

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

Park Advisory Board

Meeting Agenda

Wednesday, August 8, 2018 – 1:30 p.m.

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

<u>Item</u>	<u>Presenter</u>	<u>Recommended Action</u>
1. Call Meeting to Order	Chair	
2. Approval of the Agenda	Chair	Approval
3. Approval of Minutes	Chair	Approval
4. Introductions / Presentations		
5. Citizen Comments / Correspondence on items not on the agenda (limited to five minutes unless extended by Chair)	Chair	
6. Development Applications		
A. Lorson Ranch East Filing No. 2 - Final Plat	Jason Meyer	Endorsement
B. High Plains Preliminary Plan	Ross Williams	Endorsement
C. Settlers Ranch Filing No. 2C Final Plat	Ross Williams	Endorsement



<u>Item</u>	<u>Presenter</u>	<u>Recommended Action</u>
D. Sterling Ranch Filing No. 2 Final Plat	Ross Williams	Endorsement
E. Springs at Waterview Final Plat	Ross Williams	Endorsement
7. Information / Action Items		
A. 2019 Budget Presentation	Tim Wolken	Endorsement
8. Monthly Reports	Staff	Information
9. Board / Staff Comments		
10. Adjournment		

*Minutes of the July 11, 2018
El Paso County Park Advisory Board Meeting
Bear Creek Nature Center, 245 Bear Creek Road
Colorado Springs, Colorado*

Members Present:

Bob Falcone, Chair
Jane Dillon, 1st Vice Chair
Terri Hayes, 2nd Vice Chair
Anne Schofield
Alan Rainville
Ed Hartl
Kathi Schwan

Staff Present:

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

Absent: Todd Weaver, Julia Sands de Melendez

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

1. Call to Order: The meeting was called to order at 1:30 p.m. by Bob Falcone, Chair.
2. Approval of Agenda: Ed Hartl made a motion to approve the meeting agenda. Terri Hayes seconded the motion. The motion carried 7 - 0.
3. Approval of Minutes: Kathi Schwan made a motion to approve the June 13, 2018 meeting minutes. Jane Dillon seconded the motion. The motion carried 7 – 0.
4. Introductions and Presentations:

None
5. Citizen Comments

None
6. Information / Action Items:

A. Kane Ranch Open Space Masterplan

Ross Williams provided an overview of Kane Ranch Open Space master plan process and introduced Bill Gotthelf with Design Concepts who presented the draft Kane Ranch Open Space Master Plan. Bob Falcone inquired about crossing Williams Creek to access the main parcel. Mr. Williams stated that water flow in Williams Creek is infrequent and a low water crossing is planned with signage indicating to not cross if water covers the low water crossing. Mr. Falcone also inquired about the Sheriff's Office desire to locate their mounted unit to the property. Mr. Williams stated that Kane Ranch Open Space is low on the potential list of sites due to the distance of the ranch from populated areas. If the Sheriff's Office desires to pursue relocating the mounted unit to the site, staff will consult with the Kane Estate executors to determine if the

mounted unit facilities will be permitted. Susan Davies, Executive Director with the Trails and Open Space Coalition, voiced her concern that due to the location of the open space, the facility could be underutilized and may become an area for nuisance activities. Mr. Williams stated that timed gates and cameras will be explored.

Jane Dillon moved to endorse the Kane Ranch Open Space Master Plan and recommended adoption to the El Paso County Board of Commissioners, subject to refinement during the public hearing and adoption process. Alan Rainville seconded the motion. The motion carried 7 – 0.

B. 2019 – 2023 Capital Improvement Program

The Park Advisory Board annually considers and/or endorses the upcoming five-year Capital Improvement Program (CIP) at the July meeting. Tim Wolken presented the Capital Improvement Program and highlighted fifteen projects and addressed questions by the board. Commissioner VanderWerf also commented on the proposals. Susan Davies encouraged including the repair of the water source to the Rollercoaster Road restroom facility in the CIP.

Kathi Schwan moved to endorse the 2019 – 2023 Capital Improvement Program. Ed Hartl seconded the endorsement. The motion carried 7 – 0.

7. Monthly Reports:

None

8. Board/Staff Comments:

Bob Falcone stated that he was at Bear Creek Regional Park for a trail project and the volunteers suggested that some trails signs need to be updated and replaced.

Jane Dillon reminded everyone of the Happy Trails fundraiser on August 24, 2018 at the Bear Creek Nature Center.

Anne Schofield voiced concern about vandalism at Rainbow Falls Historic Site. Mr. Wolken stated that fencing the site, requiring a staff member or volunteer to be onsite while the facility is open to the public, and instituting fines for vandalism and trespassing have been helpful. It is anticipated that the Rainbow Falls renovations will be completed in August and the site will reopen for public use.

Alan Rainville inquired about the damages to southern park facilities due to the June hail storm. Mr. Wolken stated that multiple vehicles, roofs, skylights and solar panels were damaged. Staff is in the process of determining the repair costs and potential insurance support.

Ross Williams informed the board that the applicant for the Forest Lakes development removed “dock” from their letter of intent as requested by the board.

RECORD OF PROCEEDINGS

Commissioner VanderWerf stated that the interest in bike events in El Paso County has gained in popularity. Anthem Sports, a national event organizer based out of Monument, offered a race in conjunction with the City of Fountain in 2018. USA Cycling has expressed interest in a cycling event in 2019.

9. Adjournment: **The meeting adjourned at 3:36 p.m.**

Julia Sands de Melendez, Secretary

El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: Lorson Ranch East Filing No. 2 - Final Plat

Agenda Date: August 8, 2018

Agenda Item Number: # 6 - A

Presenter: Jason Meyer, Project Manager

Information: **Endorsement:** X

Background Information:

Request by Lorson, LLC for approval of Lorson Ranch East Filing No. 2. The development is zoned PUD and is located east of Marksheffel Road and north of Fontaine Boulevard. The proposed development totals 53.87 acres and includes 196 single-family lots.

Consistent with the approved Lorson Ranch East PUD and Preliminary Plan, the applicant is proposing to provide 18.08 acres, or 33.56% of the site, as open space. This exceeds the 10% minimum for PUD zoning, and includes two tracts (Tract A, Tract B) along the Jimmy Camp Creek East Tributary. Staff notes that these two tracts were previously included within Pioneer Landing at Lorson Ranch Filing No. 2, however the configuration of the tracts and lots are consistent with the previously approved PUD and Preliminary Plan.

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 County Parks Master Plan shows the Fontaine Boulevard Bicycle Route adjacent to the Filing No. 2 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. 2; however non-County trails were shown on the approved PUD and Preliminary Plan drawings which Filing No. 2 is contained within.

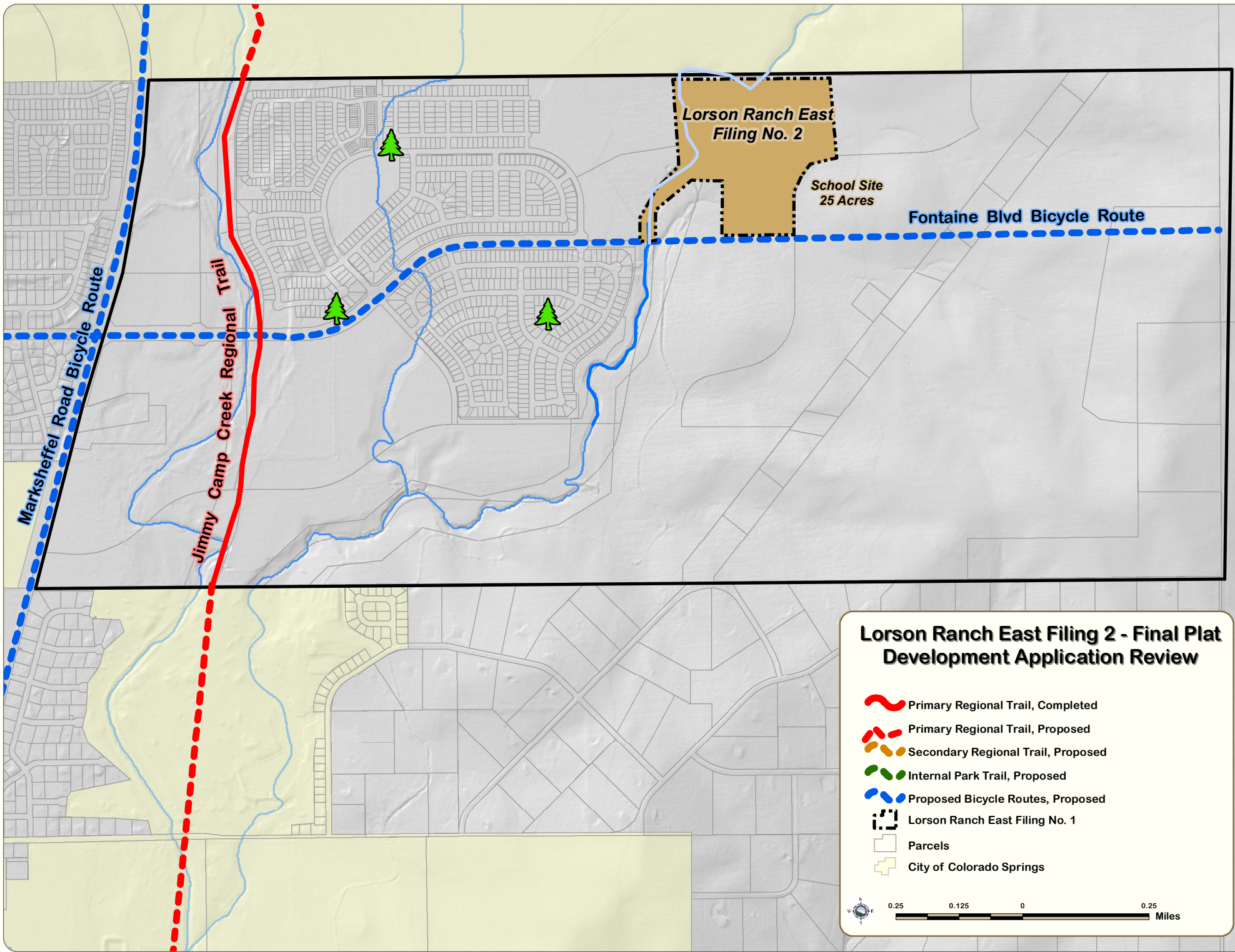
The Filing No. 2 final plat drawings are missing previously included non-County trail along the Jimmy Camp Creek East Tributary as shown on the approved Lorson Ranch East PUD and Preliminary Plan drawings. Park staff requests the non-County trail within Tracts A, B, C, and D be shown on the final plat drawings.

The Filing No. 2 final plat drawings are missing the previously included non-County open space tract between lots 38 and 39 shown on the approved PUD and Preliminary Plan drawings. This tract provides a crucial trail connection to the non-County trail system within Tract C. Park staff requests the open space tract and trail be shown on the final plat drawings.

Parks staff recommends fees in lieu of land for regional purposes in the amount of \$84,820 and urban fees in the amount of \$53,312. 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. 2 Final Plat includes the following conditions. Require fees in lieu of land for regional park purposes in the amount of \$84,820 and urban fees in the amount of \$53,312. 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 A,B,C, and D on the final plat drawings; Show non-County open space tract between lots 38 and 39 on the final plat drawings.



Lorson Ranch East Filing 2 - Final Plat Development Application Review

- Primary Regional Trail, Completed
- Primary Regional Trail, Proposed
- Secondary Regional Trail, Proposed
- Internal Park Trail, Proposed
- Proposed Bicycle Routes, Proposed
- Lorson Ranch East Filing No. 1
- Parcels
- City of Colorado Springs



Development Application Permit Review



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

July 12, 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:	Lorson Ranch East Filing No. 2 - Final Plat	Application Type:	Final Plat
DSD Reference #:	SF-1819	CSD / Parks ID#:	0
Applicant / Owner:	Owner's Representative:	Total Acreage:	53.866
Lorson LLC & Eagle Development	Core Engineering Group	Total # of Dwelling Units	196
212 North Wahsatch Ave., Suite 301	15004 1st Avenue South	Gross Density:	3.64
Colorado Springs, CO 80903	Burnsville MN 55306	Park Region:	4
		Urban Area:	4

Existing Zoning Code: **PUD** Proposed Zoning: **PUD**

REGIONAL AND URBAN PARK REQUIREMENTS

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

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

LAND REQUIREMENTS

Regional Parks: 4	Urban Density: <input checked="" type="checkbox"/> (1 unit / 2.5 acre or greater)
0.0194 Acres x 196 Dwelling Units = 3.80 acres	Urban Parks Area: 4
	Neighborhood: 0.00375 Acres x 196 Dwelling Units = 0.74 acres
	Community: 0.00625 Acres x 196 Dwelling Units = 1.23 acres
	Total: 1.97 acres

FEE REQUIREMENTS

Regional Parks: 4	Urban Parks Area: 4
\$430.00 / Unit x 196 Dwelling Units = \$84,280.00	Neighborhood: \$107.00 / Unit x 196 Dwelling Units = \$20,972.00
	Community: \$165.00 / Unit x 196 Dwelling Units = \$32,340.00
	Total: \$53,312.00

ADDITIONAL RECOMMENDATIONS

Staff Recommendation:	Recommend to the Planning Commission and Board of County Commissioners that approval of Lorson Ranch East Filing No. 2 Final Plat includes the following conditions; Require fees in lieu of land for regional park purposes in the amount of \$84,280 and urban fees in the amount of \$53,312. 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; Add open space tract between Lots 38 and 39 consistent with the previously approved PUD and Preliminary Plan; Show non-County trails within Tracts A, B,C, and D on the final plat drawings.
Park Advisory Board Recommendation:	

LETTER OF INTENT

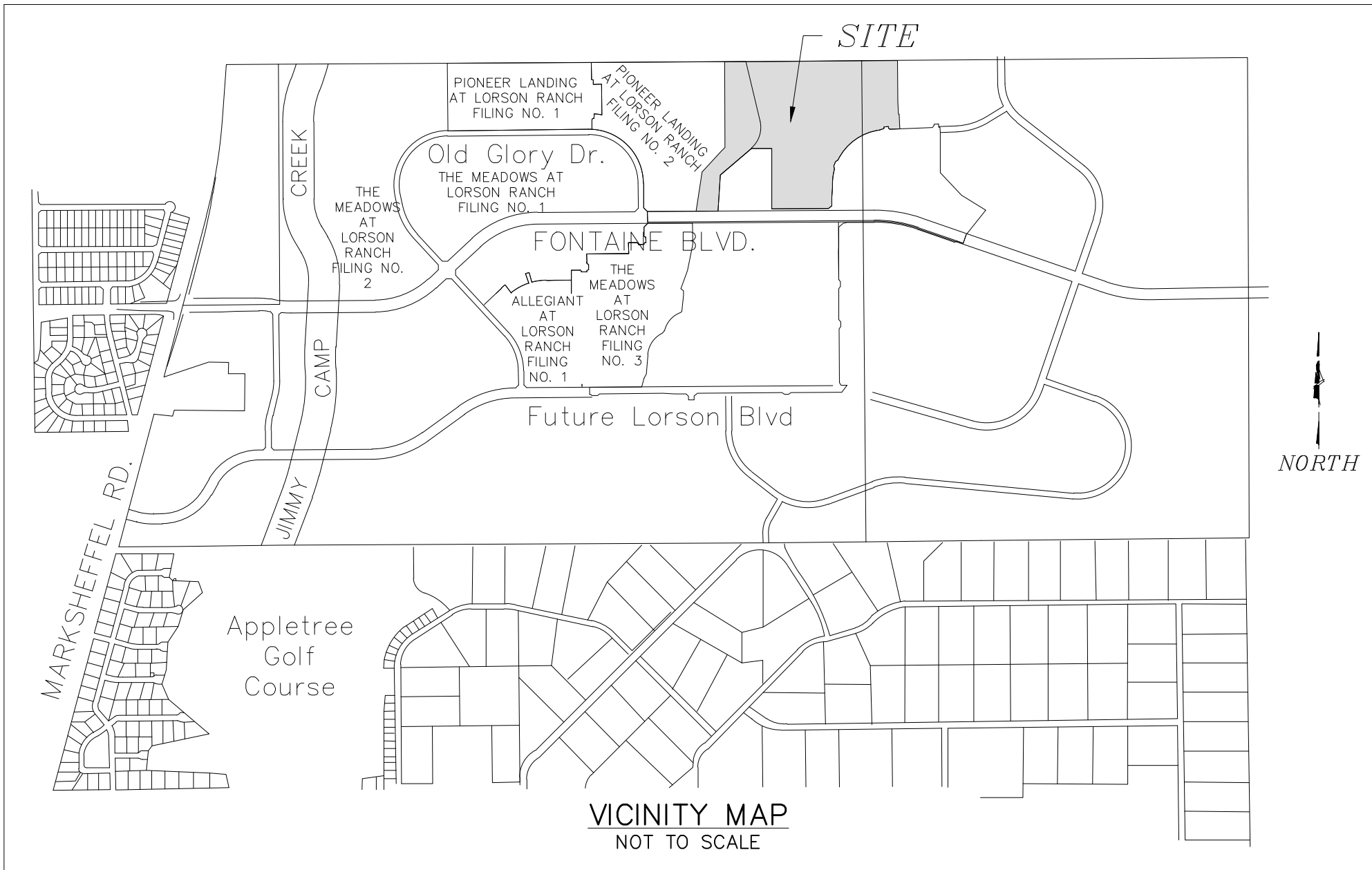
- ❑ **SUBDIVISION NAME:** Lorson Ranch East Filing No. 2 Final Plat is situated to the east of Marksheffel Road, north of Fontaine Boulevard, and east of the East Tributary of Jimmy Camp Creek, located generally east of Fountain, Colorado and south of the Colorado Springs Airport and is approximately 53.866 acres. This final plat incorporates a portion of the Lorson Ranch East Preliminary Plan area and will include 196 lots and five tracts for landscape/utility/buffer/open space purposes. The five landscape/utility/buffer/open space tracts will be owned/maintained by the Lorson Ranch Metro District. El Paso County Project Number SF 18-xx 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)
Engineering Consultant = Core Engineering Group, 15004 1st Avenue S., Colorado Springs, CO 80920 (attn: Richard Schindler, 719-659-7800).
- ❑ **REQUEST AND JUSTIFICATION:** Lorson Ranch East Filing No. 2 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 2 Plat includes 196 single family detached lots on approximately 35.78 acres for a density of 5.48 DU/ Acre. The school site and adjacent streets (Fontaine Blvd & Lamprey Dr) have been previously platted and 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. bridges 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 2 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). The Lorson Ranch East Filing 2 is east of the Pioneer Landing Filings and located north of the Lorson Ranch East Filing 1 development across the street along Fontaine Blvd. The proposed Filing 2 is compatible and similar in nature to these previously approved developments. There are no adjacent developments to the north as this land is vacant.
 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 2 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. In addition, the continuation of the utilities eastward could also serve the communities to the south shall a need arise to extend public facilities southward.

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 in Fontaine Boulevard and watermain in Fontaine Boulevard and in Lamprey Drive. Proposed facilities consist of local residential roads, watermain, sanitary sewer, storm sewer, electric, gas, telecommunications. The detention/WQ pond to serve this site was constructed in Lorson Ranch East Filing No. 1. All proposed facilities will be in accordance with El Paso County design standards which includes previously approved modifications. The only deviation requested with this plat submittal is the grass buffer water quality deviation for runoff draining directly to the Etrib from backyards. Existing utility easements (other than the SDS Watermain Easement) encroaching into proposed ROW dedication will be required to vacate those encroached portions of the easement prior to recordation of the plat.
 - ❑ **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. 2 comprises 53.866 acres.
 - ❑ **TOTAL NUMBER OF RESIDENTIAL UNITS AND DENSITIES FOR EACH DWELLING TYPE:** 196 Single Family Residential Dwelling Units on 35.78 acres (5.48 Du/ Acre).
 - ❑ **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.), 45' x 85' (3,825 SF); and 60' x 110' (6,600' SF).
 - ❑ **APPROXIMATE ACRES AND PERCENT OF LAND TO BE SET ASIDE AS OPEN SPACE, DETENTION, and PARK:** Final Plat has a total area of 53.866acres. The final plat has 8.22 acres of ROW and 18.08 acres of open space. Open Space = 18.08 acres (33.5% of 53.866 acres). This includes 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. 2
 - ❑ **HOW WATER AND SEWER WILL BE PROVIDED?** Provided through the Widefield Water & Sanitation District. A passive underdrain system is proposed and will be owned/maintained by the Lorson Ranch Metro 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 2 includes a landscape plan for streetscape plantings along the north side of Fontaine 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 29 trees as part of this second filing. There are no proposed streetscape plantings along Lamprey Drive or within the proposed open spaces. 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 Lamprey Drive. A noise wall is not required along Fontaine Blvd based on a noise study for Lorson Ranch East for Fontaine 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. 2 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 modified the school site boundary slightly to fit the new site plan. Lorson Ranch East Filing No. 1 plat adjusted 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.

LORSON RANCH EAST FILING NO. 2

A PORTION OF THE SW 1/4 SECTION 13, AND OF THE SE 1/4 SECTION 14, AND A REPLAT OF TRACT E 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



SURVEYORS CERTIFICATE

I VERNON P. TAYLOR, 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 NOVEMBER 02, 2017 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.

VERNON P. TAYLOR _____ DATE
COLORADO PLS NO. 25966, FOR AND
ON BEHALF OF M&S CIVIL CONSULTANTS, INC
20 BOULDER CRESCENT, SUITE 110
COLORADO SPRINGS, COLORADO 80903

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

BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

THIS PLAT FOR "LORSON RANCH EAST FILING NO. 2" WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THE _____ DAY OF _____, 2018, A.D., SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RESOLUTION OF APPROVAL. THE DEDICATIONS OF LAND TO THE PUBLIC INCLUDING 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.

PRESIDENT, BOARD OF COUNTY COMMISSIONERS _____ DATE _____

COUNTY APPROVAL:

APPROVAL IS GRANTED FOR THIS PLAT OF "LORSON RANCH EAST FILING NO. 2" ON THIS ____ DAY OF _____, 2018, A.D.

EL PASO COUNTY DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT

EL PASO COUNTY ASSESSOR _____

RECORDING:

STATE OF COLORADO }
COUNTY OF EL PASO } ss

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT MY OFFICE AT ____ O'CLOCK ____ M., THIS ____ DAY OF _____, 2018, A.D., AND IS DULY RECORDED UNDER RECEPTION NUMBER _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

CHUCK BROERMAN, RECORDER

FEE: _____ BY: _____
DEPUTY

FINAL PLAT
LORSON RANCH EAST
FILING NO. 2
JOB NO. 70-065
DATE PREPARED: 07/03/2018
DATE REVISED:

PCD FILE NUMBER ____ SE-18-XXX ____



20 BOULDER CRESCENT, SUITE 110
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5465

SHEET 1 OF 8

KNOW ALL MEN BY THESE PRESENTS:

THAT LORSON LLC A COLORADO LIMITED LIABILITY COMPANY, AS NOMINEE FOR LORSON CONSERVATION INVEST I, LLLP A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP AND LORSON LLC A COLORADO LIMITED LIABILITY COMPANY, AS NOMINEE FOR MURRAY FOUNTAIN LLC, A COLORADO LIMITED LIABILITY COMPANY, AND EAGLE DEVELOPMENT COMPANY, A COLORADO COPORATION BEING THE OWNERS OF THE FOLLOWING DESCRIBED TRACT OF LAND:

TO WIT:

A PARCEL OF LAND BEING A PORTION OF THE SOUTHWEST QUARTER (SW 1/4) SECTION 13, AND OF THE EAST HALF, SOUTHEAST QUARTER (E 1/2, SE 1/4) SECTION 14, AND A REPLAT OF TRACT E OF "PIONEER LANDING AT LORSON RANCH FILING NO. 2" AS RECORDED UNDER RECEPTION NUMBER 217713888 IN THE RECORDS OF EL PASO COUNTY, COLORADO, ALL IN TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO.

BEGINNING AT THE QUARTER CORNER COMMON TO SECTIONS 13 AND 14;
THENCE N89°32'23"E ALONG SAID NORTH LINE, A DISTANCE OF 1482.79 FEET;

THENCE S00°28'00"E A DISTANCE OF 454.28 FEET;
THENCE S02°33'09"E A DISTANCE OF 136.79 FEET;
THENCE N87°26'51"E A DISTANCE OF 9.30 FEET;
THENCE S02°33'09"E A DISTANCE OF 160.00 FEET TO THE NORTHERLY RIGHT-OF-WAY OF LAMPREY DRIVE, AS RECORDED IN "LORSON RANCH EAST FILING NO. 1" UNDER RECEPTION NUMBER _____ IN THE RECORDS OF EL PASO COUNTY, COLORADO;
THENCE ALONG THE BOUNDARY OF "LORSON RANCH EAST FILING NO. 1" THE FOLLOWING TWENTY-ONE (21) COURSES:

- 1) THENCE S87°26'51"W A DISTANCE OF 111.93 FEET;
- 2) THENCE N47°33'09"W A DISTANCE OF 18.48 FEET;
- 3) THENCE N02°33'09"W A DISTANCE OF 16.93 FEET;
- 4) THENCE S87°26'51"W A DISTANCE OF 50.00 FEET;
- 5) THENCE S02°33'09"E A DISTANCE OF 19.24 FEET;
- 6) THENCE S71°26'26"W A DISTANCE OF 46.20 FEET;
- 7) THENCE ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 595.00 FEET, A CENTRAL ANGLE OF 56°56'49" (THE CHORD OF WHICH BEARS S54°17'59"W A DISTANCE OF 567.33 FEET), AN ARC DISTANCE OF 591.38 FEET;
- 8) THENCE S58°27'30"W A DISTANCE OF 33.75 FEET;
- 9) THENCE S20°50'17"W A DISTANCE OF 50.00 FEET;
- 10) THENCE S16°33'16"E A DISTANCE OF 33.97 FEET;
- 11) THENCE ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 595.00 FEET, A CENTRAL ANGLE OF 16°13'33" (THE CHORD OF WHICH BEARS S07°42'45"W A DISTANCE OF 167.94 FEET), AN ARC DISTANCE OF 168.50 FEET;
- 12) THENCE S00°24'02"E A DISTANCE OF 41.44 FEET;
- 13) THENCE S04°23'45"W A DISTANCE OF 101.66 FEET;
- 14) THENCE S00°24'02"E A DISTANCE OF 94.82 FEET;
- 15) THENCE S52°37'06"W A DISTANCE OF 48.31 FEET;
- 16) THENCE S89°35'58"W A DISTANCE OF 621.14 FEET;
- 17) THENCE N00°06'29"W A DISTANCE OF 663.07 FEET;
- 18) THENCE S89°54'29"W A DISTANCE OF 221.60 FEET;
- 19) THENCE S49°33'34"W A DISTANCE OF 447.72 FEET;
- 20) THENCE S03°27'32"W A DISTANCE OF 397.12 FEET;
- 21) THENCE S89°35'58"W A DISTANCE OF 242.34 FEET TO THE SOUTHWEST CORNER OF TRACT E OF "PIONEER LANDING AT LORSON RANCH FILING NO. 2" AS RECORDED UNDER RECEPTION NUMBER 217713888 IN THE RECORDS OF EL PASO COUNTY, COLORADO;

THENCE ALONG THE WESTERLY BOUNDARY OF TRACT E, "PIONEER LANDING AT LORSON RANCH FILING NO. 2" THE FOLLOWING FOUR (4) COURSES:

- 1) THENCE N08°50'55"E A DISTANCE OF 436.63 FEET;
- 2) THENCE N42°43'38"E A DISTANCE OF 313.14 FEET;
- 3) THENCE N45°28'23"E A DISTANCE OF 55.11 FEET;
- 4) THENCE N00°17'57"W A DISTANCE OF 939.46 FEET TO THE NORTH LINE OF SAID SOUTHEAST QUARTER SECTION 14;

THENCE N89°42'01"E ALONG SAID NORTH LINE 412.53 FEET TO POINT OF BEGINNING.

SAID PARCEL CONTAINS A CALCULATED AREA OF 53.866 ACRES MORE OR LESS.

OWNERS CERTIFICATE:

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED, AND PLATTED SAID LANDS INTO LOTS, TRACTS, PUBLIC STREETS, AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF "LORSON RANCH EAST FILING NO. 2". ALL PUBLIC IMPROVEMENTS SO PLATTED ARE HEREBY DEDICATED TO PUBLIC USE AND SAID OWNER DOES HEREBY COVENANT AND AGREE THAT THE PUBLIC IMPROVEMENTS WILL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS AND THAT PROPER DRAINAGE AND EROSION CONTROL FOR SAME WILL BE PROVIDED AT SAID OWNER'S EXPENSE, ALL TO THE SATISFACTION OF THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO. UPON ACCEPTANCE BY RESOLUTION, ALL PUBLIC IMPROVEMENTS SO DEDICATED WILL BECOME MATTERS OF MAINTENANCE BY EL PASO COUNTY, COLORADO. THE UTILITY EASEMENTS SHOWN HERON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND COMMUNICATION SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES.

OWNER ADDRESS:
212 N. WAHSATCH AVENUE
SUITE 301
COLORADO SPRINGS, CO 80903
PHONE: (719) 635-3200
FAX: (719) 635-3244

BY: JEFF MARK, AUTHORIZED SIGNING AGENT, FOR:
LORSON LLC A COLORADO LIMITED LIABILITY COMPANY, AS NOMINEE FOR LORSON CONSERVATION INVEST I, LLLP A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP AND LORSON LLC A COLORADO LIMITED LIABILITY COMPANY, AS NOMINEE FOR MURRAY FOUNTAIN LLC, A COLORADO LIMITED LIABILITY COMPANY, AND EAGLE DEVELOPMENT COMPANY, A COLORADO COMPANY

ATTEST: _____

SECRETARY/TREASURER

STATE OF COLORADO }
COUNTY OF EL PASO } ss

ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2018, A.D. BY
JEFF MARK, AUTHORIZED SIGNING AGENT, LORSON LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC: _____

EASEMENTS:

UNLESS OTHERWISE SHOWN, ALL SIDE LOT LINES ARE HEREBY PLATTED WITH A FIVE FOOT (5') PUBLIC UTILITY AND DRAINAGE EASEMENT, ALL REAR LOT LINES ARE HEREBY PLATTED WITH A TEN FOOT (10') PUBLIC UTILITY AND DRAINAGE EASEMENT, ALL FRONT LOT LINES AND ALL FRONT TRACT LINES ARE HEREBY PLATTED WITH A TEN FOOT (10') PUBLIC UTILITY AND DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF ALL HEREIN DESCRIBED EASEMENTS IS VESTED WITH THE INDIVIDUAL PROPERTY OWNERS. A TWENTY FOOT (20') PUBLIC UTILITY EASEMENT IS HEREBY PLATTED ALONG THE SUBDIVISION BOUNDARY LINES. ALL EASEMENTS THAT ARE DEDICATED HEREON FOR PUBLIC UTILITY PURPOSES SHALL BE SUBJECT TO THOSE TERMS AND CONDITIONS AS SPECIFIED IN THE INSTRUMENT RECORDED AT RECEPTION NUMBER 212112548 OF THE RECORDS OF EL PASO COUNTY, COLORADO. ALL OTHER EASEMENTS OR INTERESTS OF RECORD AFFECTING ANY OF THE PLATTED PROPERTY DEPICTED HEREON SHALL NOT BE AFFECTED AND SHALL REMAIN IN FULL FORCE AND EFFECT.

FLOOD PLAIN CERTIFICATION:

A PORTION OF THIS PROPERTY IS LOCATED WITHIN A DESIGNATED FEMA FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 08041C0957F AND PANEL NO. 08041C01000F, BOTH DATED MARCH 17, 1997 REVISED TO REFLECT CLOMR CASE NO. 06-08-8425R, EFFECTIVE DATE JANUARY 17, 2007 AND LOMC 14-08-053P, 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.

ACCEPTANCE CERTIFICATE FOR TRACTS:

LORSON RANCH METROPOLITAN DISTRICT

THE DEDICATION OF TRACTS A, B, C, D, AND E FOR THE PURPOSES SPECIFIED IN THE TRACT TABLE ARE HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY THE LORSON RANCH METROPOLITAN DISTRICT .
APPROVAL IS GRANTED FOR THIS PLAT OF LORSON RANCH EAST FILING NO. 1.

BY: JEFF MARK, DIRECTOR, LORSON RANCH METROPOLITAN DISTRICT NO. 1

STATE OF COLORADO }
COUNTY OF EL PASO } ss

ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2018,
A.D. BY JEFF MARK, DIRECTOR, LORSON, LLC

WITNESS BY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC: _____

LORSON RANCH EAST FILING NO. 2

A PORTION OF THE SW 1/4 SECTION 13, AND OF THE SE 1/4 SECTION 14, AND A REPLAT OF TRACT E 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

GENERAL PLAT NOTES:

1. BASIS OF BEARING: THE NORTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) SECTION 13, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MONUMENTED AT THE QUARTER CORNER COMMON TO SECTIONS 13 AND 14 WITH A 3" GALVANIZED H20 SCREW ON CAP AND AT THE NORTHEAST CORNER WITH A 3-1/4" ALUMINUM CAP STAMPED "PLS23044". SAID LINE IS ASSUMED TO BEAR N89°32'23"E A DISTANCE OF 2654.23 FEET. THE UNIT OF MEASUREMENTS IS THE U.S. SURVEY FOOT.
2. THE FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 08041C0957F AND PANEL NO. 08041CO1000F, BOTH DATED MARCH 17, 1997 REVISED TO REFLECT CLOMR CASE NO. 06-08-8425R, EFFECTIVE DATE JANUARY 17, 2007 AND LOMC 14-08-053P, 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.
3. A COMMITMENT FOR TITLE INSURANCE ISSUED BY UNIFIED TITLE COMPANY, LLC AS AGENT FOR STEWART TITLE GUARANTY COMPANY WITH AN EFFECTIVE DATE OF JUNE 14, 2018 AT 7:30AM, FILE NO. 58864 UTC, HAS BEEN EXAMINED AS IT RELATES TO THE PROPERTY BEING PLATTED.
- i. (TC#23) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN RESOLUTION NO. 04- 119, BY AND BEFORE THE BOARD OF COUNTY COMMISSIONERS, COUNTY OF EL PASO, STATE OF COLORADO, RECORDED APRIL 6, 2004 AT RECEPTION NO. 204055084. RESOLUTION NO. 12-196, BY AND BEFORE THE BOARD OF COUNTY COMMISSIONERS, COUNTY OF EL PASO, STATE OF COLORADO, IN CONNECTION THEREWITH RECORDED AUGUST 6, 2012 AT RECEPTION NO. 212090407. FIFTH AMENDED DEVELOPMENT AGREEMENT, IN CONNECTION THEREWITH RECORDED JANUARY 29, 2014 AT RECEPTION NO. 214007624. RESOLUTION NO. 15-091, BY AND BEFORE THE BOARD OF COUNTY COMMISSIONERS, COUNTY OF EL PASO, STATE OF COLORADO, IN CONNECTION THEREWITH RECORDED MARCH 4, 2015 AT RECEPTION NO. 215020531. RESOLUTION AREA INCLUDES PLATTED PARCEL.
- ii. (TC#24) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN RESOLUTION NO. 04- 366, BY AND BEFORE THE BOARD OF COUNTY COMMISSIONERS, COUNTY OF EL PASO, STATE OF COLORADO, RECORDED SEPTEMBER 3, 2004 AT RECEPTION NO. 204150548. 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 25, 2005 AT RECEPTION NO. 205132869. RESOLUTION NO. 07-223, APPROVING AMENDED SERVICE PLAN, LORSON RANCH METROPOLITAN DISTRICTS 1-7, BY AND BEFORE THE BOARD OF COUNTY COMMISSIONERS, COUNTY OF EL PASO, STATE OF COLORADO, RECORDED JULY 17, 2007 AT RECEPTION NO. 207095523. RESOLUTION NO. 07-356 RECORDED SEPTEMBER 11, 2007 AT RECEPTION NO. 207118189. DEVELOPMENT AGREEMENT NO. 1 LORSON RANCH, IN CONNECTION THEREWITH RECORDED AUGUST 19, 2005 AT RECEPTION NO. 205128925. DEVELOPMENT AGREEMENT NO. 2, LORSON RANCH, IN CONNECTION THEREWITH RECORDED MAY 22, 2010 AT RECEPTION NO. 210025931 AND RECORDED APRIL 20, 2010 AT RECEPTION NO. 210036301. RESOLUTION NO. 10-94 TO REVISE DEVELOPMENT AGREEMENT, BY AND BEFORE THE BOARD OF COUNTY COMMISSIONERS, COUNTY OF EL PASO, STATE OF COLORADO, RECORDED OCTOBER 12, 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. 212112804. ANNUAL REPORT AND DISCLOSURE FORM RECORDED SEPTEMBER 7, 2007 AT RECEPTION NO. 207116859; RECORDED OCTOBER 30, 2013 AT RECEPTION NO. 213134075. GENERAL DISCLOSURE RECORDED JULY 11, 2017 AT RECEPTION NO. 217080960. RESOLUTIONS APPLY TO LORSON RANCH METROPOLITAN DISTRICT NO. 1.
- iii. (TC#25) 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. 204209875, RECORDED APRIL 15, 2005 AT RECEPTION NO. 205063571, RECORDED APRIL 21, 2005 AT RECEPTION NO. 205056111 AND AT RECEPTION NO. 205056117 AND RECORDED SEPTEMBER 11, 2017 AT RECEPTION NO. 217109166. RESOLUTIONS APPLY TO LORSON RANCH METROPOLITAN DISTRICT NO. 1.
- iv. (TC#26) THE PROPERTY MAY BE SUBJECT TO TERMS, CONDITIONS, PROVISION, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE INCLUSION & SERVICE AGREEMENT BETWEEN WIDEFIELD WATER & SANITATION DISTRICT AND LORSON LLC RECORDED ON MAY 31, 2005 AT RECEPTION NUMBER 205078708.
- v. (TC#27) THE PROPERTY MAY BE SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE DEVELOPMENT AGREEMENT NO. 1 - LORSON RANCH RECORDED ON AUGUST 18, 2005 AT RECEPTION NUMBER 205128925.NOTE: RESOLUTION NO. 05-336 TO APPROVE A DEVELOPMENT AGREEMENT RECORDED AUGUST 24, 2005 AT RECEPTION NO. 205131973 AND CORRECTION RESOLUTION RECORDED AUGUST 25, 2005 AT RECEPTION NO. 205132869. APPLIES TO LORSON RANCH METROPOLITAN DISTRICT NO. 1.
- vi. (TC#29) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN INCLUSION & SERVICE AGREEMENT BETWEEN WIDEFIELD WATER & SANITATION DISTRICT AND LORSON, LLC RECORDED MAY 31, 2005 AT RECEPTION NO. 205078708.
- vii. (TC#30) THE PROPERTY MAY BE SUBJECT TO THE EFFECT OF THE LORSON RANCH OVERALL DEVELOPMENT AND PHASE PLAN MAPS RECORDED MARCH 9, 2006 AT RECEPTION NO. 206035127.
- viii. (TC#32) 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, 2006 AT RECEPTION NO. 206187069.
- ix. (TC#33) THE PROPERTY MAY BE SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE RESOLUTION NO. 06-028 (REZONE) RECORDED ON MARCH 1, 2007 AT RECEPTION NO. 207028942.
- x. (TC#34) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN RESOLUTION NO. 07-119, RECORDED JULY 18, 2007 AT RECEPTION NO. 207095753.
- xi. (TC#35) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN WATER AND SANITATION SEWER EASEMENT AGREEMENT TO WIDEFIELD WATER AND SANITATION DISTRICT, RECORDED JUNE 12, 2008 AT RECEPTION NO. 208067533. EASEMENT TO BE VACATED BY SEPARATE INSTRUMENT.
- xii. (TC#36) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN TEMPORARY CONSTRUCTION EASEMENT AGREEMENT, RECORDED JUNE 12, 2008 AT RECEPTION NO. 208067660. TEMPORARY CONSTRUCTION EASEMENT ASSUMED TO HAVE EXPIRED AND NOT SHOWN ON PLAT FOR CLARITY.

GENERAL PLAT NOTES: (CONT.)

- xiii. (TC#37) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN THE RESOLUTION NO. 05-526 (REZONE) RECORDED ON NOVEMBER 5, 2008 AT RECEPTION NO. 208120452.
- xiv. (TC#38) 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, 2008 AT RECEPTION NO. 208067502; AT RECEPTION NO. 208067503; AT RECEPTION NO. 208067532; AT RECEPTION NO. 208067534; AT RECEPTION NO. 208067645; AT RECEPTION NO. 208067648. EASEMENTS TO BE VACATED BY SEPARATE INSTRUMENTS.
- xv. (TC#39) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN TEMPORARY CONSTRUCTION EASEMENT AGREEMENT(S), RECORDED JUNE 12, 2008 AT RECEPTION NO. 208067652; AT RECEPTION NO. 208067656; AT RECEPTION NO. 208067657; AT RECEPTION NO. 208067667; AT RECEPTION NO. 208067672; AND AT RECEPTION NO. 208067676. TEMPORARY CONSTRUCTION EASEMENTS ASSUMED TO HAVE EXPIRED AND NOT SHOWN ON PLAT FOR CLARITY.
- xvi. (TC#40) THE PROPERTY MAY BE SUBJECT TO 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.
- xvii. (TC#41) 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. 212020136; AND AT RECEPTION NO. 212020137. CITY OF COLORADO SPRINGS POSSESSION AND USE AGREEMENT (SOUTHERN DELIVERY SYSTEM), RECORDED MARCH 1, 2013 AT RECEPTION NO. 213027535.
- xviii. (TC#42) 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. 212042170.
- xix. (TC#43) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN SCHOOL SITE DEDICATION AGREEMENT RECORDED JULY 27, 2012 AT RECEPTION NO. 212047863.
- xx. (TC#44) 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.
- xxi. (TC#45) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN MINERAL QUIT CLAIM DEEDS NOVEMBER 16, 2012 AT RECEPTION NO. 212137047 AND RECORDED DECEMBER 5, 2012 AT RECEPTION NO. 212145159.
- xxii. (TC#46) 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. 213052476. (AS SHOWN)
- xxiii. (TC#47) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN WATER DELIVERY SYSTEM EASEMENT AGREEMENT, RECORDED SEPTEMBER 16, 2015 AT RECEPTION NO. 215101175 AND AT RECEPTION NO. 215101176. (AS SHOWN)
- xxiv. (TC#49) 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 RECORDED APRIL 13, 2016 AT RECEPTION NO. 216037512.
- xxv. (TC#50) 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 REZONE, RECORDED JUNE 29, 2016 AT RECEPTION NO. 216070955.
- xxvi. (TC#51) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN RESOLUTION NO. 16- 229, 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. 216070956; RESOLUTION NO. 16-313, 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. 216098747.
- xxvii. (TC#52) THE PROPERTY MAY BE SUBJECT TO MATTERS AS SET FORTH AND CONTAINED IN THE LORSON RANCH, PIONEER LANDING FILING NO. 2 AND NO. 3, PUD DEVELOPMENT PLAN MAP RECORDED JULY 14, 2016 AT RECEPTION NO. 216077631 AND RECORDED FEBRUARY 2, 2017 AT RECEPTION NO. 217013429.
- xxviii. (TC#53) 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. 216095697 AND RE-RECORDED SEPTEMBER 30, 2016 AT RECEPTION NO. 216113012.
- xxix. (TC#54) 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. 216145947.
- xxx. (TC#57) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN PRIVATE DETENTION BASIN/STORMWATER QUALITY BEST MANAGEMENT PRACTICE MAINTENANCE AGREEMENT AND EASEMENT, RECORDED JANUARY 5, 2017 AT RECEPTION NO. 217001496. AFFECTS TRACT A.
- xxxi. (TC#60) THE PROPERTY MAY BE SUBJECT TO EASEMENTS, NOTES AND NOTICES AS SET FORTH ON THE PLAT OF "PIONEER LANDING AT LORSON RANCH FILING NO. 2" RECORDED JANUARY 5, 2017 AT RECEPTION NO. 217713888. TRACT E OF "PIONEER LANDING AT LORSON RANCH FILING NO. 2" REPLATTED AS A PART OF PARCEL.
- xxxii. (TC#62) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN RESOLUTION NO. 18-038 RECORDED JANUARY 24, 2018 AT RECEPTION NO. 218009074.
- xxxiii. (TC#63) 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. 218018251.

GENERAL PLAT NOTES: (CONT.)

4. ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER, CURRENTLY REGISTERED IN THE STATE OF COLORADO.
5. UNDERDRAIN MAINTENANCE SHALL BE THE RESPONSIBILITY OF LORSON RANCH METROPOLITAN DISTRICT NO. 1.
6. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED AND ARE ON FILE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT; PRELIMINARY PLAN FILE NUMBER GUIDSP-16-003, 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.
7. ALL DEVELOPMENT WITHIN "LORSON RANCH EAST FILING NO. 2" SHALL COMPLY WITH THE PUD DEVELOPMENT GUIDELINES ON FILE FOR LORSON RANCH EAST PLANNED UNIT DEVELOPMENT GUIDELINES, AS RECORDED AT RECEPTION NO. 218018251, OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, OR OTHERWISE AMENDED BY EL PASO COUNTY FOLLOWING APPROPRIATE PUBLIC HEARINGS.
8. NO STRUCTURES WITH PERMANENT FOUNDATIONS 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.
9. THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
10. SIGHT TRIANGLE/NO-BUILD AREAS AS SHOWN SHALL BE MAINTAINED AT THE INTERSECTIONS. NO OBSTRUCTION GREATER THAN 18" IN HEIGHT IS ALLOWED IN THESE AREAS.
11. ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY.
12. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS AND UNITED STATES POSTAL SERVICE REGULATIONS.
13. 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 _____ OF 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.
14. 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.
15. THE PROPERTY IS SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS, AND EASEMENTS AS CONTAINED IN PRIVATE DETENTION BASIN/ STORMWATER QUALITY BEST MANAGEMENT PRACTICE MAINTENANCE AGREEMENT AND EASEMENT RECORDED UNDER RECEPTION NO. _____.
16. BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH LORSON RANCH EAST FILING NO. 1 PLANNED UNIT DEVELOPMENT GUIDELINES AND DESIGN GUIDELINES RECORDED AT RECEPTION NO. 218018251.
17. 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 PARKS AND 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.
18. EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT ENGINEERING MUST BE CONTACTED PRIOR TO THE ESTABLISHMENT OF ANY DRIVEWAY.
19. 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.210025931, RE-RECORDED RECEPTION NO. 210036301.
- C. DEVELOPMENT AGREEMENT NO. 3 RECEPTION NO. _____.
- D. DEVELOPMENT AGREEMENT NO. 4 RECEPTION NO. _____.
- E. DEVELOPMENT AGREEMENT NO. 5 RECEPTION NO. 214007624.
- F. DEVELOPMENT AGREEMENT NO. 6 CONTRACT 2015-091a 3/3/2015
- G. SCHOOL SITE DEDICATION AGREEMENT RECEPTION NO. 212047863.
20. PURSUANT TO RESOLUTION NO. 12-382, 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 212136575, THE PARCELS WITHIN THE PLATTED BOUNDARIES OF "LORSON RANCH EAST FILING NO. 2" ARE INCLUDED WITHIN THE BOUNDARIES OF THE EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT 2 AND AS SUCH IS SUBJECT TO APPLICABLE ROAD IMPACT FEES AND MILL LEVY.

PRELIMINARY
FOR REVIEW PURPOSES ONLY

FINAL PLAT
LORSON RANCH EAST
FILING NO. 2
JOB NO. 70-065
DATE PREPARED: 07/03/2018
DATE REVISED:



20 BOULDER CRESCENT, SUITE 110
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5465

A PORTION OF THE SW 1/4 SECTION 13, AND OF THE SE 1/4 SECTION 14, AND
A REPLAT OF TRACT E 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

FOUND #6 REBAR W/
3 1/4" ALUM. CAP —
"PLS 23044" "2005"
C1/4 COR. SEC. 13

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 25968"
○	FOUND MONUMENT AS NOTED

The site plan shows a residential development with eight numbered lots. Lot 1 is a small rectangular lot at the bottom left. Lot 2 is a larger lot to its right. Lot 3 is a large, irregular lot at the top left, containing a creek. Lot 4 is a small lot at the bottom right. Lot 5 is a large lot to the left of the creek. Lot 6 is a large lot at the top right. Lot 7 is a large lot to the right of the creek. Lot 8 is a large lot at the bottom right. The plan includes a north arrow and a scale bar.

