Bid construction
Black Forest Regional Park - Drainage / Trail Improvements	Jason Meyer	High	Construction
Rainbow Falls Historic Site Improvements	Tim Wolken	High	Construction
Bear Creek Regional Park Improvements	Jason Meyer	Medium	
County Fairground Improvements	Brian Bobeck	High	Construction
Fox Run Regional Park Improvements	Brian Bobeck	Medium	
Nature Center Improvements	Todd Marts	High	Bid Construction
Meridian Ranch / Eastonville Road Improvements	Jason Meyer	Low	Grant approved
Drake Lake Repairs	Tim Wolken	High	Bid design
Disaster Recovery Projects	Jason Meyer	High	Ongoing
Bear Creek Nature Center Exhibit Upgrades	Todd Marts	High	Fabrication
Fountain Creek Nature Center Cultural History Exhibit	Todd Marts	High	Bid fabrication
Fountain Creek Regional Park Improvements	Ross Williams	High	Bid design/Build
Widefield Community Park Improvements	Ross Williams	High	Bid design/Build
Kane Ranch Open Space Improvements	Ross Williams	Low	
Falcon Regional Park Dog Park	Jason Meyer	Low	

<b>Community Outreach</b>	<b>Project Manager</b>	<b>Priority</b>	<b>Status</b>
Complete County Fair Sponsorship Program	Dana Nordstrom	High	96% complete
Coordinate the 2018 Partners in the Park Program	Dana Nordstrom	High	67% complete
Coordinate Friends Groups Capacity Building	Dana Nordstrom	Medium	
Complete Nature Center Fundraising Program	Todd Marts	Medium	
Develop an electronic sign at the County Fairgrounds	Christine Burns	Medium	
Develop a County Fair Creative Arts Sponsorship Program	Dana Nordstrom		Completed
Expand activities for National Trails Day	Christine Burns	Medium	
Develop a social media campaign for National Parks and Recreation Month	Christine Burns	Medium	

**Community Services Department  
Parks / Recreation & Cultural Services Divisions  
March 2018 Monthly Report**

<u>Facility Revenue Totals To Date</u>		2018			2017	
		<u>Budget</u>	<u>Current</u>	<u>Balance</u>	<u>Totals to Date</u>	
Parks Facility Reservation Revenue		\$ 180,000	\$ 51,011	\$ 128,989	\$ 63,036	
County Fair / Fairgrounds		\$ 257,800	85,432	\$ 172,368	\$ 82,898	
<b>Total</b>		<b>\$ 437,800</b>	<b>\$ 136,443</b>	<b>\$ 301,357</b>	<b>\$ 145,934</b>	
<u>Fundraising Revenue</u>		2018			2017	
	<u>Purpose</u>	<u>Goal</u>	<u>Amount</u>	<u>Balance</u>	<u>Totals to Date</u>	
County Fair Sponsorships	Fair Operations	\$ 70,000	\$ 28,500	\$ 41,500	\$ 30,500	
Partners in the Park Program	Park Operations	\$ 30,000	\$ 5,000	\$ 25,000	\$ 5,000	
Trust for County Parks	Park Operations	\$ 10,000	\$ 9,467	\$ 533	\$ 2,102	
Nature Center Fundraising	Nature Center Support	\$ 25,000	\$ 2,464	\$ 22,536	\$ 4,477	
County Fairgrounds Support (Fairgrounds Corp)	Programming/Facility Support	\$ 40,000	\$ 44,000	\$ (4,000)	\$ 50,000	
<b>Total</b>		<b>\$ 175,000</b>	<b>\$ 89,431</b>	<b>\$ 85,569</b>	<b>\$ 92,079</b>	
<u>Grant Funds</u>		<u>Awarded</u>				
CPW State Trails Non-Motorized Trail Grant	Eastonville Regional Trail	\$ 136,000				
CSFS Forest Restoration Capacity Building Grant	Forest Improvement Equipment	\$ 4,400				
<b>Total</b>		<b>\$ 140,400</b>				
<u>Parks Division Reservations</u>		2018			2017	2017
<u>Year to Date</u>		<u>Rentals</u>	<u>Attendance</u>	<u>Evaluation</u>	<u>Rentals</u>	<u>Attendance</u>
January		10	426	N/A	29	1064
February		10	85	N/A	26	850
March		13	294	N/A	77	1918
April						
May						
June						
July						
August						
September						
October						
November						
December						
<b>Total</b>		<b>33</b>	<b>805</b>		<b>132</b>	<b>3832</b>

