

COMMISSIONERS: DARRYL GLENN (PRESIDENT) MARK WALLER (PRESIDENT PRO TEMPORE) STAN VANDERWERF LONGINOS GONZALEZ, JR. PEGGY LITTLETON

COMMUNITY SERVICES DEPARTMENT

 $Park\ Operations \sim Planning \sim CSU\ Extension \sim Community\ Outreach$ $Environmental\ Services \sim Veterans\ Services \sim Recreation/Cultural\ Services$

Park Advisory Board

Meeting Agenda

Wednesday, February 14, 2018 – 1:30 p.m.

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

<u>Item</u>			<u>Presenter</u>	Recommended <u>Action</u>
1.	Call N	leeting to Order	Chair	
2.	Appro	oval of the Agenda	Chair	Approval
3.	Appro	oval of Minutes	Chair	Approval
4.	Introd	luctions / Presentations		
	A.	2017 Partners in the Parks Awards	Dana Nordstrom	Information
5.	on ite	n Comments / Correspondence ms not on the agenda (limited minutes unless extended by Chair)	Chair	
6.	Development Applications			
	A.	Forest Lakes Phase II PUD Development Plan and Preliminary Plan Amendment	Ross Williams	Endorsement
	B.	The Enclave at Stonebridge PUD Development Plan and Preliminary Plan	Ross Williams	Endorsement



<u>ltem</u>			<u>Presenter</u>	Recommended <u>Action</u>
	C.	WindingWalk PUD Development Plan /Preliminary Plan and Filing No. 1 Final Plat	Ross Williams	Endorsement
	D.	Flying Horse North Phase I Final Plat	Ross Williams	Endorsement
	E.	Branding Iron at Sterling Ranch Filing No. 1 Final Plat	Ross Williams	Endorsement
	F.	Homestead at Sterling Ranch Filing No. 1 Final Plat	Ross Williams	Endorsement
	G.	Mule Deer Villas PUD Development Plan	Ross Williams	Endorsement
	H.	Contreras Vacation and Replat	Ross Williams	Endorsement
	l.	Yarbrough Minor Subdivision	Ross Williams	Endorsement
7.	Inform	nation / Action Items		
	A.	Memorandum of Understanding – CONO Neighbor Up! Week	Tim Wolken	Endorsement
	B.	Intergovernmental Agreement – El Paso County Conservation District	Tim Wolken	Endorsement
	C.	Annual City / County Park Advisory Board Meeting	Tim Wolken	Information
	D.	Park Advisory Board Membership	Tim Wolken	Information
	E.	Pikes Peak Urban Gardens - Facility Use Agreement	Brian Bobeck	Endorsement
8.	Monti	nly Reports	Staff	Information

9. Board / Staff Comments

10. Adjournment

RECORD OF PROCEEDINGS

Minutes of the January 10, 2018 El Paso County Park Advisory Board Meeting Centennial Hall, 200 S. Cascade Colorado Springs, Colorado

Members Present:

Bob Falcone, Chair Ann Nichols, 1st Vice Chair Terri Hayes, 3rd Vice Chair Julia Sands de Melendez, Secretary Anne Schofield Alan Rainville Ed Hartl Todd Weaver Staff Present:

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

Absent: Jane Dillon

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

- 1. Call to Order: The meeting was called to order at 1:30 p.m. by Bob Falcone, Chair.
- 2. <u>Approval of Agenda:</u> Julia Sands de Melendez made a motion to approve the meeting agenda. Alan Rainville seconded the motion. The motion carried 8 0.
- 3. <u>Approval of Minutes:</u> Alan Rainville made a motion to approve the December 13, 2017 meeting minutes. Terri Hayes seconded the motion. The motion carried 7 0 1. Chairman Falcone abstained as he was not present at the December meeting.
- 4. Introductions and Presentations:

None

5. Citizen Comments

Bob Falcone stated that the Park Advisory Board received a thank you card from the Fountain Creek Nature Center for the holiday gift basket.