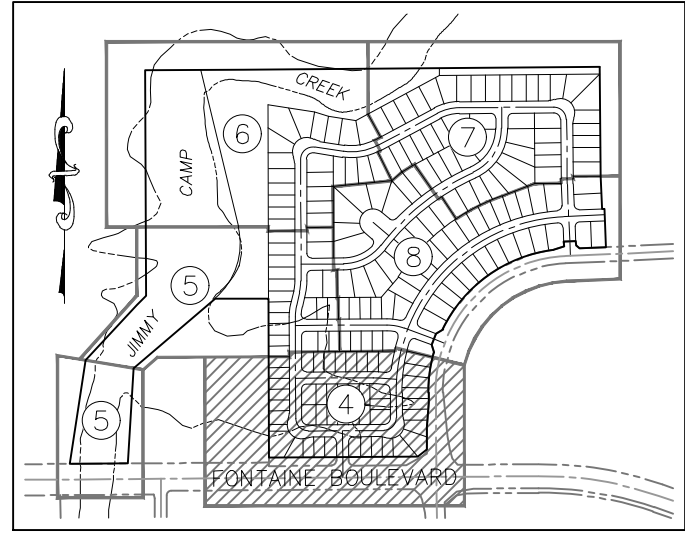
PRELIMINARY
FOR REVIEW PURPOSES ONLY



SHEET 3 OF 8

LORSON RANCH EAST FILING NO. 2

A PORTION OF THE SW 1/4 SECTION 13, AND OF THE SE 1/4 SECTION 14, AND A REPLAT OF TRACT E 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



SHEET INDEX
NOT TO SCALE

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

RADIAL BEARING TABLE	
LINE #	BEARING
(R)1	S86°43'39"E
(R)2	N65°04'38"E
(R)3	N05°05'50"W
(R)4	S11°47'15"W
(R)5	N09°43'15"W
(R)6	S73°17'06"W
(R)7	S77°07'13"E

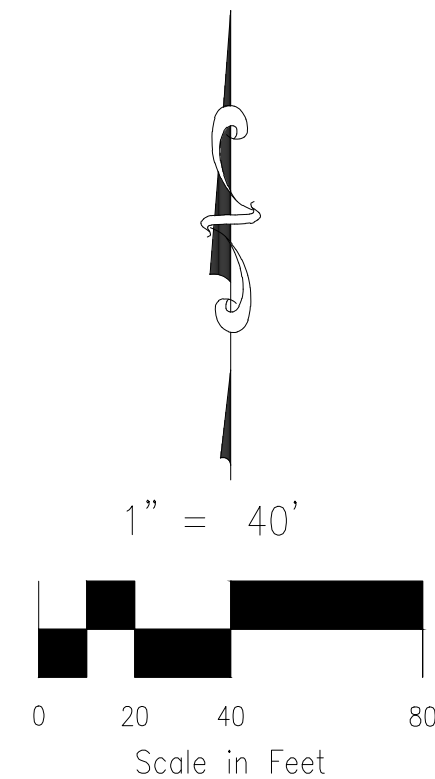
CENTERLINE CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
QC1	200.00	4°26'33"	15.51

RIGHT-OF-WAY CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
RC1	60.00	2°33'23"	24.67
RC2	60.00	2°33'23"	24.67
RC3	20.00	90°00'16"	31.42
RC4	20.00	89°59'44"	31.41
RC5	60.00	2°33'23"	24.67
RC6	60.00	2°33'23"	24.67
RC7	755.00	1°06'34"	14.62
RC8	20.00	86°40'17"	30.25
RC9	20.00	86°40'17"	30.25
RC10	225.00	4°26'33"	17.45
RC11	175.00	4°26'33"	13.57
RC12	20.00	89°48'12"	31.35
RC13	20.00	90°11'48"	31.48

LOT & TRACT CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C1	60.00	2°04'32"	21.02
C2	60.00	28°11'43"	29.53
C3	60.00	18°51'50"	19.75
C4	60.00	12°11'32"	12.77
C5	60.00	11°21'51"	11.90
C6	60.00	7°14'31"	7.58
C7	705.00	1°49'52"	22.53
C8	595.00	1°49'52"	19.02

*LORSON RANCH EAST
FILING NO. 1*
REC. NO.

TRACT J



25.00'
25.00'
SITE VISIBILITY
AND PUBLIC
IMPROVEMENT
EASEMENT (TYP.)
DETAIL (A)
NOT TO SCALE

PRELIMINARY
FOR REVIEW PURPOSES ONLY

FINAL PLAT
LORSON RANCH EAST
FILING NO. 2
JOB NO. 70-065
DATE PREPARED: 07/03/2018
DATE REVISED:



20 BOULDER CRESSENT, SUITE 110
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5465

PCD FILE NUMBER SF-18-XXX

SHEET 4 OF 8

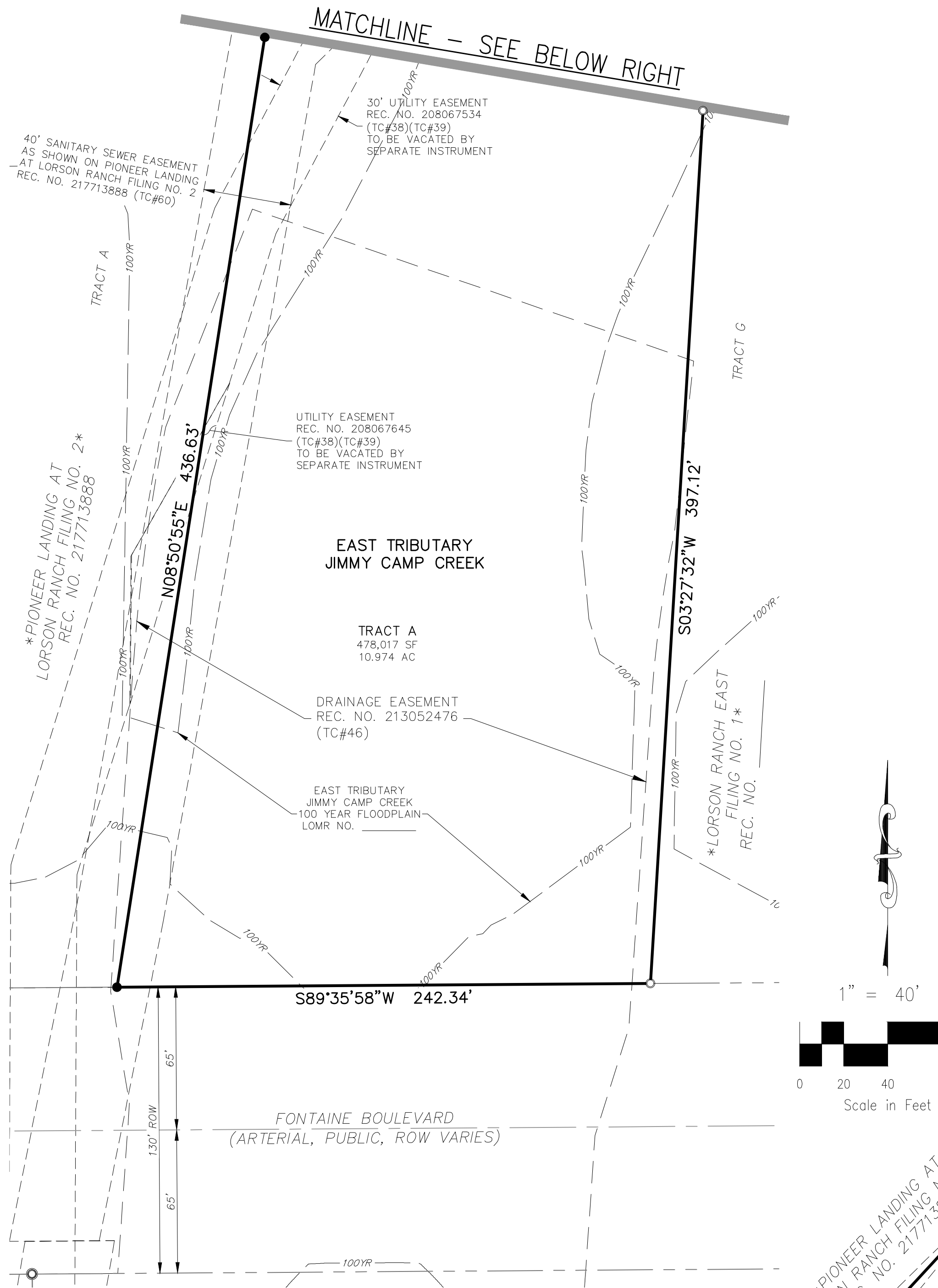
LORSON RANCH EAST FILING NO. 2

A PORTION OF THE SW 1/4 SECTION 13, AND OF THE SE 1/4 SECTION 14, AND A REPLAT OF TRACT E 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

RADIAL BEARING TABLE	
LINE #	BEARING
(R)8	S85°31'19"E

LOT & TRACT CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C9	225.00	4°41'11"	18.40

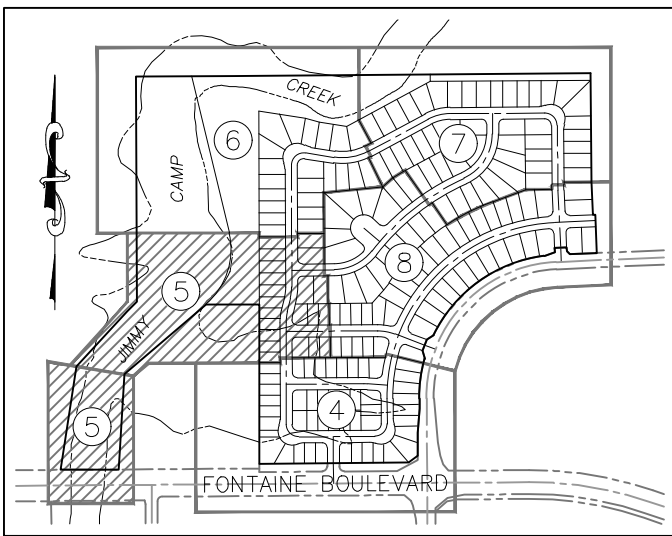
RIGHT-OF-WAY CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
RC14	20.00	89°48'12"	31.35
RC15	20.00	93°44'01"	32.72
RC16	175.00	10°05'30"	30.82
RC17	20.00	89°46'47"	31.34
RC18	20.00	90°13'13"	31.49



MATCHLINE - SEE SHEET 6 OF 8

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



SHEET INDEX
NOT TO SCALE

DETAIL A
NOT TO SCALE

MATCHLINE - SEE SHEET 4 OF 8

PRELIMINARY
FOR REVIEW PURPOSES ONLY

FINAL PLAT
LORSON RANCH EAST
FILING NO. 2
JOB NO. 70-065
DATE PREPARED: 07/03/2018
DATE REVISED:

PCD FILE NUMBER SF-18-XXX



20 BOULDER CRESCENT, SUITE 110
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5465

SHEET 5 OF 8

MATCHLINE - SEE SHEET 8 OF 8

LORSON RANCH EAST FILING NO. 2

A PORTION OF THE SW 1/4 SECTION 13, AND OF THE SE 1/4 SECTION 14, AND A REPLAT OF TRACT E OF
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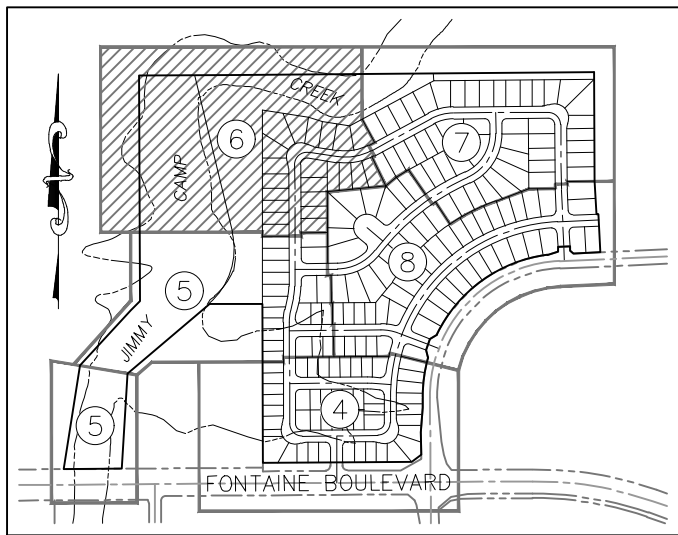
RADIAL BEARING TABLE	
LINE #	BEARING
(R)9	N86°06'04"E
(R)10	S15°05'31"W
(R)11	N06°36'54"E

RIGHT-OF-WAY CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
RC19	60.00	23°33'23"	24.67
RC20	60.00	23°33'23"	24.67

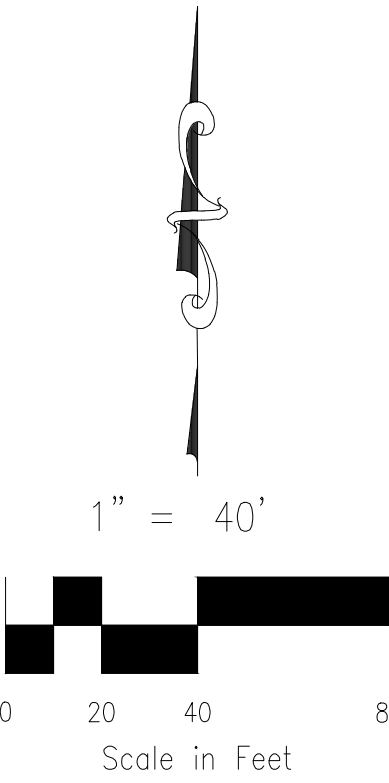
LOT & TRACT CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C10	60.00	19°50'31"	20.78
C11	60.00	17°19'40"	18.15
C12	250.00	2°14'53"	9.81

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 25966"
○ FOUND MONUMENT AS NOTED
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SHEET INDEX
NOT TO SCALE



DETAIL A
NOT TO SCALE

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PHONE: 719.955.5465

FINAL PLAT
LORSON RANCH EAST
FILING NO. 2
JOB NO. 70-065
DATE PREPARED: 07/03/2018
DATE REVISED:

PCD FILE NUMBER SF-18-XXX

SHEET 6 OF 8

FOUND 2-1/2" O.D. IRON
PIPE WITH 3" O.D. GALV.
H2O SCREW ON CAP

UNPLATTED
(NOT A PART OF
THIS SUBDIVISION)

POINT OF COMMENCING/
POINT OF BEGINNING

EAST TRIBUTARY
JIMMY CAMP CREEK
100 YEAR FLOODPLAIN
LOMR NO.

TRACT B
282,914 SF
6.495 AC

30' UTILITY EASEMENT
REC. NO. 208067533
(TC#35)(TC36)
TO BE VACATED BY
SEPARATE INSTRUMENT

TRACT A
478,017 SF
10.974 AC

TRACT B
282,914 SF
6.495 AC

PERMANENT EASEMENT
WATER DELIVERY SYSTEM EASEMENT
AGREEMENT RECEPTION NO. 215101175 (TC#47)
AMENDED BY RECEPTION NO. 216055186

TARBELL DRIVE

WACISSA DRIVE

SEE SHEET 8 OF 8

SEE SHEET 5 OF 8

MATCHLINE - SEE SHEET 5 OF 8

MATCHLINE - SEE SHEET 7 OF 8

MATCHLINE - SEE SHEET 7 OF 8

LORSON RANCH EAST FILING NO. 2

A PORTION OF THE SW 1/4 SECTION 13, AND OF THE SE 1/4 SECTION 14, AND A REPLAT OF TRACT E 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

UNPLATTED
(NOT A PART OF
THIS SUBDIVISION)
REC. NO. 216067718

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 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
MATCHLINE

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

RADIAL BEARING TABLE

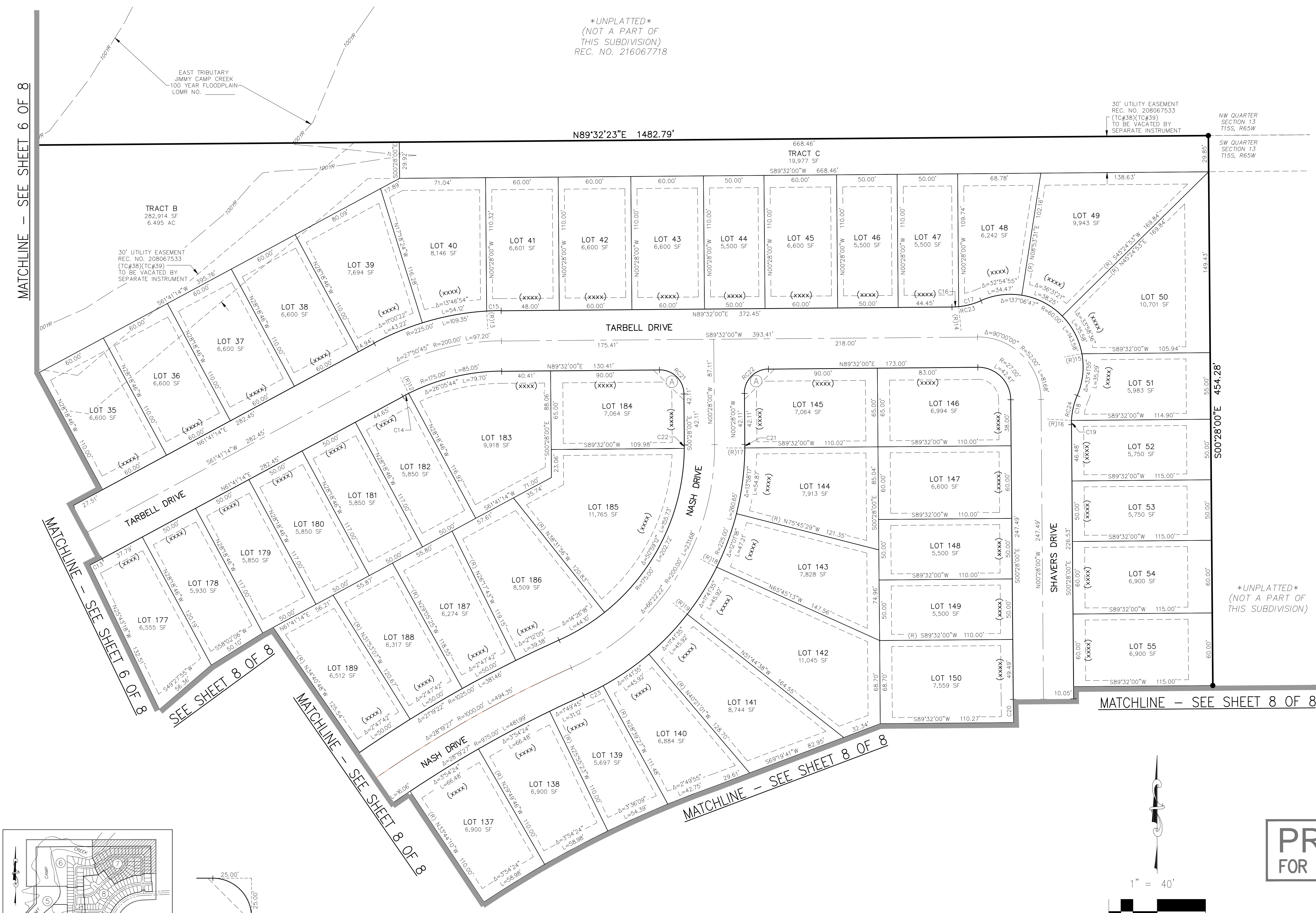
LINE #	BEARING
(R)12	S26°33'45"E
(R)13	S03°31'29"E
(R)14	N05°46'12"W
(R)15	S79°23'28"W
(R)16	S87°06'00"E
(R)17	N89°43'47"W
(R)18	N63°44'11"W
(R)19	N52°02'36"W

RIGHT-OF-WAY CURVE TABLE

CURVE #	RADIUS	DELTA	LENGTH
RC21	20.00	90°00'00"	31.42
RC22	20.00	90°00'00"	31.42
RC23	60.00	23°33'23"	24.67
RC24	60.00	23°33'23"	24.67

LOT & TRACT CURVE TABLE

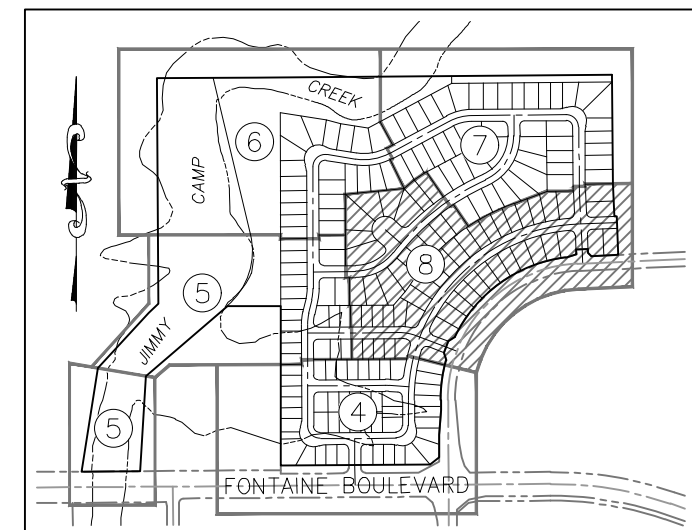
CURVE #	RADIUS	DELTA	LENGTH
C13	250.00	2°35'27"	11.31
C14	175.00	1°45'01"	5.35
C15	225.00	3°03'29"	12.01
C16	60.00	5°18'11"	5.55
C17	60.00	18°15'12"	19.11
C18	60.00	20°11'23"	21.14
C19	60.00	3°22'00"	3.53
C20	675.00	1°37'52"	19.22
C21	225.00	0°44'14"	2.89
C22	175.00	0°56'52"	2.89
C23	225.00	4°33'48"	17.92



LORSON RANCH EAST FILING NO. 2

A PORTION OF THE SW 1/4 SECTION 13, AND OF THE SE 1/4 SECTION 14, AND A REPLAT OF TRACT E 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

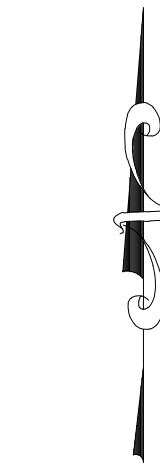
PRELIMINARY
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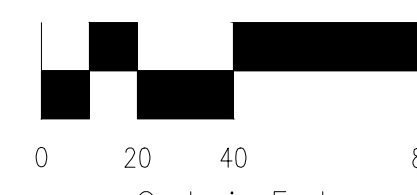
SHEET INDEX

NOT TO SCALE

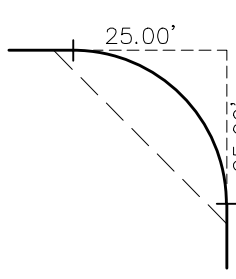
UNPLATTED
(NOT A PART OF
THIS SUBDIVISION)



1" = 40'



Scale in Feet



SITE VISIBILITY
AND PUBLIC
IMPROVEMENT
EASEMENT (TYP.)

DETAIL A
NOT TO SCALE

BOUNDARY LINE TABLE		
LINE #	DISTANCE	BEARING
L1	16.93	N02°33'09"W
L2	50.00	S87°26'51"W
L3	19.24	S02°33'09"E

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 25966"
- FOUND MONUMENT AS NOTED
- BOUNDARY LINE
- PROPERTY LINE
- RIGHT OF WAY LINE
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- EASEMENT LINE
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- ADJACENT PROPERTY LINE
- EXISTING RIGHT OF WAY LINE
- EXISTING CENTERLINE
- EXISTING EASEMENT
- MATCHLINE

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

FINAL PLAT
LORSON RANCH EAST
FILING NO. 2
JOB NO. 70-065
DATE PREPARED: 07/03/2018
DATE REVISED:



20 BOULDER CRESCENT, SUITE 110
COLORADO SPRINGS, CO 80903
PHONE: 719.555.5465

PCD FILE NUMBER SF-18-XXX

SHEET 8 OF 8

CENTERLINE CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
QC2	650.00	2°05'09"	23.66

RIGHT-OF-WAY CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
RC25	20.00	93°46'00"	32.73
RC26	20.00	97°06'34"	33.90
RC27	175.00	10°36'26"	32.40
RC28	225.00	14°28'37"	56.85
RC29	20.00	80°01'55"	27.94
RC30	20.00	93°46'00"	32.73
RC31	20.00	92°00'52"	31.12
RC32	20.00	90°00'00"	31.42
RC33	20.00	90°00'00"	31.42
RC34	20.00	88°13'10"	30.79
RC35	625.00	2°05'09"	22.75
RC36	675.00	2°05'09"	24.57
RC37	20.00	85°53'04"	29.98
RC38	20.00	95°24'03"	33.30

RADIAL BEARING TABLE	
LINE #	BEARING
(R)20	N85°28'03"E
(R)21	S49°31'57"E
(R)22	S04°31'57"E
(R)23	S40°19'20"E
(R)24	S37°30'20"E
(R)25	N87°54'08"E
(R)26	S05°45'29"W

LOT & TRACT CURVE TABLE		
LINE #	DISTANCE	BEARING
L1	9.77	N61°41'14"E

LORSON RANCH

Lorson Ranch East PUD Development & Preliminary Plan

A TRACT OF LAND LOCATED IN A PORTION OF THE SOUTHEAST ONE-QUARTER (SE1/4) OF SECTION 14 A PORTION OF THE SO
ONE-HALF (S1/2) OF SECTION 13 A PORTION OF THE NORTH ONE-HALF (N1/2) OF SECTION 24 AND A PORTION OF THE NORTH
ONE-HALF (N1/2) OF SECTION 23, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO

LOTS SIZED 5,000 SF AND LARGER:
Setback Use Standards:

- There shall only be one (1) Principal (primary) use of Single Family Residence conducted on a lot.
- Accessory Uses include: Single Family Residential, mail boxes, trail corridors, development signage, pedestrian walkways, fencing, utilities, stormwater facilities, drainage improvements, and any other uses allowed per the Declaration of Covenants, Conditions and Restrictions for Lorchon Ranch, and the Lorchon Ranch Design Guidelines.

Minimum Lot Area:

- Dwelling, Single Family: Five Thousand Square Feet (5,000 SF)
- Maximum Percentage of Structural Coverage of Lot: No Maximum
- Maximum Structural Height: Forty Feet (40')
- Minimum Width of Lot at Front Building Setback Line: Forty Feet (40').

Setback Requirements:

- Front yard: Twenty Feet (20') to Face of Garage
Fifteen Feet (15') to Face of House
- Side yard: Five Feet (5')
- Rear yard: Fifteen Feet (15')
- Corner yard (Non-Driveway Side): Ten Feet (10')

Accessory Use Standards:

- Accessory structure uses shall be limited to typical residential structures such as sheds, decks, detached docks, gazebos, patios, hot tubs, and pools. There shall be no guest houses allowed.
- Accessory structures shall only be located within the back yard and may be located behind the main structure. No accessory uses will be permitted in the front yard or on front of the primary residence.
- Maximum Accessory Structure Height: Fifteen Feet (15')

Setback Requirements:

- Side Yard: Five Feet (5')
- Rear Yard: Five Feet (5')

Residential Use Standards:

There shall only be one (1) Principal (primary) use of Single Family Residence conducted on a lot.

2. Allowed Uses Include: Single Family Residential, mail boxes, trail corridors, overhead signage, pedestrian walkways, fencing, utility, stormwater facilities, drainage improvements, and any other uses allowed per the Declaration of Covenants, Conditions and Restrictions for Lorch Ranch, and the Lorch Ranch Design Guidelines.

3. Minimum Lot Area:

- a. Dwelling, Single Family: Three Thousand Eight Hundred Twenty Five Square Feet (3,825 SF).

4. Maximum Impervious Coverage: No Maximum

5. Maximum Structural Height: Forty Five Feet (45).

6. Minimum Width of Lot at Front Building Setback Line: Thirty Five Feet (35).

7. Setback Requirements:

- a. Front yard: Twenty Feet (20) to Face of Garage
Fifteen Feet (15) to Face of House
- b. Side yard: Five Feet (5)
- c. Rear yard: Fifteen Feet (15)
- d. Corner yard (Non Driveway Side): Ten Feet (10)

Accessory Use Standards:

1. Accessory structure uses shall be limited to typical residential structures such as sheds, detached decks, gazebos, patios, hot tubs, and pools. There shall be no guest houses allowed.

2. Accessory structures shall only be located within the backyard and must be located behind the main structure. No accessory use will be permitted in the front yard or in front of the primary residence.

3. Maximum Accessory Structure Height: Fifteen Feet (15)

4. Setback Requirements:

- a. Side Yard: Five Feet (5)
- b. Rear Yard: Five Feet (5)

1. The property within this subdivision may be subject to the provisions of the amended and restated School Site Dedication Agreement Recorded at Recapture No. 21-2021-70.
2. A 25.0 acre school site will be zoned "School Site" as part of this Lorson Ranch PUD Preliminary Plan and was dedicated to El Paso County as part of the Ranch Plan filed with the Planning Commission on January 5, 2017. Recapture No. 21-21733805.
3. The school district will be responsible for submitting a detailed site development plan for review and approval to El Paso County Planning and Community Development. The school district shall address at that time participation in any necessary required traffic impact fees, impact fees, etc. as may be required by the school district.
4. Developer shall provide roadway access, utilities, and other public infrastructure necessary and as required to support the school site.

1. A FUD Modification for Table 2-7 of the EPC Engineering Criteria Manual to reduce the 175' spacing of urban local residential roadways to 165' for Yamhill Dr., Shavers Dr., Clanton Dr., Aliso Dr., and Nolin Dr. where these streets intersect with Lamprey Drive (Collector). And for Magoghy Dr. and Horton Dr. where these streets intersect with Trappe Drive (Collector).
2. A FUD Modification for Table 2-7 of the EPC Engineering Criteria Manual to reduce the GGO intersection spacing along an urban residential collector to 345' along Trappe Dr. between Lonsom Blvd. and Magoghy Dr.; to 367' along Horton Dr. between Trappe Dr. and Magoghy Dr.; and along Lonsom Blvd. between Skuna Dr. and Lamprey Dr.; and to 561' between Clanton Dr. and Fontaine Blvd. along Lamprey Dr.

1. Common open space areas shall be relinquished. Urban Park improvements provided by the developer may be applied to park land dedication and/or fees with review and approval by El Paso County Parks. Any Urban Park improvements will be coordinated at a later date with El Paso County Parks via park land agreements.
2. The park site locations located within the El Paso County Parks Department's jurisdiction (i.e., N. and R. Streets) are subject to change pending future final design. Park site amenities and timing of construction are to be determined with future coordination with the El Paso County Parks Department.
3. Total open space acreage is cumulative of the El Paso Ranch development in accordance with the Lorton Ranch Sketch Plan and the Lorton Ranch Overall PUD Development and Phasing Plan, as amended.
4. Landscaping areas, trails, common open space and buffers shall be maintained by the Lorton Ranch Metropolitan District No. 1, as amended.
5. Landscaping within the public rights-of-way will be subject to a license agreement with El Paso County for ownership and maintenance responsibilities.
6. No landscaping shall obstruct sight distance triangles per Engineering Criteria Manual Reference 2.3.6.G. The minimum sight distance for freeways, arterials, and collectors shall be 4 feet or greater to provide safe conditions for pedestrians and bicyclists per the Engineering Criteria Manual.
7. Trails to be soft surface to match existing trails located within Lorton Ranch. Any future trails shall be public. Final trail alignment shall be determined by the local jurisdiction, grade, vegetation, and other site specific conditions.
8. Any future non-regional trails to be owned and maintained by the Lorton Ranch Metropolitan District No. 1.

1. All streets will be public and shall be named and constructed to El Paso County standards, dedicated to El Paso County for and upon acceptance by El Paso County, and shall be maintained by El Paso County Department of Transportation.
2. Tracts N, O, P, Q, S, and T are reserved for potential public improvements to Lorton Boulevard. The Lorton Ranch Metropolitan District can and must maintain the easement, if any, that the County may have in the future. The purpose of these tracts is to provide access for right-of-way purposes to El Paso County at no cost to the County. El Paso County, its agent(s) or assignee(s) may request the deeds and construct roadway improvements within these tracts at any time at the County's sole discretion. Landscaping allowed to remain within the acquired right-of-way shall continue to be maintained by the Lorton Ranch Metropolitan District under the Landscape LSCA Agreement allowing maintenance of landscaping within the planted right-of-way within Lorton Ranch East Planning No. 1.
3. The Board authorized the Planning and Community Director to administratively accept dedication of right-of-way to the County on or before 12/31/2014, to 02/28/2015, and thereafter, to accept and dedicate the right-of-way to the County, identify need for acquisition of said land to accommodate the design and construction of improvements at the intersection of Fontaine Boulevard and Lamprey Drive. The Director is also hereby authorized to administratively approve an amendment to a future plat(s) depicting the necessary changes to the dedication of the right-of-way to the County for the intersection of Fontaine Boulevard and Lamprey Drive to administratively approve a reduction in building setbacks and an increase in the allowed lot coverage for these lots to allow them to be developed with single family residential dwellings if dedication of the additional land for the intersection intersection is provided.
4. Landscaping areas, common open space and buffers shall be owned and maintained by the Lorton Ranch Metropolitan District No. 1.
5. Streets within this development provide for levels of vehicular circulation required by the Traffic Study. Sidewalks shall be provided on both sides of all streets as illustrated on this plan. Typical cross sections will be shown with future submittals.
6. The Board has the authority to suspend the dedication of the right-of-way to the County if the County is not interested in the development and will follow unit development along Fontaine Drive. The nose wall will be located along the back of lots within the landscape setback/buffer tracts. A new Nose Wall may be required prior to amending, discontinuing, or removing any dedication for nose walls.
7. Urban Local Residential Kuckler design to be per the El Paso County Engineering Center Manual include detail Figure SPD 2-77.

1. Portions of the property are located within a designated FEMA floodplain as determined by the flood insurance rate map, community map number 06004 (10975F), effective date March 17, 1997. Portions of the floodplain have been revised per LOMR Case # 14-00-0534-0 dated January 29, 2015.
2. The Phase 3 lots located within the current floodplain north of Fontaine Blvd. shall not be planned until a LOMR/ CLOMR process is complete. The submittal and review of the LOMR/ CLOMR will occur independently of this PUD/ Preliminary Plan and shall be approved prior to the plan of any lots currently located within floodplain boundaries.
3. The Longferry Camp Creek East Tributary is a public waterway, to be dedicated to, owned and maintained by the Lorson Ranch Metropolitan District No. 1. Longferry Camp Creek East Tributary channel improvements to be completed by the developer/ owner as required.

1. Individual Unit build out, design, and architectural style shall be in accordance to architectural control committee rules and regulations of the Lorson Ranch Metro District CCR's as well as the Declaration of Covenants, Conditions and Restrictions for Lorson Ranch, and the Lorson Ranch Design Guidelines. Please visit: www.lorsonranch.com for more information regarding review and approval by the architectural control committee.

In Witness Whereof: The aforementioned Lorson LLC as Nominee has executed these presents this 7th day of February 2018 A.D. Lorson LLC as Nominee for Murray Fountain LLC and Lorson Conservation Invest I LLP, a Colorado Limited Liability Company

Jeff Moe
Authorized Agent, Manager

STATE OF COLORADO)
)ss,
EL PASO COUNTY)

The above and foregoing statement was acknowledged before me this 9th day of Feb, 2018. D. by
[Signature]
Witness my Hand and SEAL:

Notary Public _____ My Commission Expires: _____

SUSAN L GONZALES
NOTARY PUBLIC

In Witness Whereof: The aforementioned Eagle Development Co has executed these presents this February 2010 A.D., a Colorado Limited Liability Company

Authorized Agent, Manager

STATE OF COLORADO)
)SS.
EL PASO COUNTY)

The above and foregoing statement was acknowledged before me this 9th day of Feb 2018 A.D. by [Signature]
Witness my Hand and SEAL:

Notary Public _____ My Commission Expires: SUSAN I GONZALES
NOTARY PUBLIC

In Witness Whereof: The aforementioned Widefield School District 3 has executed these Notary Public ID 00044004607 day of February 2018 A.D. MY COMMISSION EXPIRES MARCH 22, 2021

Deirdre Thal
Authorized Agent, Manager

STATE OF COLORADO)
)SS.
EL PASO COUNTY)

NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID: 20164031979
MY COMMISSION EXPIRES AUGUST 19, 2020

The above and foregoing statement was acknowledged before me this 9 day of FEBRUARY 2016 A.D. by DENNIS NEAL.
Witness my Hand and SEAL:

Notary Public [Signature] My Commission Expires: 8/19/2020

This rezoning request to PUD has been reviewed and found to be complete and in accordance with the (Board resolution or motion) # 18-038 and date 1/23/18) approving the PUD and all applicable El Paso County regulations.

 1/23/2018
President, Board of County Commissioners date

Director, Planning and Community Development 2/14/18
date

STATE OF COLORADO)
)ss.
EL PASO COUNTY)

I hereby certify that this Plan was filed in my office on this _____ of _____
20____ at _____ o'clock a.m./p.m. and was recorded per _____

Reception No. _____.

El Paso County Clerk and Recorder

[illegible]

CURRENT ZONING:	PUD (PLANNED UNIT DEVELOPMENT): RM (7-10 DU/ AC); RM (4-6 DU/ AC); RMH (10-13 DU/ AC)
PROPOSED ZONING:	PUD (PLANNED UNIT DEVELOPMENT): RM (7-10 DU/ AC); RM (4-6 DU/ AC); RMH (10-13 DU/ AC); SCHOOL SITE (SS)
CURRENT LAND USE:	VACANT/ UNDEVELOPED
PROPOSED LAND USE:	SINGLE-FAMILY RESIDENTIAL; LANDSCAPE EASEMENTS; PARKS/ OPEN SPACE; TRAIL CORRIDORS; UTILITY EASEMENTS; DRAINAGE DETENTION FACILITIES; SIGNAGE; FUTURE SCHOOL SITE

TOTAL SITE ACREAGE	274.59 AC
PROPOSED SINGLE-FAMILY DWELLING UNITS	826 DU
PROPOSED GROSS DENSITY	3.01 D.U./AC.

1. Refer to approved Lorson Ranch Development Agreement #6, as Amended, by the El Paso County Board of County Commissioners for development information.
2. The approved Lorson Ranch Development Agreement #6, as Amended, requires the construction of a second access across the East Tributary of Jimmy Creek with development east of the tributary. This second access will be provided with Phase 1 of Lorson Ranch East development.
3. No residential lots shall have direct access to Collector Roadway or Minor Arterial Roadway Classifications. All residential lots will have direct access to local residential streetways.
4. All water system elements and sanitary sewerage conveyance conduits and their associated appurtenances shall be dedicated to the Wadefield Water & Sanitation District. All other utilities shall be owned as appropriated.
5. All electric service shall be provided by Mountain View Electric Association. All tracts through which MVEA utilities will be located will be given utility easements as required.
6. Public Utility/Drainage Easements shall be provided on all lots as follows:
 - a) Front: ten feet (10)
 - b) Side: five feet (5)
 - c) Rear: ten feet (10)
 - d) All tracts, landscape and detention facilities will be designated for Public Utilities as required.
7. Street lights will be restricted to Mountain View Electric Associations details and specifications.
8. Site lighting will meet the requirements set forth in Section 6.2.3 of the El Paso County Land Development Code, as amended, the Declaration of Covenants, Conditions and Restrictions for Lorson Ranch and the Lorson Ranch Design Guidelines.
9. Fencing:
 - All proposed fencing is subject to Design Review Committee approval as set forth in the Covenants and Design Guidelines for Lorson Ranch. Please visit: www.lorsonranch.com for more information regarding review.
 - Internal Fencing: Internal fencing is allowed within individual rear yards. Fencing design, materials, and layout shall be approved by the Design Review Committee. Please visit www.lorsonranch.com for more information regarding review.
 - No fences shall impede drainage in any way.
10. New sidewalks are to be 5' thick and subject to the developer collaborating and installing said sidewalks. The future lot owner or builder is responsible for repair of any damages after the initial installation.
11. The mailbox kiosk will be determined with each final plat and in coordination with the U.S. Postal Service.
12. Individual lot side yard swales to be constructed during individual lot construction/landscaping to provide adequate drainage.
13. At the time of final plat development/Owner shall be responsible for providing adequate grading and drainage in the areas between Lots 11-18 and Lots 645-666 to ensure that lot-to-lot runoff is minimized.

TYPE OF USE	# ACRES PROVIDED	% OF PROPERTY
SINGLE-FAMILY RESIDENTIAL (526 LOTS)	120.77 AC	44%
JIMMY CAMP CREEK EAST TRIBUTARY (OPEN SPACE)	26.75 AC	10%
OPEN SPACE/ LANDSCAPE	27.07 AC	10%
STREET RIGHTS-OF-WAY	50 AC	21%
FUTURE SCHOOL SITE	25 AC	9%
FUTURE RES. LOW MEDIUM 4-6 DU/ ACRE	17 AC	6%
TOTAL	274.59 AC	100%

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

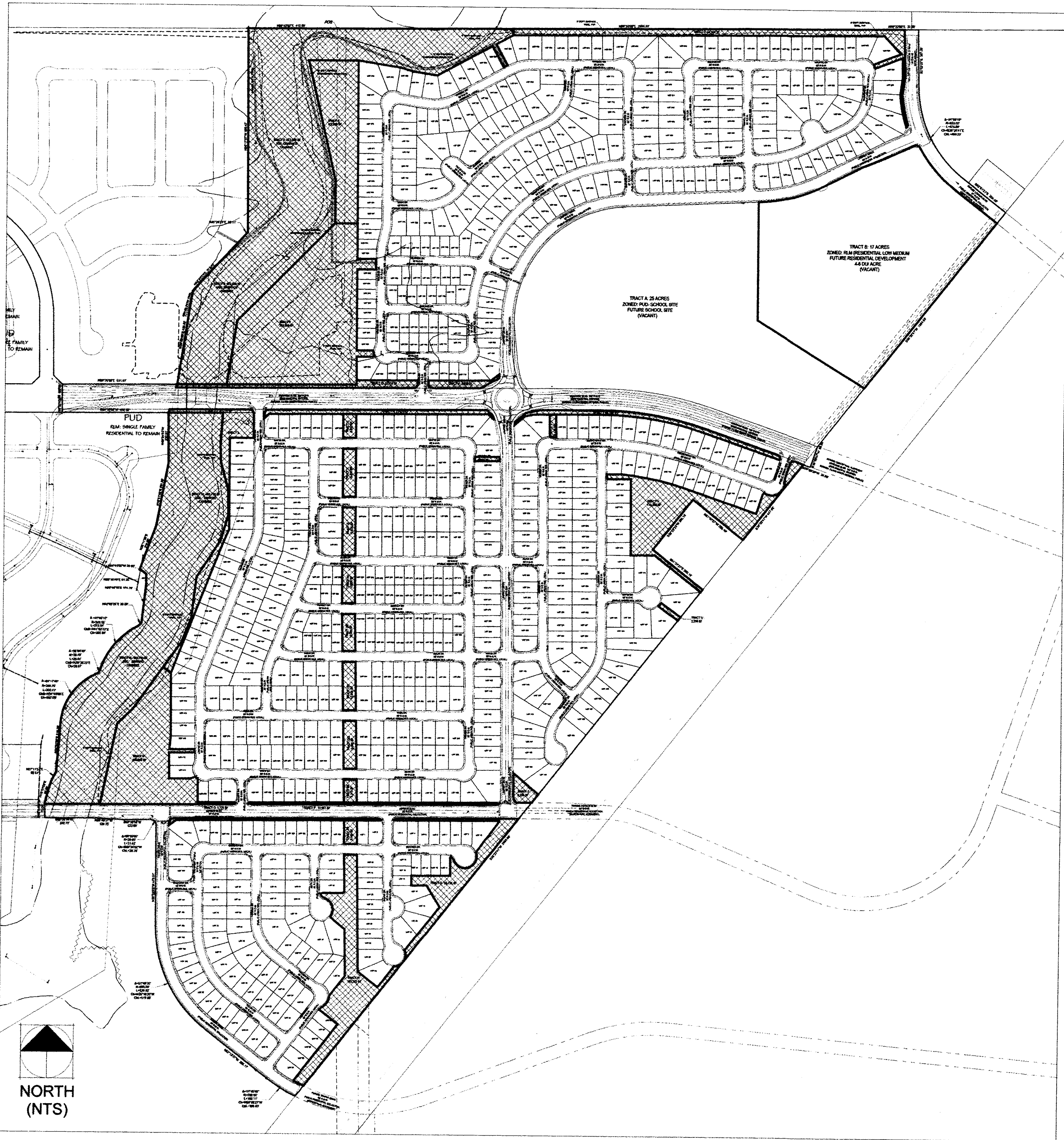
LORSON RANCH

Lorson Ranch East PUD Development & Preliminary Plan

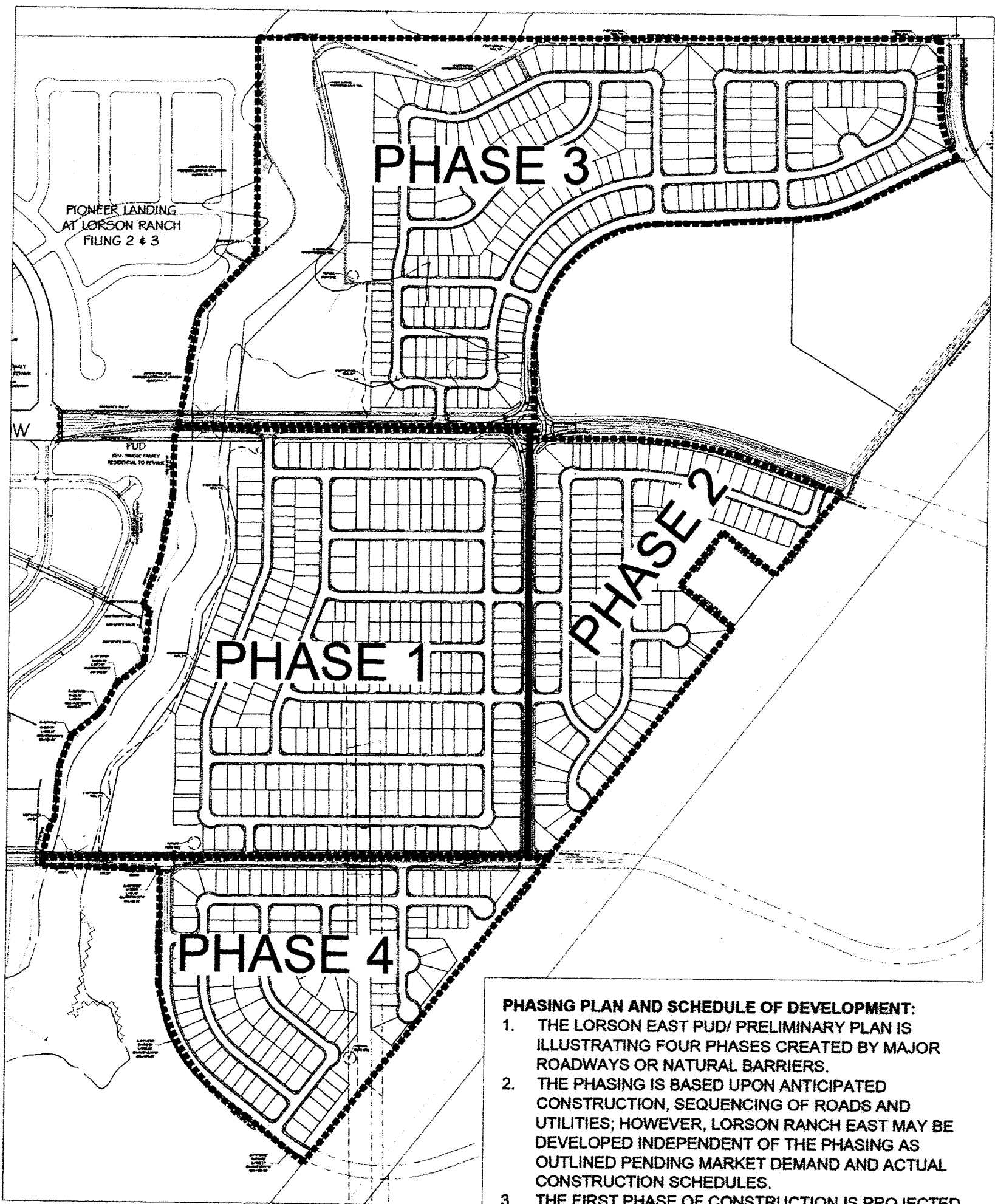
A TRACT OF LAND LOCATED IN A PORTION OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 14 A PORTION OF THE SOUTH ONE-HALF (S 1/2) OF SECTION 13 A PORTION OF THE NORTH ONE-HALF (N 1/2) OF SECTION 24 AND A PORTION OF THE NORTH ONE-HALF (N 1/2) OF SECTION 23, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,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

TRACTS/ OPEN SPACE AREA:

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



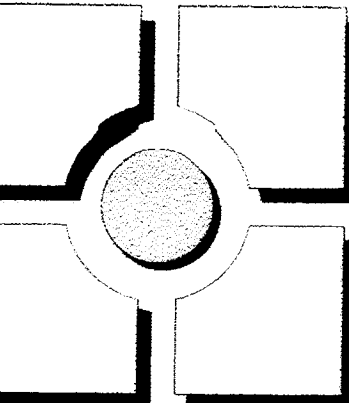
PHASING PLAN:



PHASING PLAN AND SCHEDULE OF DEVELOPMENT:
1. THE LORSON EAST PUD/ PRELIMINARY 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 2018.