<u>Parks Facility Reservations</u>	2018			2017	2017
<u>March</u>		<u>Rentals</u>	<u>Attendance</u>	<u>Rentals</u>	<u>Attendance</u>
<b><u>Bear Creek Regional Park</u></b>					
Archery Lanes					
Athletic Fields				3	300
Pavilions					
Trails		1	200		
Vendor					
Tennis Courts		4	16		
Vita Course					
Meeting Room		6	56	27	362
<b><u>Black Forest Regional Park</u></b>					
Athletic Fields					
Pavilions					
Vendor					
Tennis Courts					
<b><u>Falcon Regional Park</u></b>					
Baseball Fields				46	1196
<b><u>Fountain Creek Regional Park</u></b>					
Athletic Fields				1	60
Pavilions					
Trails					
Disc Golf Course					
Vendor					
<b><u>Fox Run Regional Park</u></b>					
Athletic Fields					
Gazebo					
Warming Hut					
Pavilions					
Trails					
<b><u>Homestead Ranch Regional Park</u></b>					
Pavilions					
Athletic Fields					
Trails					
<b><u>Palmer Lake Recreational Area</u></b>					
Palmer Lake Santa Fe Trail					
<b><u>New Santa Fe Trail</u></b>					
Monument Trail Head New Santa Fe Trail					
Baptist Road Santa Fe Trail					
AFA Santa Fe Trail					
Vendor					
<b><u>Paint Mines Trail</u></b>		1	12		
<b><u>Rock Island Trail</u></b>					
<b><u>Black Forest Section 16</u></b>		1	10		
<b>Total Park Facility Reservations</b>		<b>13</b>	<b>294</b>	<b>77</b>	<b>1918</b>



<u>Fairgrounds Facility Reservations</u>	2018				2017	2017
<u>Year to Date</u>		<u>Rentals</u>	<u>Attendance</u>	<u>Evaluation</u>	<u>Rentals</u>	<u>Attendance</u>
January		14	366	N/A	17	463
February		22	761	N/A	15	260
March		17	846	N/A	19	512
April						
May						
June						
July						
August						
September						
October						
November						
December						
<b>Total</b>		<b>53</b>	<b>1,973</b>		<b>51</b>	<b>1,235</b>
<u>Fairgrounds Facility Reservations</u>		2018		2017		
<u>March</u>		<u>Rentals</u>	<u>Attendance</u>	<u>Rentals</u>	<u>Attendance</u>	
<b><u>Swink Hall - Fairgrounds</u></b>						
Fair Corporation Meeting		1	5	1	5	
FAB Meeting		1	17	1	21	
Lions Club Meeting		1	20	1	20	
Senior Dinner		2	110	1	50	
COC Meeting		1	20	1	18	
AARP Tax Preparation		4	61			
Community Meeting		1	30			
Fair Queen Contest		1	13	1	20	
4H Swine Clinic				1	50	
<b><u>Track</u></b>						
<b><u>Barns</u></b>						
<b><u>Livestock Arena</u></b>						
Horsemanship		1	10	5	15	
Snow & Go Gymkhana		1	30	1	17	
<b><u>Grounds -</u></b>						
Spring Fling - Easter Egg Hunt		1	400			
<b><u>Whittemore - Fairgrounds</u></b>						
Lawson Angus - LLC - Video Bull Sale		1	100			
4-H Dog Committee - Practices		1	30			
Valdez-Quincenera				1	200	

<b><u>Exhibit Hall - Fairgrounds</u></b>						
Fitness Challenge				5	96	
<b><u>Arena</u></b>						
<b>Month Total Fair Facility Reservations</b>		<b>17</b>	<b>846</b>	<b>19</b>	<b>512</b>	
<b><u>Vandalism Report</u></b>						
<b><u>Incident</u></b>	<b><u>Date</u></b>	<b><u>Location</u></b>	<b><u>Area</u></b>	<b><u>Cost</u></b>		
Turf damage by vehicle	1/6/2018	Bear Creek Regional Park	Field #3	\$250		
Misc. Grafitti	1/17/2018	Rock Island Trail	Bridge	\$50		
Turf damage by vehicle	1/23/2018	Fox Run Regional Park	Field	\$500		
Turf damage by vehicle	Feb (no exact date)	Fox Run Regional Park	Fields #1 & #2	\$1,000		
Graffiti Vandalism (Bridge underpass)	Feb (no exact date)	Crew's Gulch Trail	Trail(Underpass)	\$200		
Vehicle damage to field and total distruction of portable restroom	3/25/2018	Falcon Regional Park	Field and restroom	\$2,300		
			<b>Total</b>	<b>\$4,300</b>		
<b><u>Volunteerism</u></b>		<b>2018</b>		<b>2017</b>		
<b>Total for Year</b>	<b><u>Goal</u></b>	<b><u>Volunteers</u></b>	<b><u>Total Hours</u></b>	<b><u>Volunteers</u></b>	<b><u>Total Hours</u></b>	
January		151	820	132	648	
February		125	1,073	153	1226	
March		170	1,308	261	1,800	
April						
May						
June						
July						
August						
September						
October						
November						
December						
<b>Totals</b>	<b>20,000 hours</b>	<b>446</b>	<b>3,201</b>	<b>546</b>	<b>3,674</b>	