6. Development Applications:

A. The Retreat at TimberRidge PUD Development Plan

Ross Williams provided an overview of the Retreat at TimberRidge PUD Development Plan. Williams explained that this latest version of the PUD Development Plan reduced the amount of dedicated open space, and therefore recommended that the developer reestablish the neighborhood park back to meet the 10% open space requirement. Bob Falcone voiced his concern about the developer owning the parcel which contained the original 30% open space and questioned what would prevent him from developing at a later time and circumventing the minimum open space

RECORD OF PROCEEDINGS

requirement. Williams stated that the former 30% open space is primarily in a flood plain zone and includes a series of ponds which would make it unfeasible to build homes.

Karen Marchman, adjacent property owner and a member of the Black Forest Land Use Committee, voiced her concerns regarding protecting the wetland which includes two ponds that are a major water source for a large herd of antelopes that live in the area. She suggested the developer close road access points from the development entering into Arroya Lane to minimize the traffic impact on Arroya Lane in order to protect the wildlife. Terri Hayes recommended that Ms. Marchman contact the Black Forest Fire Department regarding the road closure suggestion since Arroya Lane is an evacuation road and was used as such during the Black Forest Fire. Ross Williams stated that she could contact the developer to see if there was an interest to put a conservation easement on the open space property which would protect it in perpetuity. Bob Falcone thanked Ms. Marchman for attending the meeting and suggested several other County departments and boards to her that may be able to address her concerns since most of her concerns are not under the jurisdiction of the Park Advisory Board. Ross Williams offered to contact the El Paso County Environmental Division regarding the antelope concern.

Bob Falcone suggested that under recommendation #2, the motion be changed to "at least 10%".

Alan Rainville recommended to the Planning Commission and Board of County Commissioners that approval of the Retreat at TimberRidge PUD Rezone/Development Plan include the following conditions: (1) provide to El Paso County 25-foot public trail easements along the Sand Creek Drainage and Arroyo Lane that allow for public access, as well as construction and maintenance by El Paso County of primary regional trails, and these easements shall be shown on forthcoming preliminary plans and final plats, (2) reestablish the neighborhood park in order to not only meet the recreational needs of residents, but also to increase the open space acreage to at least 10%, thus meeting the PUD Development Plan open space requirement as dictated in the El Paso County Land Development Code; and (3) require fees in lieu of land dedication for regional park purposes. The amount of \$91,160 was calculated for informational purposes and is based upon the preliminary lot layout and will be adjusted as preliminary plans and final plats are submitted. Ed Hartl seconded the motion. The motion passed 8 - 0.

B. Flying Horse North Preliminary Plan

Ross Williams provided an overview of the Flying Horse North Preliminary Plan.

Anne Schofield recommended to the Planning Commission and Board of County Commissioners that approval of the Flying Horse North Preliminary Plan include the following conditions: (1) designate and provide to El Paso County a 25-foot wide public regional trail easement along the southern property line and through the open space park that allows for public access, as well as construction and maintenance by El Paso County of the Fox Run Primary Regional Trail, and the easement be dedicated to the County via forthcoming final plat(s); and (2) fees in lieu of land dedication for regional park purposes in the amount of \$121,690 will be required at time of the recording of the forthcoming final plat(s). Julia Sands de Melendez seconded the motion. The motion carried 8 - 0.

7. Information / Action Items:

A. 2018 Sunshine Act Memorandum

Tim Wolken stated that the Park Advisory Board annually endorses a memorandum at the January meeting that addresses the posting place for public meeting notices and the location of meetings, the official custodian of board minutes, and the location of where the minutes will be on file.

Terri Hayes made a motion to move to endorse the 2018 Sunshine Act Memorandum. Ed Hartl seconded the motion. The motion carried 8 - 0.