TRACT	SIZE	LANDSCAPE/ PARK OPEN SPACE/ TRAIL	SIGNAGE/ PUBLIC IMPROVEMENTS	DRAINAGE/ DETENTION	PUBLIC UTILITIES	SDS EASEMENT	SCHOOL SITE	FUTURE DEVELOPMENT	OWNED BY	MAINTAINED BY
A	1,088,729 SF (25 ACRES)						X		EPC/ WSD3	EPC/ WSD3
B	740,661 SF							X	LRMD	LRMD
C	64,976 SF	X	X	X	X				LRMD	LRMD
D	673,599 SF	X	X	X	X				LRMD	LRMD
E	112,809 SF	X	X	X	X	X			LRMD	LRMD
F	323,980 SF	X	X	X	X				LRMD	LRMD
G	22,314 SF	X	X	X	X	X			LRMD	LRMD
H	9,936 SF	X	X	X	X				LRMD	LRMD
I	24,200 SF	X	X	X	X				LRMD	LRMD
J	3,116 SF	X	X	X	X				LRMD	LRMD
K	21,022 SF	X	X	X	X				LRMD	LRMD
L	50,215 SF	X	X	X	X				LRMD	LRMD
M	491,790 SF	X	X	X	X				LRMD	LRMD
N	156,845 SF	X	X	X	X				LRMD	LRMD
O	1,723 SF	X	X	X	X				LRMD	LRMD
P	11,561 SF	X	X	X	X				LRMD	LRMD
Q	10,109 SF	X	X	X	X				LRMD	LRMD
R	103,323 SF	X	X	X	X	X			LRMD	LRMD
S	55,724 SF	X	X	X	X				LRMD	LRMD
T	9,330 SF	X	X	X	X				LRMD	LRMD
U	2,210 SF	X	X	X	X				LRMD	LRMD
V	113,240 SF	X	X	X	X				LRMD	LRMD
W	2,288 SF	X	X	X	X				LRMD	LRMD
X	6,802 SF	X	X	X	X	X			LRMD	LRMD
Y	13,205 SF	X	X	X	X	X			LRMD	LRMD
Z	13,205 SF	X	X	X	X	X			LRMD	LRMD
AA	10,208 SF	X	X	X	X	X			LRMD	LRMD
BB	10,204 SF	X	X	X	X	X			LRMD	LRMD
CC	13,205 SF	X	X	X	X	X			LRMD	LRMD
DD	13,205 SF	X	X	X	X	X			LRMD	LRMD
EE	6,312 SF	X	X	X	X	X			LRMD	LRMD
FF	6,483 SF	X	X	X	X	X			LRMD	LRMD

LRMD= LORSON RANCH METROPOLITAN DISTRICT
EPC= EL PASO COUNTY
WSD3= WIDEFIELD SCHOOL DISTRICT #3



THOMAS THOMAS
Planning
Landscape Architecture
7702 North Tejon
Colorado Springs, Colorado 80903
(719) 576-6177

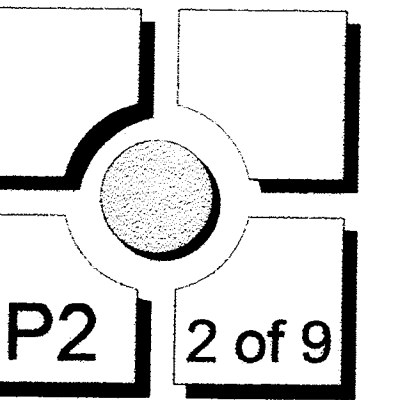
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2	RESPONSE TO EPC COMMENTS REV2	11/14/17			
3	RESPONSE TO EPC COMMENTS REV3	12/18/17			
4					
5					
6					

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



P2 2 of 9

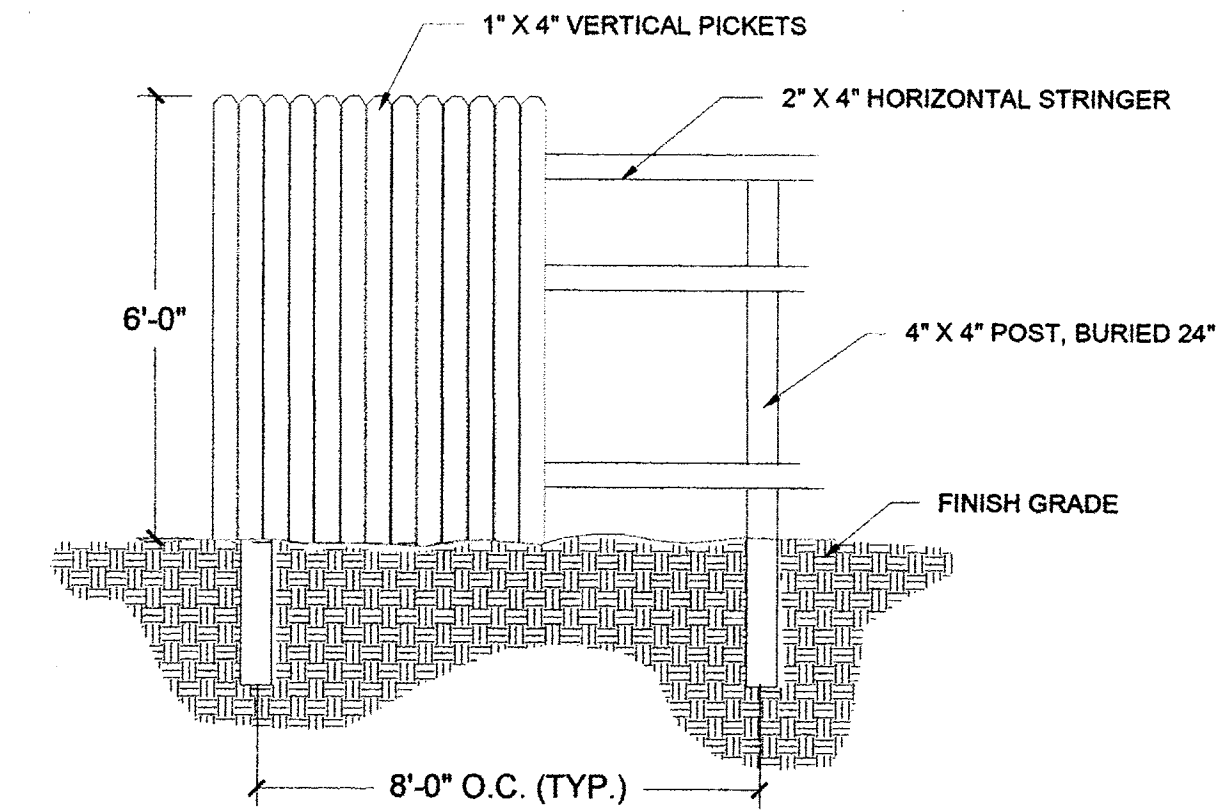
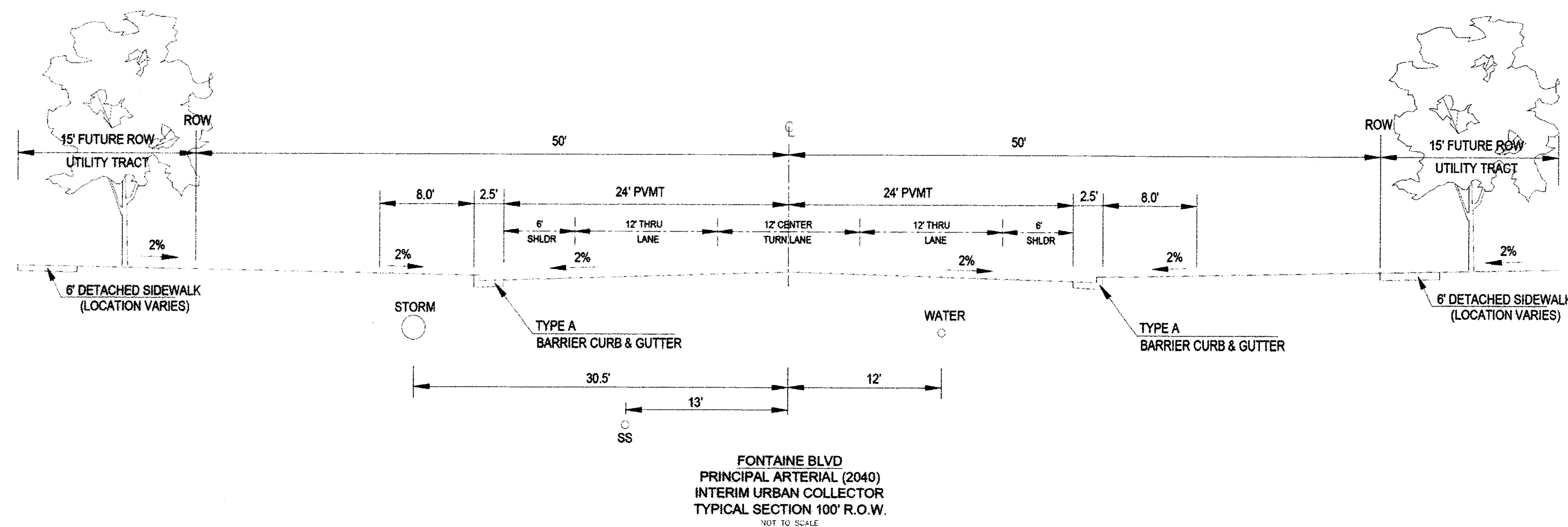
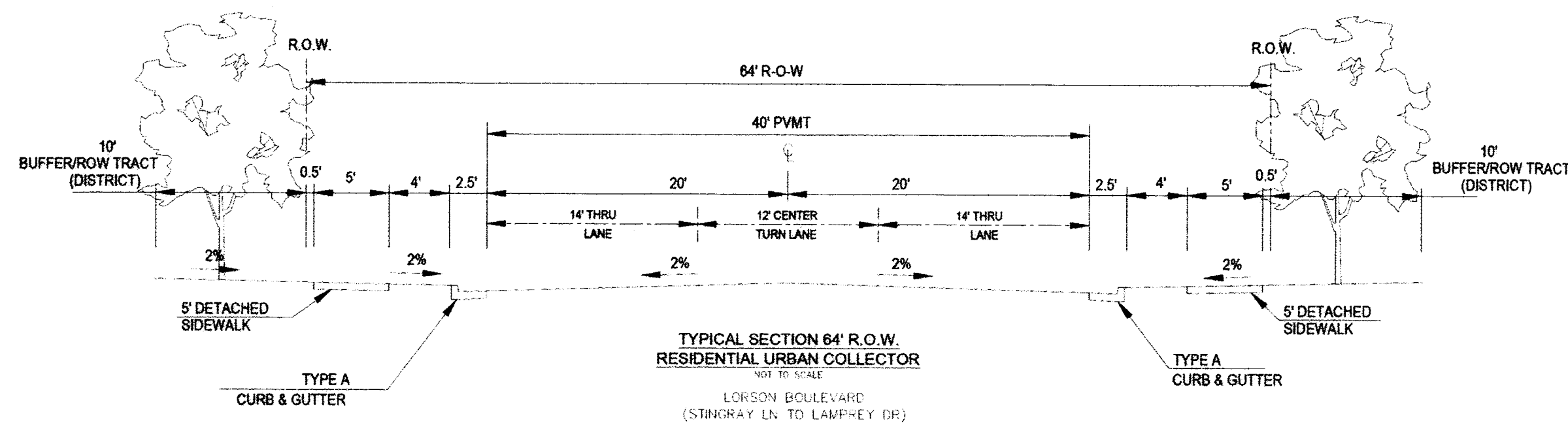
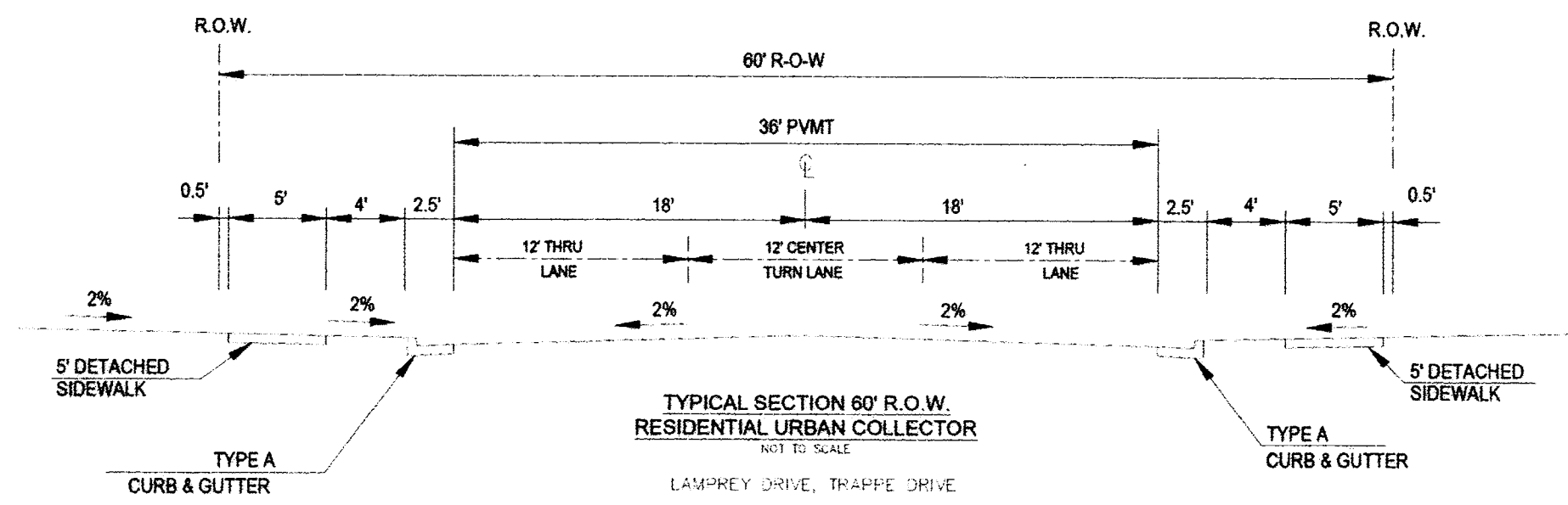
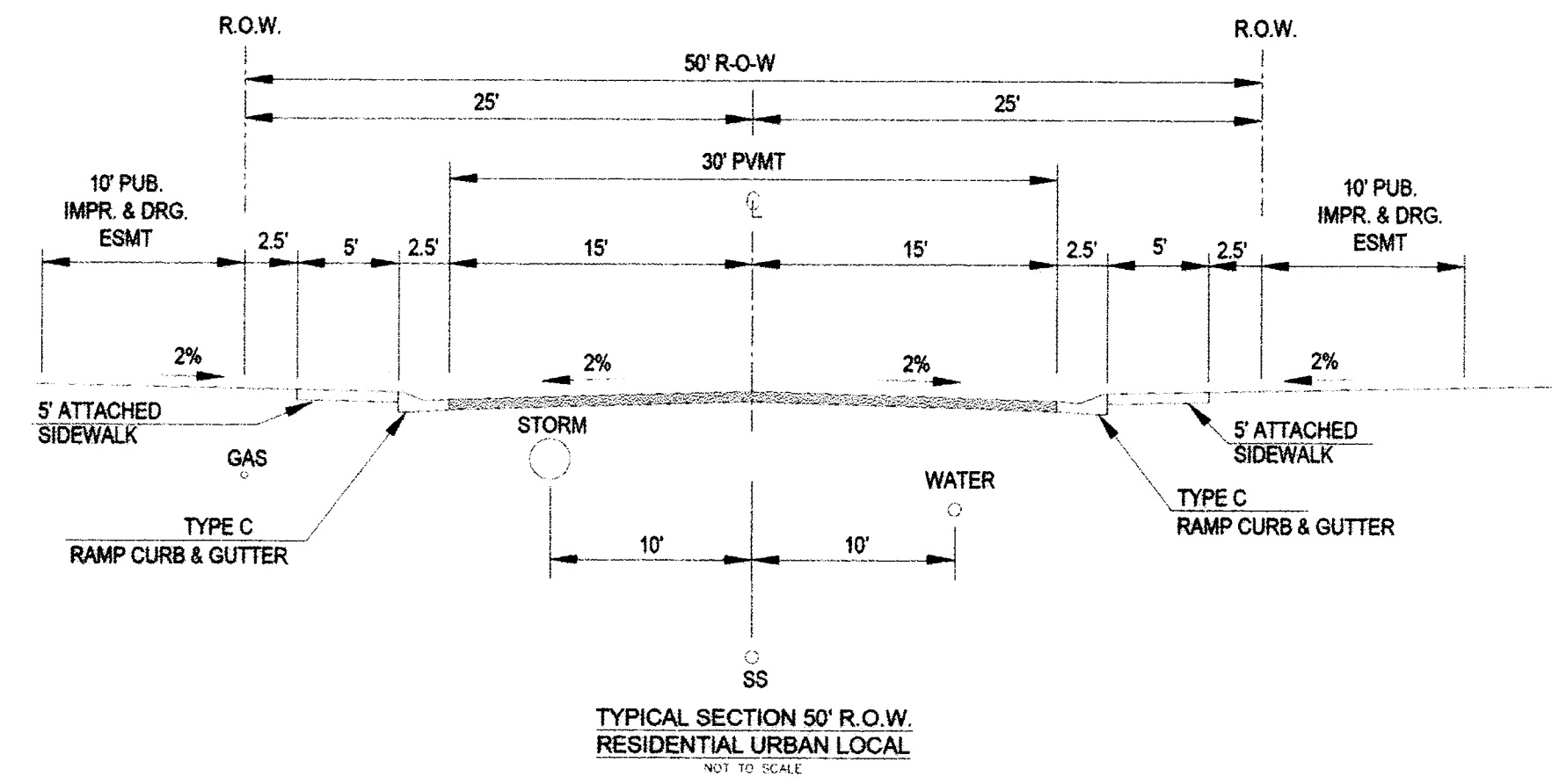
218018251
02/15/18

PCD FILE NO.: PUDSP-16-003

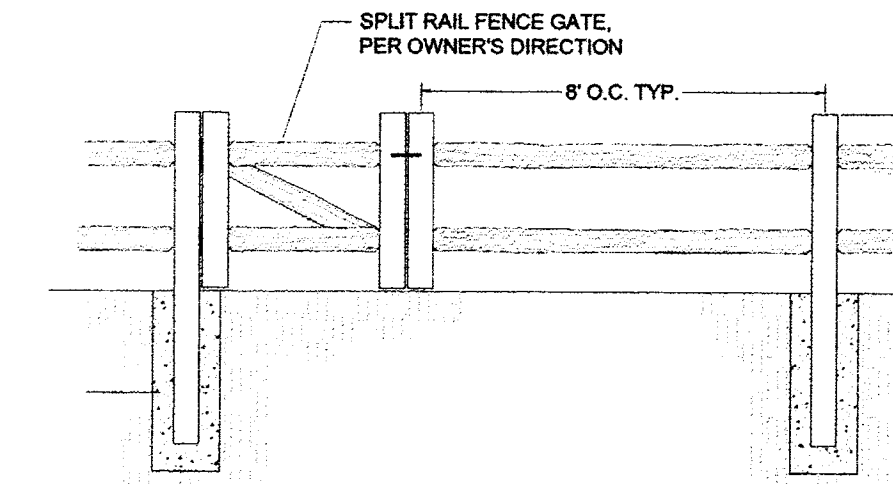
LORSON RANCH

Lorson Ranch East PUD Development & Preliminary Plan

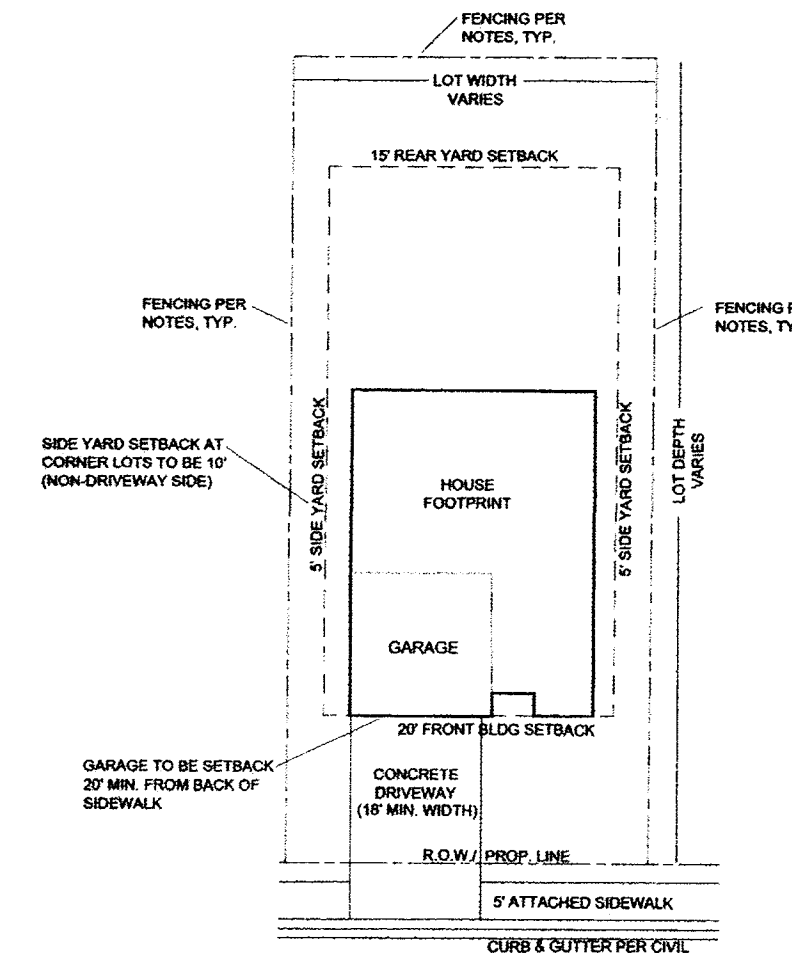
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1 6' WOOD SCREEN FENCE
NTS



2 SPLIT RAIL FENCE DETAIL
N.T.S.



3 LOT LAYOUT DETAIL
N.T.S.

THOMAS THOMAS
Principal
Landscape Architect
702 North Tejon
Colorado Springs, Colorado 80903
(719) 578-8777

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	12/19/17			
4					
5					
6					

DESIGNED	JRA	10.10.16
DRAWN	JRA	10.10.16
CHECKED	JH	10.10.16
PROJECT NUMBER:	281813	
SCALE:	AS NOTED	

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

218018251
02/15/18

PCD FILE NO.: PUDSP-16-003

LORSON RANCH

Lorson Ranch East PUD Development & Preliminary Plan

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City of Colorado Springs, Zone: M2/CR, PIP2/CR, w/ AO & SS

Existing Land Use: Vacant/ Agriculture

BANNING LEWIS HOLDINGS, LLC

111 S TEJON ST, SUITE 222

COLORADO SPRINGS, CO 80903

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

ZONED PUD (RLM)
(VACANT)
LORSON LLC NOMINEE FOR
MURRAY FOUNTAIN LLC
212 N WAHSATCH AVE STE 301
COLORADO SPRINGS, CO 80903

Δ=51°09'19"
R=533.00'
L=475.88'
Ch=S26°26'41"E
ChL=460.23'

TRACT B: 17 ACRES
ZONED: RLM (RESIDENTIAL LOW MEDIUM
FUTURE RESIDENTIAL DEVELOPMENT
4-6 DU/ ACRE
(VACANT)

TRACT A: 25 ACRES
ZONED: PUD- SCHOOL SITE
FUTURE SCHOOL SITE
(VACANT)

ZONED P
(VAC)
LOVE IN.
212 N WAHSATCH
COLORADO SPR

UTILITY EASEMENT/ OPEN SPACE
(VACANT)
LORSON LLC NOMINEE FOR
LORSON CONSERVATION INVEST 2 LLP
212 N WAHSATCH AVE STE 301
COLORADO SPRINGS, CO 80903

NORTH
0 50' 100' 200'
SCALE: 1" = 100'

MATCHLINE P5/P6

218018251 02/15/18

PCD FILE NO.: PUDSP-16-003

THOMAS THOMAS

Planning
Urban Design
Landscape Architecture
200 North Tejon
Colorado Springs, Colorado 80903
(719) 578-8777

REV #	REVISIONS	DATE	DRAWN	CHECKED	APPROVED
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DESIGNED	JRA	10.10.16
DRAWN	JRA	10.10.16
CHECKED	JH	10.10.16
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SCALE:	AS NOTED	

Lorson Ranch East

El Paso County, Colorado
PUD & PRELIMINARY PLAN

P4

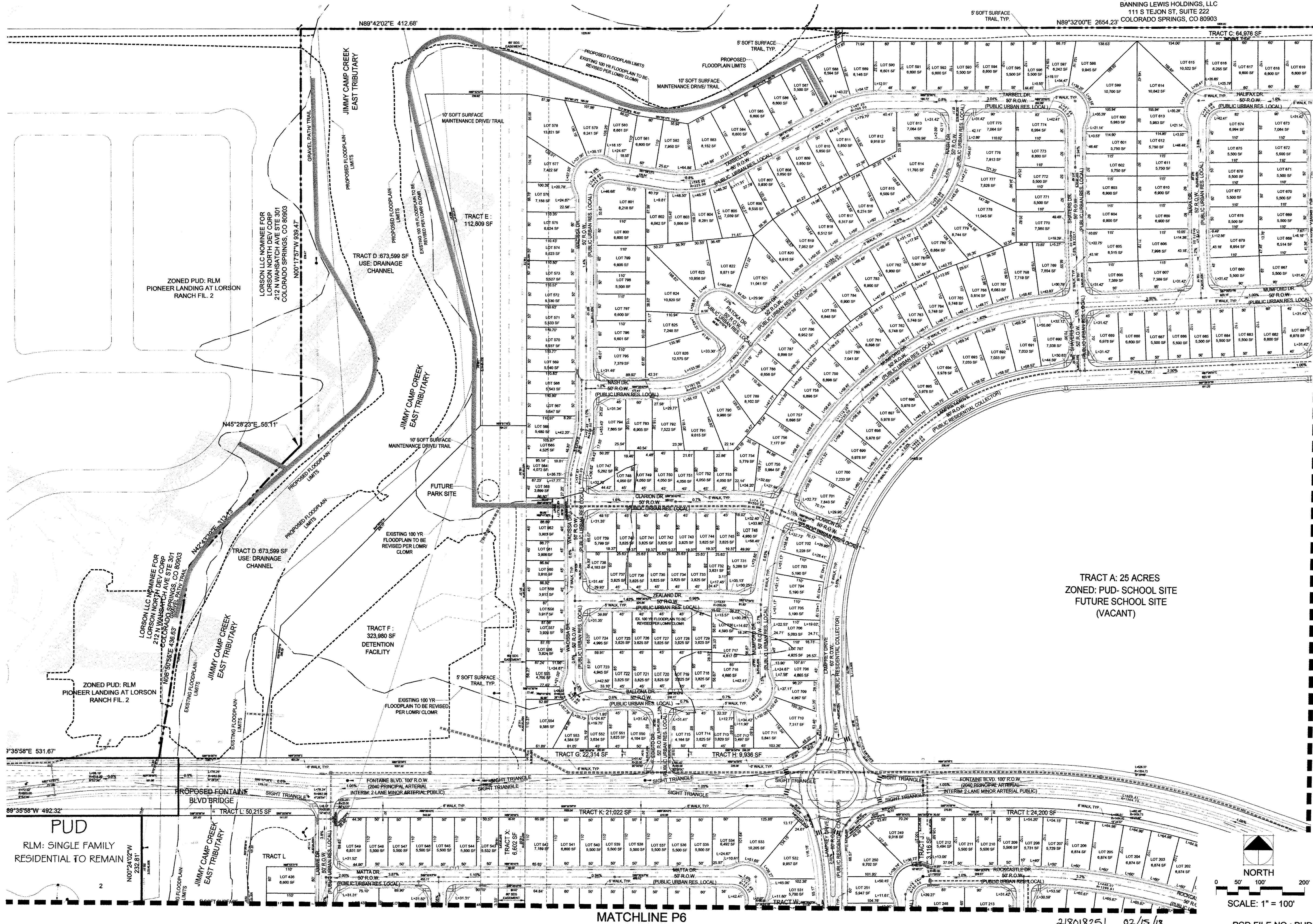
4 of 9

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

City of Colorado Springs, Zone: M2/CR, PIP2/CR, w/ AO & SS
Existing Land Use: Vacant Agriculture
BANNING LEWIS HOLDINGS, LLC
111 S TEJON ST, SUITE 222
COLORADO SPRINGS, CO 80903



MATCHLINE P4

MATCHLINE P6

TRACT A: 25 ACRES
ZONED: PUD-SCHOOL SITE
FUTURE SCHOOL SITE
(VACANT)

NORTH
SCALE: 1" = 100'

218018251 02/15/18
PCD FILE NO.: PUDSP-16-003

THOMAS THOMAS

REV #	REVISIONS	DATE	DRAWN	CHECKED	APPROVED
1	RESPONSE TO EPC COMMENTS REV1	7/10/17			
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3	RESPONSE TO EPC COMMENTS REV3	12/18/17			
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6					

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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

P5

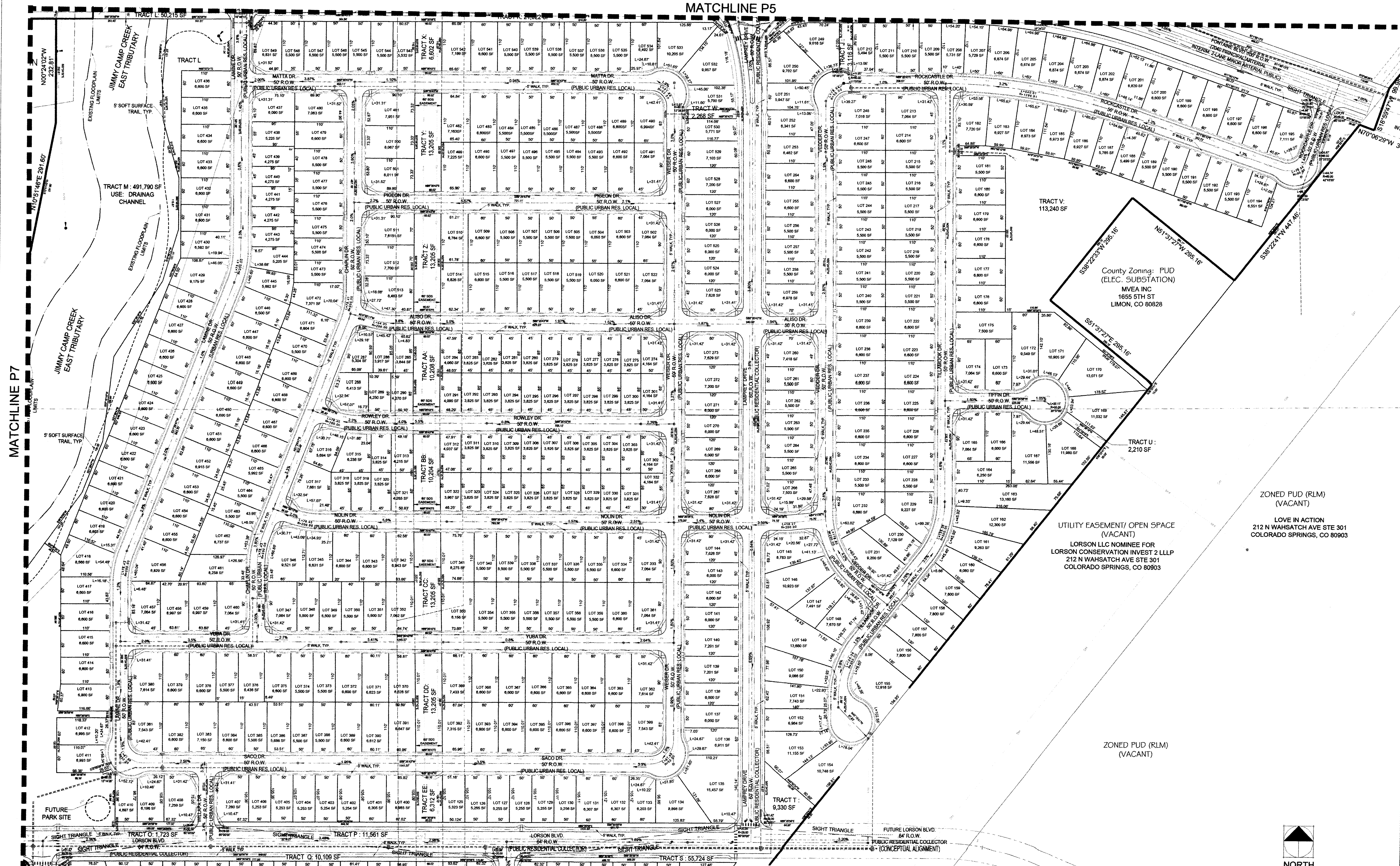
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LORSON RANCH

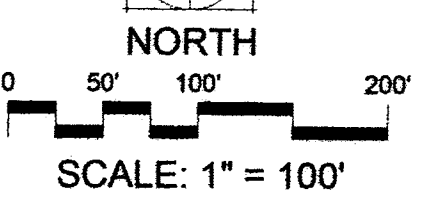
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MATCHLINE P5



MATCHLINE P8



218018251
02/15/18

PCD FILE NO.: PUDSP-16-003

THOMAS THOMAS
Planning
Landscape Architecture
700 North Tejon
Colorado Springs, Colorado 80903
(719) 575-8777

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

DESIGNED	JRA	10/10/16
DRAWN	JRA	10/10/16
CHECKED	JH	10/10/16
PROJECT NUMBER		251413
SCALE		AS NOTED

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

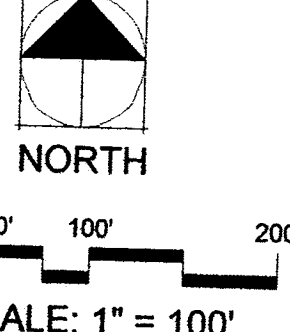
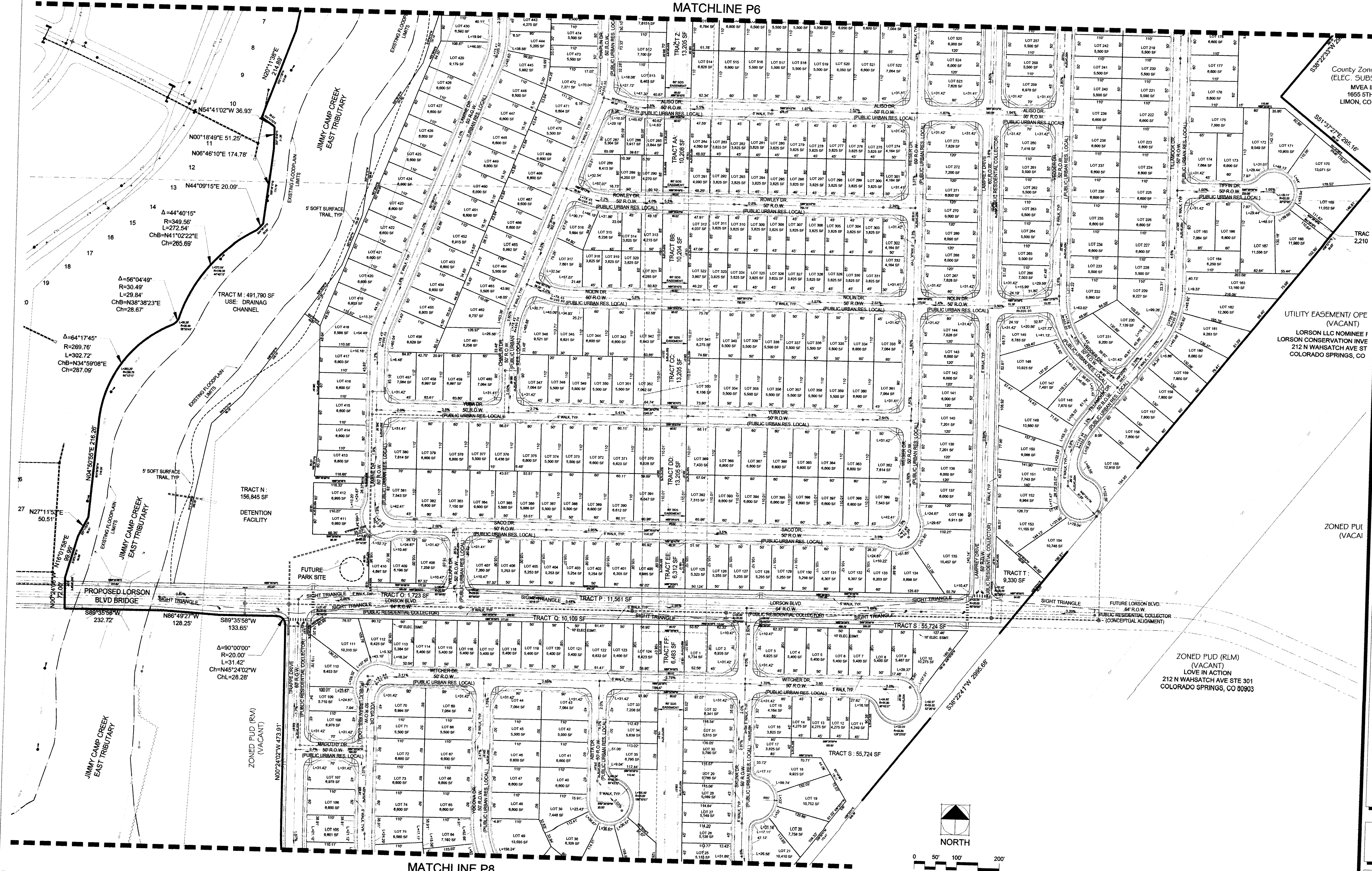
P6 6 of 9

LORSON RANCH

Lorson Ranch East PUD Development & Preliminary Plan

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MATCHLINE P6



County Zoning
(ELEC. SUBS)
MVEA II
1655 5TH
LIMON, CO

THOMAS THOMAS
Landscape Architecture
702 N. Main, Suite 200
Colorado Springs, CO 80902
(719) 584-8887

REV #	REVISIONS	DATE	DRAWN	CHECKED	APPROVED
1	RESPONSE TO EPC COMMENTS REV 1	11/14/17			
2	RESPONSE TO EPC COMMENTS REV 2	11/14/17			
3	RESPONSE TO EPC COMMENTS REV 3	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	

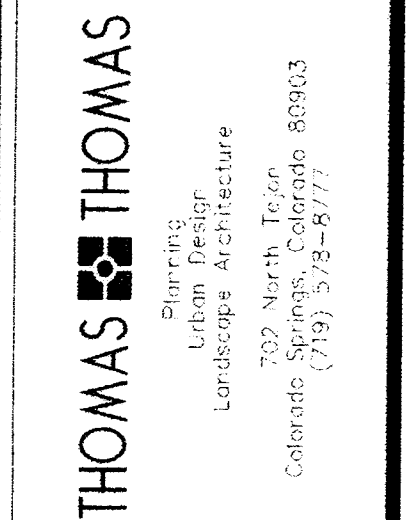
Lorson Ranch East
El Paso County, Colorado
PUD & PRELIMINARY PLAN

218018251
02/15/18

PCD FILE NO.: PUDSP-16-003

Lorson Ranch East PUD Development & Preliminary Plan

MATCHLINE P7



REV #	REVISIONS	DATE	DRAWN	CHECKED	APPROVED
1	RESPONSE TO EPC COMMENTS REV#10/10/17				
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

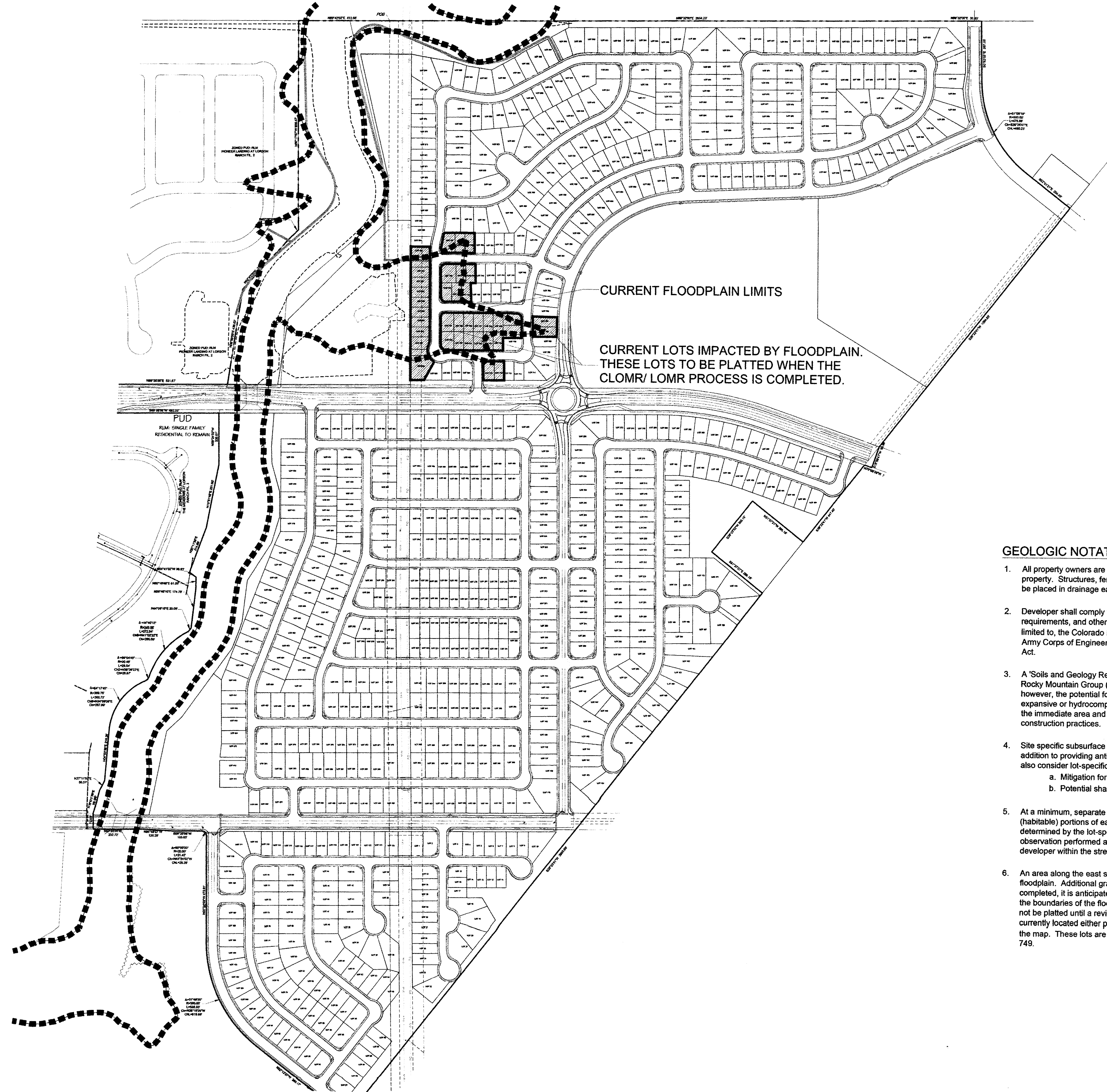
Lorson Ranch East
El Paso County, Colorado
PUD & PRELIMINARY PLAN

P8 8 of 9

LORSON RANCH

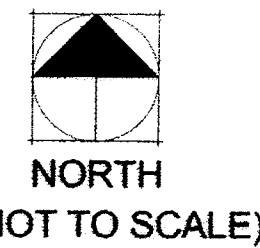
Lorson Ranch East PUD Development & Preliminary Plan

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



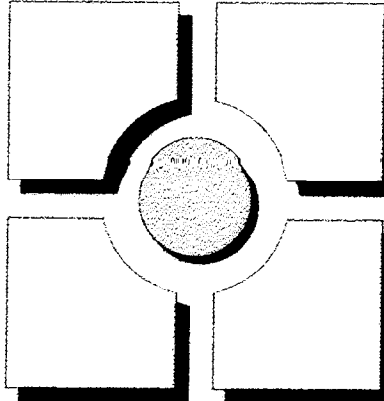
GEOLOGIC NOTATIONS AND CONDITIONS:

1. 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.
2. 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.
3. A 'Soils and Geology Report for Lorson Ranch East, El Paso County, Colorado' was completed by Rocky Mountain Group (RMG) on October 5, 2016. There are no significant geological hazards; however, the potential for geologic hazards or constraints do exist related to the potential for expansive or hydrocompactive soils. The geologic conditions are considered relatively common to the immediate area and mitigation can be accomplished by implementing common engineering and construction practices.
4. 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 lot-specific recommendations relating to the following geologic conditions:
 - a. Mitigation for loose and/ or expansive soil conditions (if encountered), and
 - b. Potential shallow groundwater conditions and feasibility of below-grade construction.
5. At a minimum, separate subsurface perimeter drains should be provided around the below-grade (habitable) portions of each foundation. Additional drainage measures may also be required as determined by the lot-specific subsurface soil investigation and/ or the lot-specific excavation observation performed at the time of construction. An underdrain system will be provided by the developer within the streets with laterals provided to each lot.
6. 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 exclude 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 zone are illustrated on the map. These lots are identified as 554- 563, 706, 707, 714, 715, 717- 730, 736- 741, and 747- 749.



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02/15/18

PCD FILE NO.: PUDSP-16-003

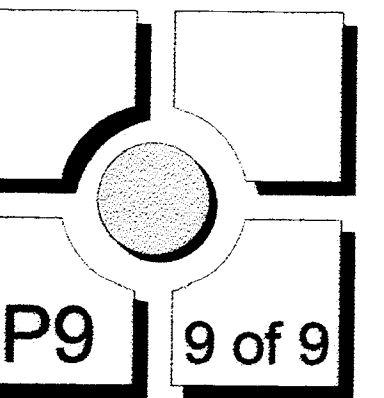


THOMAS THOMAS
Planning & Consulting, Inc.
Landscape Architecture
702 North Tejon
Colorado Springs, Colorado 80903
(719) 578-8777

REV #	REVISIONS	DATE	DRAWN	CHECKED	APPROVED
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4					
5					
6					

DESIGNED	JRA	10.10.16
DRAWN	JRA	10.10.16
CHECKED	JH	10.10.16
PROJECT NUMBER		2616.13
SCALE:		AS NOTED

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



P9 9 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

PUD LANDSCAPE STREETSCAPIES:

STREET NAME OR ZONE BOUNDARY:	FONTAINE BLVD. (NORTH SIDE)	FONTAINE BLVD. (SOUTH SIDE)	LORSON RANCH BLVD. (NORTH SIDE)	LORSON RANCH BLVD. (SOUTH SIDE)
ROADWAY CLASSIFICATION:	PRINCIPAL ARTERIAL	PRINCIPAL ARTERIAL	COLLECTOR	COLLECTOR
SETBACK DEPTH REQUIRED/PROVIDED:	20' / 35'	20' / 20'	10' / 10'	10' / 10'
LINEAR FOOTAGE:	589'	2,449'	1,433'	1,552'
TREE FEET REQUIRED:	1 / 20'	1 / 20'	1 / 30'	1 / 30'
NUMBER OF TREES REQUIRED/PROVIDED:	29 / 29	122 / 122	49 / 46	52 / 52
NUMBER OF EVERGREEN TREES REQ / PROV:	N/A	N/A	N/A	N/A
% GROUND PLANE VEG. REQUIRED/PROVIDED:	75 / 75	75 / 75	75 / 75	75 / 75

LANDSCAPE

- COMMON OPEN SPACE AREAS SHALL BE XERISCAPED. URBAN PARK IMPROVEMENTS PROVIDED BY THE DEVELOPER MAY BE APPLIED TO PARK LAND DEDICATION AND OR FEES WITH REVIEW AND APPROVAL EL PASO COUNTY PARKS.
- ANY URBAN PARK IMPROVEMENTS WILL BE COORDINATED AT A LATER DATE WITH EL PASO COUNTY PARKS VIA PARK LAND AGREEMENTS.
- FUTURE PARK SITE LOCATIONS HAVE BEEN LOCATED IN TRACTS B, J, AND R. PER DISCUSSIONS WITH THE EL PASO COUNTY PARK DEPARTMENT THE LOCATIONS ARE SUBJECT TO CHANGE PENDING FUTURE FINAL DESIGN. PARK SITE AMENITIES ARE TO BE DETERMINED WITH FUTURE COORDINATION WITH THE EL PASO COUNTY PARK DEPARTMENT.
- TOTAL OPEN SPACE ACREAGE IS CUMULATIVE OF THE OVERALL LORSON RANCH DEVELOPMENT IN ACCORDANCE WITH THE LORSON RANCH SKETCH PLAN AND THE LORSON RANCH OVERALL PUD DEVELOPMENT AND PHASING PLAN, AS AMENDED.
- LANDSCAPING AREAS, TRAILS, COMMON OPEN SPACE AND BUFFERS SHALL BE MAINTAINED BY THE LORSON RANCH METROPOLITAN DISTRICT.
- ANY LANDSCAPING WITHIN THE PUBLIC RIGHTS-OF-WAY WILL BE SUBJECT TO A LICENSE AGREEMENT WITH EL PASO COUNTY FOR OWNERSHIP AND MAINTENANCE RESPONSIBILITIES.
- NO LANDSCAPING SHALL OBSTRUCT SIGHT DISTANCE TRIANGLES PER ENGINEERING CRITERIA MANUAL REFERENCE 2.3.6.G. THE MINIMUM HORIZONTAL CLEARANCE FOR SIDEWALKS AROUND UTILITY STRUCTURES, FURNITURE, AND OTHER ENCROACHMENTS SHALL BE 4 FEET OR GREATER TO PROVIDE SAFE CONDITIONS FOR PEDESTRIANS AND BICYCLISTS PER THE ENGINEERING CRITERIA MANUAL.
- TRAILS TO BE SOFT SURFACE TO MATCH EXISTING TRAILS FOUND WITHIN LORSON RANCH. ANY FUTURE TRAILS SHALL BE PUBLIC. FINAL TRAIL ALIGNMENT TO BE DETERMINED IN THE FIELD BASED ON GRADE, VEGETATION, AND OTHER EXISTING SITE FEATURES.
- ANY FUTURE NON-REGIONAL TRAILS TO BE OWNED AND MAINTAINED BY THE LORSON RANCH METROPOLITAN DISTRICT.