		2018				
<u>March</u>		<u>Volunteers</u>	<u>Total Hours</u>			
Parks Advisory Board		9	27			
Fair Advisory Board		14	56			
Fairgrounds Corporation		5	20			
Friends of the Nature Centers		85	615			
Adopt-A-Park / Trail / Volunteer Projects		56	550			
Front Range Community Service		1	40			
<b>Total</b>		<b>170</b>	<b>1,308</b>			
<u>Programming</u>	<b>Goal</b>	2018			2017	2017
<u>Totals for Year</u>		<u>Programs</u>	<u>Attendance</u>	<u>Evaluation</u>	<u>Programs</u>	<u>Attendance</u>
January		35	631	5.00	19	461
February		44	1346	4.90	32	1104
March		69	2791	5.00	34	706
April						
May						
June						
July						
August						
September						
October						
November						
December						
<b>Totals</b>	<b>800 / 21,000</b>	<b>148</b>	<b>4768</b>	<b>4.97</b>	<b>85</b>	<b>2271</b>
<u>March</u>	<u>Facility</u>	<u>Programs</u>	<u>Attendance</u>	<u>Evaluation</u>		
Discover Bear Creek	BCNC	1	23	5.00		
Habitat	BCNC	1	25	5.00		
SOLE Night at Thomas Edison Elementary	BCNC	1	60			
Mosaic	BCNC	1	12			
Community Intersection	BCNC	2	16			
Birthday Party: Tea Party in the Woods	BCNC	1	20	5.00		
Birthday Party: All About Animals	BCNC	2	38	5.00		
Special Needs Group	BCNC	1	8			
UCCs ESL Group Nature Center Tour	BCNC	1	10			
Kids' Lunch and Learn	BCNC	1	16			
Adult Church Hiking Group	BCNC	1	12			
Pikes Peak Community College Group	BCNC	1	20			
Park Advisory Board Retreat	BCNC	1	50			
Interpretive Volunteer Walk	BCNC	1	5			
Innovative Programming Meetig	BCNC	1	6			
Sustainability Series: Organic Vegetable Gardening	BCNC	1	40			
Interpretive Program Leader Training	BCNC	2	15	5.00		
Home School Group	BCNC	1	8			
Aiken Audubon Program: Banding Rosy Finches	BCNC	1	41			

Nature Explorers: Wake Up Trees	BCNC	1	29	5.00	
Little Wonders: Bird Loses Feathers	BCNC	2	33	5.00	
Birthday Party: Bugs & Beasts	BCNC	1	27	5.00	
Nature Camp: Spring-Campers in Coloradoland	BCNC	5	140		
Chocolate Bunny Egg Hunt	BCNC	4	1000		
Hike it Baby	BCNC	1	30		
Special Kids Special Families	BCNC	1	9		
Walk the Wetlands	FCNC	2	24	5.00	
Discover the Wetlands	FCNC	3	30	5.00	
Nature Adventures: Critters Around the Clock	FCNC	1	15	5.00	
Widefield Special Ed. Class	FCNC	1	5		
Building for the Birds	FCNC	1	32	5.00	
Cultivate Community Homeschool Group	FCNC	1	8		
2's & 3's Outdoors: Animal ABC's	FCNC	1	28	5.00	
Community Hiking Club	FCNC	1	8		
Nature Jam Session with Pepper Grass	FCNC	1	32	5.00	
Environmental Education Leader Training	FCNC	2	16	5.00	
Madison Elementary	FCNC	1	30		
Friends of EPC Nature Centers Board Meeting	FCNC	1	12		
Volunteer Recognition Dinner	FCNC	1	60		
Outreach: SOLE Night at Queen Palmer Elementary	FCNC	1	100		
Service Project: Teasel Removal	FCNC	1	3		
Creek Week Steering Committee Meeting	FCNC	1	16		
Birthday Party: Nature Detectives	FCNC	1	18	5.00	
Interviews for Interpretive Program Coordinator	FCNC	7	11		
Chocolate Bunny Walk & Egg Hunt	FCNC	3	600	5.00	
State of the Outdoors: Outreach	SPEVT	1	50		
<b>TOTALS</b>		<b>69</b>	<b>2791</b>	<b>5.00</b>	





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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

**March 2018**

#### **General Updates:**

1. Facility rental revenue is down by \$12,025 from this time in 2017.
2. There were 13 reservations made in February for a total of \$112.

#### **Special Events:**

1. The Friends of the Equestrian Skills Course hosted their first event at Bear Creek Regional Park East and the equestrian skills course. The "Springs Fling 5K Poker Run/Ride" fundraiser was a great success; Over 80 equestrians from all over Colorado participated in the event.
2. The El Paso County Search & Rescue Team conducted K9 training in Section 16 in the Black Forest.



## COMMUNITY SERVICES DEPARTMENT

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### COMMUNITY OUTREACH and GRANTS

#### Monthly Report – March 2018

Christine Burns, Community Outreach Division Manager

Dana Nordstrom, Community Outreach Coordinator

#### Community Outreach

1. **The Partners in the Park Program:** Staff is in the process of acquiring Heuberger Motors, FedEx and GE Johnson's signed agreements. We will be focusing on Fountain Creek Regional Park and Nature Center for 2018. Please forward any possible partners to: [dananordstrom@elpasoco.com](mailto:dananordstrom@elpasoco.com)
2. **El Paso County Fair:** Kaiser Permanente is our Presenting Sponsor! Every year staff generates sufficient revenue to help successfully operate the Fair. Sponsors have committed 96% towards our financial goal. Staff along with the County's Public Information Officers has conducted nine media marketing meetings this month.
3. **Community Outreach:** Staff attended a training series on Volunteer Management through Metro Volunteers and will continue with four more sessions in April. We also had the privilege to attend this year's Center for Nonprofit Day, March 9. Thank you to the Friends of EPC Nature Centers for funding this wonderful day filled with workshops, inspiration and networking.
4. **Friends Groups:** We have a Friends of Homestead Ranch Group meeting scheduled for April 19 at JAK's in Falcon from 6 – 7:30 pm. Staff has already met with the Friends of the Bear Creek Dog Park, Bear Creek Community Garden, Equestrian Skills Course and Black Forest Section 16.
5. **Adopt A Park/Trail Groups:** Staff has sent out 30 renewal agreements and involved with our Great American Cleanup Pikes Peak Partners. **Please join us on Earth Day, April 21, to register please go to [www.gacppp.com](http://www.gacppp.com)**

#### Grants

1. A Colorado Parks and Wildlife State Trails Non-Motorized Trails Project Grant has been awarded to El Paso County Parks for \$136,000 to support development of the Meridian Ranch Regional Trail in Falcon Regional Park.



2. A Colorado State Forest Service Forest Restoration Capacity Building Grant has been awarded to El Paso County Parks for \$4,400 to purchase forestry improvements equipment.
3. If you have an interest working with us on grant opportunities to support park projects, please call Christine Burns at 520-6996.

**COMMUNITY SERVICES DEPARTMENT**  
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**RECREATION & CULTURAL SERVICES DIVISION**  
**MONTHLY REPORT – MARCH 2018**  
SUBMITTED BY: TODD MARTS, DIVISION MANAGER

**General**

1. Bear Creek Nature Center held two days of Interpretive Volunteer training to train new education program leader volunteers and to refresh existing volunteers. Seven trainees attended and learned about El Paso County Nature Centers' philosophies and strategies of Interpretation as well as the themes and content for Bear Creek's field trip programs. Several of these trainees have already begun volunteering at El Paso County Nature Centers.
2. The Fairgrounds Staff are creating a Volunteer Program for general fair assistance, contests, major event support and other needs. Research of best practices at other County Fairs is underway and the team will be attending a Volunteer Program training class on April 12 and 13.
3. Interviews to fill the vacant Interpretive Program Coordinator position took place on Friday, March 30.
4. Nancy Bernard attended the Colorado Alliance for Environmental Education Summit in Denver.
5. Todd Marts is serving on the Destination Master Plan Team for Colorado Springs and the Pikes Peak Region with the Convention and Business Bureau.

**Projects, Fundraising & Grants:**

1. Staff is working with two volunteers to complete a hand crafted, wooden Butterfly/Moth puzzle to complete a new Seasonal Exhibit entitled, "Is That a Moth or a Butterfly?"

**Programs & Events:**

1. Bear Creek's annual Chocolate Bunny Egg Hunt, was held on March 31. Due to high demand and popularity of this event, the nature center added a fourth session this year. All four sessions were filled to capacity. Three staff and twelve volunteers offered an event



that included an educational rabbit presentation, the chance to meet a live rabbit and chickens, and an egg scavenger hunt along the trails. Event Sponsors Emergicare Clinics and Partners Soccer Buddies provided giveaways and additional activities for children. Over one thousand children and adults attended and the event raised \$1500 for Friends of El Paso County Nature Centers.