GENERAL PLANTING NOTES:

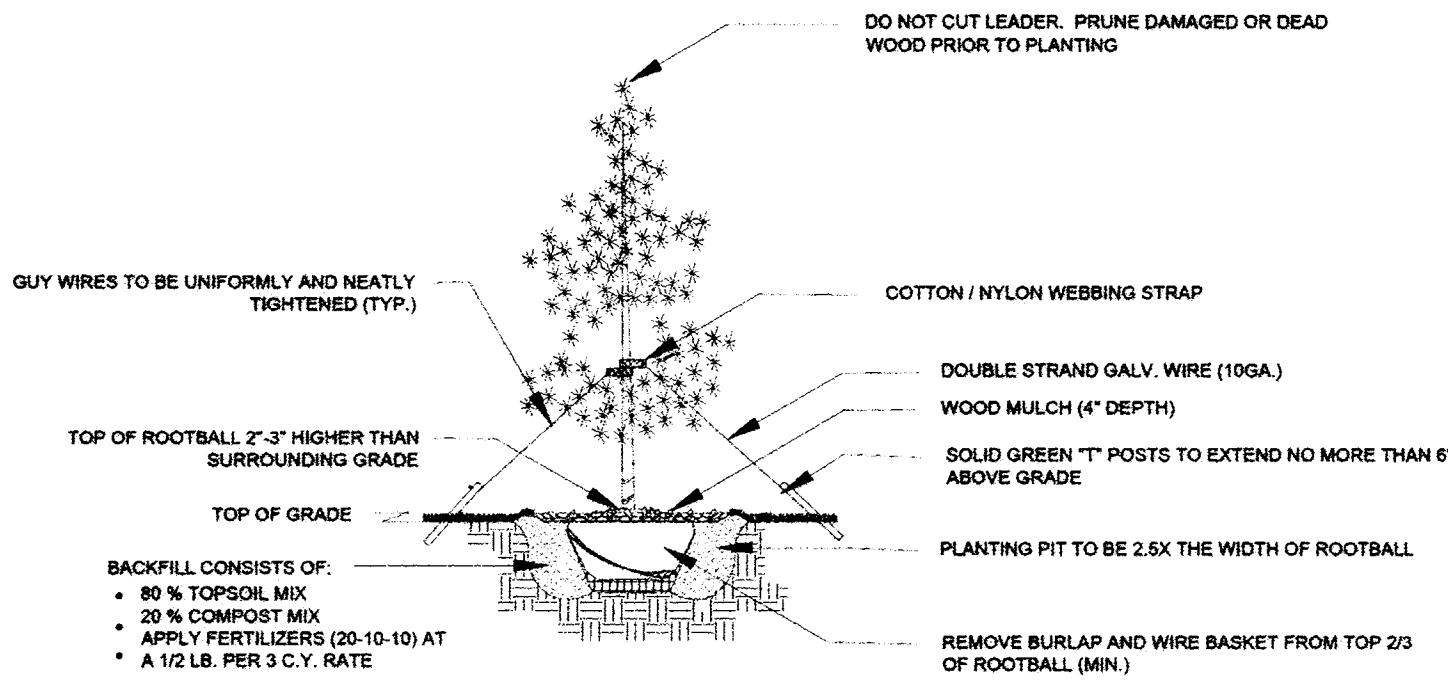
- COMMON OPEN SPACE AREAS SHALL BE XERISCAPED WITH NON-IRRIGATED SEED.
- ANY AREAS DISTURBED DURING CONSTRUCTION SHALL BE SEEDED WITH NATIVE SEED.
- THE PROPOSED GRAVEL PATHS TO MATCH THE EXISTING PATHS WITHIN LORSON RANCH.
- ALL UTILITY LOCATIONS MUST BE OBTAINED BY THE LANDSCAPE CONTRACTOR PRIOR TO DIGGING.
- ALL TREE LOCATIONS SHALL BE STAKED PRIOR TO PLANTING FOR APPROVAL BY THE OWNERS REPRESENTATIVE. ALL SHRUBS SHALL BE PLACED AND THEIR LOCATION APPROVED BY THE OWNERS REPRESENTATIVE PRIOR TO PLANTING.
- CONTRACTOR IS RESPONSIBLE FOR EROSION CONTROL PRACTICES AS REQUIRED.
- TURF AREAS ARE TO BE IRRIGATED VIA AN AUTOMATED SYSTEM OF GEAR DRIVEN ROTORS AND POP-UP SPRAYS. ALL SHRUBS AND TREES (EXCEPT THOSE IN TURF AREAS) SHALL BE DRIP IRRIGATED. AN AUTOMATIC IRRIGATION CONTROLLER AND RAIN SENSOR WILL BE INCLUDED IN THE IRRIGATION SYSTEM DESIGN.
- SEEDING SHALL OCCUR AFTER SPRING THAW AND BEFORE APRIL 15 OR AFTER SEPTEMBER 1 AND BEFORE CONSISTENT GROUND FREEZE.
- FOR PROPOSED SITE GRADING, HEIGHT AND SLOPE OF BERMS, SEE GRADING PLAN.

PLANT SCHEDULE

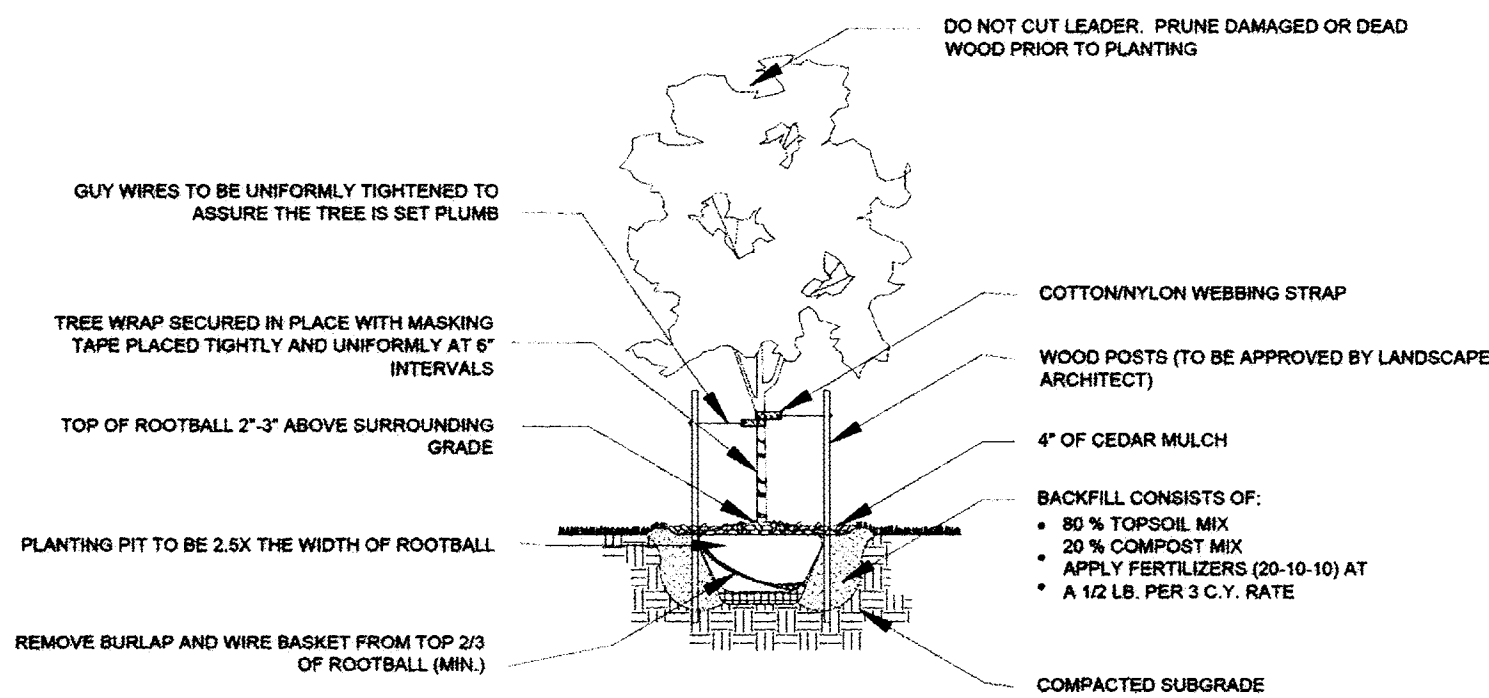
QTY	SYM	ABR	BOTANICAL NAME	COMMON NAME	SIZE	COND.	NOTES
EVERGREEN TREES							
33		PN	<i>Pinus nigra</i>	Austrian Pine	6'-0"	B # B	
37		PS	<i>Pinus sylvestris</i>	Scotch Pine	6'-0"	B # B	
23		BS	<i>Picea pungens</i>	Colorado Blue Spruce	6'-0"	B # B	
DECIDUOUS TREES							
23		AF	<i>Acer x freemanii</i> 'Autumn Blaze'	Autumn Blaze Maple	2.5" Cal.	B # B	
26		CO	<i>Celtis occidentalis</i>	Western Hackberry	2.5" Cal.	B # B	
31		TA	<i>Tilia americana</i> 'Wandel'	Legend American Linden	2.5" Cal.	B # B	
ORNAMENTAL TREES							
54		MR	<i>Malus</i> 'Red Jewel'	Red Jewel Crabapple	2.0" Cal.	B # B	
24		CP	<i>Crataegus phaenopyrum</i>	Washington Hawthorne	2.0" Cal.	B # B	
251			TREE TOTAL				

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02/15/18

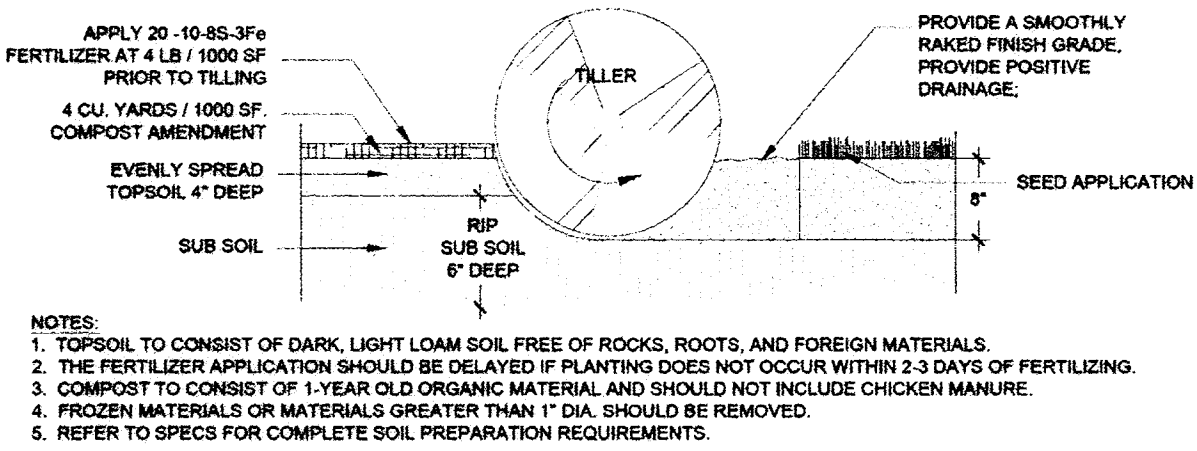
PCD FILE NO.: PUDSP-16-003



1 L1 EVERGREEN TREE PLANTING DETAIL NTS

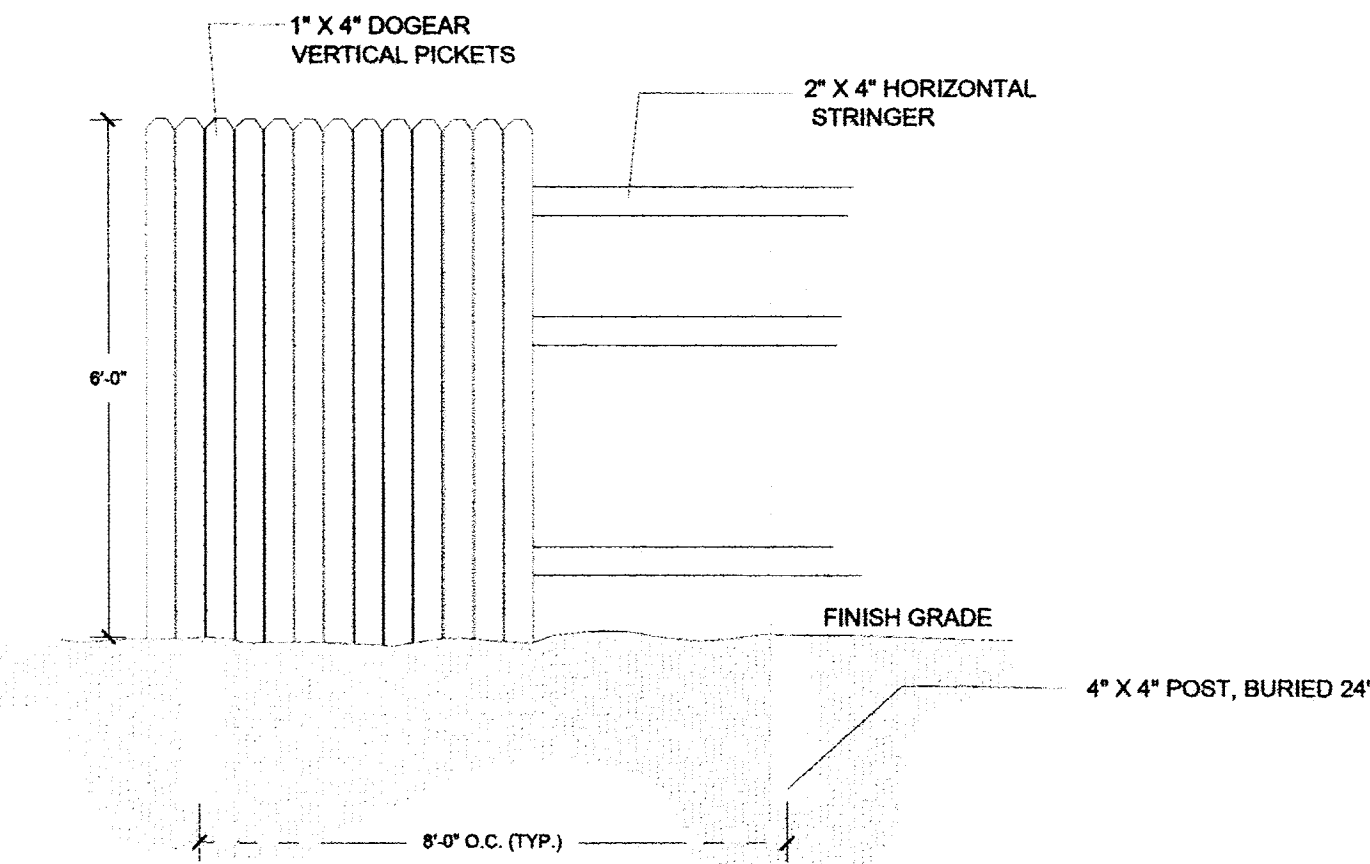


2 L1 DECIDUOUS TREE PLANTING DETAIL NTS

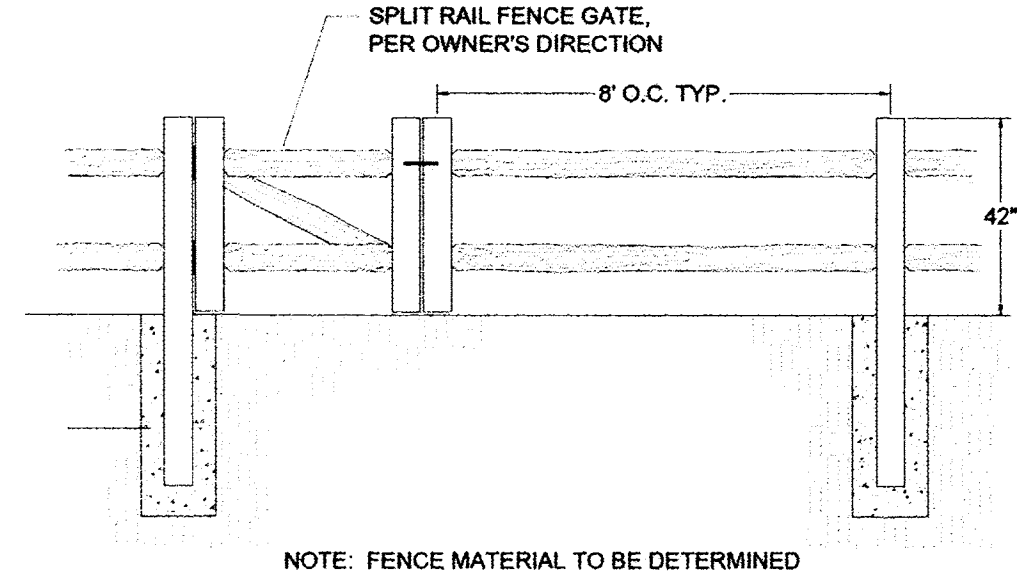


- NOTES:
- TOPSOIL TO CONSIST OF DARK, LIGHT LOAM SOIL FREE OF ROCKS, ROOTS, AND FOREIGN MATERIALS.
 - THE FERTILIZER APPLICATION SHOULD BE DELAYED IF PLANTING DOES NOT OCCUR WITHIN 2-3 DAYS OF FERTILIZING.
 - COMPOST TO CONSIST OF 1 YEAR OLD ORGANIC MATERIAL AND SHOULD NOT INCLUDE CHICKEN MANURE.
 - FROZEN MATERIALS OR MATERIALS GREATER THAN 1" DIA. SHOULD BE REMOVED.
 - REFER TO SPECS FOR COMPLETE SOIL PREPARATION REQUIREMENTS.

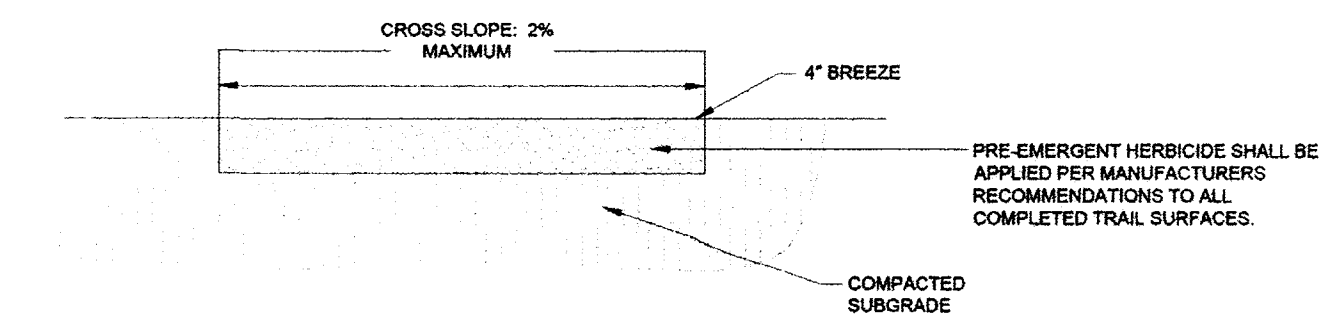
3 L1 SOIL PREP- SEED AREAS PLANTING DETAIL NTS



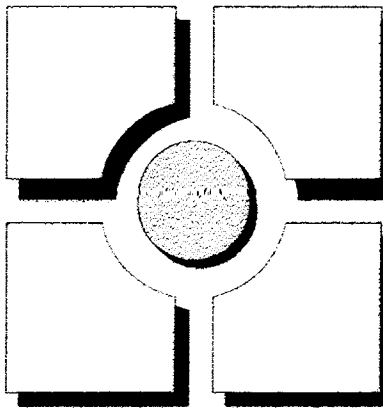
4 L1 6' CEDAR WOOD FENCE NTS



5 L1 SPLIT RAIL FENCE DETAIL NTS



6 L1 5' COMPACTED BREEZE TRAIL NTS



THOMAS THOMAS
Planning
Urban Design
Landscape Architecture
Colorado Springs, Colorado 80903
(719) 578-8777

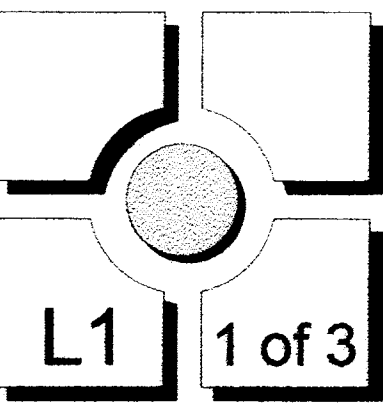
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DESIGNED: JRA	10.10.16
DRAWN: JRA	10.10.16
CHECKED: LMT	10.10.16
PROJECT NUMBER:	2816.13
SCALE:	AS NOTED

Lorson Ranch East

El Paso County, Colorado

PRELIMINARY LANDSCAPE PLAN

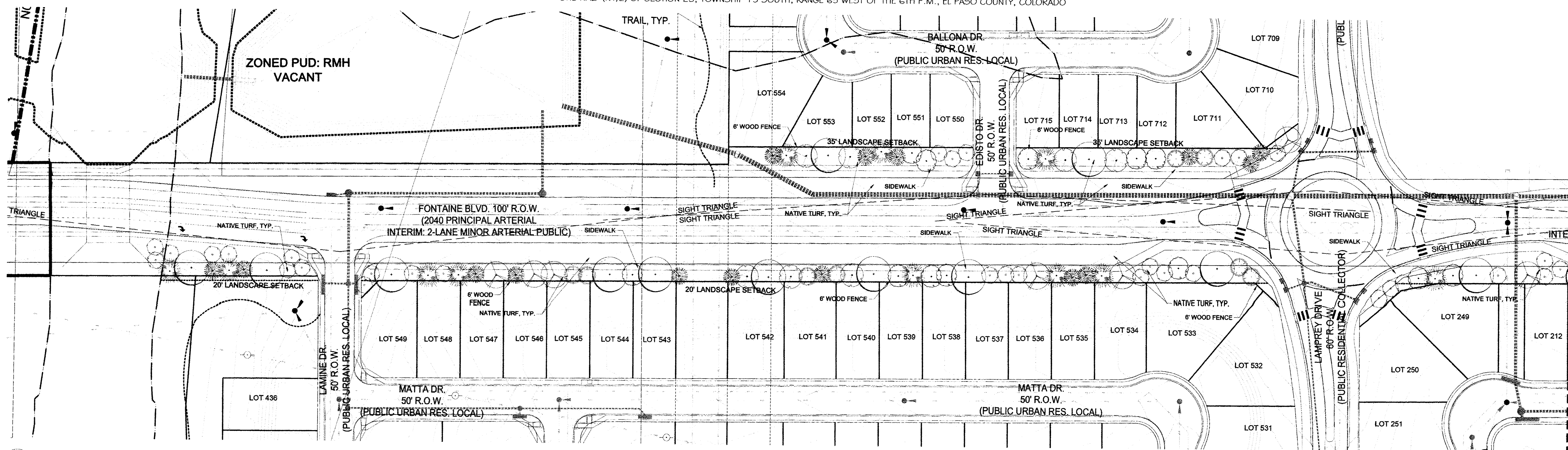


L1 1 of 3

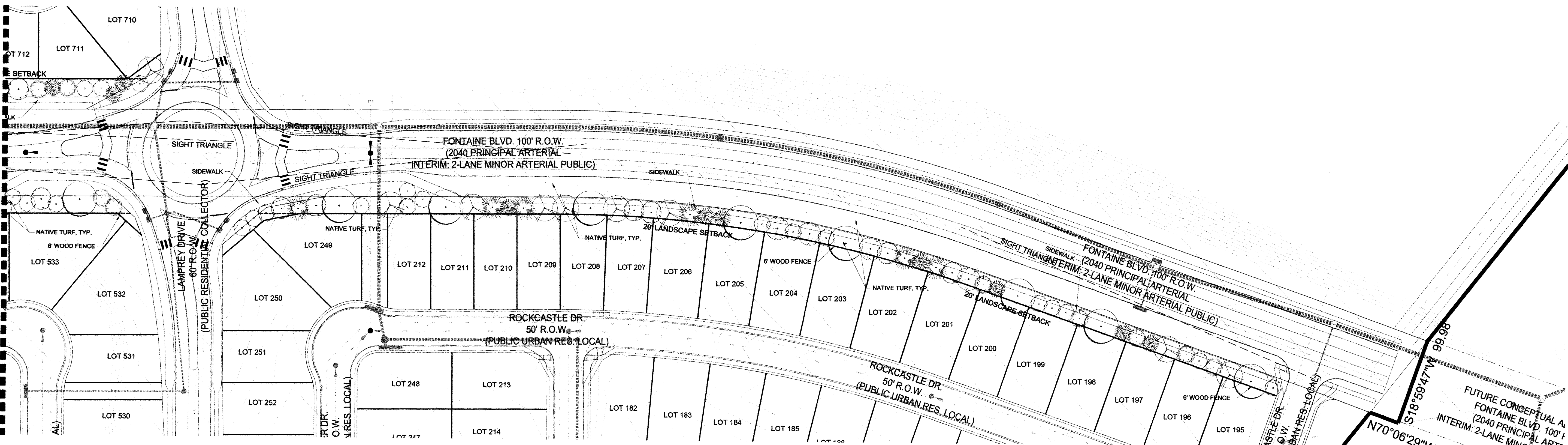
LORSON RANCH

Lorson Ranch East PUD Development & Preliminary Plan

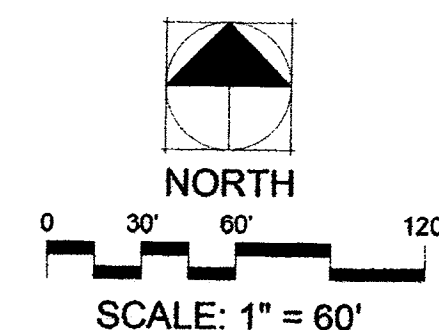
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1 FOUNTAIN BLVD. STREETSCAPE



2 FOUNTAIN BLVD. STREETSCAPE



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02/16/18

PCD FILE NO.: PUDSP-16-003

THOMAS THOMAS

Planning
Urban Design
Landscape Architecture
707 North Teller
Colorado 81003
(719) 519-8777

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Lorson Ranch East

El Paso County, Colorado

PRELIMINARY LANDSCAPE PLAN

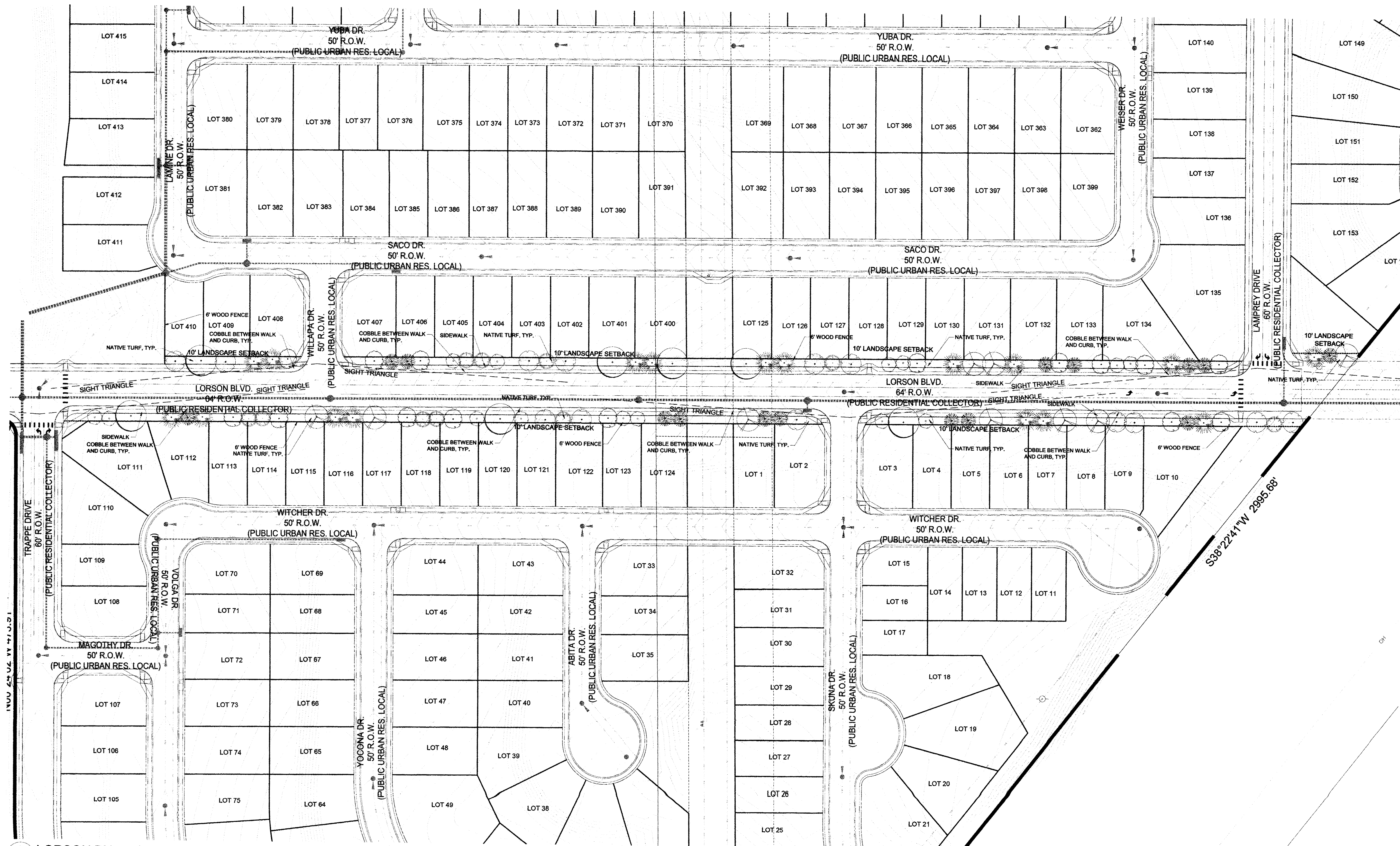
L2

2 of 3

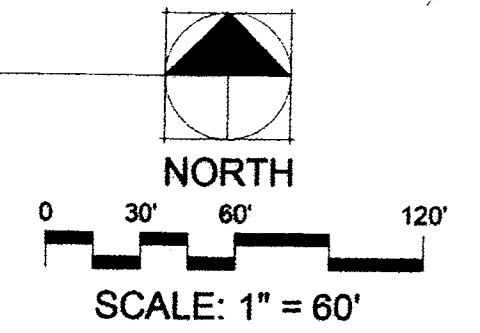
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1 L3 LORSON BLVD. STREETSCAPE



218018251
02/15/18
PCD FILE NO.: PUDSP-16-003

THOMAS THOMAS
Landscape Architecture
702 North Tejon
Colorado (719) 578-8777

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Lorson Ranch East
El Paso County, Colorado
PRELIMINARY LANDSCAPE PLAN

L3 3 of 3

El Paso County Parks

Agenda Item Summary Form

Agenda Item Title: High Plains Preliminary Plan

Agenda Date: August 8, 2018

Agenda Item Number: # 6 - B

Presenter: Ross Williams, Park Planner

Information: **Endorsement:** X

Background Information:

Request for approval by Savage Development, Inc., for the High Plains Preliminary Plan, a seven lot development totaling 38.49 acres, with a minimum lot size of five acres. The property is located northwest of the intersection of Hodgen Road and Black Forest Road, and is located within the Black Forest Preservation Plan area.

The 2013 El Paso County Parks Master Plan shows the proposed Hodgen Road Bicycle Route located immediately adjacent the southern boundary of the property. Dedicated public right-of-ways already exist along the aforementioned bicycle route, so no trail easement requests are necessary in that location; however, the applicant is advised that multi-modal transportation options may be developed within the rights-of-way in the future. The property is not located within any candidate open space land.

As no park land or trail easement dedications are necessary for this filing, El Paso County Parks staff recommends fees in lieu of land for regional park purposes in the amount of \$3,010, as shown in the attached Subdivision Review Form.

Recommended Motion (Preliminary Plan):

Recommend to the Planning Commission and Board of County Commissioners that approval of the High Plains Preliminary Plan include the following condition: fees in lieu of land dedication for regional park purposes in the amount of \$3,010 will be required at time of the recording of the Final Plat.

Development Application Permit Review



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

August 8, 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:	High Plains Preliminary Plan	Application Type:	Preliminary Plan
DSD Reference #:	SP-18-003	CSD / Parks ID#:	0
Applicant / Owner:	Owner's Representative:	Total Acreage:	38.49
Savage Development, Inc.	~ Same as Applicant ~	Total # of Dwelling Units	7
Jordan Savage		Gross Density:	0.18
825 Diamond Rim Drive		Park Region:	2
Colorado Springs, CO 80921		Urban Area:	1

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 7 Dwelling Units = 0.136 acres

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

FEE REQUIREMENTS

Regional Parks: **2**
\$430.00 / Unit x 7 Dwelling Units= \$3,010.00

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

ADDITIONAL RECOMMENDATIONS

Staff Recommendation:

Recommend to the Planning Commission and Board of County Commissioners that approval of the High Plains Preliminary Plan include the following conditions: fees in lieu of land dedication for regional park purposes in the amount of \$3,010 will be required at time of the recording of the Final Plat.

Park Advisory Board Recommendation:

July 12, 2018

El Paso County Development Services Department
2880 International Circle, Suite 110
Colorado Springs, CO 80910

Letter of Intent for High Plains Filing No. 1

To Whom It May Concern:

We are the owners of the approximately 40 acres; address 0 Hodgen Rd, Colorado Springs, CO, 80908. It is the SW4SE4 SEC 19-11-65, EX THAT POR CONV TO COUNTY BY REC #210105382. County of El Paso, State of Colorado, and has the El Paso Schedule number, 5119001009.

We wish to divide this single parcel of raw land into 7 parcels, each roughly 5 acres in size. The entire 40-acre parcel is presently zoned as RR-5, and no intent to re-zone is sought. No well is currently present on the land. However, we have obtained water-rights approval for seven individual wells.

As is shown on the proposed HIGH PLAINS FILING NO. 1 plat submitted separately, access to the parcel would be developed by dedication of ROW off Hodgen Road.

The proposed High Plains Filing No. 1 plat was prepared by Spencer Barron, Barron Land; 2790 N Academy Blvd. Suite 311, Colorado Springs, CO 80917; 719-360-6827.

The water supply information and documents were prepared by David Mijares, Catamount Engineering; 321 W. Henrietta Ave. Suite 'A' Woodland Park, CO, 80866; 719-426-2124.

Two new roads will be built in accordance to the county's specifications and in adherence with the county's unapproved Hodgen Access Management Plan. The North/South road will be Ridgeback Road and the East/West cul-de-sac road will be Raleigh Road. The applicant will pay for the road impact fee by entering the 10 Mill PID (PID #2).

We don't intend for our seven-lot development to cause any traffic concerns. Traffic counts from 2016 on Hodgen road show that the property is exposed to about 4,500 cars per day in front of the subject and that this traffic falls to the east to about 3,000 cars per day in part because Black Forest becomes a major north/south route and much less traffic continues east of this arterial. We would expect less than 25 additional cars to be added to this

There are no wetlands on the High Plains Project. However, the parcel is subject to a "Zone A" floodplain. We've submitted a LOMR with FEMA and are including a large no-build area on the lots that are affected by the floodplain. We believe we've been very conservative with the no-build zone and don't foresee any issues.

Waiver Request(s): A deviation request for direct lot access to Hodgen Road for lot 4 is requested as part of this submittal.

Our contact numbers are:

Jordan Savage

President, Savage Development Inc.

jsavage@goodwinknight.com

719-649-5266

Barry Savage

Vice President, Savage Development Inc.

baron8940@yahoo.com

719-649-9394

HIGH PLAINS FILING NO. 1

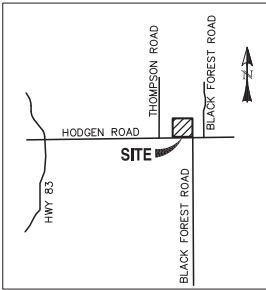
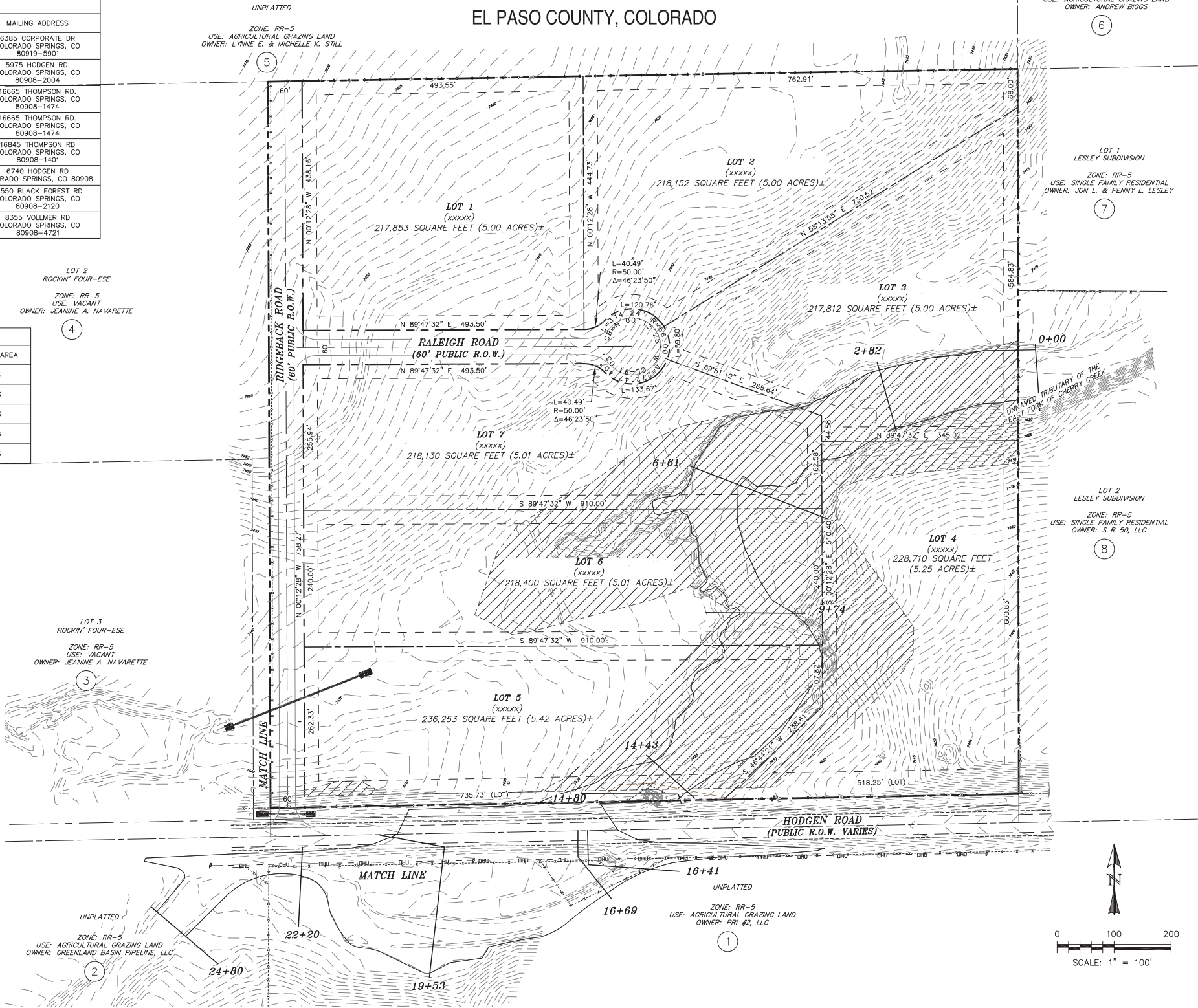
PRELIMINARY PLAN

SECTION 19, TWP 11 S, R 65 W OF 6TH PRINCIPAL MERIDIAN

EL PASO COUNTY, COLORADO

ADJACENT OWNERS LIST			
ID NO.	OWNER	POINT OF CONTACT	MAILING ADDRESS
1	PRI #2 LLC	PRI #2 LLC	6385 CORPORATE DR COLORADO SPRINGS, CO 80919-5901
2	GREENLAND BASIN PIPELINE LLC	GREENLAND BASIN PIPELINE LLC	5975 HODGEN RD. COLORADO SPRINGS, CO 80908-2004
3	JEANINE A. NAVARETTE	JEANINE A. NAVARETTE	16665 THOMPSON RD. COLORADO SPRINGS, CO 80908-1474
4	JEANINE A. NAVARETTE	JEANINE A. NAVARETTE	16665 THOMPSON RD. COLORADO SPRINGS, CO 80908-1474
5	LYNNE E. & MICHELLE K. STILL	LYNNE E. & MICHELLE K. STILL	16845 THOMPSON RD COLORADO SPRINGS, CO 80908-1401
6	ANDREW BIGGS	ANDREW BIGGS	6740 HODGEN RD COLORADO SPRINGS, CO 80908
7	JON L. & PENNY L. LESLEY	JON L. & PENNY L. LESLEY	16550 BLACK FOREST RD COLORADO SPRINGS, CO 80908-2120
8	S R 50, LLC	S R 50, LLC	8355 VOLLMER RD COLORADO SPRINGS, CO 80908-4721

NET AREA ACREAGE CALCULATIONS			
LOT NO.	TOTAL AREA	NO BUILD AREA	NET BUILDABLE AREA
3	5.00 ACRES	1.09 ACRE	3.91 ACRES
4	5.02 ACRES	1.58 ACRES	3.44 ACRES
5	5.08 ACRES	1.78 ACRES	3.30 ACRES
6	5.01 ACRES	2.62 ACRES	2.39 ACRES
7	5.01 ACRES	1.36 ACRES	3.65 ACRES



OWNER:
SAVAGE DEVELOPMENT INC
1125 DIAMOND RIM DR
COLORADO SPRINGS, CO 80921
(719) 649-5266

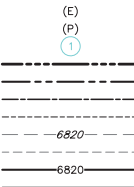
CIVIL ENGINEER:
CATAMOUNT ENGINEERING
P.O. BOX 221
WOODLAND PARK, CO 80866
CONTACT: DAVID MUJARES, PE
(719) 426-2124

LEGAL DESCRIPTION:
The Southwest quarter of the Southeast quarter of Section 19, in Township 11 South, Range 65 West of the 6th P.M., more particularly described as follows: BEGINNING at the Southwest corner of the SW1/4 SE1/4 of said Section 19; thence N00°08'55"W, a distance of 1,325.15 feet; thence N88°59'57"E, a distance of 1,313.94 feet; thence S00°04'28"E, a distance of 1,323.40 feet; thence S88°55'17"W, a distance of 1,312.25 feet to the Point of Beginning, County of El Paso, State of Colorado

EXCEPTING therefrom that portion conveyed in Deed recorded October 21, 2010 as Reception No. 210105382
(Per File No. 01330-105335-C3)

LEGEND

EXISTING
PROPOSED
ADJACENT OWNER TABLE ID NUMBER
BOUNDARY
RIGHT-OF-WAY
LOT LINE
EASEMENT
(E) CONTOUR, INDEX
(E) CONTOUR
(P) CONTOUR, INDEX
(P) CONTOUR



NOTES:

SERVICE FEES TO BE PAID AS FOLLOWS:
PARK
SCHOOL
DRAINAGE
TRAFFIC

PCD FILE NO: SP-18-XXX

REV.	DESCRIPTION	DATE

811 Know what's below.
Call 72 hours before you dig.
For more details visit:
www.call811.com

PREPARED FOR:
SAVAGE DEVELOPMENT INC
1125 DIAMOND RIM DR.
COLORADO SPRINGS, CO 80921



HIGH PLAINS FILING NO. 1

PRELIMINARY PLAN

DESIGNED BY: DLM	DRAWN BY: DBM
SCALE: 1"=100'	DATE: 07/09/18
JOB NUMBER 17-135	SHEET 1 OF 1

El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: Settlers Ranch Filing No. 2C Final Plat

Agenda Date: August 8, 2018

Agenda Item Number: # 6 - C

Presenter: Ross Williams, Park Planner

Information: **Endorsement:** X

Background Information:

Request by JPS Engineering on behalf of Hodgen Settlers Ranch, LLC for approval of Settlers Ranch Filing No. 2C Final Plat, which includes 11 single-family residential lots on 109.59 acres, with a minimum lot size of 2.5 acres. The property is zoned Planned Unit Development (PUD), and is located north of Hodgen Road, west of Stepler Road, and south of the Walden Preserve Subdivision. The property is located within the Black Forest Preservation Plan area.

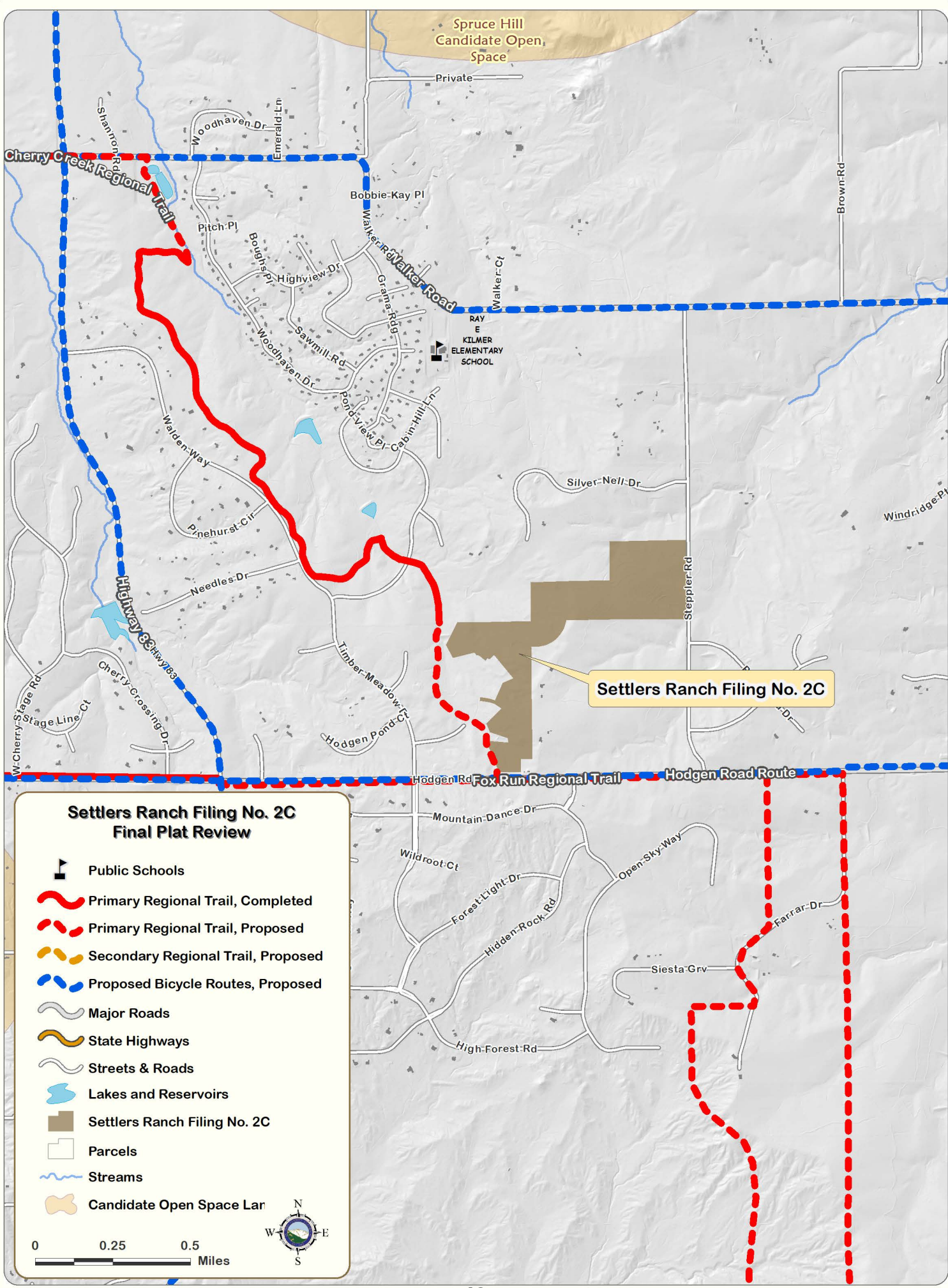
The Settlers Ranch Filing No. 2 Master Plat, whose purpose was to outline the phased development of 43 single-family lots on 162.5 acres, was approved in 2013. Settlers Ranch Filing No. 2A was approved in 2013, while Filing No. 2B was approved in 2015 with 7 residential lots on 19.5 acres and a 109.59 acre tract to be subdivided at a later date as Settlers Ranch Filing No. 2C. Furthermore, Filing No. 2C contains two tracts totaling 76.04 acres that will also be platted at a later date.