2. Chocolate Bunny Walk & Egg Hunt at Fountain Creek Nature Center is a community favorite event with 3 egg hunts that were wonderfully successful with 600 people attending. The event included 4H provided live rabbits, an interactive presentation about rabbits including rabbit jokes, followed by the hike outdoors to look for eggs. Participants made many comments commending the ease of the hunt, how well organized it is and fun for the kids. Evaluations revealed many new conservation habits and Easter Bunny facts and origin tradition were learned.
3. Co-hosted the annual Spring Fling with the Calhan Lions Club. The community event had more than 300 in attendance. In addition to the popular Egg Hunt, the day featured a Gardening Workshop, Cookie Decorating, Petting Zoo, Poultry exhibit and the Easter Bunny. The Ronald McDonald Care mobile provided free dental services to local youth.
4. Bear Creek Nature Center held a successful Spring Break Camp March 26-30, themed "Campers in Colorado-land". Twenty-eight campers in grades 1-5 attended this weeklong, full-day camp. Two staff members and five volunteers led outdoor programming and activities that connected campers to the natural and cultural history of Colorado and the Pikes Peak region. Parent evaluation comments included, "Cannot say enough about how amazing the staff and volunteers were with the kids!"
5. Bear Creek Garden Association board members donated their time to lead a Sustainability Series program at Bear Creek on Saturday, March 17- Organic Vegetable Gardening Tips for Success. Forty people attended this informative workshop and learned about sustainable gardening practices and about the possibility of gardening in the Bear Creek Community Gardens. This gardening program is a successful, mutually beneficial collaboration between Bear Creek Nature Center and the Bear Creek Garden Association that will likely continue in the years to come.
6. Building for the Birds had 32 participants that came together to learn about backyard birds, bird calls, how to avoid predators in nests, how to create a backyard habitat and most importantly, to build a nesting box suitable for House Wrens, Black capped Chickadees, White-breasted Nuthatches among others. We used the box pattern from the Cornell Lab of Ornithology. The boxes were pre-cut and holes pre-drilled by Terry Poe, Nature Center Interpretive Volunteer.
7. Nature Jam with Pepper Grass had 32 participants that created community with this first nature musical jam session led by Fountain Creek Nature Center's all volunteer folk band, Pepper Grass. Adults and children of all ages brought guitars, melodicas, and rhythm instruments and also used the nature center's box of natural rhythm instruments to sing and play together using Pepper Grass's song sheets provided for the participants. There were requests to do this activity monthly and we recruited a new nature center volunteer from the group!

## **COMMUNITY SERVICES DEPARTMENT**

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### **PARKS PLANNING DIVISION MONTHLY REPORTS APRIL 2018**

#### **ACTION PLAN:**

##### **Capital Project Management:**

1. Black Forest Regional Park: Rocky Mountain Field Institute provided their 4<sup>th</sup> annual restoration report summarizing their 2017 work efforts within the park. In total RMFI engaged 166 volunteers providing 805 volunteer hours at a value of \$20,906. Additionally RMFI staff contributed 1,016 hours leading and training volunteers and conducting winter forestry work. This partnership will continue into 2018 through the IndyGIVE campaign.

The drainage plan by AECOM is being revised to remove the detention pond and now includes an energy dissipater and other non-engineered improvements in the park. An IFB package was advertised in March and two bids were received. A contract should be issued in April 2018 to begin construction.

An IFB was advertised for trail repair and construction was advertised in December, 2017. Singletrack Trails was selected after an evaluation of four received bids. Construction began in February 2018 and was completed in March 2018.

2. Elephant Rock Open Space: The acquisition process is complete. An environmental assessment, appraisal, ALTA survey and title documents were obtained in late 2016. The County Attorney provided a real estate contract which was executed by the Board of County Commissioners on May 25. Closing occurred in August 2017. The master plan process has been initiated.

3. Pineries Open Space: The County selected Wilson & Company to perform Phase 1 final design work and held a kick-off meeting in March. 30% design plans were reviewed by staff in early May. A public meeting to review design plans and trail alignments was held on June 8 at The Lodge at Cathedral Pines. 90% design plans and construction documents were completed in July and were reviewed by staff and the contractor in November 2017. Contractor to complete design documents in April 2018, with Phase I construction bidding to follow. Staff completed marking of singletrack trail corridors in July 2017, and Mile High Youth Corp crews completed approximately 1.5 miles of singletrack trail. RMFI will be completing an additional ½-mile of singletrack trail in spring 2018.



4. Rainbow Falls Historic Site: 2015 FEMA-funded work, resurfacing of a portion of the main trail/service road with road base material, was completed with assistance from the Department of Public Works. Staff prepared an Invitation for Bids (IFB) for the \$345,000 Transportation Enhancement Grant project, and bids were due on March 7. Two bids were received, both considerably over budget. A revised IFB focused on access improvements to the waterfall only was issued in March and awarded to Avery Asphalt in April, 2018. Parks is evaluating different bridge options.

5. Ute Pass Regional Trail: The County received a State Trails grant to construct approximately 2/3 mile of trail between Ute Pass Elementary School and Winnemucca Road. An on-call contract for professional engineering services was awarded to Michael Baker International to complete final design and survey efforts are underway. After completion of final design in mid-2018, construction will commence and be completed by December 31, 2018.

Staff continues to support the Ring the Peak Trail and is coordinating advocacy with TOSC, City Parks and the State. Jason Meyer attended the October 11 key stakeholder meeting. The master planning process will be completed in mid-2018.

### **Planning:**

1. City of Colorado Springs Bike Master Plan: Planning Staff is serving on the Technical Advisory Committee for the update of the plan. The final TAC meeting was on August 2 to review the initial draft. A draft plan is now available for public review and will be presented to the City Parks and Recreation Advisory Board in February, 2018.

2. Fountain Creek Regional Park Master Plan / Phase I Improvements: Planning and Park Operations Divisions have launched on implementation of Phase I improvements. South District staff has initiated planning and construction of the community and demonstration gardens, with support from Pikes Peak Urban Gardens. The north garden will be finished late winter 2018. An RFP for design and civil engineering of additional Phase I Improvements will be published in April 2018, with construction taking place in Summer–Winter 2018.

3. Widefield Community Park Master Plan / Phase I Improvements: The Master Plan was approved by the Board of County Commissioners on March 30. Specifications are under development for Phase 1 improvements. Parks has received the \$150,000 Community Development Block Grant Notice to Proceed in October 2017. Parks also received the \$110,000 Colorado Springs Health Foundation notice of award in October, 2017. These two grants will fund the installation of exercise equipment, restroom renovation, updated playground and trails, and basketball / pickleball court improvements. An RFP for Phase I Improvement design will go out for bids in April 2018, with construction taking place in Summer–Winter 2018.

4. Elephant Rock Open Space Master Plan: Staff has initiated preliminary work, such as base map development, in preparation for the upcoming master plan process.

5. Kane Ranch Open Space Master Plan: El Paso County Parks has contracted Design Concepts to develop the Kane Ranch Open Space Master Plan, with completion anticipated in July 2018 and Phase I Improvement construction to follow in Fall-Winter 2018/2019.

5. Regional Open Space Committee: As proposed in the County Strategic Plan, the Planning Division coordinated the formation of a regional open space group, and the first

meeting was held on May 18. The purpose is to share information and build partnerships to collectively advance open space conservation projects.

### **Flood Recovery:**

1. 2015 Flood Recovery: Jason Meyer continues to serve on the County Financial Impact Team to collaboratively advance projects. A contract to complete the Black Forest Section 16 and Drake Lake repairs was awarded to RMC and work was completed in May, 2017. A contract to complete Fountain Creek Regional Trail flood repairs was awarded to Wyoming Efficiency Contractors and work was completed on September 8. The Willow Springs design contract was awarded to J3 Engineering, and design is under FEMA review. A RFP for Hanson Trailhead design was advertised with award anticipated in April, 2018. An IFB for New Santa Fe Trail repairs was advertised with bids due in November, 2017 but was canceled after receiving no qualified bids. Staff submitted project extensions that are currently being reviewed by FEMA and will re-bid these projects in 2018.

Internal resources were mobilized in January, 2018 to complete repairs at the Maxwell Street Trailhead. Work includes repairs to the creek embankment, trail, and parking lot. Temporary repairs at the Willow Springs Ponds utilizing internal resources are also being completed while the design of the permanent repairs is under FEMA review. Work included construction of a riprap berm along the damaged creek embankment. Work at both locations is scheduled to be completed in April, 2018.

2. Highway 85/87/Maxwell Street Trailhead Bank Stabilization: The feasibility phase of this US Army Corps of Engineers (USACE) Section 14 project is nearing the end with completion of the Preliminary Design Assessment/Environmental Assessment. Construction was planned in 2017-2018; however, project cost increases by the USACE from \$2.5 million to \$3.9 million have put the project out of range for the County at this time. Thirty-five percent matching funds for construction (\$945,000) was secured through a CDBG-DR grant and State disaster recovery funds. Another \$500,000 is now needed given the increased cost. The project will be tabled until the County can secure additional funding.

3. Upper Fountain Creek Restoration: The USACE conducted a cost-benefit analysis to determine if there is Federal government interest in a Section 205 project in the Rainbow Falls vicinity. USACE staff has reported back that a project in this area is not supportable, but there may be other suitable grant programs.

### **Other:**

1. Culturally Modified Tree Project: The Pinerias Open Space Culturally Modified Tree Assessment has been completed. The Black Forest Regional Park CMT Assessment was completed in mid-2017. Staff continues to field questions about CMTs in our parks and open spaces.

2. Development Permit Application Reviews: Staff reviewed 5 development permit applications in late-February/early-March, including 4 that will be presented to the Park Advisory Board on April 11.

3. Fountain Creek Watershed, Flood Control and Greenway District: Community Services Department Staff continues to serve on the Technical Advisory Committee and Citizens



Advisory Group. The committees help develop and implement watershed restoration and enhancement projects.

4. 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.

5. Grants for Capital Projects: Planning Staff wrote a GOCO mini-grant application for the Falcon Regional Park dog park and a GOCO planning grant application for Kane Ranch Open Space for funding in 2017. The GOCO Board awarded both grants. A State Trails Grant to construct a segment of the Eastonville and Meridian Ranch Regional Trails through Falcon Regional Park was submitted in November, 2017. Staff also applied for a CDBG grant for Phase I Improvements at Widefield Community Park for funding in 2017-2018, and was awarded the \$150,000 grant in July 2017. Staff has also submitted and was awarded a \$110,000 grant application to the Colorado Springs Health Foundation for the installation of exercise equipment, updated trails, and basketball/pickleball court improvements at Widefield Community Park. A CDBG grant to improve the Fountain Creek Regional Trail through the Stratmoor Valley neighborhood for funding in 2018-2019 was submitted in February 2018. Staff is also exploring a possible Kaboom! Playground grant for Fountain Creek Regional Park to supplement Phase I Improvements.