The 2013 El Paso County Parks Master Plan shows two primary regional trails located immediately adjacent to the boundaries of Settlers Ranch Filing No. 2C. The Fox Run Regional Trail runs east-west on the north side of Hodgen Road, adjacent the southern boundary of Filing No. 2C, while the Cherry Creek Regional Trail is located within open space tracts in Filing No. 2A, located west of and directly adjacent to Filing No. 2C. Note #28 on the Settlers Ranch Filing No. 2A Final Plat states that a public trail easement will be provided to El Paso County within Tracts A and B for the purpose of constructing and maintaining the Cherry Creek Regional Trail. The Fox Run Regional Trail along Hodgen Road will be accommodated within land purchased with El Paso County PPRTA funds and identified as Parcel 17A.

As no park land or trail easement dedications are necessary for this filing, El Paso County Parks staff recommends fees in lieu of land for regional park purposes in the amount of \$4,730, as shown in the attached Subdivision Review Form.

Recommended Motion:

Recommend to the Planning Commission and Board of County Commissioners that approval of Settlers Ranch Filing No. 2C include the following condition: require fees in lieu of land dedication for regional park purposes in the amount of \$4,730.



**Settlers Ranch Filing No. 2C
Final Plat 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
- Settlers Ranch Filing No. 2C
- Parcels
- Streams
- Candidate Open Space Lar

0 0.25 0.5
Miles



Development Application Permit Review



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

August 8, 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:	Settlers Ranch Filing No. 2C Final Plat	Application Type:	Final Plat
DSD Reference #:	SF-18-018	CSD / Parks ID#:	0
Applicant / Owner:	Owner's Representative:	Total Acreage:	109.59
Hodgen Settlers Ranch, LLC	JPS Engineering	Total # of Dwelling Units	11
Mark Davis	John Schwab	Gross Density:	0.10
P.O. Box 1488	19 East Willamette Avenue	Park Region:	2
Monument, CO 80132	Colorado Springs, CO 80903	Urban Area:	1

Existing Zoning Code: **PUD** Proposed Zoning: **PUD**

REGIONAL AND URBAN PARK REQUIREMENTS

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

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

LAND REQUIREMENTS

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

Regional Parks: **2**
0.0194 Acres x 11 Dwelling Units = 0.213 acres

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

FEE REQUIREMENTS

Regional Parks: **2**
\$430.00 / Unit x 11 Dwelling Units = \$4,730.00

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

ADDITIONAL RECOMMENDATIONS

Staff Recommendation:

Recommend to the Planning Commission and Board of County Commissioners that approval of Settlers Ranch Filing No. 2C Final Plat include the following condition: require fees in lieu of land dedication for regional park purposes in the amount of \$4,730.00.

Park Advisory Board Recommendation:

LETTER OF INTENT

June 7, 2018

RE: SETTLERS RANCH PHASED FINAL PLAT FILING 2C

PARCEL NUMBER: 61230 04 038

OWNER / DEVELOPER:

Hodgen Settlers Ranch LLC, c/o Mark Davis, MM
P.O. Box 1488
Monument, CO 80132
719.338.3116
mark@oaksbury.com

CONSULTANT

JPS ENGINEERING, c/o John Schwab
19 E. Willamette Ave.
Colorado Springs, CO 80903
719.477.9429
john@jpsengr.com

SITE INFORMATION

The proposed Settlers Ranch subdivision Filing 2C is located within portions of Sec 23 and portions of Sec 24, T11S, R66W of the 6th PM. More specifically, the property is located north of Hodgen Road, west of Stepler Road, east of Timber Meadow Drive and south of the Walden Preserve subdivision. Filing 2C's vehicular access is provided from the west via Timber Meadow drive, an 80' ROW asphalt surfaced County rural collector roadway. Interior vehicular access to and through the site is provided via a 60' ROW asphalt surfaced County rural residential roadway, Settlers Ranch Road. The proposed 109.59 acre Settlers Ranch subdivision Filing 2C is the third phase of the five phase, 43 lot, Filing 2 subdivision.

DEVELOPMENT ENTITLEMENT HISTORY

Initial PUD zoning, PUD development plan approval and preliminary plan approval for the 307 acre, 86 lot Settlers Ranch subdivision was obtained in January of 2005. Final Plat approval for the 142.2 acre, 43 lot Filing No. 1 subdivision was obtained in May of 2005. Final Plat approval for the 162.6 acre, 43 lot Filing No. 2 subdivision was obtain

in April of 2009. Though approved, the Filing 2 Final Plat was not recorded in total. Instead, the developer opted to record the Filing 2 plat in phases. The Filing 2A Phase One Final Plat, totaling 7 Lots, was recorded in the fall of 2013. Filing 2B Phase Two, totaling 7 lots, was recorded in the fall of 2015. This application, Filing 2C, is the third phase of a five phase recording process as documented on the approved and recorded Settlers Ranch Filing 2 Master Phasing Plan.

DEVELOPMENT REQUEST

The applicant is requesting to record Filing No. 2C Phase Three utilizing Board of County Commissioners' Resolution No. 12-48. Filing 2C Final Plat approval will allow for the development of 11 single family residential lots at a minimum lot size of 2.5 acres on 33.55 acres and two tracts (Tract A – 53.53 acres and Tract B – 22.51 acres) held for future development of later phases. The proposed minimum lot size is 2.50 acres with an average lot size is 2.79 acres.

JUSTIFICATION FOR REQUEST

The proposed final plat is consistent with the approved PUD Development Plan, approved Preliminary Plan, approved Final Plat for Filing No. 2 and approved Filing 2 Master Phasing Plan. The application is consistent with the goals, objectives and recommendations of the governing comprehensive plans including the Black Forest Preservation Plan.

EXISTING AND PROPOSED IMPROVEMENTS

Existing improvements within this parcel are related to past agricultural activities; vehicular access trails, fencing and a seasonal stock pond.

Proposed improvements within this parcel include; County owned and maintained asphalt surfaced roadways, drainage channels, electric service, natural gas 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 operated under a State approved Water Augmentation Plan. Waste water will be treated via individual on site septic systems. A home owners association has been formed to administer State required well water extraction reporting and property covenants and restrictions. No common areas to be owned and maintained by the HOA will be provided within this phase.

The property is located within the service areas of Mountain View Electric Association, Black Hills Energy, Tri-Lakes Monument Fire Protection District and the School District No 38.

WAIVER REQUESTS

No waivers to the El Paso County Land Development Code are included within this 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 Attorney and the El Paso County Board of County Commissioners.

In accordance with the El Paso County Road Impact Fee Program and as indicted within plat note number 30, all property within this subdivision is subject to road impact fees in accordance with the El Paso County Road Impact Fee Program Resolution (Resolution No. 12-382), as amended. Said fee will be paid at the time of building permit application or sooner.

SETTLERS RANCH SUBDIVISION FILING NO. 2C

A REPLAT OF TRACT A, SETTLERS RANCH SUBDIVISION FILING NO. 2B, LOCATED IN A PORTION OF THE S1/2 OF THE SE1/4 OF THE NE1/4 & A PORTION OF THE S1/2 OF SECTION 23, & THE SW1/4 OF THE NW1/4 OF SECTION 24, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO

KNOW ALL MEN BY THESE PRESENTS:

THAT MARK W. DAVIS, MANAGING MEMBER, HODGEN SETTLERS RANCH, L.L.C., A COLORADO LIMITED LIABILITY COMPANY, BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND:

TO WIT: LEGAL DESCRIPTION: SETTLERS RANCH SUBDIVISION FILING NO. 2C:

A PORTION OF TRACT A, SETTLERS RANCH SUBDIVISION FILING NO. 2B, AS RECORDED UNDER RECEPTION NO. 217714062 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, LOCATED IN THE SOUTH ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF THE NORTHEAST QUARTER (S1/2 SE1/4 NE1/4) OF SECTION 23 AND A PORTION OF THE SOUTH ONE-HALF (S1/2) OF SECTION 23, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL BEARINGS USED HEREIN ARE BASED ON AN ASSUMED BEARING OF N89°57'46"W, A DISTANCE OF 1326.42 FEET BETWEEN THE NORTHEAST CORNER OF THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER (NW1/4 SE1/4) OF SAID SECTION 23, AS MONUMENTED BY A 3" GALVANIZED STEEL CAP STAMPED "NE COR NW QTR SE QTR SEC 23" AND THE CENTER ONE-QUARTER CORNER OF SAID SECTION 23, AS MONUMENTED BY A 3" GALVANIZED STEEL CAP (ILLEGIBLE);

BEGINNING AT AN ANGLE POINT ON THE NORTHERLY LINE OF SAID TRACT A, SAID POINT ALSO BEING THE NORTHEAST CORNER OF THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER (NW1/4 SE1/4) OF SAID SECTION 23; THENCE N00°47'45"E ALONG THE EXTERIOR BOUNDARY OF SAID TRACT A, A DISTANCE OF 662.45 FEET; THENCE S00°12'24"E, A DISTANCE OF 668.36 FEET; THENCE S88°28'34"E, A DISTANCE OF 60.00 FEET; THENCE ALONG THE ARC OF A 470.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 20°18'43", AN ARC LENGTH OF 166.62 FEET (THE LONG CHORD OF WHICH BEARS S11°22'05"W, A LONG CHORD DISTANCE OF 165.75 FEET); THENCE S01°12'44"W, A DISTANCE OF 66.40 FEET; THENCE ALONG THE ARC OF A 530.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 08°22'08", AN ARC LENGTH OF 77.41 FEET (THE LONG CHORD OF WHICH BEARS S05°23'47"W, A LONG CHORD DISTANCE OF 77.34 FEET) TO A POINT ON THE EXTERIOR BOUNDARY OF SAID TRACT A, SAID POINT ALSO BEING AN ANGLE POINT ON THE NORTHERLY LINE OF THAT TRACT OF LAND AS DESCRIBED IN BOOK 6542 AT PAGES 1066 & 1067 OF SAID COUNTY RECORDS; THENCE ALONG THAT LINE COMMON TO SAID TRACT A AND SAID TRACT OF LAND THE FOLLOWING THREE (3) COURSES; 1.) THENCE ALONG THE ARC OF A 530.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 80°59'46", AN ARC LENGTH OF 749.23 FEET (THE LONG CHORD OF WHICH BEARS S50°04'43"W, A LONG CHORD DISTANCE OF 688.39 FEET) TO A POINT OF TANGENCY; 2.) THENCE N89°27'04"W, A DISTANCE OF 78.29 FEET; 3.) THENCE S00°20'34"W, A DISTANCE OF 140.65 FEET; THENCE S84°45'35"W, A DISTANCE OF 183.62 FEET; THENCE S82°47'59"W, A DISTANCE OF 140.65 FEET TO AN ANGLE POINT ON THE WESTERLY LINE OF SAID TRACT A, SAID POINT ALSO BEING THE MOST EASTERLY CORNER OF LOT 5 OF SAID SETTLERS RANCH SUBDIVISION FILING NO. 2B; THENCE ALONG THE WESTERLY LINE OF SAID TRACT A THE FOLLOWING NINE (9) COURSES; 1.) THENCE N39°09'25"W, A DISTANCE OF 511.96 FEET; 2.) THENCE ALONG THE ARC OF A 100.51 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 22°30'01", AN ARC LENGTH OF 39.51 FEET (THE LONG CHORD OF WHICH BEARS S47°40'40"W, A LONG CHORD DISTANCE OF 92.61 FEET); 3.) THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 86°59'19", AN ARC LENGTH OF 22.77 FEET (THE LONG CHORD OF WHICH BEARS S88°00'41"W, A LONG CHORD DISTANCE OF 20.65 FEET); 4.) THENCE N48°29'41"W, A DISTANCE OF 25.00 FEET; 5.) THENCE S47°29'54"W, A DISTANCE OF 60.00 FEET; 6.) THENCE N48°29'41"W, A DISTANCE OF 107.44 FEET; 7.) THENCE ALONG THE ARC LENGTH OF 92.61 FEET (THE LONG CHORD OF WHICH BEARS S88°00'41"W, A LONG CHORD DISTANCE OF 20.65 FEET); 8.) THENCE N59°45'07"W, A LONG CHORD DISTANCE OF 39.26 FEET; 9.) THENCE ALONG THE ARC OF A 55.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 25°06'20", AN ARC LENGTH OF 24.10 FEET (THE LONG CHORD OF WHICH BEARS N58°27'22"W, A LONG CHORD DISTANCE OF 23.93 FEET) TO AN ANGLE POINT ON THE NORTHERLY LINE OF LOT 5 OF SAID SETTLERS RANCH SUBDIVISION FILING NO. 2B, SAID POINT ALSO BEING AN ANGLE POINT ON THE EASTERLY LINE OF TRACT A, SETTLERS RANCH SUBDIVISION FILING NO. 2A, AS RECORDED UNDER RECEPTION NO. 213713405 OF SAID COUNTY RECORDS; THENCE ALONG THAT LINE COMMON TO TRACT A OF SAID SETTLERS RANCH SUBDIVISION FILING NO. 2B AND TRACT A OF SAID SETTLERS RANCH SUBDIVISION FILING NO. 2A THE FOLLOWING FOUR (4) COURSES; 1.) THENCE ALONG THE ARC OF A 55.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 33°03'20", AN ARC LENGTH OF 31.73 FEET (THE LONG CHORD OF WHICH BEARS N22°22'31"W, A LONG CHORD DISTANCE OF 31.29 FEET); 2.) THENCE S77°09'09"W, A DISTANCE OF 378.93 FEET; 3.) THENCE N27°16'25"W, A DISTANCE OF 250.04 FEET; 4.) THENCE N27°39'11"E, A DISTANCE OF 427.52 FEET TO THE NORTHERLY COMMON CORNER OF SAID TRACTS; THENCE S89°57'46"E ALONG THE NORTHERLY LINE OF TRACT A OF SAID SETTLERS RANCH SUBDIVISION FILING NO. 2B, A DISTANCE OF 1252.18 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 33.55 ACRES OF LAND, MORE OR LESS.

TO WIT: LEGAL DESCRIPTION: SETTLERS RANCH SUBDIVISION FILING NO. 2C – TRACT A:

A PORTION OF TRACT A, SETTLERS RANCH SUBDIVISION FILING NO. 2B, AS RECORDED UNDER RECEPTION NO. 217714062 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, LOCATED IN THE SOUTH ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF THE NORTHEAST QUARTER (S1/2 SE1/4 NE1/4) OF SECTION 23 AND THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER (SW1/4 NW1/4) OF SECTION 24, ALL IN TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL BEARINGS USED HEREIN ARE BASED ON AN ASSUMED BEARING OF N89°57'46"W, A DISTANCE OF 1326.42 FEET BETWEEN THE NORTHEAST CORNER OF THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER (NW1/4 SE1/4) OF SAID SECTION 23, AS MONUMENTED BY A 3" GALVANIZED STEEL CAP STAMPED "NE COR NW QTR SE QTR SEC 23" AND THE CENTER ONE-QUARTER CORNER OF SAID SECTION 23, AS MONUMENTED BY A 3" GALVANIZED STEEL CAP (ILLEGIBLE);

COMMENCING AT AN ANGLE POINT ON THE NORTHERLY LINE OF SAID TRACT A, SAID POINT ALSO BEING THE NORTHEAST CORNER OF THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER (NW1/4 SE1/4) OF SAID SECTION 23; THENCE N00°47'45"E ALONG THE EXTERIOR BOUNDARY OF SAID TRACT A, A DISTANCE OF 662.45 FEET TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED;

THENCE ALONG THE NORTHERLY, EASTERLY AND SOUTHERLY LINES OF SAID TRACT A, THE FOLLOWING SIX (6) COURSES; 1.) THENCE N89°48'55"E, A DISTANCE OF 1347.60 FEET; 2.) THENCE S01°12'44"E, A DISTANCE OF 66.40 FEET; 3.) THENCE N89°48'55"E, A DISTANCE OF 1318.12 FEET; 4.) THENCE S01°12'44"E, A DISTANCE OF 1323.44 FEET; 5.) THENCE S89°50'36"W, A DISTANCE OF 1309.58 FEET; 6.) THENCE S89°46'03"W, A DISTANCE OF 747.82 FEET; THENCE ALONG THE ARC OF A 530.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 08°22'08", AN ARC LENGTH OF 77.41 FEET (THE LONG CHORD OF WHICH BEARS N05°23'47"E, A LONG CHORD DISTANCE OF 77.34 FEET); THENCE N01°12'44"E, A DISTANCE OF 66.40 FEET; THENCE ALONG THE ARC OF A 470.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 20°18'43", AN ARC LENGTH OF 166.62 FEET (THE LONG CHORD OF WHICH BEARS S11°22'05"E, A LONG CHORD DISTANCE OF 165.75 FEET); THENCE N68°28'34"W, A DISTANCE OF 60.00 FEET; THENCE N60°12'24"W, A DISTANCE OF 668.36 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 53.53 ACRES OF LAND, MORE OR LESS.

TO WIT: LEGAL DESCRIPTION: SETTLERS RANCH SUBDIVISION FILING NO. 2C – TRACT B:

A PORTION OF TRACT A, SETTLERS RANCH SUBDIVISION FILING NO. 2B, AS RECORDED UNDER RECEPTION NO. 217714062 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, BEING A PORTION OF THE SOUTH ONE-HALF (S1/2) OF SECTION 23, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL BEARINGS USED HEREIN ARE BASED ON AN ASSUMED BEARING OF N89°57'46"W, A DISTANCE OF 1326.42 FEET BETWEEN THE NORTHEAST CORNER OF THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER (NW1/4 SE1/4) OF SAID SECTION 23, AS MONUMENTED BY A 3" GALVANIZED STEEL CAP STAMPED "NE COR NW QTR SE QTR SEC 23" AND THE CENTER ONE-QUARTER CORNER OF SAID SECTION 23, AS MONUMENTED BY A 3" GALVANIZED STEEL CAP (ILLEGIBLE);

BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT A; THENCE ALONG THE WESTERLY LINE OF SAID TRACT A THE FOLLOWING FIFTEEN (15) COURSES; 1.) THENCE N00°53'29"W, A DISTANCE OF 50.70 FEET; 2.) THENCE N21°22'44"W, A DISTANCE OF 472.87 FEET; 3.) THENCE N29°56'44"E, A DISTANCE OF 50.82 FEET; 4.) THENCE S83°30'06"E, A DISTANCE OF 338.72 FEET; 5.) THENCE ALONG THE ARC OF A 450.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 09°35'21", AN ARC LENGTH OF 80.31 FEET (THE LONG CHORD OF WHICH BEARS N07°37'32"W, A LONG CHORD DISTANCE OF 80.22 FEET); 6.) THENCE N70°43'47"W, A DISTANCE OF 312.28 FEET; 7.) THENCE N23°52'09"W, A DISTANCE OF 159.43 FEET; 8.) THENCE N47°06'56"E, A DISTANCE OF 362.93 FEET; 9.) THENCE ALONG THE ARC OF A 420.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 36°21'07", AN ARC LENGTH OF 286.47 FEET (THE LONG CHORD OF WHICH BEARS N61°03'37"W, A LONG CHORD DISTANCE OF 262.03 FEET); 10.) THENCE N09°14'11"W, A DISTANCE OF 137.98 FEET; 11.) THENCE N70°45'59"E, A DISTANCE OF 60.00 FEET; 12.) THENCE S79°41'11"E, A DISTANCE OF 137.98 FEET; 13.) THENCE ALONG THE ARC OF A 480.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 13°52'45", AN ARC LENGTH OF 116.27 FEET (THE LONG CHORD OF WHICH BEARS S72°17'49"E, A LONG CHORD DISTANCE OF 115.99 FEET); 14.) THENCE N24°38'34"E, A DISTANCE OF 321.65 FEET; 15.) THENCE N67°37'32"E, A DISTANCE OF 202.27 FEET; THENCE N62°47'59"E, A DISTANCE OF 140.65 FEET; THENCE N84°45'35"E, A DISTANCE OF 183.62 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER (NW1/4 SE1/4) OF SAID SECTION 23; THENCE S00°20'34"W ALONG SAID EAST LINE, A DISTANCE OF 440.56 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE S00°19'24"W ALONG THE EAST LINE OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER (SW1/4 SE1/4) OF SAID SECTION 23, A DISTANCE OF 1023.25 FEET TO THE NORTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED IN BOOK 1781 AT PAGE 413 OF SAID COUNTY RECORDS; THENCE N89°59'26"W, A DISTANCE OF 198.91 FEET; THENCE S00°20'31"W, A DISTANCE OF 210.03 FEET TO THE NORTHEAST CORNER OF PARCEL 17A, AS RECORDED UNDER RECEPTION NO. 210041511 OF SAID COUNTY RECORDS; THENCE N90°00'00"W ALONG THAT LINE COMMON TO SAID PARCEL 17A AND SAID TRACT A, A DISTANCE OF 397.50 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 22.51 ACRES OF LAND, MORE OR LESS.

DEDICATION:

THE UNDERSIGNED, BEING THE OWNER AND HOLDER OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAS LAID OUT, SUBDIVIDED, AND PLATTED SAID LANDS INTO LOTS, TRACTS, STREETS, AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF "SETTLERS RANCH SUBDIVISION FILING NO. 2C". ALL PUBLIC IMPROVEMENTS SO PLATTED ARE HEREBY DEDICATED TO PUBLIC USE AND SAID OWNER DOES HEREBY COVENANT AND AGREE THAT THE PUBLIC IMPROVEMENTS WILL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS AND THAT PROPERTY DRAINAGE AND EROSION CONTROL FOR SAID LANDS WILL BE PROVIDED AT SAID OWNER'S EXPENSE. AS TO THE SATISFACTION OF THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO, UPON ACCEPTANCE BY RESOLUTION, ALL PUBLIC IMPROVEMENTS SO DEDICATED WILL BECOME MATTERS OF MAINTENANCE BY EL PASO COUNTY, COLORADO. THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND COMMUNITY SYSTEMS. THE ENTITIES RESPONSIBLE FOR THE CONSTRUCTION OF SUCH UTILITY EASEMENTS SHALL BE DETERMINED BY THE BOARD OF COUNTY COMMISSIONERS. 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.

MARK W. DAVIS, MANAGING MEMBER
HODGEN SETTLERS RANCH, L.L.C.

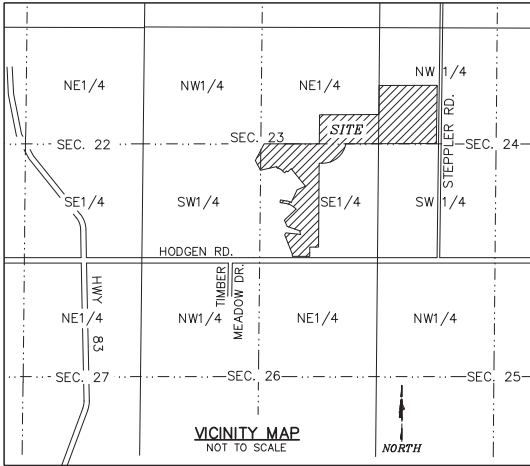
STATE OF COLORADO } ss
COUNTY OF EL PASO }

ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2018, BY MARK W. DAVIS, MANAGING MEMBER, HODGEN SETTLERS RANCH, L.L.C., A COLORADO LIMITED LIABILITY COMPANY

MY COMMISSION EXPIRES: ____

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC:



COUNTY APPROVAL – BOCC:

APPROVAL IS GRANTED THIS ____ DAY OF _____, 2018, A.D.

PRESIDENT, BOARD OF COUNTY COMMISSIONERS

COUNTY APPROVAL – PCD:

APPROVAL IS GRANTED THIS ____ DAY OF _____, 2018, A.D.

DIRECTOR, PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

FEES:

DRAINAGE FEE: ____
BRIDGE FEE: ____
SCHOOL FEE: ____
PARK FEE: ____

FLOOD PLAIN CERTIFICATION:

ACCORDING TO NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP NUMBER 080410325 F (EFFECTIVE DATE: MARCH 17, 1997), THE SUBJECT PROPERTY LIES WITHIN ZONE X, AN AREA DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN.

EASEMENTS:

UNLESS OTHERWISE SHOWN, ALL SIDE LOT LINES ARE HEREBY PLATTED WITH A TEN FOOT (10') PUBLIC UTILITY AND DRAINAGE EASEMENT. ALL REAR LOT LINES ARE HEREBY PLATTED WITH A FIFTEEN FOOT (15') PUBLIC UTILITY AND DRAINAGE EASEMENT. ALL FRONT LOT LINES AND ALL FRONT TRACT LINES ARE HEREBY PLATTED WITH A FIVE FOOT (5') PUBLIC IMPROVEMENTS EASEMENT, A TEN FOOT (10') PUBLIC UTILITY AND DRAINAGE EASEMENT, AND AN ADDITIONAL TEN FOOT (10') PUBLIC UTILITY ONLY EASEMENT. ALL EXTERIOR BOUNDARY LINES ARE HEREBY PLATTED WITH A THIRTY FOOT (30') EASEMENT FOR PUBLIC UTILITIES AND DRAINAGE PURPOSES. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF ALL HEREIN DESCRIBED EASEMENTS IS VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.

SURVEYOR'S CERTIFICATION:

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

KEVIN F. LLOYD DATE
FOR AND ON BEHALF OF:
RAMPART SURVEYS, LLC
P.O. BOX 5101
WOODLAND PARK, CO 80866
(719) 687-0920

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.

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, A.D., AND IS DULY RECORDED UNDER RECEPTION NUMBER ____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

CHUCK BROERMAN, RECORDER

SEE: ____ BY: DEPUTY

NOTES:

1. ALL BEARINGS USED ON THIS PLAT ARE BASED ON AN ASSUMED BEARING OF N89°57'46"W, A DISTANCE OF 1326.42 FEET BETWEEN A 3" GALVANIZED STEEL CAP STAMPED "NE COR NW QTR SE QTR SEC. 23" AT THE NORTHEAST CORNER OF THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER (NW1/4 SE1/4) OF SAID SECTION 23, AND A 3" GALVANIZED STEEL CAP (ILLEGIBLE) AT THE CENTER ONE-QUARTER (C1/4) CORNER OF SAID SECTION 23.

2. THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY RAMPART SURVEYS FOR EITHER OWNERSHIP OR EASEMENTS OF RECORD. FOR EASEMENTS OF RECORD SHOWN HEREON RAMPART SURVEYS RELIED ON A COMMITMENT FOR TITLE INSURANCE ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. 570-F060884-370-SP, AMENDMENT NO. 2 (EFFECTIVE DATE: MAY 8, 2018 AT 7:00 A.M.), AS PROVIDED TO RAMPART SURVEYS BY THE CLIENT. NO OTHER EASEMENTS OF RECORD ARE SHOWN EXCEPT AS FOUND THEREIN. THE NUMBERS USED BELOW CORRESPOND WITH THE NUMBERS USED ON SCHEDULE B-SECTION 2 EXCEPTIONS IN THE ABOVE REFERENCED COMMITMENT.

1. - 7. RAMPART SURVEYS DID NOT ADDRESS THESE ITEMS.

8. THE PROPERTY IS SUBJECT TO RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS AS SET FORTH BELOW, WHICH PROVIDES THAT ALL SECTION LINES, TOWNSHIP LINES ON THE PUBLIC DOMAIN EAST OF THE RANGE LINE SEPARATING RANGES 65 WEST AND 66 WEST ARE DECLARED TO BE PUBLIC HIGHWAYS HAVING A WIDTH OF 80 FEET, BEING 30 FEET ON EACH SIDE OF SAID SECTION LINE, TOWNSHIP LINE OR RANGE LINES AS RECORDED OCTOBER 3, 1987 IN ROAD BOOK A AT PAGE 78.

9. THE PROPERTY IS SUBJECT TO INCLUSION OF THE SUBJECT PROPERTY WITHIN THE DOUGLAS COUNTY SOIL CONSERVATION DISTRICT AS EVIDENCED BY CERTIFICATES RECORDED OCTOBER 10, 1980 AT RECEPTION NO. 169543 AND NOVEMBER 25, 1974 IN BOOK 2719 AT PAGE 740.

10. THE PROPERTY IS SUBJECT TO MINERAL AND MINERAL RIGHTS AS RESERVED IN DEED RECORDED JULY 6, 1978 IN BOOK 3058 AT PAGE 602, AND ANY AND ALL ASSIGNMENTS OR INTEREST THEREOF.

11. THE PROPERTY IS SUBJECT TO A RIGHT OF WAY AND/OR EASEMENT GIVEN TO MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC. RECORDED SEPTEMBER 11, 1978 IN BOOK 3083 AT PAGE 704.

12. THE PROPERTY IS SUBJECT TO A RIGHT OF WAY AND/OR EASEMENT GIVEN TO THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY RECORDED JANUARY 2, 1979 IN BOOK 3125 AT PAGE 847. (AS SHOWN ON PLAT, PAGE 2 AND PAGE 3 OF 4)

13. THE PROPERTY IS SUBJECT TO A RIGHT OF WAY AND/OR EASEMENT GIVEN TO PEOPLES NATURAL GAS COMPANY RECORDED JULY 11, 1988 IN BOOK 5530 AT PAGE 329. (AS SHOWN ON PLAT, PAGE 2 AND PAGE 3 OF 4)

14. THE PROPERTY IS SUBJECT TO INCLUSION OF THE SUBJECT PROPERTY WITHIN THE TRI-LAKES FIRE PROTECTION DISTRICT AS EVIDENCED BY RESOLUTION RECORDED JULY 12, 2004 AT RECEPTION NO. 20415972 AND MAY 25, 2005 AT RECEPTION NO. 205075970.

15. THE PROPERTY IS SUBJECT TO FINDING OF FACT, CONCLUSIONS OF LAW, RULING OF THE REFEREE AS CONTAINED IN DECREE RECORDED JANUARY 14, 2005 AT RECEPTION NO. 205007424, SPECIAL WARRANTY DEED RECORDED IN CONJUNCTION THEREWITH JANUARY 24, 2006 AT RECEPTION NO. 206010007.

16. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS AS CONTAINED IN RESOLUTION NO. 05-23 BY THE BOARD OF COUNTY COMMISSIONERS RECORDED MARCH 28, 2005 AT RECEPTION NO. 20504822.

17. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS AS CONTAINED IN SETTLERS RANCH SUBDIVISION PLD DEVELOPMENT GUIDELINES RECORDED MAY 17, 2005 AT RECEPTION NO. 205071101.

18. THE PROPERTY IS SUBJECT TO NOTES, REGULATIONS, RESTRICTIONS AND HODGEN MATTERS AS SHOWN OR SET FORTH ON THE PUD DEVELOPMENT PLAN FOR SETTLERS RANCH RECORDED MAY 17, 2005 AT RECEPTION NO. 205071102.

19. THE PROPERTY IS SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILY STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT RECORDED JANUARY 24, 2006 AT RECEPTION NO. 206010000.

20. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE BYLAWS OF SETTLERS RANCH HOMEOWNERS ASSOCIATION RECORDED JANUARY 24, 2006 AT RECEPTION NO. 206010006.

21. THE PROPERTY IS SUBJECT TO A RIGHT OF WAY AND/OR EASEMENT GIVEN TO MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC. RECORDED APRIL 11, 2006 AT RECEPTION NO. 206052702. (DOES NOT AFFECT SUBJECT PROPERTY)

22. THE PROPERTY IS SUBJECT TO A RIGHT OF WAY AND/OR EASEMENT GIVEN TO MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC. RECORDED APRIL 11, 2006 AT RECEPTION NO. 206052703. (DOES NOT AFFECT SUBJECT PROPERTY)

23. THE PROPERTY IS SUBJECT TO ANY RIGHTS, INTEREST OR EASEMENTS IN FAVOR OF THE UNITED STATES, THE STATE OF COLORADO, ANY OTHER STATE OR ARE CLAIMED TO EXIST IN AND TO THE PRESENT AND THE FUTURE AND PAST BED, BANKS OR WATERS OF ANY CREEK OR STREAM OVER THE HEREIN DESCRIBED PARCEL.

24. THE PROPERTY IS SUBJECT TO RIGHTS OF OTHERS IN AND TO THE PUBLIC RIGHT OF WAYS KNOWN AS HODGEN ROAD AND STEPLER ROAD.

25. THE PROPERTY IS SUBJECT TO A RIGHT OF WAY AND/OR EASEMENT GIVEN TO MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC., RECORDED MAY 4, 2010 AT RECEPTION NO. 210041512.

26. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE SUBDIVISION IMPROVEMENTS AGREEMENT RECORDED NOVEMBER 20, 2013 AT RECEPTION NO. 213140617.

27. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE RESOLUTION NO. 13-395 RECORDED NOVEMBER 27, 2013 AT RECEPTION NO. 213143070.

28. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE RESOLUTION NO. 09-159 RECORDED MARCH 6, 2014 AT RECEPTION NO. 214018537.

29. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE RESOLUTION NO. 15-115 RECORDED MARCH 10, 2015 AT RECEPTION NO. 215022556.

30. THE PROPERTY IS SUBJECT TO EASEMENTS, NOTES AND NOTICES AS SET FORTH ON THE RECORDED PLAT OF SETTLERS RANCH SUBDIVISION NO. 2A RECORDED NOVEMBER 20, 2013 AT RECEPTION NO. 213713405.

31. THE PROPERTY IS SUBJECT TO MASTER PLAT SETTLERS RANCH SUBDIVISION NO. 2 RECORDED NOVEMBER 20, 2013 AT RECEPTION NO. 213140616.

32. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE RESOLUTION NO. 09-159 RECORDED MARCH 16, 2014 UNDER RECEPTION NO. 214018537.

33. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE RESOLUTION NO. 15-115 RECORDED MARCH 10, 2015 UNDER RECEPTION NO. 215022556.

34. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE RESOLUTION NO. 17-115 RECORDED APRIL 12, 2017 UNDER RECEPTION NO. 217041664.

35. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS, EASEMENTS AND OBLIGATIONS CONTAINED IN THE GRANT OF RIGHT OF WAY RECORDED MARCH 15, 2017 UNDER RECEPTION NO. 217029360. (NOT PLOTTABLE)

36. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, RESTRICTIONS, PROVISIONS, NOTES AND EASEMENTS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILY STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH ON THE PLAT(S) OF SAID SUBDIVISION RECORDED DECEMBER 4, 2017 UNDER RECEPTION NO. 217714062.

37. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE SUBDIVISION IMPROVEMENTS AGREEMENT RECORDED DECEMBER 4, 2017 UNDER RECEPTION NO. 217146309.

38. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE RESOLUTION NO. 18-68 RECORDED FEBRUARY 20, 2018 UNDER RECEPTION NO. 218019701.

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

4. 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.

5. SEWAGE TREATMENT IS THE RESPONSIBILITY OF EACH INDIVIDUAL PROPERTY OWNER. THE EL PASO COUNTY HEALTH DEPARTMENT MUST APPROVE EACH SYSTEM AND IN SOME CASES THE DEPARTMENT MAY REQUIRE AN ENGINEER DESIGNED SYSTEM PRIOR TO PERMIT APPROVAL.

6. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED AND ARE ON FILE AT THE EL PASO COUNTY PLANNING DEPARTMENT: SOILS AND GEOLOGICAL STUDY, DRAINAGE REPORT, WATER RESOURCES REPORT, WILDFIRE MITIGATION REPORT, AND EROSION CONTROL REPORT.

NOTES (CONT'D):

7. ALL DEVELOPMENT WITHIN SETTLERS RANCH SUBDIVISION FILING NO. 2C SHALL COMPLY WITH THE DEVELOPMENT GUIDE AS RECORDED AT RECEPTION NO. 205071101, OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, OR OTHERWISE AMENDED BY EL PASO COUNTY FOLLOWING APPROPRIATE PUBLIC HEARINGS.

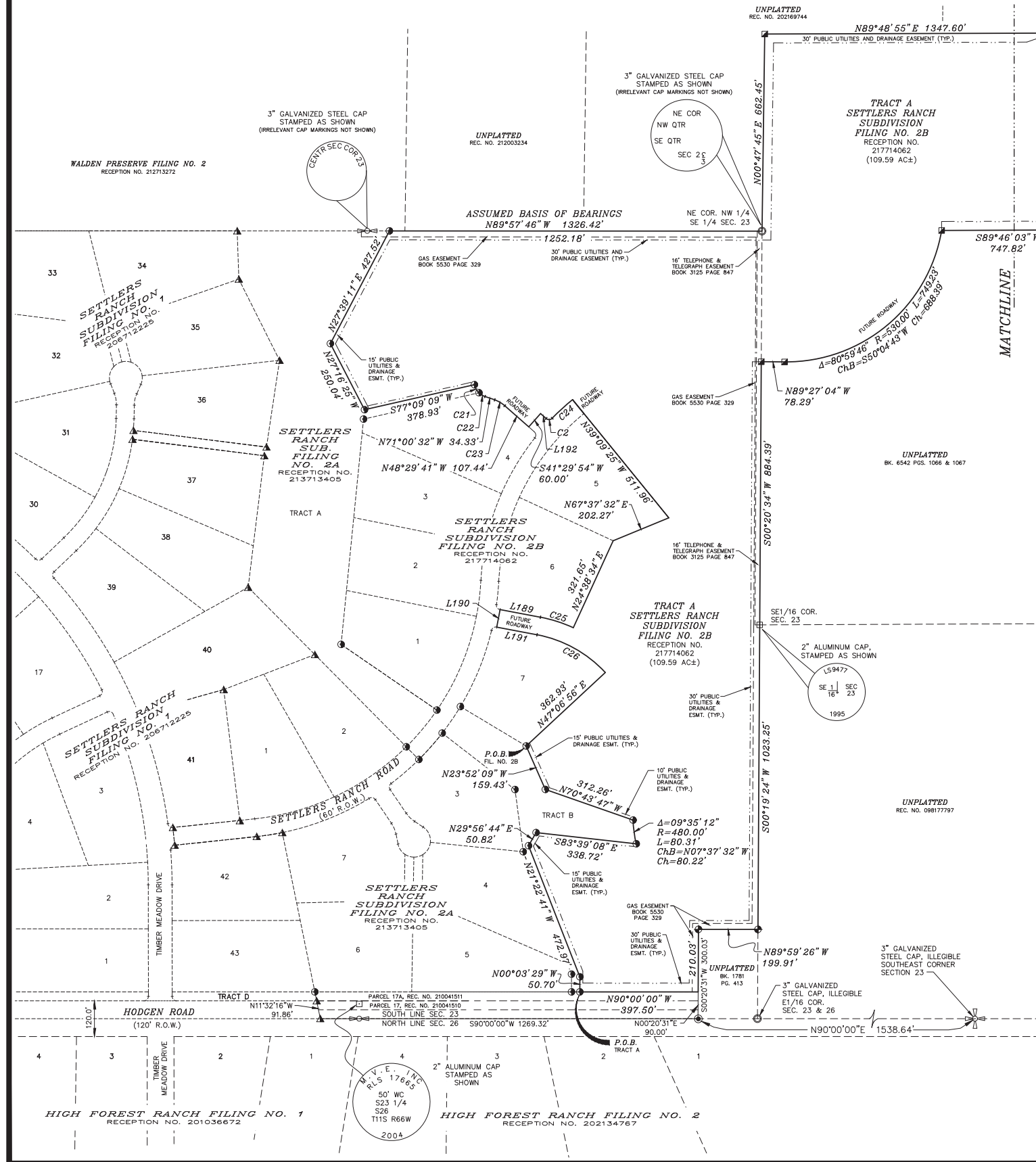
8. THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.

9. SIGHT TRIANGLES (25' X 25' AT THE INTERIOR STREET INTERSECTIONS AND 50' X 50' AT THE SETTLERS RANCH ROAD AND STEPLER ROAD INTERSECTION), SHALL BE MAINTAINED AT THE INTERSECTIONS. NO OBSTRUCTION GREATER THAN 18" IN HEIGHT IS ALLOWED IN THESE AREAS.

10. ALL PROPERTY OWNERS ARE RESPONSIBLE FOR

SETTLERS RANCH SUBDIVISION FILING NO. 2C

A REPLAT OF TRACT A, SETTLERS RANCH SUBDIVISION FILING NO. 2B, LOCATED IN A PORTION OF THE S1/2 OF THE SE1/4 OF THE NE1/4 & A PORTION OF THE S1/2 OF SECTION 23, & THE SW1/4 OF THE NW1/4 OF SECTION 24, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO



LEGEND:

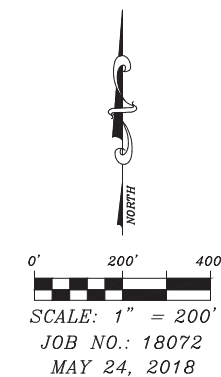
- SET 5/8" REBAR AND ORANGE CAP STAMPED "RAMPART PLS 26965"
- ⊙ FOUND 5/8" REBAR AND ORANGE CAP STAMPED "RAMPART PLS 26965"
- ▲ FOUND 5/8" REBAR AND RED CAP STAMPED "RAMPART PLS 26965"
- FOUND 3" GALVANIZED STEEL CAP STAMPED AS SHOWN
- FOUND 2" ALUMINUM CAP STAMPED AS SHOWN
- ⊕ FOUND ONE-QUARTER CORNER STAMPED AS SHOWN
- ⊗ FOUND SECTION CORNER STAMPED AS SHOWN
- ⊙ FOUND 5/8" REBAR (NO CAP)
- ⊙ FOUND 3-1/4" ALUMINUM CAP STAMPED AS SHOWN
- ⊙ FOUND 1/2" REBAR (NO CAP)
- ⊙ FOUND 3/8" REBAR (NO CAP)
- ⊙ FOUND 3/8" REBAR AND BLUE CAP (ILLEGIBLE)
- FOUND REBAR AND YELLOW CAP STAMPED "MVE RLS 17665"

PROPERTY LINE TABLE		
LINE	BEARING	LENGTH
L189	S79°14'11"E	137.98'
L190	N10°45'59"E	60.00'
L191	N79°14'11"W	137.98'
L192	N48°29'41"W	25.00'

PROPERTY LINE CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING
C2	86°59'15"	15.00'	22.77'	S88°00'41"W
C21	33°03'20"	55.00'	31.73'	N29°22'31"W
C22	25°06'20"	55.00'	24.10'	N58°27'22"W
C23	22°30'50"	100.55'	39.51'	N59°45'07"W
C24	06°19'13"	840.00'	92.66'	S47°40'40"W
C25	13°52'45"	480.00'	116.27'	S72°17'49"E
C26	36°21'07"	420.00'	266.47'	N61°03'37"W

AS PLATTED

NOTE: ONLY PLATTED BEARINGS AND DISTANCES SHOWN



DATE OF PREPARATION: MAY 24, 2018

SETTLERS RANCH SUBDIVISION FILING NO. 2C
PT. SEC. 23 & 24, T11S, R66W, EL PASO CO., CO

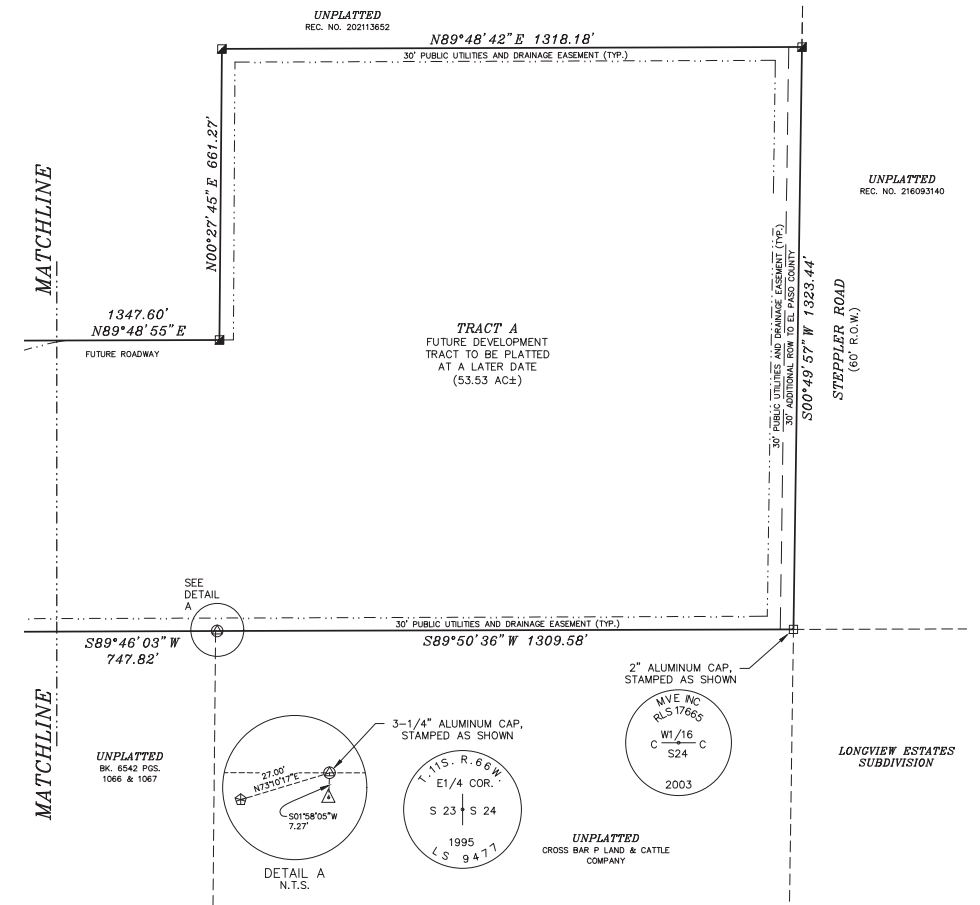
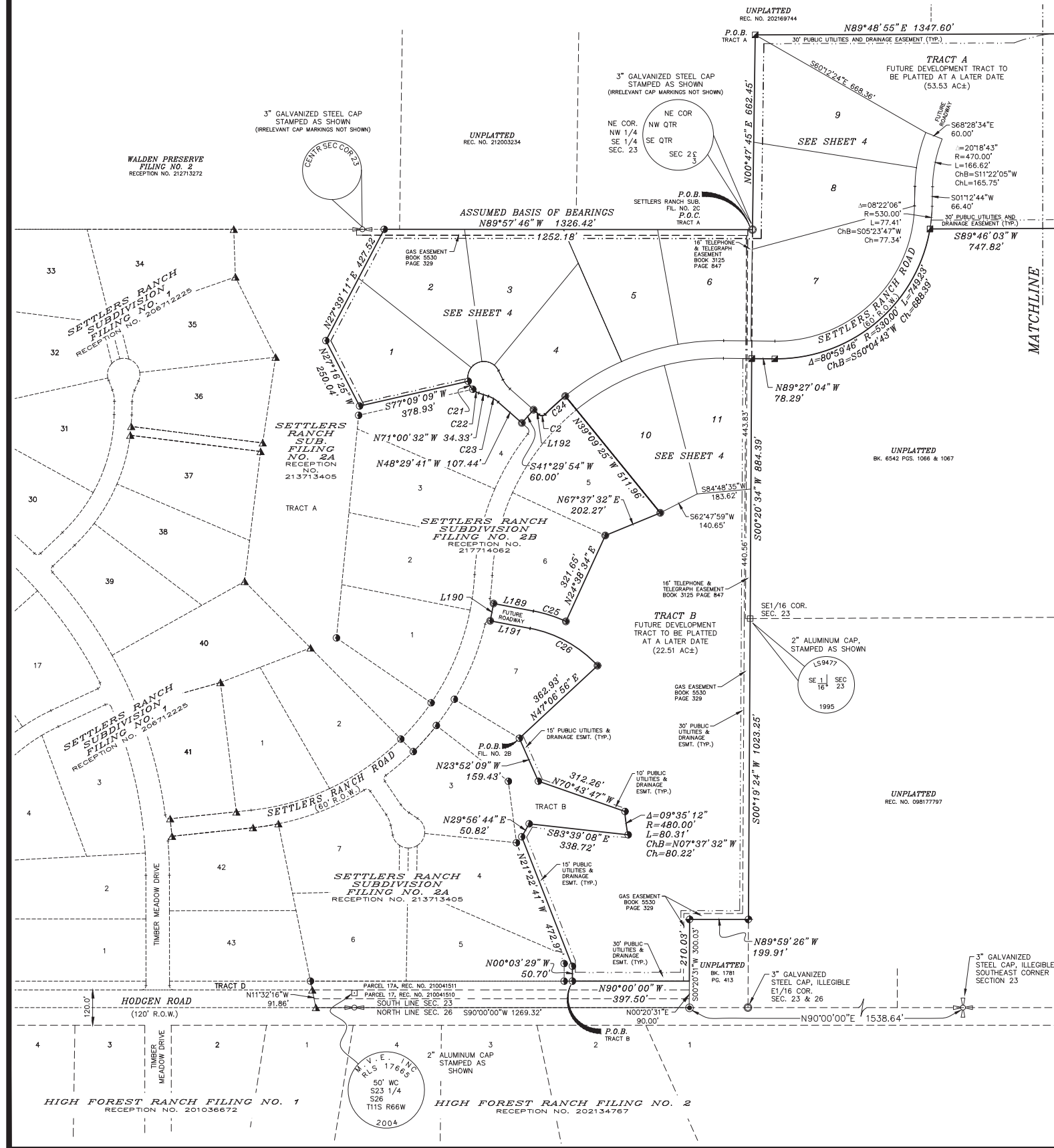
RAMPART
SURVEYS, LLC