6. Internships: The Geography and Environmental Studies Program at UCCS has expressed interest in providing interns to the Planning Division. Staff will coordinate, with a goal of having an intern on board in 2018.

7. Website: Staff has created the new Planning Division for use in the new El Paso County website design, to be launched in April 2018. New pages and content will be created as new projects are initiated.



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### PARK OPERATIONS DIVISION MONTHLY REPORT MARCH, 2018

#### Operations/Miscellaneous Projects

**Fairgrounds RV Electric** - Morton Electric has received final payment for the installation of the RV electrical pedestals at the Fairgrounds. Steel bollards have been purchased and are on site for installation. The Operations Supervisor is currently working with Home Depot as a possible volunteer project for installing bollards which will help protect the electrical pedestals.

**Fairgrounds Entertainment Pavilion** - The construction of the new entertainment pavilion has been awarded to Ed Green Construction. Ed Green has begun project construction and completed demolition of the concrete dance floor just west of the Grandstands. Excavation for the footings and pavilion concrete floor will start in April. The Operations Supervisor conducted a walk through with contractor to address any issues and all internal utility locates have been completed.

**Fairgrounds Communication Upgrades** - The I.T. Department is in the planning stages to upgrade the fiber and Wi-Fi connectivity at the Fairgrounds. This will upgrade communications in the Livestock Arena Building, Grandstands, and provide new communication line to the south ticket booth.

**Santa Fe Trailhead Restroom** - Parks personnel meet with engineering firm JDS Hydro. They are designing the new sewer line for the Tri-View Metropolitan District. Proposed details were reviewed for the sewer line installation including a new sewer tap for the Baptist Trailhead restroom. JDS Hydro will accommodate the County by installing a new 4" sewer tap and installing pipe to the eastern trail edge in exchange for a small easement access. JDS Hydro is anticipating construction to begin late spring.

**Willow Springs Bridge** - El Paso County received a settlement from AIG for repairing the bridge at Willow Springs Ponds along the Fountain Creek Regional Trail. This bridge was damaged in a flood event in July of 2016. Park Operations Supervisor is working with EPC Public Works Engineering and Amcor Oldcastle Pre-Cast which supplied the original structure. Amcor structural engineers will determine if the bridge is structurally sound and repair options. These findings will dictate the County's next steps.



## **Central District**

**Bear Creek Regional Park** - The Central District Team has begun annual maintenance preparations for the upcoming reservation season. Employees have been busy with charging restroom water systems, deep cleaning pavilions, and renovating athletic fields. Current tasks include charging irrigation systems, aerating, fertilizing, and over seeding.

The team is also focused on landscape bed preparations and has made progress with decorative mulch install and pre-emergent herbicide applications. Granular pesticide was applied to combat vole populations within landscaped areas in Bear Creek West.

Our team continues to dedicate significant time and resources towards developing and constructing the Equestrian Skills Course. Staff along with volunteer assistance has completed the two retaining walls for the advanced steps and is now involved with the layout / design phase.

The Equestrian Friends hosted a volunteer day to help clean the area near the skills course and to aid staff with fire mitigation efforts along the Bear Creek and 8<sup>th</sup> Street intersection. The group also hosted a Poker Run utilizing the trail system in Bear Creek East. The event attracted runners, cyclist, and equestrian enthusiast with a primary focus of encouraging positive interactions between various trail user groups.

Central staff has made much progress with fire mitigation efforts in Bear Creek West and has received many compliments from neighboring communities. Large swaths of native grass areas were mowed, and staff chipped and dispersed broken and downed branches.

Homeless camps continue to be an issue, but a decline in illegal camping volume has been noticed. The team believes the successful outcome is a result of our persistent and relentless efforts of removing camps in a timely manner. As warmer weather approaches we anticipate an influx of illegal camping.

**Bear Creek Dog Park** - Several fence repairs were made and one main entrance gate was re-welded as it was separated from the hinges. Pre-bid meetings are scheduled the first week in April regarding the fence replacement project.

**Rainbow Falls** - New signage was installed on the main entrance gates informing the public that the site will remain closed until construction is complete. We hope to reopen the site in early June. Parks is working with Public Works Department to construct two new directional signs that will be placed along Hwy 24. Staff assisted the Verizon team with surveillance camera installation at the main entrance gate.

**Downtown Facilities** - Staff completed phase one of the Courthouse landscape renovations and are now concentrated on design and plant schedule. Final draft for the landscape layout at the Pikes Peak Regional Development Building was submitted and approved.

Tall Timbers has been contracted for tree removal at the 17N Spruce facility and is scheduled for general forestry improvements at the Regional Development Building over the next few weeks.

The crew is currently focused on charging irrigation systems, aerating, fertilizing and over seeding.

**Jones Park** - Staff is working with stakeholders to install educational signage in various locations. Discussions involving possible re-routes of trail 622 have been initiated. The re-route will most likely be included in the Master Plan later this year.