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

DRAWING: 18072 FIL 2C.DWG PAGE 2 OF 4

SETTLERS RANCH SUBDIVISION FILING NO. 2C

A REPLAT OF TRACT A, SETTLERS RANCH SUBDIVISION FILING NO. 2B, LOCATED IN A PORTION OF THE S1/2 OF THE SE1/4 OF THE NE1/4 & A PORTION OF THE S1/2 OF SECTION 23, & THE SW1/4 OF THE NW1/4 OF SECTION 24, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO



LEGEND:

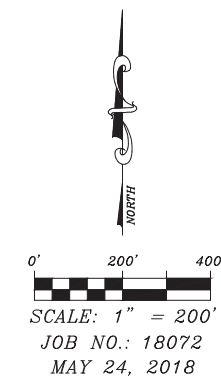
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C23	22°30'50"	100.55'	39.51'	N59°45'07"W
C24	06°19'13"	840.00'	92.66'	S47°40'40"W
C25	13°52'45"	480.00'	116.27'	S72°17'49"E
C26	36°21'07"	420.00'	126.47'	N61°03'37"W

AS REPLATTED

NOTE: ONLY PLATTED BEARINGS AND DISTANCES SHOWN



DATE OF PREPARATION: MAY 24, 2018

SETTLERS RANCH SUBDIVISION FILING NO. 2C
PT. SEC. 23 & 24, T11S, R66W, EL PASO CO., CO

RAMPART
SURVEYS, LLC

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

DRAWING: 18072 FIL 2C.DWG PAGE 3 OF 4

SETTLERS RANCH SUBDIVISION FILING NO. 2C

A REPLAT OF TRACT A, SETTLERS RANCH SUBDIVISION FILING NO. 2B, LOCATED IN A PORTION OF THE S1/2 OF THE SE1/4 OF THE NE1/4 & A PORTION OF THE S1/2 OF SECTION 23, & THE SW1/4 OF THE NW1/4 OF SECTION 24, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO

LINE	BEARING	LENGTH
L192	N48°29'41"W	25.00'

PROPERTY LINE CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING	CHORD DIST.
C2	86°59'15"	15.00'	22.77'	S88°00'41"	W	20.65'
C21	33°03'20"	55.00'	31.73'	N29°22'31"	W	31.29'
C22	25°06'20"	55.00'	24.10'	N58°27'22"	W	23.91'
C23	22°30'50"	100.55'	39.51'	N59°45'07"	W	39.26'
C24	06°19'13"	840.00'	92.66'	S47°40'40"	W	92.61'

WALDEN PRESERVE FILING NO. 2
RECEPTION NO. 212715272

UNPLATTED
REC. NO. 212003234

3" GALVANIZED STEEL CAP
STAMPED AS SHOWN
(SEE PAGE 3 OF 4 FOR DETAIL)

3" GALVANIZED STEEL CAP
STAMPED AS SHOWN
(SEE PAGE 3 OF 4 FOR DETAIL)

TRACT A
FUTURE DEVELOPMENT TRACT TO
BE PLATTED AT A LATER DATE
(53.53 AC±)

LINE	BEARING	LENGTH
L40	S72°53'58"W	81.85'
L41	S31°24'28"W	30.66'
L42	S68°25'51"W	67.48'
L65	N68°47'21"E	40.86'
L66	N42°18'21"E	80.55'
L67	N57°45'17"E	81.81'
L68	S89°29'19"E	69.33'
L69	N67°56'43"E	73.79'
L70	S84°26'32"E	26.51'
L71	N82°43'26"E	215.65'
L72	N64°34'29"E	60.86'
L74	N89°29'02"E	18.00'
L75	N00°20'34"E	7.14'
L76	S11°42'37"W	92.57'
L126	S04°33'23"E	31.44'
L127	S81°07'55"E	20.02'
L128	S07°25'41"E	94.90'
L129	S08°22'34"W	117.15'
L130	S22°46'41"W	88.16'
L131	S30°22'16"W	99.11'
L132	S62°53'14"W	103.90'
L133	S49°01'01"W	114.80'
L134	S76°47'12"W	61.14'
L135	S85°42'23"W	71.51'
L136	S90°00'00"W	206.79'
L137	S81°30'16"W	40.02'
L138	N86°34'39"W	106.65'
L139	S89°00'45"W	52.78'
L144	S85°56'20"W	53.62'
L145	S59°22'07"W	83.01'
L146	S30°51'13"W	54.46'
L147	S67°24'40"W	55.55'
L148	S46°14'24"W	74.96'
L149	N45°54'54"W	75.96'
L150	N50°51'35"W	63.88'
L151	N23°55'23"W	102.71'
L152	N74°32'10"W	78.60'
L153	S52°23'59"W	69.15'
L154	S04°44'57"W	60.84'
L155	S31°22'44"E	59.86'

SLOPE EASEMENT CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DIST.	
C9	07°01'54"	530.00'	467.60'	S39°46'02"W	452.58'	
C10	02°03'18"	530.00'	19.01'	S02°14'23"W	19.01'	
C11	38°10'50"	470.00'	313.20'	S20°18'09"W	307.43'	
C12	26°42'27"	470.00'	219.08'	S55°36'18"W	217.10'	
C13	21°37'11"	470.00'	177.35'	S79°46'07"W	176.30'	
C14	11°56'05"	840.00'	174.97'	S60°14'30"W	174.65'	
C15	08°10'40"	840.00'	119.89'	S48°36'24"W	119.79'	

AS REPLATTED

NOTE: ONLY MEASURED BEARINGS AND DISTANCES SHOWN

LEGEND:

- SET 5/8" REBAR AND ORANGE CAP STAMPED "RAMPART PLS 26965"
- FOUND 5/8" REBAR AND ORANGE CAP STAMPED "RAMPART PLS 2696"
- ▲ FOUND 5/8" REBAR AND RED CAP STAMPED "RAMPART PLS 26965"
- FOUND 3" GALVANIZED STEEL CAP STAMPED AS SHOWN
- FOUND 2" ALUMINUM CAP STAMPED AS SHOWN
- ⊕ FOUND ONE-QUARTER CORNER STAMPED AS SHOWN
- ⊗ FOUND SECTION CORNER STAMPED AS SHOWN
- ⊙ FOUND 5/8" REBAR (NO CAP)
- ⊕ FOUND 3-1/4" ALUMINUM CAP STAMPED AS SHOWN
- △ FOUND 1/2" REBAR (NO CAP)
- ⊙ FOUND 3/8" REBAR (NO CAP)
- ⊕ FOUND 3/8" REBAR AND BLUE CAP (ILLEGIBLE)
- FOUND REBAR AND YELLOW CAP STAMPED "MVE RLS 17665"
- ▨ SLOPE EASEMENT AREA
- NO BUILD AREA

DATE OF PREPARATION: MAY 24, 2018

SETTLERS RANCH SUBDIVISION FILING NO. 2C
PT. SEC. 23 & 24, T11S, R66W, EL PASO CO., CO

RAMPART
SURVEYS, LLC

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

DRAWING: 18072 FIL 2C.DWG

PAGE 4 OF 4

SCALE: 1" = 100'
JOB NO.: 18072
MAY 24, 2018

El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: Sterling Ranch Filing No. 2 Final Plat

Agenda Date: August 8, 2018

Agenda Item Number: # 6 - D

Presenter: Ross Williams, Park Planner

Information: **Endorsement:** X

Background Information:

Request by N.E.S., Inc. on behalf of SR Land, LLC, for approval of the Sterling Ranch Filing No. 2 Final Plat, which includes 49 single-family residential lots on 49.64 acres. The property is currently zoned RS-5000, and is located along Vollmer Road, near the intersection of Vollmer Road and Glider Port Road.

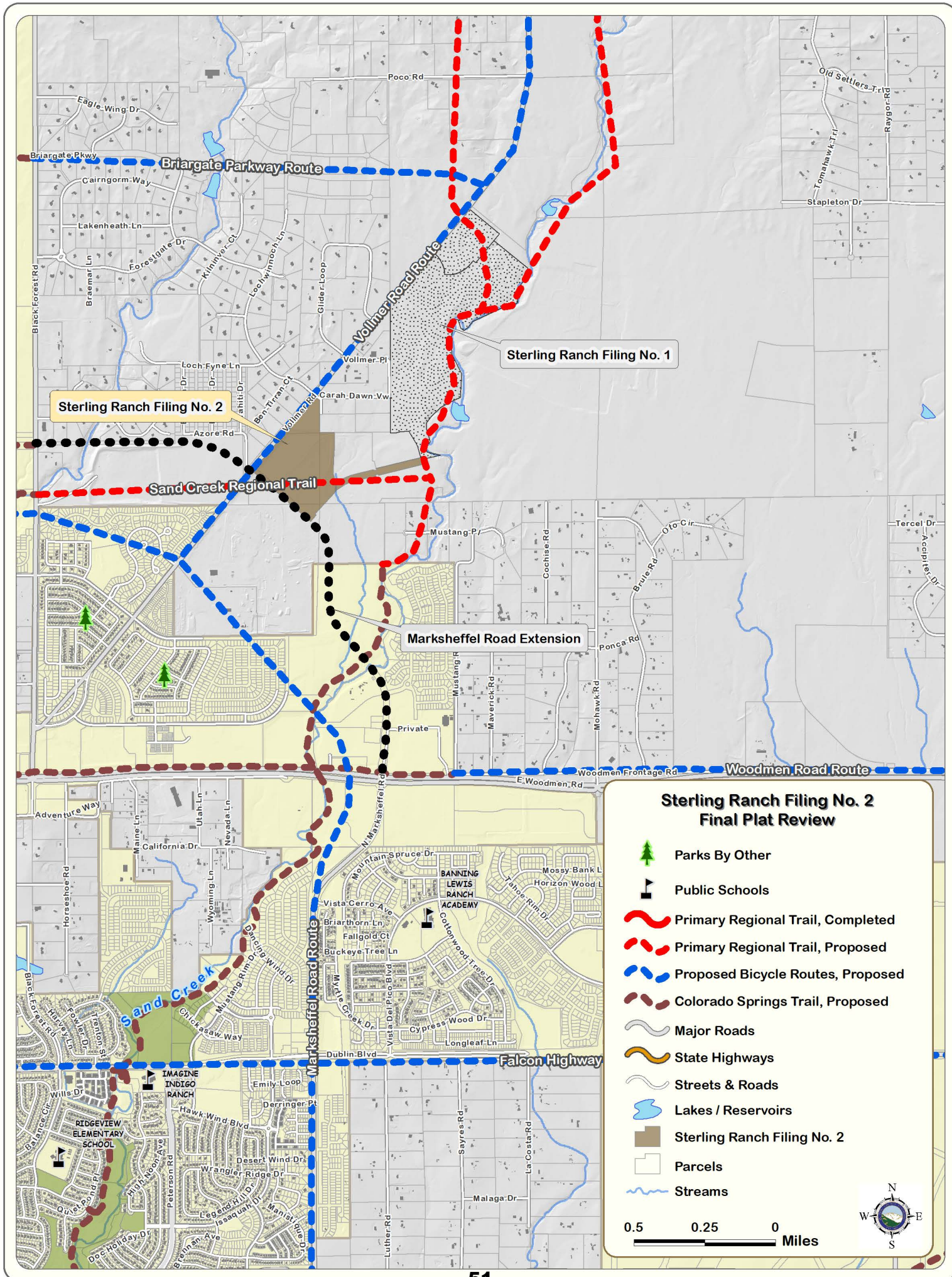
The 2013 El Paso County Parks Master Plan shows a branch of the Sand Creek Regional Trail impacted by this project. This branch, located along a proposed extension of Marksheffel Boulevard, will connect the primary alignment of the Sand Creek Regional Trail, located immediately east and adjacent the property along Sand Creek, to City of Colorado Springs trails located to the west of the project site. Furthermore, the proposed Vollmer Road Bicycle Route is located immediately west of the project location. A dedicated public right-of-way already exists along the aforementioned bicycle route, so no easement requests are necessary at that location; however, the applicant is advised that multi-modal transportation options will be developed within the rights-of-way in the future. The property is not located within any candidate open space land.

While the current application shows 6.86 acres of open space, dedicated to landscaping and utilities, the original Sterling Ranch Preliminary Plan, endorsed by the Park Advisory Board in April 2015, included 35 acres of open space, constituting 19.5% of the total project acreage. The El Paso County Planning Commission and Board of County Commissioner summaries for the approval of the Sterling Ranch Preliminary Plan also added requirements for the dedication to El Paso County of a 25-foot wide regional trail corridor along Sand Creek for the construction, maintenance, and public access of the Sand Creek Primary Regional Trail. This trail easement, Instrument #218054786, was dedicated to El Paso County in May 2018.

Staff recommends that the developer install a 5-foot wide gravel trail adjacent to the sidewalk on the proposed extension of Marksheffel Road on the street side to accommodate equestrians who may be accessing the Sand Creek Regional Trail from locations to the west, as well as dedicate to El Paso County a 25-foot wide trail easement for public access and maintenance of the trail. Staff also recommends fees in lieu of land dedication for regional and urban park purposes, the latter of which is required due to the fact that the original Preliminary Plan met the urban density requirements.

Recommended Motion:

Recommend to the Planning Commission and the Board of County Commissioners that approval of Sterling Ranch Filing No. 2 Final Plat includes the following conditions: (1) recommend the developer install a 5-foot wide gravel trail adjacent the sidewalk along Marksheffel Road; (2) show on the Final Plat and dedicate to El Paso County a 25-foot trail easement along the north side of Marksheffel Road that allows for public access, as well as maintenance by El Paso County of the western branch of the Sand Creek Primary Regional Trail; (3) require fees in lieu of land dedication for regional park purposes in the amount of \$21,070 and urban park fees in the amount of \$13,328.



Development Application Permit Review



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

August 8, 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:	Sterling Ranch Filing No. 2 Final Plat	Application Type:	Final Plat
DSD Reference #:	SF-18-020	CSD / Parks ID#:	0
Applicant / Owner:	Owner's Representative:	Total Acreage:	49.64
SR Land, LLC	NES, Inc.	Total # of Dwelling Units	49
20 Boulder Crescent, Suite 102	Andrea Barlow	Gross Density:	Final Plat: 0.99 (Prelim Plan: 2.507)
Colorado Springs, CO 80903	619 North Cascade Avenue, Suite 200	Park Region:	2
	Colorado Springs, CO 80903	Urban Area:	2

Existing Zoning Code: **RS-5000** Proposed Zoning: **RS-5000**

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 49 Dwelling Units = 0.95 acres

Urban Parks Area:	2
Neighborhood:	0.00375 Acres x 49 Dwelling Units = 0.18 acres
Community:	0.00625 Acres x 49 Dwelling Units = 0.31 acres
Total:	0.49 acres

FEE REQUIREMENTS

Regional Parks: 2
 \$430.00 / Unit x 49 Dwelling Units = \$21,070.00

Urban Parks Area:	2
Neighborhood:	\$107.00 / Unit x 49 Dwelling Units = \$5,243.00
Community:	\$165.00 / Unit x 49 Dwelling Units = \$8,085.00
Total:	\$13,328.00

ADDITIONAL RECOMMENDATIONS

Staff Recommendation: Recommend to the Planning Commission and the Board of County Commissioners that approval of Sterling Ranch Filing No. 2 Final Plat includes the following conditions: (1) recommend the developer install a 5-foot wide gravel trail adjacent the sidewalk along Marksheffel Road; (2) show on the Final Plat and dedicate to El Paso County a 25-foot trail easement along the north side of Marksheffel Road that allows for public access, as well as maintenance by El Paso County of the western branch of the Sand Creek Primary Regional Trail; (3) require fees in lieu of land dedication for regional park purposes in the amount of \$21,070 and urban park fees in the amount of \$13,328.

Park Advisory Board Recommendation:

STERLING RANCH FILING NO. 2: FINAL PLAT

LETTER OF INTENT

JUNE 2018

PROPERTY OWNER AND DEVELOPER:

SR Land, LLC.
20 Boulder Crescent,
Colorado Springs, CO 80903

CONSULTANTS:

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

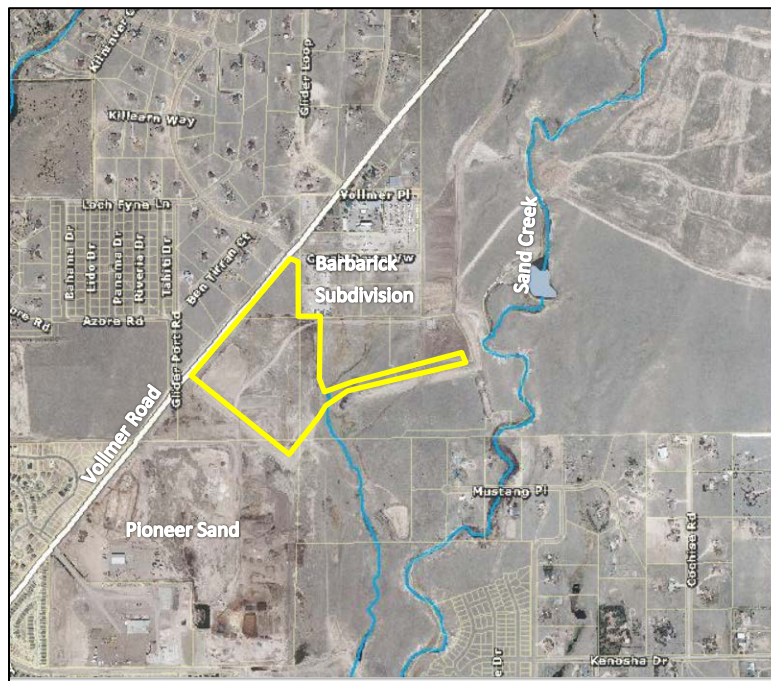
P.J. Anderson
31 North Tejon Street
Colorado Springs, CO 80903

REQUEST

SR Land, LLC. requests approval of the Final Plat for Sterling Ranch Filing No. 2 on 49.64 acres. The Final Plat includes 49 single-family lots, 1 tract for future residential lots, 10 tracts for landscaping, public improvements and public utilities, the widening of Vollmer Road adjacent to the filing, and the construction of Marksheffel and Sterling Ranch Road within the filing.

LOCATION

Sterling Ranch Filing No. 2 is located generally east of the intersection of Vollmer Road and Glider Port Road, south of the Barbarick industrial subdivision, north of Pioneer Sand construction yard and west of Sand Creek.



PROJECT DESCRIPTION

The Sterling Ranch Sketch Plan for 5,225 dwelling units on 1,444 acres was approved November 13, 2008. A rezone of 243.14 acres from RR-5 and I-3 to RS-5000 was approved March 24, 2015. A Preliminary Plan for 182.26 acres of the RS-5000 zoned parcel was approved May 26, 2015. The Preliminary Plan is for 457 single-family lots, 6 commercial lots and open space/drainage tracts.

A Final Plat for Sterling Ranch Filing No. 1 for 134.38 acres was approved February 13, 2018. This includes 4 future single-family development tracts and 24 open space, drainage, trail corridor and landscape tracts. Final Plats for Homestead at Sterling Ranch (72 lots) and Branding Iron at Sterling Ranch Filing No. 1 (51 lots) on two of the future single-family development tracts were submitted in December 2017. These Plats are currently under review.

Sterling Ranch Filing No. 2 plats the remaining area of the approved Preliminary Plan that lies south and west of Filing No. 1. This completes the connection of Sterling Ranch Phase 1 to Vollmer Road via newly constructed Marksheffel Road and Sterling Ranch Road.

Parks and Open Space: The Preliminary Plan included an interconnected system of trails, open spaces and neighborhood parks to allow for a recreation-oriented community. This system of open spaces, trails and parks is intended to provide a comprehensive off-street pedestrian circulation system to supplement the standard sidewalks along streets. Parks have been located so that residents have a ten-minute walk or less to these facilities. Parks will be maintained by the Sterling Ranch Metropolitan District. A community park is planned in a future phase of development.

Traffic: A Traffic Impact Analysis was prepared by LSC Transportation Consultants, Inc. for the entirety of the Phase One Preliminary Plan (*Sterling Ranch Phase One, Traffic Impact Analysis, February 2015*). An updated Traffic Memo has been prepared in support of Filing No. 2, which incorporates subsequent analysis related to Sterling Ranch Filing No. 1, Homestead at Sterling Ranch and Branding Iron at Sterling Ranch Filing No. 1. Filing No. 2 includes the construction of Marksheffel Road between Vollmer Road and Sterling Ranch Road, and Sterling Ranch Road will be constructed from Marksheffel Road to Dines Boulevard, thereby connecting it to the southern point of Filing No. 1. Previous Deviations were approved for intersection spacing between Marksheffel and Sterling Ranch Boulevard, for the inclusion of meandering sidewalks, and for the cross-section of Sterling Ranch Road.

A full-movement site access is to be provided at the intersection of Vollmer Road and Marksheffel Road. Vollmer Road will be widened to a four-lane section adjacent to the western boundary of the site. This will taper back down to the existing two-lane sections adjacent to the Barbarick subdivision and to the south.

Drainage: The drainage improvements associated with the Filing No. 2 Final Plat are consistent with the Master Development Drainage Plan and Preliminary Drainage Report for Sterling Ranch Phase One. The drainage improvements are designed to the most current El Paso County Engineering Criteria Manual, the Sand Creek Drainage Basin Study, the City of Colorado Springs/El Paso County Drainage Criteria Manual, and the Urban Storm Drainage Criteria Manual. Details related to the design, construction and maintenance of

the required drainage improvements are set forth in the proposed Subdivision Improvements Agreement for the Final Plat.

In order to assure completion of Sand Creek Channel drainage improvements, such as drop structures, check structures and similar stabilization or protection improvements, as well as a fair apportionment of the costs of said drainage improvements amongst adjacent Sterling Ranch subdividers, the District agrees to establish a Sand Creek Channel Drainage Fee to be paid into a District Escrow Fund by adjacent subdividers at the time of final platting. The amount of the fee shall be a minimum of One Thousand Dollars (\$1,000.00) per single family lot. The funds in the Escrow Account may only be disbursed for the design and construction of regional drainage improvements pursuant to the Sand Creek Drainage Basin Planning Study and Sand Creek channel improvements after the prior written approval of the El Paso County Engineer.

Utilities: The property is located within the boundaries of Sterling Ranch Metropolitan District No. 2. Water, wastewater, storm water and park/recreational services will be provided by Sterling Ranch Metropolitan District No. 1 pursuant to an intergovernmental agreement with Sterling Ranch Metropolitan District No. 2.

Mountain View Electric Association, Inc. will supply electricity service and Black Hills Energy will supply natural gas. The utility commitment letters submitted with the Filing 1 and 2 PUD Development Plan are resubmitted in support of the Final Plat for Filing 2.

Roads: The following road improvements will be constructed with this subdivision, as required in the Subdivision Improvements Agreement:

- The full cross section of Marksheffel Road from its intersection with Vollmer Road to its intersection with Sterling Ranch Road
- Improvements at the intersection of Marksheffel Road and Vollmer Road required to serve this plat.
- The full cross section of Sterling Ranch Road from its intersection with Marksheffel Road to its intersection with Dines Boulevard
- All local roads within the subdivision.

It is understood and agreed that applicable traffic impact fees in accordance with the County Road Impact Fee Program Resolution (Resolution No. 12-382) will be paid at or prior to the time of building permit submittals. The recommended plat note will be added to the Final Plat and all sales documents.

In the event that the Road Impact Fee Program does not include fees for traffic signals at the intersections of Marksheffel Road/Vollmer Road and Briargate Boulevard/Vollmer Road at the time of the recording of this Sterling Ranch Filing No. 2 Final Plat, the Subdivider and County agree to enter into an escrow agreement assuring that the traffic impacts from the Subdivision on the future need for signals at these two intersections have been adequately addressed.

Districts Serving the Property.

- Academy School District 20
- Mountain View Electric Association
- City of Colorado Springs Utilities Department - Gas
- Black Forest Fire Protection District
- Tracts containing open space, landscaping, trails, detention ponds, entry signs, and mail kiosks will be maintained by Sterling Ranch Metropolitan District No. 1.

PROJECT JUSTIFICATION

County Master Plan Compliance

The relevant County Plans for Sterling Ranch are the County Policy Plan, the Falcon-Peyton Small Area Plan, and Black Forest Preservation Plan. A detailed analysis of the relationship of the Sterling Ranch Sketch plan and the goals and objectives of these plans was previously provided with the Sketch Plan, Zoning and Preliminary Plan submittals with findings of consistency having been made by the respective Planning Commission and Board of County Commissioners. These include the provision of adequate buffers and transitions from lower, rural density residential development, the provision of adequate urban services b Sterling Ranch Metropolitan District, an interconnected system of trails, open spaces and neighborhood parks, and the preservation of open space.

Sterling Ranch Filing No. 2 is consistent with the approved Sketch Plan, Zoning and Preliminary Plan. As there have been no changes to the relevant County Plans since these approvals, the Final Plat continues to be in compliance with the County Master Plan.

Final Plat Approval Criteria:

The Final Plat accords with the approval criteria set forth in Section 7.2.1.D.3.f of the LDC as follows:

- The subdivision is in conformance with the goals, objectives, and policies of the Master Plan;
- The subdivision is in substantial conformance with the approved preliminary plan;
- The subdivision is consistent with the subdivision design standards and regulations and meets all planning, engineering, and surveying requirements of the County for maps, data, surveys, analyses, studies, reports, plans, designs, documents, and other supporting materials;
- A sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of subdivision proposed, as determined in accordance with the standards set forth in the water supply standards [C.R.S. §30-28-133(6)(a)] and the requirements of Chapter 8 of this Code;
- A public sewage disposal system has been established and, if other methods of sewage disposal are proposed, the system complies with State and local laws and regulations, [C.R.S. §30-28-133(6)(b)] and the requirements of Chapter 8 of this Code;

-
- All areas of the proposed subdivision which may involve soil or topographical conditions presenting hazards or requiring special precautions have been identified and that the proposed subdivision is compatible with such conditions [C.R.S. §30-28-133(6)(c)];
 - Adequate drainage improvements are proposed that comply with State Statute [C.R.S. §30-28-133(3)(c)(VIII)] and the requirements of this Code and the ECM;
 - Legal and physical access is provided to all parcels by public rights-of-way or recorded easement, acceptable to the County in compliance with this Code and the ECM;
 - Necessary services, including police and fire protection, recreation, utilities, and transportation systems, are or will be made available to serve the proposed subdivision;
 - The final plans provide evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code;
 - Off-site impacts were evaluated and related off-site improvements are roughly proportional and will mitigate the impacts of the subdivision in accordance with applicable requirements of Chapter 8;
 - Adequate public facilities or infrastructure, or cash-in-lieu, for impacts reasonably related to the proposed subdivision have been constructed or are financially guaranteed through the SIA so the impacts of the subdivision will be adequately mitigated;
 - The subdivision meets other applicable sections of Chapter 6 and 8; and
 - The extraction of any known commercial mining deposit shall not be impeded by this subdivision [C.R.S. §§34-1-302(1), et seq.]

STERLING RANCH FILING NO. 2

A PORTION OF THE E 1/2 SE 1/4 OF SECTION 32 AND THE S 1/2 SW 1/4 OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST, AND THE NW 1/4 OF NW 1/4 OF SECTION 4 AND THE NE 1/4 OF NE 1/4 OF SECTION 5, TOWNSHIP 13 SOUTH, RANGE 65 WEST, BOTH OF THE 6TH PRINCIPAL MERIDAN, EL PASO COUNTY, STATE OF COLORADO

BE IT KNOWN BY THESE PRESENTS:

THAT SR LAND, LLC, BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND TO WIT:

LEGAL DESCRIPTION:

A TRACT OF LAND LOCATED IN A PORTION OF THE E 1/2 SE 1/4 OF SECTION 32 AND THE S 1/2 SW 1/4 OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST, AND THE NW 1/4 OF NW 1/4 OF SECTION 4 AND THE NE 1/4 OF NE 1/4 OF SECTION 5, TOWNSHIP 13 SOUTH, RANGE 65 WEST, BOTH OF THE 6TH PRINCIPAL MERIDAN, EL PASO COUNTY, STATE OF COLORADO, AND BEING MORE PARTICULAR DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M. AS MONUMENTED AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER (SW1/4) BY A 2-1/2" ALUMINUM CAP STAMPED "LS 11624" AND AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER (SW1/4) BY A 2-1/2" ALUMINUM CAP STAMPED "LS 11624", SAID LINE BEARS N89°14'14"E, A DISTANCE OF 2,722.56 FEET.

COMMENCING AT SAID SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER (SW1/4) OF SAID SECTION 34; THENCE N77°08'06"W, A DISTANCE OF 3,334.72 FEET TO THE POINT OF INTERSECTION OF THE SOUTHWESTERLY RIGHT-OF- WAY LINE OF DINES BOULEVARD WITH THE NORTHWESTERLY LINE OF FUTURE STRELING RANCH ROAD, AS PLATTED WITH STERLING RANCH FILING NO. 1, BEING THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED;

THENCE N76°19'20"E ON SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF STERLING RANCH ROAD, A DISTANCE OF 85.00 FEET;
THENCE S14°40'40"E, A DISTANCE OF 80.00 FEET;
THENCE S76°19'20"W, A DISTANCE OF 80.00 FEET;
THENCE S14°40'40"E, A DISTANCE OF 20.00 FEET;
THENCE S76°19'20"W, A DISTANCE OF 852.10 FEET;
THENCE N14°40'40"W, A DISTANCE OF 20.00 FEET;
THENCE S76°19'20"W, A DISTANCE OF 50.00 FEET;
THENCE S14°40'40"E, A DISTANCE OF 20.00 FEET;
THENCE S76°19'20"W, A DISTANCE OF 386.98 FEET TO A POINT OF CURVE;
THENCE ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVE A RADIUS OF 940.00 FEET, A CENTRAL ANGLE OF 23°53'20" (THE CHORD OF WHICH BEARS S64°22'41"W A DISTANCE OF 389.09 FEET), AN ARC DISTANCE OF 391.92 FEET;
THENCE S41°03'23 W, A DISTANCE OF 60.16 FEET;
THENCE ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVE A RADIUS OF 930.00 FEET, A CENTRAL ANGLE OF 8°26'13" (THE CHORD OF WHICH BEARS S44°34'38"W A DISTANCE OF 136.82 FEET), AN ARC DISTANCE OF 136.95 FEET;
THENCE S40°21'31"W, A DISTANCE OF 402.59 FEET;
THENCE S49°38'29"E, A DISTANCE OF 16.00 FEET;
THENCE S40°21'31"W, A DISTANCE OF 160.00 FEET;
THENCE N49°38'29"W, A DISTANCE OF 1460.04 FEET;
THENCE N40°15'29"E, A DISTANCE OF 1808.28 FEET;
THENCE S49°23'02"E, A DISTANCE OF 19.51 FEET TO A POINT OF CURVE;
THENCE ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVE A RADIUS OF 116.28 FEET, A CENTRAL ANGLE OF 42°58'40" (THE CHORD OF WHICH BEARS S70°52'23"E A DISTANCE OF 85.19 FEET), AN ARC DISTANCE OF 87.22 FEET;
THENCE S00°08'10"E, A DISTANCE OF 631.32 FEET;
THENCE N89°17'25"W, A DISTANCE OF 279.65 FEET;
THENCE S00°42'35"E, A DISTANCE OF 241.35 FEET;
THENCE S02°02'55"W, A DISTANCE OF 130.48 FEET;
THENCE S05°37'53"W, A DISTANCE OF 90.96 FEET;
THENCE S01°55'19"W, A DISTANCE OF 307.22 FEET;
THENCE N73°29'47"E, A DISTANCE OF 11.27 FEET;
THENCE S16°30'13"E, A DISTANCE OF 179.19 FEET;
THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVE A RADIUS OF 1060.00 FEET, A CENTRAL ANGLE OF 19°59'04" (THE CHORD OF WHICH BEARS N66°19'48"E A DISTANCE OF 367.85 FEET), AN ARC DISTANCE OF 369.72 FEET;
THENCE N76°19'20"E, A DISTANCE OF 381.98 FEET;
THENCE S14°40'40"E, A DISTANCE OF 20.00 FEET;
THENCE N76°19'20"E, A DISTANCE OF 60.00 FEET;
THENCE N14°40'40"W, A DISTANCE OF 20.00 FEET;
THENCE N76°19'20"E, A DISTANCE OF 842.10 FEET TO THE SOUTHWESTERLY RIGHT-OF- WAY LINE OF DINES BOULEVARD;
THENCE S14°40'40"E ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING;

SAID TRACT OF LAND CONTAINS A CALCULATED AREA OF 2,162,449 SQUARE FEET (49.643 ACRES) MORE OR LESS.

ACCEPTANCE CERTIFICATE FOR TRACTS:

THE DEDICATION OF TRACTS A, B, C, D, F, G, H, I, J, AND K ARE FOR LANDSCAPE PURPOSES, DRAINAGE, PEDESTRIAN ACCESS, OPEN SPACE, AND UTILITIES PURPOSES AND ARE HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY STERLING RANCH METROPOLITAN DISTRICT NO. 1.

BY: _____
AS: _____ OF STERLING RANCH METROPOLITAN DISTRICT NO. 1

STATE OF COLORADO)
) SS
COUNTY OF EL PASO)

ACKNOWLEDGED BEFORE ME THIS THIS _____ DAY OF _____, 2018, A.D.

BY: _____

AS: _____ OF STERLING RANCH METROPOLITAN DISTRICT NO. 1

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC _____

ACCEPTANCE CERTIFICATE FOR TRACTS:

THE DEDICATION OF TRACT E IS FOR FUTURE RESIDENTIAL DEVELOPMENT PURPOSES AND IS HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY SR LAND, LLC.

BY: _____
AS: _____ OF SR LAND, LLC

STATE OF COLORADO)
) SS
COUNTY OF EL PASO)

ACKNOWLEDGED BEFORE ME THIS THIS _____ DAY OF _____, 2018, A.D.

BY: _____

AS: _____ OF SR LAND, LLC

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC _____

OWNERS CERTIFICATE/DEDICATION STATEMENT:

THE ABOVE OWNER HAVE CAUSED SAID TRACT OF LAND TO BE SURVEYED AND PLATTED INTO TRACTS, LOTS, STREETS, AND EASEMENTS AS SHOWN ON THE ACCOMPANYING PLAT, WHICH PLAT IS DRAWN TO A FIXED SCALE AS INDICATED THEREON AND ACCURATELY SETS FORTH THE BOUNDARIES AND DIMENSIONS OF SAID TRACT AND LOCATIONS OF SAID EASEMENTS, AND WHICH TRACT SO PLATTED SHALL BE KNOWN AS STERLING RANCH FILING NO. 2, EL PASO COUNTY, COLORADO.
ALL STREETS HEREBY PLATTED ARE HEREBY DEDICATED TO PUBLIC USE AND SAID OWNER DOES HEREBY PERSONALLY COVENANT AND AGREE THAT ALL PLATTED STREETS WILL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS, AND THAT PROPER DRAINAGE FOR SAME WILL BE PROVIDED AT HIS OWN EXPENSE, ALL TO THE SATISFACTION OF THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO, AND UPON ACCEPTANCE BY RESOLUTION, ALL STREETS SO DEDICATED WILL BECOME MATTERS OF MAINTENANCE BY EL PASO COUNTY, COLORADO.

THE AFOREMENTIONED, SR LAND, LLC HAS
EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____, 2018, A.D.

BY: _____

PRINTED NAME: _____

AS: _____ OF SR LAND, LLC

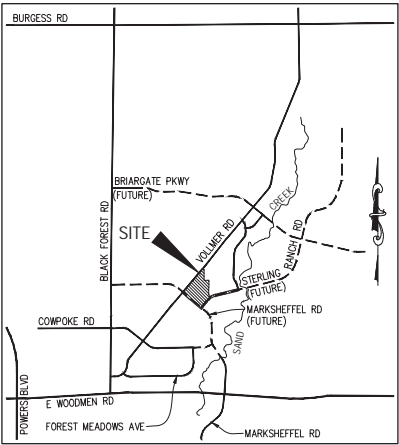
STATE OF COLORADO)
) SS
COUNTY OF EL PASO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS THIS _____ DAY
OF _____, 2018, A.D. BY _____
AS _____, OF SR LAND, LLC.

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC



VICINITY MAP
N.T.S.

SURVEYOR'S CERTIFICATION:

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

I ATTEST THE ABOVE ON THE _____ DAY OF _____, 2018.

VERNON P. TAYLOR
PLS NO. 25966
FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC.
20 BOULDER CRESCENT, SUITE 110
COLORADO SPRINGS, CO 80903

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.

PCD DIRECTOR CERTIFICATE:

THIS PLAT FOR "STERLING RANCH FILING NO. 1" WAS APPROVED FOR FILING BY THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR ON THIS _____ DAY OF _____, 2018, SUBJECT TO ANY NOTES OR CONDITIONS SPECIFIED HEREON.

DIRECTOR, PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT _____ DATE _____

BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

THIS PLAT FOR "STERLING RANCH FILING NO. 2" WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THIS _____ DAY 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 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.

PRESIDENT, BOARD OF COUNTY COMMISSIONERS _____ DATE _____

CLERK AND RECORDER:

STATE OF COLORADO)
) SS
COUNTY OF EL PASO)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT _____ O'CLOCK ____M., THIS _____ DAY OF _____, 2018, A.D., AND DULY RECORDED UNDER RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

BY: _____
CHUCK BROERMAN, EL PASO COUNTY CLERK AND RECORDER

FINAL PLAT
STERLING RANCH FILING NO. 2
JOB NO. 09-004
DATE PREPARED: 02/26/2018
DATE REVISED:



20 BOULDER CRESCENT, SUITE 110
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485

FILE NO. AR FP ____-____

SHEET 1 OF 6

STERLING RANCH FILING NO. 2

A PORTION OF THE E 1/2 SE 1/4 OF SECTION 32 AND THE S 1/2 SW 1/4 OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST, AND THE NW 1/4 OF NW 1/4 OF SECTION 4 AND THE NE 1/4 OF NE 1/4 OF SECTION 5, TOWNSHIP 13 SOUTH, RANGE 65 WEST, BOTH OF THE 6TH PRINCIPAL MERIDAN, EL PASO COUNTY, STATE OF COLORADO

PLAT NOTES:

1.

BASIS OF BEARINGS:
BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M. AS MONUMENTED AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER (SW1/4) BY A 2-1/2" ALUMINUM CAP STAMPED "LS 11624" AND AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER (SW1/4) BY A 2-1/2" ALUMINUM CAP STAMPED "LS 11624", SAID LINE BEARS N 89°14'14" E, A DISTANCE OF 2,722.56 FEET.
2.

WATER SERVICE SHALL BE SUPPLIED BY STERLING RANCH METROPOLITAN DISTRICT NO. 1.
3.

SEWER SERVICE SHALL BE SUPPLIED BY STERLING RANCH METROPOLITAN DISTRICT NO. 1.
4.

ELECTRIC SERVICES SHALL BE PROVIDED BY MOUNTAIN VIEW ELECTRIC ASSOCIATION.
5.

NATURAL GAS SERVICES SHALL BE PROVIDED BY COLORADO SPRINGS UTILITIES.
6.

FIRE PROTECTION BY THE BLACK FOREST FIRE PROTECTION DISTRICT.
7.

ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER, CURRENTLY LICENSED IN THE STATE OF COLORADO.
8.

THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE PRELIMINARY PLAN OR FINAL PLAT FOR THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY DEVELOPMENT SERVICES DEPARTMENT: TRANSPORTATION IMPACT STUDY; DRAINAGE REPORT; WATER RESOURCES REPORT; WASTEWATER DISPOSAL REPORT; NATURAL HAZARDS REPORT; GEOLOGY AND SOILS REPORT; WETLAND STUDY/404 PERMIT.
9.

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 OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
10.

UNLESS OTHERWISE INDICATED, ALL SIDE, FRONT, AND REAR LOT LINES ARE HEREBY PLATTED ON EITHER SIDE WITH A 5 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. ALL EXTERIOR SUBDIVISION BOUNDARIES ARE HEREBY PLATTED WITH A 7 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY FOR THE SURFACE MAINTENANCE OF EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.
11.

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 PARKS AND WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORPS OF ENGINEERS AND THE U.S. FISH AND WILDLIFE SERVICE REGARDING THE ENDANGERED SPECIES ACT, PARTICULARLY AS IT RELATES TO THE LISTED SPECIES.
12.

THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
13.

NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.
14.

NO LOT OR INTEREST THEREIN, SHALL BE SOLD, CONVEYED, OR TRANSFERRED WHETHER BY DEED OR BY CONTRACT, NOR SHALL BUILDING PERMITS BE ISSUED, UNTIL AND UNLESS EITHER THE REQUIRED PUBLIC AND COMMON DEVELOPMENT IMPROVEMENTS HAVE BEEN CONSTRUCTED AND COMPLETED AND PRELIMINARILY ACCEPTED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE APPLICANT/ OWNER AND EL PASO COUNTY AS RECORDED UNDER RECEPTION NUMBER _____ IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO OR, IN THE ALTERNATIVE, OTHER COLLATERAL IS PROVIDED TO MAKE PROVISION FOR THE COMPLETION OF SAID IMPROVEMENTS IN ACCORDANCE WITH THE EL PASO COUNTY LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL. ANY SUCH ALTERNATIVE COLLATERAL MUST BE APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE DEVELOPMENT SERVICES DEPARTMENT DIRECTOR AND MEET THE POLICY AND PROCEDURE REQUIREMENTS OF EL PASO COUNTY PRIOR TO THE RELEASE BY THE COUNTY OF ANY LOTS FOR SALE, CONVEYANCE OR TRANSFER.

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

PLAT NOTES:

15.

NO STRUCTURES OR FENCES ARE PERMITTED WITHIN DESIGNATED "FLOODPLAIN" OR "PARK AND OPEN SPACE" AREAS. (MODIFICATION OF THIS NOTE MAY BE ALLOWED IF THE PLAN APPROVED BY THE FLOODPLAIN ADMINISTRATOR, PROVIDED THIS CREATES NO CONFLICT WITH APPROVED PLANS OR CONDITIONS.)
16.

NO PORTION OF THIS SITE IS LOCATED WITHIN A DESIGNATED FEMA FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY MAP NUMBER 08041C0535F, EFFECTIVE DATE MARCH 17, 1997.
17.

NOTICE: THIS PROPERTY MAY BE ADVERSELY IMPACTED BY NOISE, DUST, FUMES, AND LIGHT POLLUTION CAUSED BY ADJACENT INDUSTRIAL PROPERTIES AND ACTIVITIES. THE BUYER SHOULD RESEARCH AND BE AWARE OF THIS POTENTIALITY AND THE RAMIFICATIONS THEREOF. (USE WHEN RESIDENTIAL IS ADJACENT TO INDUSTRIAL)
18.

ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO CRS 18-4-508.
19.

NO REPLAT OR RESUBDIVISION OF TRACT E SHALL BE RECORDED UNTIL AND UNLESS THE IMPROVEMENTS DESCRIBED IN EXHIBIT A TO THE SUBDIVISION IMPROVEMENT AGREEMENT FOR STERLING RANCH FILING NO. 1 HAVE BEEN COMPLETED BY THE SUBDIVIDER AND DISTRICT AND APPROVED BY THE COUNTY AND THE DISTRICT FOR PRELIMINARY ACCEPTANCE PURSUANT TO THE COUNTY'S ENGINEERING CRITERIA MANUAL.
20.

ALL PROPERTY WITHIN THIS SUBDIVISION IS INCLUDED IN STERLING RANCH METROPOLITAN DISTRICT NO. 1.
21.

THE STERLING RANCH METROPOLITAN DISTRICT NO. 1 WILL BE RESPONSIBLE FOR MAINTENANCE OF THE ROADS UNTIL PRELIMINARY ACCEPTANCE OF THE PUBLIC IMPROVEMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, AND THE SUBDIVISION IMPROVEMENTS AGREEMENT.
22.

ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO A DECLARATION OF COVENANT AS RECORDED AT RECEPTION NO. _____ OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER.
23.

SPECIAL DISTRICT DISCLOSURE:
A TITLE 32 SPECIAL DISTRICT ANNUAL REPORT AND DISCLOSURE FORM SATISFACTORY TO THE DEVELOPMENT SERVICES DEPARTMENT SHALL BE RECORDED WITH EACH PLAT.
24.

MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATION.
25.

THE SUBDIVIDER(S) AGREES ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNEES THAT SUBDIVIDER AND/OR SAID SUCCESSORS AND ASSIGNS SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTION (RESOLUTION NO. 12-382), OR ANY AMENDMENTS THERETO, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTALS. THE FEE OBLIGATION, IF NOT PAID AT FINAL PLAT RECORDING, SHALL BE DOCUMENTED ON ALL SALES DOCUMENTS AND ON PLAT NOTES TO ENSURE THAT A TITLE SEARCH WOULD FIND THE FEE OBLIGATION BEFORE SALE OF THE PROPERTY.
- THE FOLLOWING LOTS AND TRACTS HAVE BEEN FOUND TO BE IMPACTED BY GEOLOGIC HAZARDS. MITIGATION MEASURES AND A MAP OF THE HAZARD AREA CAN BE FOUND IN THE REPORT GEOLOGIC HAZARD REPORT BY ENTECH ENGINEERING, INC, DATED JANUARY 2009, IN FILE SP-14-015 AVAILABLE AT THE EL PASO COUNTY DEVELOPMENT SERVICES DEPARTMENT. THE THE FOLLOWING LOTS AND TRACTS ARE IMPACTED:
UNSTABLE SLOPES: LOTS 21 THROUGH 30
SHALLOW GROUNDWATER: TRACTS C, D, AND E
SEASONAL SHALLOW GROUNDWATER: TRACTS B, D, I, AND J
26.

THERE SHALL BE NO DIRECT RESIDENTIAL LOT ACCESS TO VOLLMER ROAD, MARKSHEFFEL ROAD, OR STERLING RANCH ROAD.

TRACT TABLE				
TRACT	SIZE (ACRES)	USE	MAINTENANCE	OWNERSHIP
A	0.391	LANDSCAPE/PUBLIC IMPROVEMENTS/PUBLIC UTILITY	SRMD#1	SRMD#1
B	0.658	LANDSCAPE/PUBLIC IMPROVEMENTS/PUBLIC UTILITY	SRMD#1	SRMD#1
C	0.845	LANDSCAPE/PUBLIC IMPROVEMENTS/PUBLIC UTILITY	SRMD#1	SRMD#1
D	2.159	LANDSCAPE/PUBLIC IMPROVEMENTS/PUBLIC UTILITY	SRMD#1	SRMD#1
E	19.674	FUTURE SINGLE FAMILY LOTS	SR LAND, LLC	SR LAND, LLC
F	1.231	LANDSCAPE/PUBLIC IMPROVEMENTS/PUBLIC UTILITY	SRMD#1	SRMD#1
G	0.249	LANDSCAPE/PUBLIC IMPROVEMENTS/PUBLIC UTILITY	SRMD#1	SRMD#1
H	0.062	LANDSCAPE/PUBLIC IMPROVEMENTS/PUBLIC UTILITY	SRMD#1	SRMD#1
I	0.500	LANDSCAPE/PUBLIC IMPROVEMENTS/PUBLIC UTILITY/MAIL KIOSK	SRMD#1	SRMD#1
J	0.379	LANDSCAPE/PUBLIC IMPROVEMENTS/PUBLIC UTILITY	SRMD#1	SRMD#1
K	0.387	LANDSCAPE/PUBLIC IMPROVEMENTS/PUBLIC UTILITY	SRMD#1	SRMD#1
*SRMD#1 = STERLING RANCH METROPOLITAN DISTRICT NO. 1				

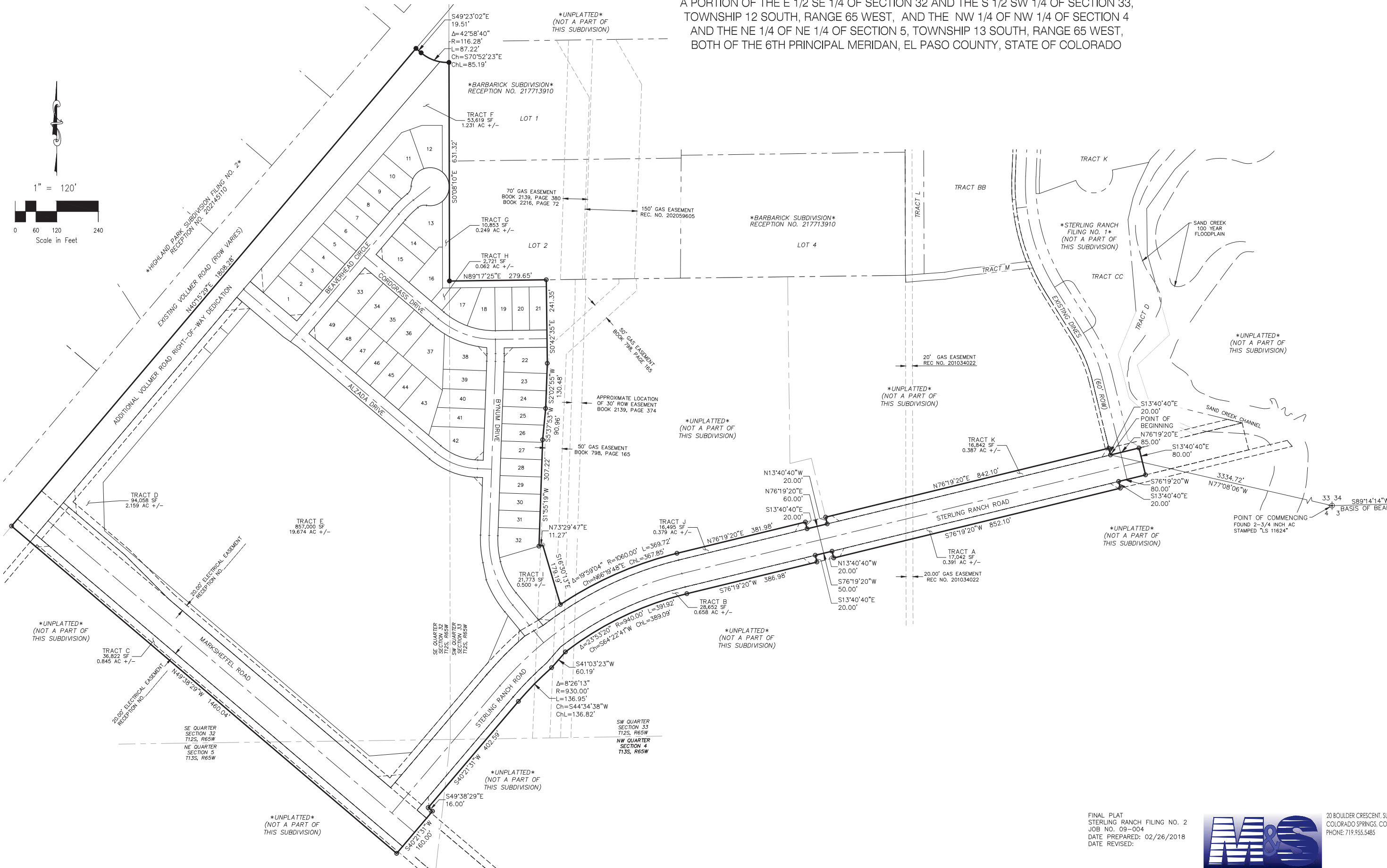
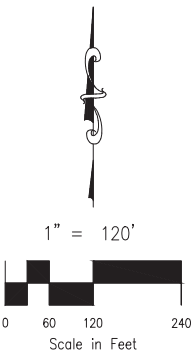
FINAL PLAT
STERLING RANCH FILING NO. 2
JOB NO. 09-004
DATE PREPARED: 02/26/2018
DATE REVISED:



20 BOULDER CRESCENT, SUITE 110
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485

STERLING RANCH FILING NO. 2

A PORTION OF THE E 1/2 SE 1/4 OF SECTION 32 AND THE S 1/2 SW 1/4 OF SECTION 33,
TOWNSHIP 12 SOUTH, RANGE 65 WEST, AND THE NW 1/4 OF NW 1/4 OF SECTION 4
AND THE NE 1/4 OF NE 1/4 OF SECTION 5, TOWNSHIP 13 SOUTH, RANGE 65 WEST,
BOTH OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, STATE OF COLORADO



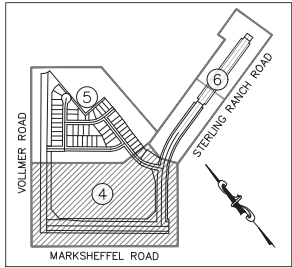
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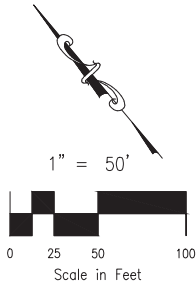
20 BOULDER CRESCENT, SUITE 110
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485

FILE NO. AR FP _____

SHEET 3 OF 6



SHEET INDEX
NOT TO SCALE

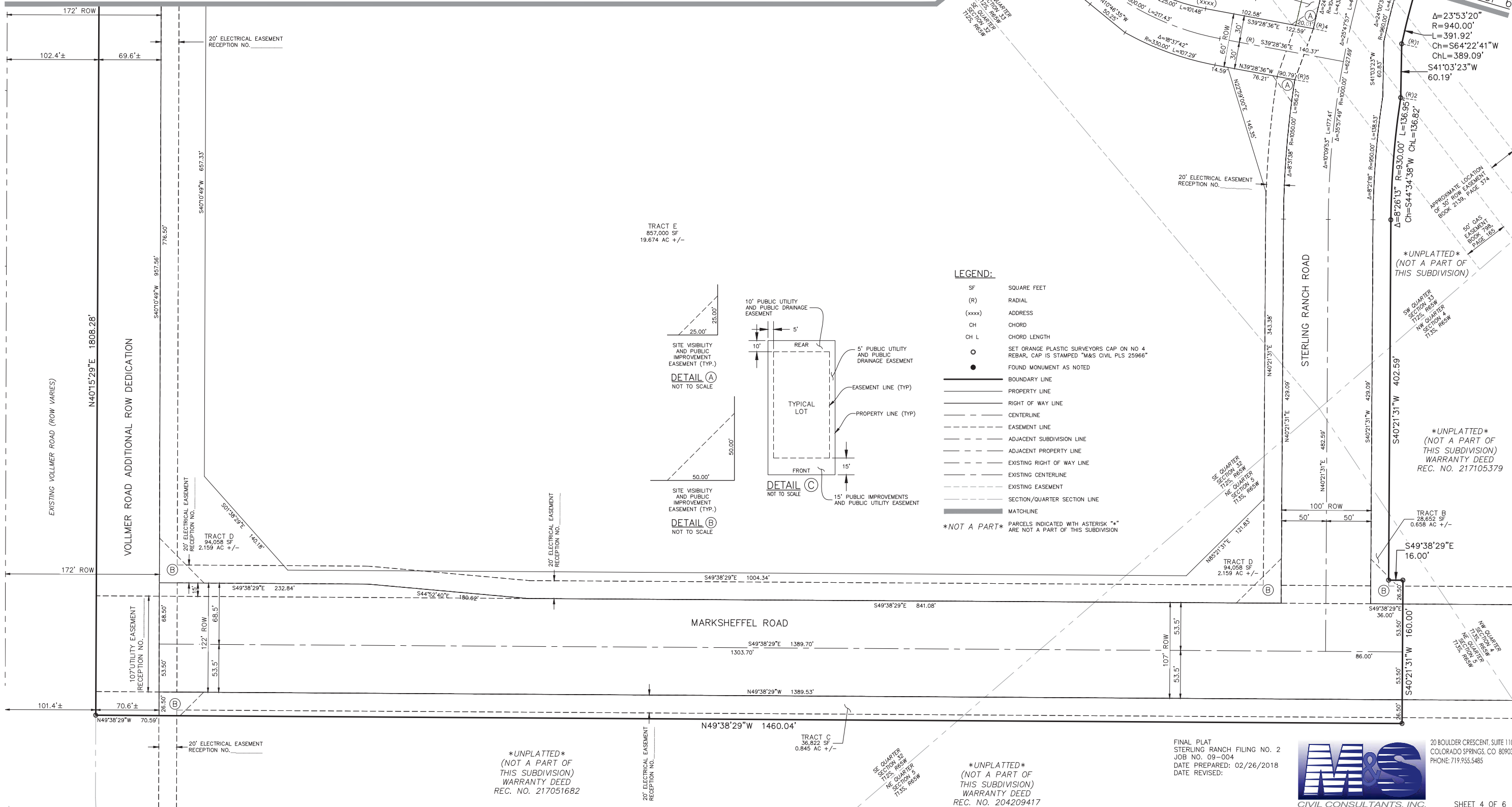
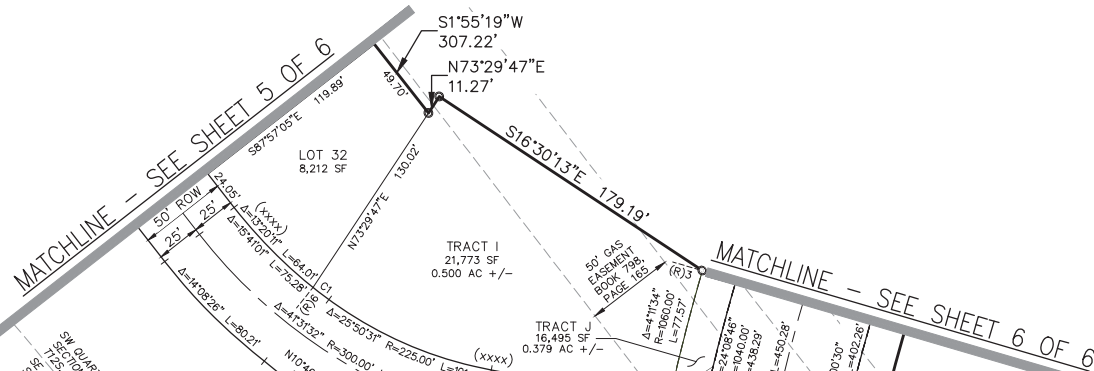


STERLING RANCH FILING NO. 2

A PORTION OF THE E 1/2 SE 1/4 OF SECTION 32 AND THE S 1/2 SW 1/4 OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST, AND THE NW 1/4 OF NW 1/4 OF SECTION 4, TOWNSHIP 13 SOUTH, RANGE 65 WEST, BOTH OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, STATE OF COLORADO

LINE #	BEARING
(R)1	S37°33'59"E
(R)2	S41°12'16"E
(R)3	S33°39'44"E
(R)4	S37°49'26"E
(R)5	S41°06'51"E
(R)6	N78°42'44"E

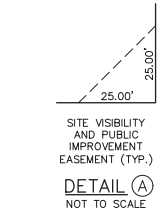
MATCHLINE - SEE SHEET 5 OF 6



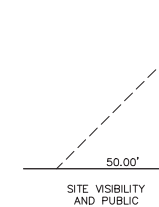
LEGEND:

- 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 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

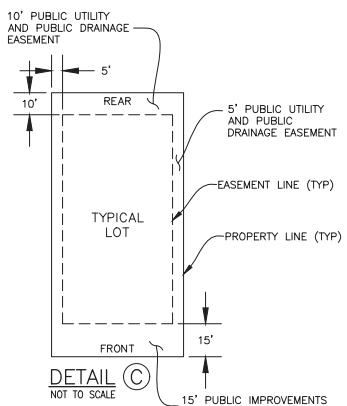
TRACT E
857,000 SF
19.674 AC +/-



DETAIL A
NOT TO SCALE



DETAIL B
NOT TO SCALE



DETAIL C
NOT TO SCALE



20 BOULDER CRESCENT, SUITE 110
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485

A PORTION OF THE E 1/2 SE 1/4 OF SECTION 32 AND THE S 1/2 SW 1/4 OF SECTION 33,
TOWNSHIP 12 SOUTH, RANGE 65 WEST, AND THE NW 1/4 OF NW 1/4 OF SECTION 4
AND THE NE 1/4 OF NE 1/4 OF SECTION 5, TOWNSHIP 13 SOUTH, RANGE 65 WEST,
BOTH OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, STATE OF COLORADO

RIGHT-OF-WAY CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
RC1	61.12	325.00	10°46'34"
RC2	25.78	30.00	49°14'04"
RC3	26.35	30.00	50°19'12"
RC4	50.77	275.00	10°34'37"
RC5	23.88	525.00	2°36'21"
RC6	21.60	475.00	2°36'21"

CENTERLINE CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
℄C1	22.74	500.00	2°36'21"
℄C2	58.81	300.00	11°13'53"

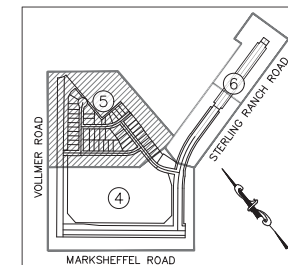
LOT & TRACT CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	11.27	275.00	2°20'50"
C2	48.46	55.00	50°28'44"
C3	48.46	55.00	50°28'44"
C4	26.24	116.28	12°55'54"
C5	21.40	55.00	22°17'49"
C6	22.10	325.00	3°53'46"

RADIAL BEARING TABLE	
LINE #	BEARING
(R)7	N10°34'11"E
(R)8	N02°21'43"W
(R)9	S42°45'42"E
(R)10	S65°48'10"E
(R)11	S39°23'06"W
(R)12	N39°39'26"W
(R)13	N31°35'07"E
(R)14	N04°31'10"E

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 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

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

$$1'' = 50$$


SHEET INDEX
NOT TO SCALE



20 BOULDER CRESCENT, SUITE 110
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485

SHEET 5 OF 6

FINAL PLAT
STERLING RANCH FILING NO. 2
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MATCHLINE - SEE SHEET 4 OF 6

STERLING RANCH FILING NO. 2

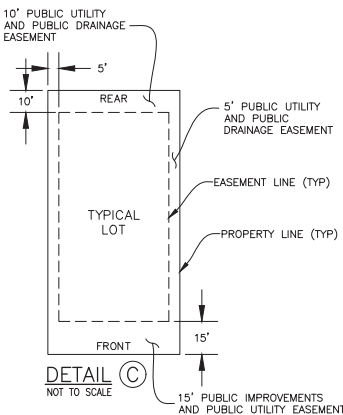
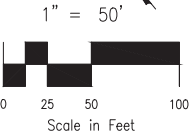
A PORTION OF THE E 1/2 SE 1/4 OF SECTION 32 AND THE S 1/2 SW 1/4 OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST, AND THE NW 1/4 OF NW 1/4 OF SECTION 4 AND THE NE 1/4 OF NE 1/4 OF SECTION 5, TOWNSHIP 13 SOUTH, RANGE 65 WEST, BOTH OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, STATE OF COLORADO

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 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

CENTERLINE LINE TABLE		
LINE #	DISTANCE	BEARING
CL1	40.00	S13°40'40"E
CL2	40.00	S13°40'40"E
CL3	40.00	S13°40'40"E
CL4	40.00	S13°40'40"E

BOUNDARY LINE TABLE		
LINE #	DISTANCE	BEARING
L1	20.00	S13°40'40"E
L2	20.00	N13°40'40"W
L3	20.00	S13°40'40"E
L4	20.00	S13°40'40"E
L5	20.00	N13°40'40"W
L6	20.00	S13°40'40"E



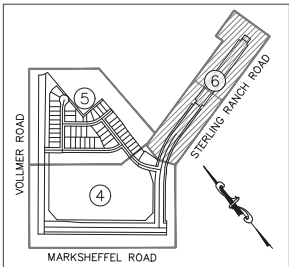
FINAL PLAT
STERLING RANCH FILING NO. 2
JOB NO. 09-004
DATE PREPARED: 02/26/2018
DATE REVISED:



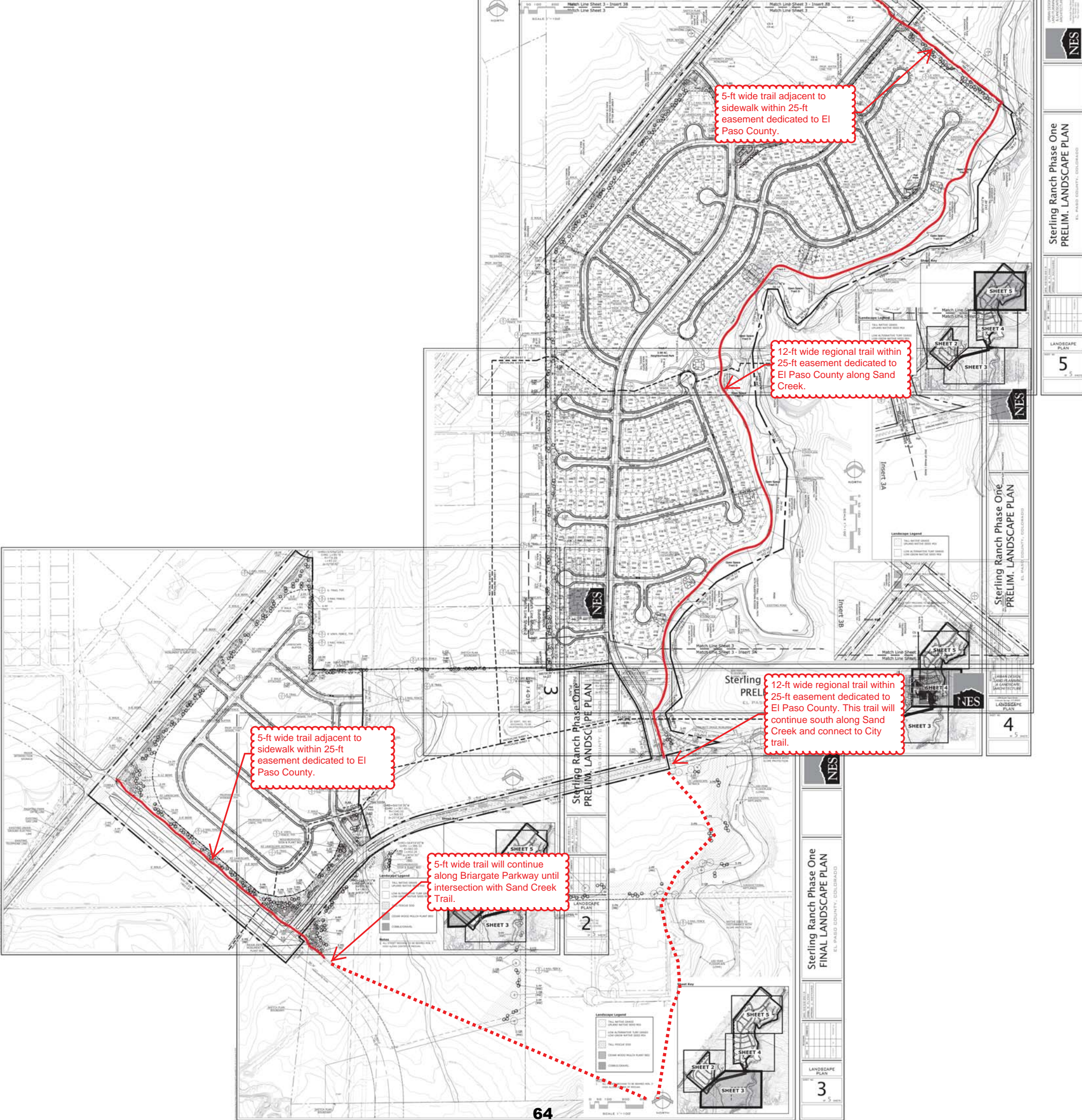
20 BOULDER CRESCENT, SUITE 110
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485

FILE NO. AR FP _____

SHEET 6 OF 6



SHEET INDEX
NOT TO SCALE



El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: Springs at Waterview Final Plat

Agenda Date: August 8, 2018

Agenda Item Number: # 6 - E

Presenter: Ross Williams, Park Planner

Information: **Endorsement:** X

Background Information:

Request for approval by Dakota Springs Engineering on behalf of SWV, LLC, of Springs at Waterview Preliminary Plan and Final Plat, consisting of 85 residential single-family lots on 15.67 acres. The site is located southeast of Colorado Springs, south of the intersection of Powers Boulevard / State Highway 21 and Grinnell Boulevard, northwest of Big Johnson Reservoir. Although zoned currently as A-5, the applicant is seeking a zoning reclassification to RS-5000.

The 2013 Parks Master Plan shows the Grinnell Boulevard Secondary Regional Trail running north-south along the east side of Grinnell Boulevard from Powers Boulevard/State Highway 21 to Fontaine Boulevard where it turns east and connects to McCrae Reservoir and Widefield Community Park. From that point, further trail connections can be made to Crews Gulch Regional Trail, Fountain Creek Regional Park, Ceresa Park, and Fountain Creek Regional Trail. Combined, these are vital trail connections in the Fountain Valley area.

When the Springs at Waterview 2016 Sketch Plan Amendment was first reviewed in July 2017 and subsequently in October 2017, the plans showed the Grinnell Boulevard Secondary Regional Trail on the west side of Grinnell Boulevard, whereas it should be shown on the east side. Furthermore, the Sketch Plan did not display the trail as it continues north of Bradley Road to Powers Boulevard, adjacent to the proposed subdivision.

Prior to the November 2017 Park Advisory Board meeting, staff met with the applicant, and a decision was made to show the Grinnell Boulevard Secondary Regional Trail on the east side of Grinnell Boulevard south of Bradley Road, and move it to the west side of Grinnell Boulevard, north of Bradley Road, where it will eventually intersect other proposed City of Colorado Springs and Fountain Mutual Metropolitan District trails. During this meeting, Parks staff notified the applicant that we would request a permanent trail easement on the west side of Grinnell Boulevard as a recommendation of the preliminary plan and final plat. At the November 2017 meeting, the Park Advisory Board endorsed the following recommendations:

“Recommend to the Planning Commission and the Board of County Commissioners that the approval of Springs at Waterview 2016 Sketch Plan Amendment includes the following conditions: (1) designate and provide to El Paso County a 25-foot trail easement along the west side of Grinnell Boulevard, north of Bradley Road, that allows for public access, as well as construction and maintenance by El Paso County of a primary regional trail, (2) the easement shall be shown on all forthcoming preliminary

plans and final plats, and the aforementioned easement be dedicated to El Paso County on the forthcoming final plat(s), (3) fees in lieu of land dedication for regional and urban park purposes will be required at time of the recording of the forthcoming final plats.”

Since the November 2017 Park Advisory Board endorsement, the applicant, Planning and Community Development staff, and Community Services staff have discussed the aforementioned recommendations. As the relocated Grinnell Boulevard Secondary Regional Trail is no longer located within the bounds of the Final Plat, the applicant cannot show the trail or trail easement on the plat, nor can they dedicate the easement to El Paso County at the time of recording of this Final Plat. There are no legal mechanisms in place to allow for either of these actions, and the applicant or future land developer will dedicate the trail easement at such a time that the western side of Grinnell Boulevard is platted. The 2018 Waterview Sketch Plan Amendment shows the trail along the west side of Grinnell Boulevard, north of Bradley Road to Powers Boulevard, and any future development in that area is tied to the guidelines of the Sketch Plan. As such, staff acknowledges the relocation of the Grinnell Boulevard Secondary Regional Trail to the west side of Grinnell Boulevard, and only recommends fees in lieu of land dedication for regional and urban park purposes at time of the recording of the Final Plat.

Recommended Motion: Springs at Waterview Final Plat

Recommend to the Planning Commission and the Board of County Commissioners that approval of Springs at Waterview Final Plat includes the following conditions: require fees in lieu of land dedication for regional park purposes in the amount of \$36,550 and urban park fees in the amount of \$23,120.

City of Colorado Springs

Springs at Waterview

Springs at Waterview Final Plat

- Public Schools
- Primary Regional Trail, Completed
- Primary Regional Trail, Proposed
- Proposed Bicycle Routes, Proposed
- Secondary Regional Trail, Completed
- Secondary Regional Trail, Proposed
- Colorado Springs Trail, Completed
- Colorado Springs Trail, Proposed
- Major Roads
- State Highways
- Interstate Highways
- Streets & Roads
- Lakes / Reservoirs
- Springs At Waterview
- Parcels

0.5 0.25 0 Miles



Development Application Permit Review



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

August 8, 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:	Springs at Waterview Final Plat	Application Type:	Final Plat
DSD Reference #:	SF-16-017	CSD / Parks ID#:	0
Applicant / Owner:	Owner's Representative:	Total Acreage:	15.67
SWV, LLC	Dakota Springs Engineering	Total # of Dwelling Units	85
31 North Tejon Street	31 North Tejon Street	Gross Density:	5.42
Suite 500	Suite 500	Park Region:	4
Colorado Springs, CO 80903	Colorado Springs, CO 80903	Urban Area:	4

Existing Zoning Code: **A-5** Proposed Zoning: **RS-5000**

REGIONAL AND URBAN PARK REQUIREMENTS

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

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

LAND REQUIREMENTS

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

Regional Parks: **4**
0.0194 Acres x 85 Dwelling Units = 1.649 acres

Urban Parks Area:	4
Neighborhood:	0.00375 Acres x 85 Dwelling Units = 0.32 acres
Community:	0.00625 Acres x 85 Dwelling Units = 0.53 acres
Total:	0.85 acres

FEE REQUIREMENTS

Regional Parks: **4**
\$430.00 / Unit x 85 Dwelling Units = \$36,550.00

Urban Parks Area:	4
Neighborhood:	\$107.00 / Unit x 85 Dwelling Units = \$9,095.00
Community:	\$165.00 / Unit x 85 Dwelling Units = \$14,025.00
Total:	\$23,120.00

ADDITIONAL RECOMMENDATIONS

Staff Recommendation:

Recommend to the Planning Commission and the Board of County Commissioners that approval of Springs at Waterview Final Plat includes the following conditions: require fees in lieu of land dedication for regional park purposes in the amount of \$36,550 and urban park fees in the amount of \$23,120.

Park Advisory Board Recommendation:

Letter of Intent
Springs at Waterview Final Plat

01/18

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

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

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

Tax Schedule Nos.: 5507206036

Site Information:

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

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

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

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

Request and Reason:

To approve a Final Plat for a 85 lot residential subdivision. This letter serves as a request to receive El Paso County approval of Final Plat for this site.

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

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

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

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

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

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

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

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

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

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

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

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

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

Existing and Proposed Facilities:

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

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

Offsite Improvements

The applicant anticipates participating in the future signal by agreement similar to how the Painted Sky at Waterview development contributed.

Traffic Impact Fees:

The applicant requests that platted lots within Springs at Waterview be included in the county wide Public Improvements District #2 formed and implemented as part of the Traffic Impact Fee resolution.

The calculated Traffic Impact Fee for Springs at WaterView is \$78,455 (85 lots x \$923.00 per lot) based on the inclusion in the PID.

Impact Identification:

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

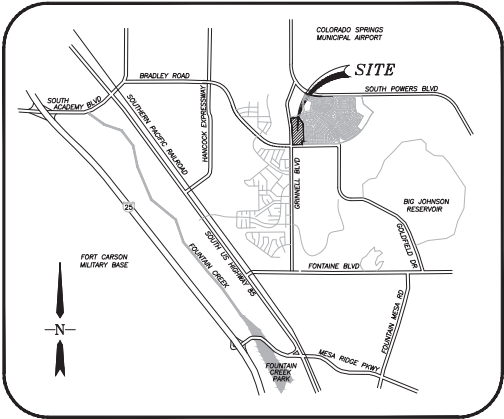
Waiver Requests:

None anticipated.

Respectfully,

P.A.Koscielski
SWV, LLC

SPRINGS AT WATERVIEW FILING NO.1
A SUBDIVISION OF A PORTION OF THE NORTHWEST 1/4 OF SECTION 7,
TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M.
EL PASO COUNTY, COLORADO
SHEET 1 OF 2



VICINITY MAP
N.T.S.

SURVEYOR'S CERTIFICATION:

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

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

COUNTY CERTIFICATION:

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

PRESIDENT, BOARD OF COUNTY COMMISSIONERS _____ DATE _____

DIRECTOR, DEVELOPMENT SERVICES _____ DATE _____

STEVE SCHLEIKER, COUNTY ASSESSOR _____ DATE _____

CLERK AND RECORDER CERTIFICATION:

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THIS _____ DAY OF _____ 2017, AT _____ O'CLOCK A.M./P.M. AND WAS RECORDED AT RECEPTION NUMBER _____ OF THE RECORDS OF EL PASO COUNTY.

EL PASO COUNTY CLERK AND RECORDER

BY: _____ DEPUTY _____ FEE: _____

OWNER/DEVELOPER

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

PHONE: _____

ENGINEER/SURVEYOR

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

DATE OF PREPARATION

SEPTEMBER 2017

CHECKED BY

FEES:

DRAINAGE _____ BRIDGE _____
SCHOOL _____ PARK _____

SF-16-017

DSE Dakota Springs
Engineering
31 N. TEJON SUITE 500
COLORADO SPRINGS, CO 80903
PHONE: (719) 227-7388
DATE: 4/18/2017
SHEET 1 OF 2

NOTES:

- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY DAKOTA SPRINGS ENGINEERING LLC., TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY AND TITLE OF RECORD, SPRINGS ENGINEERING LLC RELIED UPON A COMMITMENT FOR TITLE INSURANCE NO. _____ PREPARED BY COMMONWEALTH TITLE INSURANCE COMPANY, DATED _____.
- BY RECORDING OF THIS PLAT, PRIOR PLAT OF THIS PARCEL IS TO BE VACATED.
- PRIOR TO THE ESTABLISHMENT OF ANY DRIVEWAY ONTO A COUNTY ROAD, AN ACCESS PERMIT MUST BE GRANTED BY THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT. EACH LOT MAY ONLY ACCESS ONE STREET.
- THE FOLLOWING REPORTS HAVE BEEN SUBMITTED AND ARE ON FILE AT THE COUNTY LAND USE DEPARTMENT: SOILS AND GEOLOGICAL STUDY; WATER AVAILABILITY STUDY; DRAINAGE REPORT; WILDFIRE HAZARD REPORT; NATURAL FEATURES REPORT; EROSION CONTROL REPORT.
- NO LOT, OR INTEREST THEREIN, SHALL BE SOLD, CONVEYED OF TRANSFERRED WHETHER BY DEED OR BY CONTRACT, NOR SHALL BUILDING PERMITS BE ISSUED UNTIL AND UNLESS THE REQUIRED PUBLIC IMPROVEMENTS HAVE BEEN CONSTRUCTED AND COMPLETED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE APPLICANT AND EL PASO COUNTY AS RECORDED AT RECEPTION NO. _____ IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO OR IN THE ALTERNATIVE, OTHER COLLATERAL IS PROVIDED WHICH IS SUFFICIENT IN THE JUDGMENT OF THE BOARD OF COUNTY COMMISSIONERS, TO MAKE PROVISION FOR THE COMPLETION OF SAID IMPROVEMENTS.
- ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER CURRENTLY REGISTERED IN THE STATE OF COLORADO.
- SECURITY WATER DISTRICT WILL PROVIDE POTABLE WATER SERVICE AND SECURITY SANITATION DISTRICT WILL PROVIDE WASTEWATER SERVICES.
- DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER REQUIREMENTS, IF ANY, OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORPS OF ENGINEERS, U.S. FISH AND WILDLIFE SERVICE AND/OR COLORADO DEPARTMENT OF WILDLIFE REGARDING THE ENDANGERED SPECIES ACT, PARTICULARLY AS IT RELATES TO THE PREBLE'S MEADOW JUMPING MOUSE AS A LISTED THREATENED SPECIES.
- ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO CODES, COVENANTS AND RESTRICTIONS OF THE PROPERTY OWNERS ASSOCIATION AS RECORDED AT RECEPTION NO. _____ OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER.
- THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
- REGARDING AN UNDERSTANDING BETWEEN THE APPLICANT AND WIDEFIELD SCHOOL DISTRICT 3, THE APPLICANT IS REQUIRED BY SCHOOL DISTRICT 3 TO DISCLOSE THE SCHOOL DISTRICT'S LACK OF SCHOOLS AND CHANGING ATTENDANCE BOUNDARIES IN THE PAINTED SKY AREA.
- THE FUTURE OWNERS/BUILDERS SHALL VOLUNTARILY MAKE A 30-DB REDUCTION IN EXTERIOR NOISE PENETRATION BY SOUNDPROOFING (UTILIZING FAA-RECOMMENDATIONS) CONSTRUCTION TECHNIQUES AND PERFORMED BY A CERTIFIED ACOUSTICAL ENGINEER.
- BURROWING OWLS INHABIT PRAIRIE DOG TOWNS FROM APRIL THRU OCTOBER. AS SUCH, A SURVEY SHOULD BE CONDUCTED PRIOR TO CONSTRUCTION. NOTE: THIS SPECIES IS PROTECTED BY THE FEDERAL MIGRATORY BIRD TREATY.
- THERE WILL BE NO DIRECT LOT ACCESS TO BRADLEY ROAD, GRINNELL BLVD, GOLDFIELD DRIVE, AND ESCANABA DRIVE. FROM ANY LOT OR TRACT. VEHICULAR ACCESS TO LOTS ABUTTING TRACT A IS NOT PERMITTED.
- THE CURRENT NOISE STUDY, "WATERVIEW PHASE II IMPACT STUDY", PERFORMED BY LSC, DATED OCTOBER 2011, AND THE NOISE STUDY ADDENDUM, DATED DECEMBER 19, 2012, INDICATES THAT A NOISE WALL IS NOT REQUIRED ALONG POWERS BOULEVARD AT THIS TIME. IN THE EVENT THAT A NOISE WALL BE REQUIRED IN THE FUTURE, CDOT WILL NOT BE RESPONSIBLE FOR CONSTRUCTING THE NOISE WALL.
- ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO ROAD IMPACT FEES PRIOR TO THE ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH EL PASO COUNTY RESOLUTION NO. 12-382 AND RESOLUTION NO. 16-454, RECEPTION NO. 216145945. IN ADDITION, ALL PROPERTY WITHIN THIS SUBDIVISION IS INCLUDED WITHIN THE BOUNDARIES OF EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT NO.2; EL PASO COUNTY, COLORADO (PID 2) PURSUANT TO RESOLUTION NO 12-416 OF THE PID2 BOARD OF DIRECTORS, RECORDED IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER AT RECEPTION NO. _____.
- THE 20 FOOT UTILITY EASEMENT RECORDED IN BOOK 6710 PAGE 137 AND BY RECEPTION NO. 207712585 REFERENCED IN THE AFOREMENTIONED TITLE COMMITMENT UNDER SCHEDULE B EXCEPTIONS NO. _____ HAS BEEN VACATED BY INSTRUMENT RECORDED WITH RECEPTION NO. 217018960.
- ALL DIMENSIONS SHOWN HEREON ARE EXPRESSED IN TERMS OF U.S. SURVEY FOOT.
- LOTS 1-85 ACREAGE: 12.288
TRACTS A-D ACREAGE: 0.193
STREETS ACREAGE: 3.201
TOTAL ACREAGE: 15.682
- MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATIONS.

EASEMENTS:

UNLESS OTHERWISE INDICATED, ALL FRONT LOT LINES ARE HEREBY PLATTED WITH A TEN FOOT (10') PUBLIC UTILITY AND DRAINAGE EASEMENT AND SIDE LOT LINES ARE HEREBY PLATTED WITH A FIVE FOOT (5') PUBLIC UTILITY AND DRAINAGE EASEMENT AND ALL REAR LOT LINES ARE HEREBY PLATTED WITH A FIVE FOOT (5') PUBLIC UTILITY AND DRAINAGE EASEMENT, WITH THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THEIR EASEMENTS VESTED WITH THE INDIVIDUAL PROPERTY OWNERS. PUBLIC UTILITY EASEMENTS FOR ELECTRIC AND GAS SHALL BE DEDICATED TO COLORADO SPRINGS UTILITIES.

NO OBSTRUCTIONS ARE ALLOWED TO PENETRATE THE 40:1 APPROACH SURFACE.

ALL EXTERIOR LIGHTING PLANS ARE APPROVED BY THE DIRECTOR OF AVIATION TO PREVENT A HAZARD TO AIRCRAFT.

NO ELECTROMAGNETIC, LIGHT, OR ANY PHYSICAL EMISSIONS, WHICH MIGHT INTERFERE WITH AIRCRAFT, AVIATION, COMMUNICATIONS, OR NAVIGATIONAL AIDS ARE ALLOWED.

"NOTICE: THIS PROPERTY MAY BE IMPACTED BY NOISE CAUSED BY AIRCRAFT OPERATING INTO AND OUT OF THE COLORADO SPRINGS MUNICIPAL AIRPORT. THE BUYER SHOULD FAMILIARIZE HIMSELF/HERSELF WITH THIS POTENTIALITY AND THE RAMIFICATIONS THEREOF."

ALL EASEMENTS THAT ARE DEDICATED HEREON FOR PUBLIC UTILITY PURPOSES SHALL BE SUBJECT TO THOSE TERMS AND CONDITIONS AS SPECIFIED IN THE INSTRUMENT (AVIGATION EASEMENT) RECORDED AT RECEPTION NUMBER 213006737 OF THE RECORDS OF EL PASO COUNTY, COLORADO.

ALL EASEMENTS THAT ARE DEDICATED HEREON FOR PUBLIC UTILITY PURPOSES RELATED TO ELECTRICITY AND GAS SHALL BE SUBJECT TO THOSE TERMS AND CONDITIONS AS SPECIFIED IN THE INSTRUMENT RECORDED AT RECEPTION NUMBER 212112548 OF THE RECORDS OF EL PASO COUNTY, COLORADO. ALL OTHER EASEMENTS OR INTERESTS OF RECORD AFFECTING ANY OF THE PLATTED PROPERTY DEPICTED HEREON SHALL NOT BE AFFECTED AND SHALL REMAIN IN FULL FORCE AND EFFECT.

TRACTS:

TRACTS A, AND B, ARE TO BE OWNED AND MAINTAINED BY THE WATERVIEW 1 METROPOLITAN DISTRICT FOR THE PURPOSES OF OPEN SPACE, DRAINAGE AND PUBLIC UTILITIES.

AN OPAQUE DOUBLE-SIDED FENCE (6' CEDAR OR OTHER APPROPRIATE MATERIALS AS TO BE DETERMINED BY THE APPLICANT AT THE TIME OF THE FINAL PLAT), WILL BE INSTALLED AND WILL ADD ADDITIONAL NOISE REDUCTION BENEFITS FOR HOMES THAT BACK GRINNELL ROAD.

BASIS OF BEARINGS:

BASIS OF BEARINGS IS THE EAST LINE OF PARCEL A, "WATERVIEW PUMP STATION SUBDIVISION EXEMPTION" (AN EXEMPTION PLAT OF TRACT D, PAINTED SKY AT WATERVIEW FILING NO. 1), RECORDED JUNE 22, 2015 UNDER RECEPTION NO. 215713634 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, EL PASO COUNTY, COLORADO. SAID LINE ALSO THE WEST LINE OF ESCANABA RIGHT-OF-WAY, SAID LINE IS ASSUMED TO BEAR N00°58'31"W FROM THE MONUMENTS SHOWN.

FLOODPLAIN CERTIFICATION

THIS SITE IS LOCATED IN ZONE X, PER FLOOD INSURANCE RATE MAP NO. 08041C0764F EFFECTIVE DATE 03/17/97.

LEGAL DESCRIPTION:

KNOW ALL MEN BY THESE PRESENTS:

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

THAT INCLUDES:

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

TOTAL AREA CONTAINS 15.682 ACRES, MORE OR LESS.

DEDICATION:

THE UNDERSIGNED OWNER HAS CAUSED SAID TRACT OF LAND TO BE PLATTED INTO LOTS, TRACTS, AND EASEMENTS, AS SHOWN. THE UNDERSIGNED DOES HEREBY DEDICATE, GRANT AND CONVEY TO EL PASO COUNTY THOSE PUBLIC EASEMENTS AS SHOWN ON THE PLAT; AND FURTHER RESTRICTS THE USE OF ALL PUBLIC EASEMENTS TO EL PASO COUNTY AND/OR ITS ASSIGNS, PROVIDED HOWEVER, THAT THE SOLE RIGHT AND AUTHORITY TO RELEASE OR QUITCLAIM ALL OR ANY SUCH PUBLIC EASEMENTS SHALL REMAIN EXCLUSIVELY VESTED IN EL PASO COUNTY. THIS TRACT OF LAND AS PLATTED HEREIN SHALL BE KNOWN AS "SPRINGS AT WATERVIEW FILING NO.1", IN EL PASO COUNTY, COLORADO.

OWNER:

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

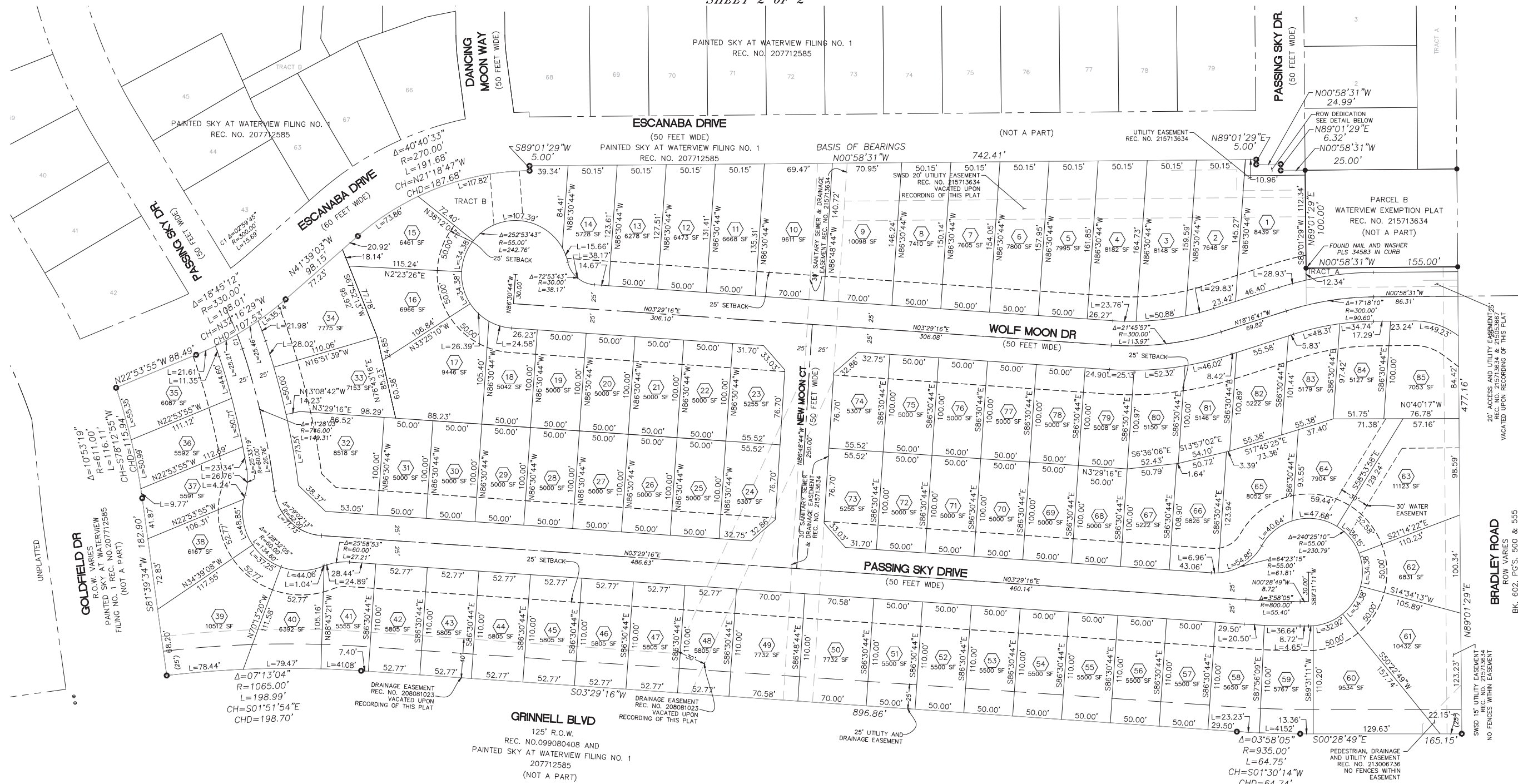
THIS _____ DAY OF _____, 20____, A.D. BY _____

FRANK. W. HOWARD #2 LIMITED PARTNERSHIP, LLLP

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

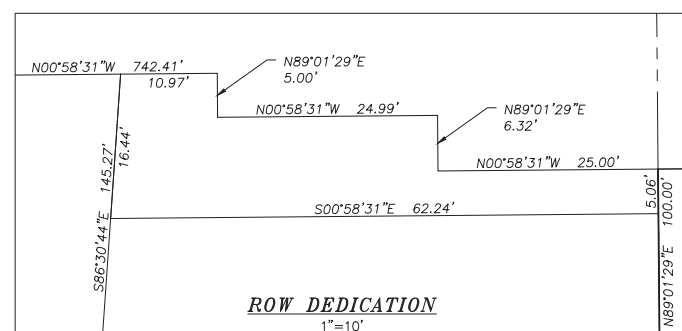
SPRINGS AT WATERVIEW FILING NO. 1

A SUBDIVISION OF A PORTION OF THE NORTHWEST 1/4 OF SECTION 7,
TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M.
EL PASO COUNTY, COLORADO
SHEET 2 OF 2



LEGEND

- PLSS CORNER
- FOUND NO.5 REBAR WITH CAP
PLS 30083 AT GRADE
- FOUND NO.4 REBAR AND CAP
PLS 34583 (UNLESS SHOWN OTHERWISE)
- (1145) ADDRESS FROM ENUMERATIONS
- (100.00') EASEMENT DIMENSION
- (NR) NON-RADIAL BEARING
- SWSD SECURITY WATER & SANITATION DISTRICT
- EXISTING EASEMENT
- PROPOSED EASEMENT
- EXISTING ROW



OWNER/DEVELOPER

FRANK W. HOWARD #2 LIMITED PARTNERSHIP, LLLP
ADDRESS:

PHONE:

ENGINEER/SURVEYOR

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

DATE OF PREPARATION

JULY 2016

CHECKED BY

DSE Dakota Springs
Engineering

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

DATE: 4/18/2017
SHEET 2 OF 2

El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: 2019 Budget Proposals

Agenda Date: August 8, 2018

Agenda Item Number: #7 - A

Presenter: Tim Wolken, Director of Community Services

Information: **Endorsement:** X

Overview

At the August Park Advisory Board meeting each year, staff presents the proposed operations budgets for the upcoming year for consideration and / or endorsement. Following the Park Advisory Board presentation, the proposed budgets are forwarded to the County's Budget Department for inclusion in the County's proposed Administrative Budget. The overall County budget is then presented to the Board of County Commissioners for consideration and / or approval.

The Parks Budget consists of two funds. The Conservation Trust Fund, which is used to support the maintenance and operation of the County's park system, is funded through lottery proceeds. The Park Administration budget provides funding for Administration, Park Operations support, Recreation and Cultural Services, Community Outreach, and the landscape maintenance at County office buildings, and is supported by revenue from facility rentals, programming fees, grants and donations, and tax support.

Budget Outcomes

Please find below the outcomes that El Paso County Parks strives to achieve from the budget investment.

Administration

Responsible for the overall administration of El Paso County Parks including administrative planning, human resources, budgeting, and accounting.

Outcomes

1. Develops and manage the annual operations budget.
2. Coordinates the development of the annual Capital Improvement Plan.
3. Completes human resources duties.
4. Processes 2,400 facility use reservations.
5. Provides administrative support for citizen committees.

Community Outreach

Oversees the fundraising, marketing and volunteer support for El Paso County Parks.

Outcomes

1. Oversees the generation of \$200,000 of third party funding support annually.
2. Coordinates over 20,000 hours of annual volunteer support.
3. Coordinates grant administration that generates an average of \$500,000 - \$1,000,000 for capital projects and operational support annually.
4. Coordinates marketing efforts including public service announcements, website updates, and social media efforts.

Park Operations

The Park Operations Division is responsible for the planning and maintenance of regional parks, trails, open space, and park facilities. The division manages approximately 8,000 acres of parkland, 105 miles of trails, 32 pavilions, 11 playgrounds, 23 restroom facilities, two nature centers, and numerous athletic facilities. The Planning functions include planning, landscape architecture and project management services.

Outcomes

1. Coordinates approximately 2,400 facility reservations involving over 130,000 participants.
2. Help coordinate volunteer support to help maintain the park system.
3. Provide a safe, well-maintained, diverse, and aesthetically pleasing park system.
4. Oversee the completion of capital improvement projects to provide a comprehensive, varied, and safe park system for our residents.
5. Coordinate the master planning process for individual park master plans and the overall County Parks Master Plan.
6. Coordinate the review of development applications.
7. Participate in multi-modal transportation system development via the regional Trails Team, PPACG transportation planning committees and County planning efforts.

Recreation and Cultural Services

The Recreation and Cultural Services Division provides cultural and educational programs at two nationally recognized nature centers, an eight day financially sustainable County Fair that celebrates our County's heritage and culture, and a variety of recreational programs and outdoor opportunities.

Outcomes

1. Provide approximately 1,000 environmental education and recreation programs that enable children and their families to explore, exercise, and play in natural settings and develop an appreciation of their surrounding environment and promote their overall mental and physical health.
2. Coordinate over 60,000 visitor contacts at nature centers.
3. Generate approximately \$100,000 from programming efforts to support the County's nature centers.
4. Manage a successful County Fair that attracts 25,000 participants and meets financial self-sustaining goals.
5. Assist with generating over \$25,000 through sponsorships and fundraising to support operational efforts.
6. Recruit volunteers to provide over 12,000 volunteer hours annually.

Significant Budget Modifications

Conservation Trust Fund (CTF)

1. The full-time salary line item is projected to decrease by approximately \$4,500 due to a staff realignment. The associated benefits are also projected to decrease accordingly for a savings of approximately \$11,000.
2. It is proposed to increase the Professional Services line item by approximately \$17,000. Staff recommends exploring either contracting with a private firm or hiring a part-time staff member to clean both nature centers and park headquarters versus having park operations staff clean the buildings. This will allow park operations staff to focus on outdoor park maintenance efforts.
3. The projected lottery proceeds are \$1,370,000 which is an approximate \$3,300 decrease when compared to the 2018 budget.
4. The Interest of Investment line item is proposed to increase by \$4,000 in 2019. As indicated, nearly \$5,000 was generated in 2017.