**Training** - Master Gardener training is coming to an end and all Central employees attended the annual non-potable water seminar.

### **East District**

**County Fairgrounds** - The East District team has been working on finishing a few of the outstanding winter projects that we set out to complete beginning of winter season. One of our biggest focuses has been to improve the look and functionality of the Creative Arts displays for the County Fair. Staff replaced the wheels on the pie display tables with new rubber wheels to assist with mobility and to prevent scratches on the floors. During the repairs, the trim on the table was touched up and the tables were repainted. The Creative Arts Committee asked maintenance to improve the look of a used picture display. Staff sanded, stained and added wooden feet to help with the stability of the display. Creative Arts will now have new and improved displays for the 2018 County Fair.

Staff has noticed our table racks were in need of maintenance. The team replaced the plastic wheels with new rubber wheels, repainted the racks, and added carpet to help prevent damage to the tables during constant loading and unloading.

Park Operations teamed up with Facilities electricians to remove old copper wire from an abandoned conduit between the Livestock Arena and the Grandstands buildings. I.T. will need the conduit for the communication upgrades project which will improve Wi-Fi coverage at the County Fairgrounds. The team was able to pull all of the wire out and verify that the conduit is reusable.

The East District team setup for the following events throughout March: Cattle Sale in the Whittemore Building, County Fair Queen Contest, and the Spring Fling Celebration. Staff assisted with set up of a few other minor, reoccurring events at the Fairgrounds as well.

**Drake Lake Open Space** - Staff mobilized at the beginning of March to complete the necessary repairs at Drake Lake. The team installed new geotextile fabric and placed all of the sandbags filled by Civil Air Patrol Cadets. We will continue to monitor the site for additional issue that may arise.

### **North District**

**General Information** – Isaac Nabeta continues with his Master Gardening classes, and all staff continues to attend free irrigation training through Denver Brass Company.

**Fox Run Regional Park** - Fox Run's maintenance shop continues to receive much-needed maintenance and improvement; staff completed painting storage shelving units and the exterior of a shed. Roads were box bladed and damaged split rail fence was replaced throughout the park. We also installed new pavilion reservation signs and rewired the irrigation clocks for Pine and Oak Meadows athletic fields.

**Black Forest Regional Park** - Single Track Trails Inc. has completed construction of the new trail system as well as decommissioning old trails north of the athletic fields. Staff transported and delivered drainage pipe, landscape fabric, trail base, fill dirt, and riprap for additional work completed by contractor. Black Forest Regional Park was featured in El Paso County "Explore our Parks".



**Pineries Open Space** – The North District Team has replaced broken and damaged fence with smooth wire fence to prevent public access. Staff also removed 30 tons of rip-rap for use on the Single Track Trail construction project in Black Forest Regional Park.

**Palmer Lake** – Staff box bladed the road / parking lot and prepared soil for the Crawford Memorial landscape project.

**Santa Fe Regional Trail** – The New Santa Fe Trail was another feature in El Paso County “Explore our Parks”. Staff would like to thank County DOT for their assistance with removing a large dangerous tree snag at the Highway 105 Trailhead.

## **South District**

**General Overview and Staffing** - The South District Team has done a great job with multiple projects and daily maintenance tasks this month. Completion of the Maxwell Trailhead project along with preparing facilities for the upcoming season has been the main focus.

**Equipment** – EPC Fleet Division did a great job in March performing vehicle routine maintenance.

**Fountain Creek Regional Park** – The Community Garden fence and walking path have been completed. Winter watering of trees and shrubs continued to be a priority. Staff began the process of preparing pavilions for the reservation season.

**Fountain Creek Nature Center** – Various split rail fence repairs and public water system repairs were made. Repairs were also made to the viewing windows on the west side of Nature Center. South District provided support for Nature Center events.

**Willow Springs** – Fountain Fire Department will be conducting training in the Willow Springs area. Their training will consist of fire and hazardous tree mitigation and greatly benefit the park. Randy Feidler is a volunteer that has been a tremendous help at Willow Springs. He donates many hours to the park. Most recently, Randy raked and removed a significant amount of wind storm debris from the active use area. We greatly appreciate Randy's efforts and he will be recommended for Volunteer of the Year Award.

**Widefield Community Park** - High winds this last month caused damage to various trees requiring staff cleanup and removal.

**Maxwell Trailhead** – South District has completed embankment repair and stabilization, drainage improvements, reconstructing approximately 300 liner feet of trail, and split rail fence installation. Native seeding will be completed the beginning of April. Staff has done a great job completing the project and public usage seems to be increasing since the construction improvements.

**Clear Springs Ranch** – Colorado Springs Utilities Wildland Fire is coordinating wildland fire training exercise to be held at Clear Spring Ranch. Training will consist of incident command, staging area management, hand line construction, hose lays, tender operations, first aid, and fire mop-up. There will be no burning; training is for exercise and demonstration purposes. Training is scheduled for April 13 and the area will be closed for public safety.