Park Administration Budget

1. It is proposed to decrease the repair / maintenance line item for the Central Maintenance District by approximately \$11,000 and divide these funds among the other maintenance districts for an \$8,750 budget for all districts.
2. The full-time County Fairgrounds salary line item has increased by approximately \$4,500 due to the County's efforts to increase all employees to the midpoint of their respective salary ranges.
3. El Paso County assumed the operation of the Community Outreach Center (Center) at the Fairgrounds in 2018. Prior to 2018, the Center was managed by a non-profit organization. It is anticipated the Center will generate an additional \$4,000 in revenue which is proposed to be used to support a part-time custodian to clean the Center.
4. The Entertainment line item has been decreased by \$4,000 to address the increases in #2. It is anticipated these funds will be replaced with County Fair fund balance funds.
5. The proposal includes general fund tax support of \$1,495,682 for the Parks Administration budget. This equates to \$2.22 per capita of tax support.

Recommended Action:

Move to endorse the 2019 Conservation Trust Fund and County Parks Administration budget proposals.

**COMMUNITY SERVICES DEPARTMENT
CONSERVATION TRUST FUND**

2019 BUDGET PROPOSAL

Account	Description	2017 Actual	2018 Budget	2019 Proposed
EXPENSES				
41102	Salaries - Full Time	\$ 706,428.82	\$ 745,000.00	\$ 740,637.00
41120	Salaries - Temp	\$ 83,207.31	\$ 115,000.00	\$ 115,000.00
41130	Salaries - Part Time	\$ 940.50	\$ -	\$ -
41210	Overtime - Full Time	\$ 3,458.08	\$ 7,500.00	\$ 7,500.00
41220	Overtime-Temporary	\$ 117.75	\$ -	\$ -
41310	Salaries Vac / Term	\$ 12,574.42	\$ -	\$ -
41410	Unemployment Insurance	\$ 1,230.06	\$ 1,252.00	\$ 1,210.00
41420	Health Insurance	\$ 158,479.88	\$ 180,250.00	\$ 169,523.00
41430	FICA Taxes	\$ 58,703.36	\$ 66,364.00	\$ 66,030.00
41435	FICA FSA Savings	\$ 44.00	\$ -	\$ -
41441	Dental Insurance	\$ 1,279.98	\$ 1,293.00	\$ 1,216.00
41442	Disability Insurance	\$ 2,705.04	\$ 2,764.00	\$ 2,748.00
41443	Life Insurance	\$ 704.08	\$ 815.00	\$ 767.00
41444	Workers Compensation	\$ 8,799.96	\$ 9,115.00	\$ 8,573.00
41445	Liability / Risk Insurance	\$ 14,383.98	\$ 26,144.00	\$ 24,588.00
41450	Retirement	\$ 60,594.04	\$ 61,910.00	\$ 64,509.00
TOTAL PERSONNEL		\$ 1,113,651.26	\$ 1,217,407.00	\$ 1,202,301.00
42270.01	Other Oper. North Distr.	\$ 2,497.31	\$ 2,500.00	\$ 2,500.00
42270.02	Other Oper. Central Distr.	\$ 2,435.78	\$ 2,500.00	\$ 2,500.00
42270.03	Other Oper. South Distr.	\$ 5,466.80	\$ 2,500.00	\$ 2,500.00
42270.04	Other Oper. East Distr.	\$ 2,467.13	\$ 2,500.00	\$ 2,500.00
42270.05	Other Oper. Support Svs.	\$ 3,004.65	\$ 3,450.00	\$ 2,500.00
42319	Fleet Services	\$ 57,950.00	\$ 57,950.00	\$ 57,950.00
42482	Repair/Maintenance	\$ -	\$ 5,000.00	\$ 5,000.00
42482.01	Repair/Maint. North Distr.	\$ 9,879.21	\$ 10,000.00	\$ 10,000.00
42482.02	Repair/Maint. Central Distr.	\$ 8,671.25	\$ 10,000.00	\$ 10,000.00
42482.03	Repair/Maint. South Distr.	\$ 9,841.62	\$ 10,000.00	\$ 10,000.00
42482.04	Repair/Maint. East Distr.	\$ 9,124.45	\$ 10,000.00	\$ 10,000.00
42482.05	Repair/Maint. Support Svs.	\$ 19,508.23	\$ 15,000.00	\$ 15,000.00
43599	Professional Services	\$ 31,777.08	\$ 20,000.00	\$ 36,797.00
43668	Facility Repairs	\$ -	\$ 5,000.00	\$ 5,000.00
45320	Land Rental	\$ 452.25	\$ 452.00	\$ 452.00
TOTAL PURCHASED SERVICES		\$ 163,075.76	\$ 156,852.00	\$ 172,699.00
TOTAL BUDGET		\$ 1,276,727.02	\$ 1,374,259.00	\$ 1,375,000.00

REVENUES

33580.01	Conservation Trust Fund	\$ 1,366,571.87	\$ 1,373,259.00	\$ 1,370,000.00
36120	Interest on Investments	\$ 4,994.00	\$ 1,000.00	\$ 5,000.00
TOTAL		\$ 1,371,565.87	\$ 1,374,259.00	\$ 1,375,000.00

**COMMUNITY SERVICES DEPARTMENT
PARKS ADMINISTRATION BUDGET**

2019 BUDGET PROPOSAL

ADMIN	Description	2017 Actual	2018 Budget	2019 Proposed
41102	Salaries - Full Time	\$ 1,154,219.36	\$ 1,249,438.00	\$ 1,249,438.00
41120	Salaries - Temporary	\$ 44,699.76	\$ 64,715.00	\$ 64,715.00
41130	Salaries - Part Time	\$ 22,042.67	\$ 30,000.00	\$ 30,000.00
41210	Overtime	\$ 3,018.16	\$ 2,000.00	\$ 2,000.00
41430	FICA Taxes	\$ 90,113.60	\$ 102,851.65	\$ 102,851.65
41435	FICA - FSA Savings	\$ 389.26	\$ -	\$ -
41550	Interdepartmental Transfer	\$ (129,601.46)	\$ (133,363.00)	\$ (133,363.00)
Total Personnel		\$ 1,184,881.35	\$ 1,315,641.65	\$ 1,315,641.65
42131	PC Software	\$ 2,029.90	\$ 1,200.00	\$ 2,000.00
42190	Office Supplies	\$ 6,169.02	\$ 5,500.00	\$ 6,000.00
42223	Purchased Water	\$ 356.00	\$ 300.00	\$ 300.00
42224	Food & Beverages	\$ -	\$ 200.00	\$ 200.00
43110	Postal	\$ 1,237.23	\$ 950.00	\$ 950.00
43193	Security and Parking	\$ 14.75	\$ 300.00	\$ 300.00
43240	Duplicating	\$ -	\$ 200.00	\$ 200.00
43330	Subscriptions	\$ 89.00	\$ 300.00	\$ 300.00
43359	Memberships	\$ 1,308.00	\$ 1,200.00	\$ 1,200.00
43370	Advertising	\$ 902.72	\$ -	\$ -
43420	Telephone	\$ 62,417.92	\$ 84,728.00	\$ 84,728.00
43589	Advisory Board	\$ -	\$ 500.00	\$ 500.00
43599	Professional Services	\$ 52,378.42	\$ 57,128.00	\$ 56,028.00
43740	Travel and Meetings	\$ 491.01	\$ 2,000.00	\$ 2,000.00
43742	Business Meals	\$ 434.30	\$ -	\$ -
43770	Per Diem Allowance	\$ 512.00	\$ -	\$ -
43775	Conference/Registration	\$ 150.00	\$ -	\$ -
43810	Professional Development	\$ 429.00	\$ 100.00	\$ 100.00
45320	Land Rental	\$ -	\$ 400.00	\$ 400.00
45331	Rental - Office Equipment	\$ 6,920.82	\$ 6,000.00	\$ 6,000.00
45913	Fee Refund	\$ 36.00	\$ 500.00	\$ 300.00
Purchased Services		\$ 135,876.09	\$ 161,506.00	\$ 161,506.00
TOTAL ADMINISTRATIVE SERVICES		\$ 1,320,757.44	\$ 1,477,147.65	\$ 1,477,147.65

**CULTURAL
SERVICES**

Description	2016 Actual	2017 Budget	2018 Proposed
42131 PC / Software Licenses	\$ -	\$ 300.00	\$ 300.00
42190 Office Supplies	\$ 1,335.25	\$ 1,500.00	\$ 1,500.00
43110 Postal	\$ 1,343.57	\$ 1,100.00	\$ 1,100.00
43599 Professional Services	\$ -	\$ 2,000.00	\$ 2,000.00
43740 Travel	\$ 13.01	\$ -	\$ -
45331 Rental - Office Equipment	\$ 1,976.97	\$ 1,755.00	\$ 1,755.00
TOTAL INTERPRETIVE SERVICES	\$ 4,668.80	\$ 6,355.00	\$ 6,355.00

**PARK
MAINTENANCE**

Description	2017 Actual	2018 Budget	2019 Proposed
42223 Water	\$ 269.79	\$ 100.00	\$ 400.00
42254 Uniforms	\$ 5,279.18	\$ 3,500.00	\$ 3,500.00
42270.01 Other Oper. North District	\$ 4,871.14	\$ 3,750.00	\$ 3,750.00
42270.02 Other Oper. Central District	\$ 3,742.25	\$ 3,750.00	\$ 3,750.00
42270.03 Other Oper. South District	\$ 2,720.59	\$ 3,750.00	\$ 3,750.00
42270.04 Other Oper. East District	\$ 3,743.98	\$ 3,750.00	\$ 3,750.00
42270.05 Other Oper. Support Svs.	\$ 4,914.19	\$ 3,750.00	\$ 3,750.00
42415 Hand Tools	\$ -	\$ 500.00	\$ 500.00
42482.01 Repair/Maint. North Distr.	\$ 5,396.83	\$ 5,000.00	\$ 8,750.00
42482.02 Repair/Maint. Central Distr.	\$ 18,076.14	\$ 20,000.00	\$ 8,750.00
42482.03 Repair/Maint. South Distr.	\$ 5,208.20	\$ 5,000.00	\$ 8,750.00
42482.04 Repair/Maint. East Distr.	\$ 1,199.47	\$ 5,000.00	\$ 8,750.00
42482.05 Support Svs. Park Maint.	\$ 57,162.63	\$ 56,000.00	\$ 56,000.00
42482.07 Downtown Grounds	\$ 23,737.75	\$ 25,000.00	\$ 25,000.00
42510 Furniture and Operating	\$ 7,433.80	\$ 1,000.00	\$ 1,000.00
42513 Minor Equipment	\$ -	\$ -	\$ -
43359 Other Membership	\$ 765.00	\$ 850.00	\$ 850.00
43501 Licenses	\$ 500.00	\$ -	\$ -
43599 Other Professional Services	\$ 55,534.24	\$ 79,500.00	\$ 79,500.00
43628 Other Repair/Maint.	\$ -	\$ -	\$ -
43661 Contacts - Major	\$ 1,740.00	\$ 2,000.00	\$ 2,000.00
43661.01 RM - Downtown Grounds	\$ -	\$ -	\$ -
43661.03 RM - Annual Trash Service	\$ 16,071.29	\$ 12,000.00	\$ 12,000.00
43661.04 Irrigation	\$ -	\$ -	\$ -
43668 Facility Repairs	\$ 12,793.09	\$ 25,400.00	\$ 25,100.00
43668.06 Facility Repairs (Major Main)	\$ 17,556.61	\$ 49,005.00	\$ 49,005.00
43700 Travel & Meetings	\$ -	\$ 1,200.00	\$ -
43730 Lodging	\$ 1,930.92	\$ -	\$ 500.00
43740 Travel & Meeting	\$ 1,022.19	\$ -	\$ 100.00
43770 Per Diem Allowance	\$ 414.00	\$ -	\$ 200.00
43775 Conference/Registration	\$ 550.00	\$ -	\$ 400.00
43810 Professional Development	\$ 7,127.00	\$ 4,000.00	\$ 4,000.00

45330	Machinery & Equipment	\$	5,190.63	\$	-	\$	-
47550.43	Reimb - CSC	\$	(6,756.96)	\$	(44,689.00)	\$	(44,689.00)
47550.32	Reimb - Regional Bldg.	\$	(32,000.00)	\$	(32,000.00)	\$	(32,000.00)
47550.33	Reimb - CDBG	\$	-	\$	-	\$	-
48330.01	Bridges-Parks	\$	-	\$	-	\$	-
48410	General Purpose Machinery	\$	5,700.00	\$	-	\$	-

TOTAL MAINTENANCE BUDGET	\$	231,893.95	\$	237,116.00	\$	237,116.00
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COUNTY							
FAIRGROUNDS	Description 11237	2016 Actual		2017 Budget		2018 Proposed	
41102	Salaries - Full Time	\$	40,918.21	\$	77,058.00	\$	81,589.00
41120	Salaries - Temp	\$	8,018.99	\$	7,700.00	\$	7,700.00
41130	Salaries - Part Time	\$	5,721.00	\$	-	\$	4,000.00
41210	Overtime - Full Time	\$	1,906.12	\$	1,500.00	\$	1,500.00
41220	Overtime - Temp	\$	3,955.70	\$	3,000.00	\$	3,000.00
41430	FICA	\$	4,687.81	\$	6,994.00	\$	7,480.86
	Total Personnel	\$	65,207.83	\$	96,252.00	\$	105,269.86
42131	PC Software	\$	340.00	\$	150.00	\$	150.00
42131	Website Services	\$	2,400.00	\$	2,400.00	\$	2,400.00
42190	Office Supplies	\$	1,000.02	\$	1,500.00	\$	1,500.00
42224	Food and Beverage	\$	-	\$	340.00	\$	340.00
42270	Operating Supplies	\$	-	\$	1,500.00	\$	1,500.00
42299	Discretionary	\$	522.65	\$	504.00	\$	504.00
42319	Fleet Services	\$	2,000.00	\$	2,000.00	\$	2,000.00
43110	Postal	\$	606.40	\$	800.00	\$	800.00
43210	Printing	\$	1,747.00	\$	1,500.00	\$	1,500.00
43330	Subscriptions	\$	50.73	\$	100.00	\$	100.00
43359	Other Memberships	\$	661.00	\$	300.00	\$	300.00
43367	Prizes	\$	1,276.31	\$	3,000.00	\$	3,000.00
43368	4-H Related Expenses	\$	8,134.43	\$	3,000.00	\$	3,000.00
43370	Advertising	\$	18,669.02	\$	18,000.00	\$	18,000.00
43371.01	Demolition Derby	\$	21,396.05	\$	-	\$	-
43371.02	Horticulture	\$	20.39	\$	1,000.00	\$	1,000.00
43371.03	Creative Arts	\$	-	\$	1,500.00	\$	1,500.00
43371.04	Entertainment	\$	-	\$	4,500.00	\$	4,500.00
43371.05	Honorariums	\$	424.00	\$	6,500.00	\$	6,500.00
43371.06	Queen Expenses	\$	171.75	\$	-	\$	-
43410	Utilities	\$	41,628.15	\$	35,000.00	\$	35,000.00
43420	Telephone	\$	279.80	\$	1,500.00	\$	1,500.00
43577.01	Entertainment	\$	69,849.85	\$	44,000.00	\$	40,000.00
43577.03	Non-Fair Programming	\$	1,485.41	\$	2,000.00	\$	2,000.00
43589	Advisory Board	\$	-	\$	200.00	\$	200.00

43599	Other Professional Services	\$	12,362.33	\$	7,454.00	\$	6,500.00
43668	Facility Repairs	\$	4,896.34	\$	5,900.00	\$	5,900.00
43740	Travel and Meetings	\$	-	\$	600.00	\$	600.00
43810	Professional Development	\$	-	\$	1,500.00	\$	1,500.00
45159	Other Insurance	\$	440.00	\$	800.00	\$	800.00
45330	Machinery and Equip	\$	16,855.35	\$	12,500.00	\$	12,500.00
45331	Rental Office Equip	\$	2,342.38	\$	1,500.00	\$	1,500.00
Total Programming / Facilities		\$	209,559.36	\$	161,548.00	\$	156,594.00
TOTAL SPECIAL EVENTS		\$	274,767.19	\$	257,800.00	\$	261,863.86
TOTAL PARKS BUDGET		\$	1,832,087.38	\$	1,978,418.65	\$	1,982,482.51
PARK REVENUE			2017 Actual		2018 Budget		2019 Proposed
Park Rentals		\$	197,398.88	\$	180,000.00	\$	180,000.00
Miscellaneous / Other Government		\$	-	\$	15,000.00	\$	15,000.00
Other Miscellaneous Revenue		\$	32,020.41	\$	30,000.00	\$	30,000.00
<u>Fairgrounds</u>							
County Fair		\$	233,000.00	\$	233,000.00	\$	233,000.00
Rentals		\$	14,381.00	\$	10,000.00	\$	10,000.00
Fairgrounds Programming		\$	8,076.78	\$	10,000.00	\$	10,000.00
Rental - Community Outreach Center		\$	4,800.00	\$	4,800.00	\$	8,800.00
Total Fairgrounds		\$	260,257.78	\$	257,800.00	\$	261,800.00
TOTAL REVENUE		\$	489,677.07	\$	482,800.00	\$	486,800.00
TAX SUPPORT		\$	1,342,410.31	\$	1,495,618.65	\$	1,495,682.51
PER CAPITA SUPPORT		\$	2.05	\$	2.22	\$	2.22

**El Paso County Parks
2018 Action Plan**

Recreation / Cultural Services	Project Manager	Priority	Status
Develop a Junior Camp Counselors Training Program	Nancy Bernard		Completed
Develop a Fairgrounds Volunteer Program	Stacy Reavis		Completed
Develop a Rainbow Falls HS Volunteer Training Program	Theresa Odello		Completed
Coordinate a feasibility study for a northern nature center	Todd Marts	High	In progress
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	
Develop a Junior Naturalist Certification Guide		Medium	80% completed
Develop a marketing plan for the Fairgrounds Rentals	Janice Brewer	Low	
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		Completed
Implement a Pikes Peak Outdoor Challenge program		Low	
Develop a "Nature in the Classroom" Teachers Workshop	Nancy Bernard	Low	
Create an East District 5K Run	Janice Brewer	Low	
Park Operations Division	Project Manager	Priority	Status
Complete irrigation renovation plan	Brian Bobeck	High	
Develop individual park operation plans	Brian Bobeck	Low	
Establish a second County Parks Security Officer	Brian Bobeck	High	Hiring process
Planning Division	Project Manager	Priority	Status
Complete the Elephant Rock Open Space Master Plan	Ross Williams	High	In progress
Complete the Kane Ranch Open Space Master Plan	Ross Williams		Completed
Complete the Jones Park Master Plan	Tim Wolken	High	Bid process
Establish a Planning Division Internship Program	Jason Meyer	Medium	
Capital Improvement Projects	Project Manager	Priority	Status
Jones Park Improvements	Tim Wolken	High	Construction
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	Jason Meyer		Completed
Rainbow Falls Historic Site Improvements	Tim Wolken	High	Construction
Bear Creek Regional Park Improvements	Jason Meyer	High	Design Phase
County Fairground Improvements	Brian Bobeck	High	Construction
Fox Run Regional Park Improvements	Brian Bobeck	Medium	Bid Phase
Nature Center Improvements	Todd Marts	High	Construction
Eastonville Regional Trail Improvements	Jason Meyer	Low	Grant approved
Drake Lake Repairs	Tim Wolken	High	Design phase
Disaster Recovery Projects	Jason Meyer	High	Ongoing
Bear Creek Nature Center Exhibit Upgrades	Todd Marts	High	Installation
Fountain Creek Nature Center Cultural History Exhibit	Todd Marts	High	Design
Fountain Creek Regional Park Improvements	Ross Williams	High	Construction
Widefield Community Park Improvements	Ross Williams	High	Construction
Kane Ranch Open Space Improvements	Ross Williams	Low	
Falcon Regional Park Dog Park	Jason Meyer	Low	

Community Outreach	Project Manager	Priority	Status
Complete County Fair Sponsorship Program	Dana Nordstrom		Completed
Coordinate the 2018 Partners in the Park Program	Dana Nordstrom		Completed
Coordinate Friends Groups Capacity Building	Dana Nordstrom	High	
Complete Nature Center Fundraising Program	Todd Marts	High	
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		Completed
Develop a social media campaign for National Parks and Recreation Month	Christine Burns		Completed

**Community Services Department
Parks / Recreation & Cultural Services Divisions
July 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	\$ 158,878	\$ 21,122		\$ 155,982
County Fair / Fairgrounds		\$ 257,800	\$ 235,675	\$ 22,125		\$ 168,058
Total		\$ 437,800	\$ 394,553	\$ 43,247		\$ 324,040
<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	\$ 82,500	\$ (12,500)		\$ 76,250
Partners in the Park Program	Park Operations	\$ 30,000	\$ 15,000	\$ 15,000		\$ 5,000
Trust for County Parks	Park Operations	\$ 10,000	\$ 23,950	\$ (13,950)		\$ 22,610
Nature Center Fundraising	Nature Center Support	\$ 25,000	\$ 7,796	\$ 17,204		\$ 15,334
County Fairgrounds Support (Fairgrounds Corp)	Programming/Facility Support	\$ 40,000	\$ 44,000	\$ (4,000)		\$ 50,000
Total		\$ 175,000	\$ 173,246	\$ 1,754		\$ 169,194
<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				
Total		\$ 140,400				
<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		154	5480	4.7	240	7619
May		342	16459	4.3	396	17014
June		530	24273	4.1	419	20867
July		425	24132	4.2	441	24401
August						
September						
October						
November						
December						
Total		1484	71149	4.33	1628	73733

<u>Parks Facility Reservations</u>	2018		2017	2017
<u>July</u>	<u>Rentals</u>	<u>Attendance</u>	<u>Rentals</u>	<u>Attendance</u>
<u>Bear Creek Regional Park</u>				
Archery Lanes	40	80	4	17
Athletic Fields	27	2220	30	2200
Pavilions	107	5300	125	6358
Trails	2	407	4	1450
Vendor			2	4
Tennis Courts			1	2
Vita Course				
Meeting Room	4	50	8	106
<u>Black Forest Regional Park</u>				
Athletic Fields	21	3900	21	2200
Pavilions	30	1276	31	1407
Vendor				
Tennis Courts				
<u>Falcon Regional Park</u>				
Baseball Fields	14	1325	14	700
<u>Fountain Creek Regional Park</u>				
Athletic Fields				
Pavilions	51	1832	45	2052
Trails	1	100		
Disc Golf Course	1	80		
Vendor				
<u>Fox Run Regional Park</u>			3	24
Athletic Fields	11	600	2	180
Gazebo	11	432	42	930
Warming Hut	2	20	4	45
Pavilions	82	3688	85	4011
Trails	1	60	1	60
<u>Homestead Ranch Regional Park</u>				
Pavilions	10	352	8	292
Athletic Fields				
Trails				
<u>Palmer Lake Recreational Area</u>				
Palmer Lake Santa Fe Trail	2	900	2	435
<u>New Santa Fe Trail</u>				
Monument Trail Head New Santa Fe Trail	4	1000	4	1500
Baptist Road Santa Fe Trail	1	100	1	350
AFA Santa Fe Trail	1	100		
Vendor				
<u>Paint Mines Trail</u>			3	3
<u>Rock Island Trail</u>	1	300		
<u>Black Forest Section 16</u>	1	10	1	75
Total Park Facility Reservations	425	24132	441	24401

<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		17	1175	N/A	17	3820
May		17	2992	N/A	15	3519
June		18	3601	N/A	14	3972
July		2	30,694	N/A	4	28,142
August						
September						
October						
November						
December						
Total		107	40,435		101	40,688
<u>Fairgrounds Facility Reservations</u>		2018		2017		
<u>July</u>		<u>Rentals</u>	<u>Attendance</u>	<u>Rentals</u>	<u>Attendance</u>	
El Paso County Fair July 14-21		1	30,694	1	26,812	
<u>Swink Hall - Fairgrounds</u>						
Fair Corporation Meeting		0	0	0	0	
Lions Club Meeting		0	0	0	0	
FAB Board Meeting		0	0	0	0	
Wedding/Anniversary Party		0	0	1	100	
<u>Track</u>						
Race		1	Rained out	1	1200	
<u>Barns</u>						
<u>Livestock Arena</u>						
<u>Grounds -</u>						
<u>Whittemore - Fairgrounds</u>						
<u>Exhibit Hall - Fairgrounds</u>						
<u>Arena</u>						
Silver Buckle Gymkhana				1	30	
Month Total Fair Facility Reservations		2	30,694	4	28,142	

<u>Vandalism Report</u>						
<u>Incident</u>	<u>Date</u>	<u>Location</u>	<u>Area</u>	<u>Cost</u>		
Turf damage by vehicle	1/6/2018	Bear Creek Regional Park	Field #3	\$250		
Misc. Graffiti	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		
Vandalism to birdfeeders and roof	4/27/2018	Fountain Creek Nature Center	Building	\$100		
Main gate rammed by vehicle	June (no exact date)	Rainbow Falls	Gate	\$1,600		
Cut fence, stolen tools	7/3/2018	Bear Creek Regional Park	Maintenance yard	\$1,350		
Broken field kiosk	7/10/2018	Bear Creek Regional Park	Kiosk by Field #3	\$1,500		
Broken street light	7/10/2018	Bear Creek Regional Park	Field #3 parking lot	\$350		
Broken toilet	7/10/2018	Bear Creek Regional Park	Terrace restroom	\$500		
			Total	\$9,700		
<u>Volunteerism</u>						
		2018		2017		
Total for Year	<u>Goal</u>	<u>Volunteers</u>	<u>Total Hours</u>	<u>Volunteers</u>	<u>Total Hours</u>	
January		151	820	132	648	
February		125	1,073	153	1226	
March		170	1,308	261	1,800	
April		573	2,314	853	3,290	
May		689	2,924	468	3111	
June		427	2,774	407	2,868	
July		950	8158	662	7,559	
August						
September						
October						
November						
December						
Totals	20,000 hours	3085	19,371	2936	20,502	

		2018				
<u>July</u>		<u>Volunteers</u>	<u>Total Hours</u>			
Parks Advisory Board		9	35			
Fair Advisory Board		14	760			
Fairgrounds Corporation		5	20			
Friends of the Nature Centers		106	663			
Adopt-A-Park / Trail / Volunteer Projects / County Fair		815	6,640			
Front Range Community Service		1	40			
Total		950	8,158			
<u>Programming</u>	<u>Goal</u>	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		122	2204	4.93	112	3819
May		195	4350	4.94	214	4089
June		122	6403	5.00	93	5127
July		113	2732	4.93	97	2964
August						
September						
October						
November						
December						
Totals	800 / 21,000	700	20457	4.96	601	18270
<u>July</u>	<u>Facility</u>	<u>Programs</u>	<u>Attendance</u>	<u>Evaluation</u>		
Discover Bear Creek	BCNC	7	79	5.00		
Habitat	BCNC	2	23	4.60		
Incredible Insects	BCNC	6	71	5.00		
Mosaic	BCNC	1	7			
Empowered Care	BCNC	1	7			
Pikes Peak Library District Storytime	BCNC	2	60			
Kids' Night Out	BCNC	1	23			
Best Buy Volunteer Group	BCNC	1	6			
Kindercare	BCNC	1	24			
Blue Skies	BCNC	2	33			
Special Kids, Special Families	BCNC	1	8			
Little Wonders: A Rocky Life	BCNC	4	63	5.00		
Exploration Academy	BCNC	1	12			
Bear Den Rental	BCNC	1	38			
Security Day Care	BCNC	1	19			
Nature Explorers: Nature's Clean-Up Crew	BCNC	3	42	4.90		
Kids on Bikes	BCNC	1	21			
Precious Moments	BCNC	1	11			

Scouts: Into the Woods Badge	BCNC	1	15	5.00	
Scouts: Into the Wild Badge	BCNC	1	15	5.00	
Scouts: NOVA Wild	BCNC	1	15	4.97	
Nature Camp: Crawlers, Wigglers and Diggers	BCNC	5	150	4.80	
Moth Week Celebration	BCNC	1	13		
Nature Camp: H2Whoa	BCNC	1	30		
EPC Fair: Birds of Prey	BCNC	2	12		
EPC Fair: Water of Life	BCNC	2	9		
EPC Fair: Predators and Prey of the Foothills	BCNC	2	40		
Friends of EPCNC Board Meeting	BCNC	1	9		
CS Deaf Kids Nature Club	BCNC	2	44		
Walk the Wetlands	FCNC	4	50	5.00	
Junior Docent Presentations: Wild About Wildlife	FCNC	8	209		
Nature Adventures: Darting Dragonflies	FCNC	2	14	5.00	
Precious Moments	FCNC	1	8		
Firefly Celebration & Night Hike	FCNC	1	45	5.00	
Junior Docent Presentations: Cattails are Swamp Superh	FCNC	2	69		
Nature Center Travels to Fox Run Regional Park	FCNC	1	75		
Nature Camp: Wild Child Adventures	FCNC	5	80	5.00	
Stellar Care	FCNC	1	12		
Salvation Army Camp	FCNC	1	20		
Outreach: Fountain Library Reading Party	FCNC	1	425		
EPC Fair: Bug Jeopardy and Big Bugs	FCNC	2	50		
Free Story Time with Puppets	FCNC	1	10		
EPC Fair: Pond Critter Investigations	FCNC	2	17		
EPC Fair: Wild About Wildlife	FCNC	1	18		
Rental: I.T.	FCNC	1	10		
EPC Fair: Tracks, Scats, Dens, Nests	FCNC	2	78		
2's & 3's Outdoors: Great Grasshoppers	FCNC	1	15	4.70	
Creek Week Meeting	FCNC	1	20		
EPC Fair: Park Jeopardy	FCNC	2	24		
Hope Montessori	FCNC	2	26		
Nature Camp: Cattail Kids I	FCNC	5	150	5.00	
Service Project: Teasel & Mullein Removal	FCNC	1	5		
Archery Camp: Week 3	SPEVT	3	24		
Concert in the Park	SPEVT	1	300		
Rainbow Falls Volunteer Training	SPEVT	1	3		
Kane Ranch Open Space Hike	SPEVT	1	16		
Archery Camp: Week 4	SPEVT	3	60		
TOTALS		113	2732	4.93	

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

July 2018

General Updates:

1. Facility rentals have generated \$158,878 which is 88% of our \$180,000 annual goal.
2. There were 425 reservations made in July for a total of \$34,919.

Special Events:

1. The New Santa Fe Regional Trail was host to two fundraiser runs in July. The annual "Palmer Lake 4th of July Fun Run" brought approximately 600 runners to the Palmer Lake Recreation Area. Proceeds went to the Palmer Lake Elementary School and will allow the school to provide fun family and community activities, field trips, library books, wish lists for teachers, and school supplies.
Another great fundraiser was the "Kickers for Kids" running event. The event grew from 35 runners attending in 2017 to approximately 120 runners this year. Proceeds went to purchase new running shoes for underprivileged kids that enjoy the sport of running.
2. Mad Moose Events, a series of trail races in Utah and Colorado, hosted the "Pikes Peak Ultra" at Bear Creek Regional Park. This series features a 50 mile, 50K and 30K option. The course took runners from Bear Creek Regional Park, up High Drive, and into Cheyenne Canon. Runners were able to see Lower Captain Jacks, Seven Bridges, St. Mary's Falls, Helen Hunt Falls, Mt. Rosa, Almagre, Deer Park, and Elk Park.
3. The Rock Island Regional Trail was host to a family friendly fundraiser running event.
4. The Widefield Community Park accommodated a memorial disc golf tournament in July.



5. Several local companies, churches and families held events throughout our parks which required special event permits for bounce houses and other inflatable equipment.



COMMUNITY SERVICES DEPARTMENT

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

COMMUNITY OUTREACH and GRANTS

Monthly Report – July 2018

Christine Burns, Community Outreach Division Manager
Dana Nordstrom, Community Outreach Coordinator

Community Outreach

1. **Partners in the Park Program:** We currently seek partners for Fountain Creek Regional Park and the Fountain Creek Nature Center. Please forward any promising partners to: dananordstrom@elpasoco.com
2. **El Paso County Fair:** Staff assisted with the Grand Opening, VIP Reception, free Community BBQ hosted by Ed Glaser Propane (which fed 998 people), El Paso County Day and the 7th Annual Texas Hold'em Poker Tournament. We are in the process of returning sponsor banners and mailing thank you cards to all of our County Fair sponsors. The new pavilion, south entrance gate and playground at the fairgrounds added significant value to this year's fair! Thank you Great Outdoors Colorado and all of our partners.
3. **Community Outreach:**
 - a. El Paso County Parks collaborates with the Pikes Peak Jazz and Swing Society to host Concerts in the Parks. All concerts are free! Upcoming concerts:
 - i. **August 8**, 6:00 to 8:00 p.m. at Bear Creek Regional Park featuring New Horizons All In Jazz
 - ii. **August 15**, 6:00 to 8:00 p.m. at Fountain Creek Regional Park featuring the 101st Army National Guard – Dixieland Band
 - iii. **August 22**, 6:00 to 8:00 p.m. at Bear Creek Regional Park featuring Triple Play Quartet
 - iv. **August 29**, 5:00 to 8:00 p.m. at Bear Creek Regional Park featuring USAF Academy Band Falconaires and Alumni Band
 - b. **Happy Trails BBQ** is the annual fundraiser for the El Paso County Nature Centers, coming up Friday, **August 24**, 6p.m. – 9 p.m. at the Bear Creek Nature Center. Dust off your boots and join us for an evening of great food, music, wine, beer and incredible desserts. If you would like to purchase a ticket or reserve a table, please call 520-6387.



4. **Friends Groups:** Mark your calendars and please join us for our **Parties for Parks:**

August 16, 6:00p.m. – 8:00 p.m. at Pikes Peak Brewing

North Region: celebrating Fox Run Regional Park, Fox Run Dog Park, Black Forest Regional Park, Elephant Rock Open Space, Pineries Open Space, Santa Fe Trail, and their Friends groups.

August 30, 6:00p.m. – 8:00 p.m. at Fountain Creek Nature Center

South Region: celebrating Fountain Creek Regional Park, Widefield Community Park, Kane Ranch Open Space, Clear Spring Ranch, Ceresa Park, Stratmoor Valley Trailhead, and their Friends groups.

September 13, 6:00p.m. – 8:00 p.m. at Bear Creek Nature Center

Central Region: celebrating Bear Creek Regional Park, Bear Creek Dog Park, Jones Park, Ute Pass, Rainbow Falls Historic Site, Ute Pass Trail, and their Friends groups.

September 30, 6:00p.m. – 8:00 p.m. at JAK's Brewing

East Region: celebrating the Fairgrounds, Homestead Ranch, Falcon Regional Park, Drake Lake, Paint Mines Interpretive Park, Rock Island Trail, and their Friends groups.

Grants

1. If you have an interest working with El Paso County Parks on grants (grant research and/or writing) to support park projects, please call Christine Burns at 520-6996.

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

RECREATION & CULTURAL SERVICES DIVISION
MONTHLY REPORT – JULY 2018
SUBMITTED BY: TODD MARTS, DIVISION MANAGER

General

1. Fountain Creek Nature Center flooded twice during the month of July. Water extraction, fans and carpet cleaning was needed both times.

Projects, Fundraising & Grants:

1. The Cultural History Exhibit with Maureen Long Design is in process with several beginning drafts of text and graphics submitted for discussion and review. The process is on-going.

Programs & Events:

1. Fountain Creek Nature Center presented four Environmental Education programs to 50 participants in the month of July.
2. Fountain Creek Nature Center staff presented two nature camps in July:
Wild Child Adventures at Fountain Creek Nature Center—16 middle school campers. Our accelerated nature camp for 6th, 7th, and 8th grade campers included survival skills, debris shelter building, daily outdoor team challenges, birding, fishing with a stick pole, nature awareness games, and the Invisible Classroom of nature craft options. Daily play in the woods, hiking, recycling awareness and Elder Circles round out each day.
Cattail Kids I—30 elementary campers
This nature camp includes all our favorite activities including bug sweeps, holding BIG bugs, pond critter investigations, beaver dam building, fishing the old fashioned way with stick poles, shelter building, nature awareness games, crafts and much more. Four campers received their 4th camp award—the “No Child Left Inside” medallion. It is a much coveted award among campers who are excited to have attended 4 camps and receive the pewter medallion with our “No Child Left Inside” logo which matches our camp t-shirts.
3. Special programs in July were:
 - Nature Adventures: Darting Dragonflies



- 2's & 3's Outdoors: Great Grasshoppers
 - Firefly Celebration and Night Hike
4. Fountain Creek Junior Docents (teens who applied, interviewed and were trained to give on-going presentations outside the nature center front doors) presented 10 times during the month on "Wild About Wildlife" sharing tracks, scats, skins and skulls and "Cattails are the Swamp Superheroes" with drop in visitors.
 5. Fountain Creek Nature Center went on the road with a "Traveling Nature Center" to Fox Run Regional Park on Saturday, July 7. Activities included pond studies, bug sweeps, skins, skulls, scats, tracks, and live box turtles. Citizens appreciated the activities which enhanced their visit to the park.
 6. Bear Creek Nature Center hosted its third week of full-day weeklong summer nature camp in the month of July. 'Crawlers, Wigglers and Diggers' camp July 23-27 gave campers an appreciation for the variety and importance of arthropods. Campers spent their time hiking, collecting and studying insects and other arthropods, playing educational games, visiting Bear Creek, and nature journaling. Camp was filled to capacity, with 30 elementary-aged children. When asked what is special about Bear Creek Nature Camp, one parent responded, "So uniquely educational and affordable; Great staff."
 7. Bear Creek Nature Center staff and volunteers hosted a Kids' Creek Night Out on July 6. The program gave parents an opportunity to drop their children off for the evening and children had the chance to visit Bear Creek, learn about water quality, eat dinner and play educational games. The program was filled to capacity with 20 children and earned \$300 for Friends of El Paso County Nature Centers. Due to the popularity of these programs, Bear Creek will offer two in the fall- one evening and one Saturday morning program.
 8. Bear Creek Nature Center staff led six educational programs at the El Paso County Fair. Topics included 'Birds of Prey', 'Predators and Prey of the CO Foothills', and 'Watersheds and Water Quality'. These programs reached a combined audience of 58 attendees.
 9. Bear Creek Nature Center led 14 field trip groups for a total of 173 participants in the month of June. Average evaluation score was 4.9/5.
 10. Bear Creek Nature Center presented four Little Wonders sessions for 2 & 3 year-old children. July's theme was 'A Rocky Life'. These programs served sixty-two participants and evaluation scores averaged 5/5. Also presented were three Nature Explorers sessions for 4 & 5 year-old children. This month's theme was 'Nature's Clean-Up Crew'. Forty-two children and caregivers participated. Average evaluation scores were 4.9/5 and comments included, "Great staff that accommodates the needs of all participants!"

COMMUNITY SERVICES DEPARTMENT

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

PARKS PLANNING DIVISION MONTHLY REPORTS JULY 2018

ACTION PLAN:

Capital Project Management:

1. Black Forest Regional Park: Rocky Mountain Field Institute provided their 4th 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.

An IFB for construction of drainage improvements was advertised in March, 2018 and RMC Consultants was selected after an evaluation of two received bids. Construction began in April and was completed in May. Work included constructing a drainage swale, installation of three boardwalks, log checks, and erosion barriers. Resurfacing the main trail through the park and expansion of the northern gravel lot was also completed.

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 and was completed in March. Work included realignments of several 6-ft trail and new single track trail construction. Trail closure and hazard tree removal was also completed along the new trail corridors.

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 August 2018, with Phase I construction bidding to follow. Staff completed marking of singletrack trail corridors in July 2018, 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 and boardwalk in summer 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. The final Master Plan was presented to the City Parks and Recreation Advisory Board in February 2018 and approved by Colorado Springs City Council in April 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. Designscares Colorado has been chosen to complete the Phase I Improvements, 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. Designscares Colorado has been chosen to complete the Phase I Improvements, 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. Staff site visit took place May 2018.

5. Kane Ranch Open Space Master Plan: The master planning process for the property was initiated in March 2018. The County selected Design Concepts to lead the effort which

included stakeholder interviews, public open house, and several site visits taking place in April–June 2018. The Kane Ranch Open Space Master Plan was presented before the Park Advisory Board in July 2018 for endorsement, and is scheduled to be presented to the Board of County Commissioners for final approval in August 2018. Implementation of the master plan is anticipated to being 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 contract for Hanson Trailhead design was awarded to Bohanna-Houston 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 was 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 Pineries 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 five development permit applications in July, to be presented to the PAB for endorsement in August, and provided internal administrative comments for an additional three applications.

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 received a GOCO mini-grant application for the Falcon Regional Park dog park and a GOCO planning grant application for Kane Ranch Open Space 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 awarded in March, 2018. 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. Staff is 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, which launched in April 2018. New pages and content will be created as new projects are initiated.

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

STAN VANDERWERF
LONGINOS GONZALEZ, JR.
PEGGY LITTLETON

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

PARK OPERATIONS DIVISION
MONTHLY REPORT
JULY, 2018

Operations/Miscellaneous Projects

Fairgrounds Entertainment Pavilion, South Gate and Playground - The pavilion construction project has been completed and the Certificate of Occupancy was issued July 12th. The playground installation and south gate improvements were also completed before County Fair. Ed Green Construction did an excellent job constructing and completing the projects on time.

The new playground was installed by Churchich Recreation. There was a couple of missing playground parts that were not delivered in the original order and Churchich was able to expedite the delivery of parts and had them installed by Fair.

The playground safety surfacing material was delivered by Home Depot and installed by Home Depot volunteers on July 6th. A huge thank you to Home Depot and all the volunteers that donated their time and helping complete the playground. The playground was a major attraction for kids during the Fair.

Lenz Electric was able to complete all the electrical upgrades south of the new pavilion. The upgraded electrical service was a huge improvement and much appreciated by vendors and staff this year, the only electrical breaker issues was caused due to faulty vendor equipment.

Ed Green Construction, Lenz Electric, and Churchich Recreation have been great to work with and they showed their dedication to finishing these projects on time.

Fairgrounds Communications Upgrade - The County I.T. Department completed the communication and Wi-Fi upgrades at the Fairgrounds before Fair. County Facilities Management also completed the installation of cooling systems needed for the new equipment. Another thank you to all involved completing this project.

Santa Fe Trailhead Restroom - El Paso County and Triview Park Metropolitan District are in the final stages of completing an easement agreement for installing a new sanitation line that will cross County property in close proximity to the restroom at the Baptist Rd. Trailhead. Olson



Plumbing engineering is scheduled in August to design the new potable water supply for the restroom and remove the high maintenance Clivus unit (Septic).

Willow Springs Bridge – The damaged bridge is scheduled for removal fall of 2018. All necessary permits have been approved to perform the removal.

Bear Creek and Fountain Creek Nature Center - The concrete patio repair at Bear Creek Nature Center has been completed. Currently structural engineers are developing a floor reinforcement plan for the new fish tank that will be installed in the coming months. The sheetrock repair, painting, and carpet replacement of the Exhibit and Bear Den areas will occur after the new exhibits are have been installed this fall.

Central District

Bear Creek Regional Park - July has been a month of extremes to say the least. Severe drought has been followed by extensive flooding. Maintenance staff struggled to maintain effective irrigation schedules earlier in the month and are now heavily involved with flood recovery efforts.

The Central team is busy with resurfacing trails, box blading, clearing culverts and removing debris and sediment from diversion structures.

Tall Timbers (contractor) began fire mitigation efforts south of the Park Administration building. Their crew is focused on forest thinning, fuel reduction, and invasive species removal. The contractor also removed several dangerous limbs near the terrace pavilions and playground areas.

The Central team continues to battle illegal camping. We are removing 2-3 camps per week on the east side of the Park. Our dedication to early detection and removal has minimized environmental impacts and unsightly camps.

Central staff provided support for the County Fair. The team aided with event prep, operational support and general maintenance.

Bear Creek Dog Park - Mod Squad was selected as the contractor for the fence replacement project. Staff met with the contractor to discuss scheduling, logistics and fence alignment. Construction is scheduled to begin in August.

Staff continues to mow and string trim portions of the natural area to provide more usable space in hopes of reducing crowding. Due to recent heavy rains the Central team is working on restoring sections of the main loop trail and clearing sediment from check dams and culverts.

Rainbow Falls - The site is currently closed for access improvement efforts. Staff is working with Law Fence to repair the main entrance gate. Trespassing and graffiti continue to be a challenge for maintenance and security staff.

Downtown Facilities - The downtown crew completed a large scale landscape restoration project at the County Courthouse. Staff along with volunteer help planted 50 ornamental grasses and installed 45 tons of decorative rock mulch. 30 yards of wood mulch was added to surrounding landscapes to help beautify the area.

Jones Park - Staff is working with stakeholders to install educational signage at various locations and trail intersections. Discussions involving possible re-routes of trail 622 have been initiated and may be included in the Master Plan later this year. Staff met with volunteers to organize a work day in late August to restore several sections of trail along the 622-A corridor.

RMFI is onsite to complete decommission and restoration efforts along the abandoned 667 trail. The goal is to restore the trail system in the Bear Creek drainage to eliminate sedimentation in to the creek. Decommissioning efforts should be complete by late summer.

East District

County Fairgrounds - East District Staff spent the majority of July focusing their efforts on the 2018 El Paso County Fair. This included weeks of preparation, working the event, and cleanup associated with hosting nearly 30,000 citizens. Overall the Fair went well this year and a big thank you to all the other Districts for their support and teamwork.

Paint Mines Interpretive Park – New park hours signs were installed at the Paint Mines in order to clearly relay the hours to park patrons. The new signs posted at each entrance state the park hours are from dawn to dark.

Drake Lake Open Space – The wood rail fence and retaining wall by Drake Lake parking lot was damaged by a car driving through the fence and over the wall. The Parks team is having a contractor provide a quote for repairing the fence and retaining wall.

North District

General Information – The North District is happy to announce that an additional two Eagle Scout projects were completed in July. The first project was constructing a new information kiosk for the Forest Green Open Space. The second project bordered the north side of Black Forest Regional Park located in the Cathedral Pines Community and included forest thinning, mistletoe removal, and slash removal. In addition to the Eagle Scout projects, we are thankful for the Gleneagle Sertoma Club that volunteer each year to paint picnic tables and signs throughout Fox Run Regional Park.

The North team supported the El Paso County Fair as well as helping complete a couple projects prior to Fair.

North District would also like to congratulate Issac Nabeta on completing his probationary period for his new position as Skilled Craftsman II – Equipment Operator.

Fox Run Regional Park – Staff focused on weed removal, deep cleaning restrooms and pavilions, trouble shooting turf hotspots, and digging out drop boxes and culvert pipes that have filled with sediment. Rutting and erosion in all the parking lots and roads were graded due to the severe weather and rain.

Black Forest Regional Park - Staff has been removing weeds and old shrubs from landscape beds in preparation for a future renovation project. With the recent storms, staff also worked on removing many tree snags that pose a threat to trail users.

Pineries Open Space - Parks staff has been working with El Paso County Wildland Fire to clear the north trail corridor in preparation for upcoming trail construction projects. Wildland Fire is using this project as a training opportunity and time for receiving certifications in their department.

Palmer Lake - Staff added additional parking signs to accommodate the high usage of the trailhead and recreation area.

Santa Fe Regional Trail (Baptist Road Trailhead, Highway 105 Trailhead, Ice Lake, North Gate Trailhead) – The North team worked on trail repairs due to water damage from the recent

storms. The majority of the damage was located north of Ice Lake Trailhead near the low water crossing located on the Air Force Academy.

Hodgen Road Trail - Staff continues to remove weeds encroaching the trail system.

South District

General Overview and Staffing - South District spent much of July recovering from the recent storms, assessing damage, and providing damage reports for insurance. It was a major challenge that staff met while continuing to maintain the South District parks and trails.

The South team provided County Fair support in addition to the storm recovery and overall maintenance.

Fountain Creek Regional Park – The City of Fountain and Kiewit Construction began the new intersection and park entrance realignment project on HWY85. The project is progressing well and currently on schedule.

Recent rains caused additional damage to park and trails. The majority of damage consisted of erosion and wash-outs along trails. Staff has been addressing repairs and no trail closures were required.

Complete Tree Care completed approximately ½ mile of hazard tree mitigation along the Fountain Creek Regional Trail near El Pomar Sports Complex. This is the northernmost section of the trail that the South district maintains. This was a heavily wind damaged area that once received media attention by KRDO.

Fountain Creek Nature Center - The Nature Center has also experienced flood damage from recent storms. The South team responded and helped with clean-up efforts. Staff also temporarily redirected some of downspout drainage and placed sand bags around the entrance to help reduce flooding and water entering the building.

Willow Springs – The recent rain storms have helped the pond levels increase about 8 inches.

Widefield Community Park – Project construction and upgrades outlined in the master plan began this month. The project consists of playground improvements, basketball court repairs, new pickle ball courts, restroom modifications, improved lighting, and exercise stations.