B. Fox Run Regional Park Pet Memorial

Brian Bobeck informed the board that over the past several years, residents living in the Fox Run Regional Park area have decorated several trees at the park as a memorial to pets that have passed. The memorial trees have normally been decorated from approximately Thanksgiving to New Years. The North District Maintenance staff was concerned about the amount of glass and pet treats this year which can become regular attractions for wildlife that may result in unfortunate interactions between wildlife, park users and pets. He stated that this is especially true of bears who will regularly return to food source areas. This led staff to remove the decorations, post the reasons for the removal, and the items were hung in the Fox Run Regional Park maintenance shop to prevent any damage to the items until they were retrieved by their owners.

A meeting was held with the memorial trees organizer on January 4, 2018 to discuss potential options for a future dedicated pet memorial. The organizers and staff agreed to the following:

- El Paso County Parks will plant a dedicated evergreen memorial tree to celebrate the lives of pets during the holiday season. Citizens may place ornaments on the dedicated memorial tree to celebrate and remember pets they have lost. The memorial tree will be planted in the same general location of previously decorated trees and Park Operations will check into having the tree donated or purchased.
- There will be authorized volunteer(s) that will organize the decorating of the memorial tree, provide maintenance/removal of unauthorized decorations and remove and store ornaments. Park Operations will also monitor the tree and remove any unauthorized decorations or treats.
- Ornaments may be placed on the memorial tree starting Thanksgiving and removed by January 2nd.
- A sign will be placed in front of the tree providing information and guidelines on the placement of the ornaments.
- Ornaments placed on trees other than the dedicated memorial tree will be removed.
- Guidelines will be developed on the size of ornaments and allowed materials which will likely include the following:
- Ornaments that will likely be allowed may be made from porcelain, laminated paper or cardboard, wood, pewter, plastic, and metal no smaller than 2"x2" and no larger than 5" x 5"
- Ornaments that will likely not be allowed include lights, any decoration that drape the tree (e.g. garland, strings of beads, ropes, leashes, mops, etc.), food items, stuffed animals, glass ornaments or decorations.

RECORD OF PROCEEDINGS

Bob Falcone commended staff for being flexible and reaching a successful mutual agreement. Susan Davies, local resident, expressed appreciation for County Parks willingness to continue the tradition.

C. Fountain Creek Regional Trail Repair Update

Jason Meyer updated the board on the Fountain Creek Regional Trail repair and trail relocation. Repairs on the Fountain Creek Regional trail north of Camping World in Fountain will be completed by Parks staff and will include construction of new trail and decommissioning of the damaged portion of the old trail. The estimated timeframe for completion is February, 2018.

Brian Bobeck updated the board on the Maxwell Street trailhead which is a section of the Fountain Creek Regional Trail. This trail section is located at the intersection of Maxwell Street and US Hwy 85. The creek bank and trail sustained major damage during the 2013 flood and was repaired through FEMA project funding. A portion of the upper embankment has eroded in certain areas due to storm water flows from the street and parking lot. The estimated timeframe for completion of the repairs is February, 2018.

8. <u>Monthly Reports:</u>

Staff addressed Board questions on the monthly reports. Tim Wolken gave an overview of the year end facility reservations and thanked staff for successfully meeting revenue goals.

9. Board/Staff Comments:

Todd Marts introduced Theresa Odello, the new Recreation Coordinator for the Recreation and Cultural Services Division.

Jason Meyer informed the board that the US Air Force Academy is completing a substantial improvement project for the Southgate Bridge. The New Santa Fe Regional Trail, which goes under the bridge, will be open for a majority of the construction. Conex containers will be placed under the bridge to allow trail users to pass safely under the bridge construction. The anticipated completion date for the construction is June, 2019.

under	the bridge to allow trail users to pass safely under the bridge construction. etion date for the construction is June, 2019.	1
10.	Adjournment: The meeting adjourned at 2:50 p.m.	
Julia S	Sands de Melendez, Secretary	

El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: 2017 Partners in the Park Awards

Agenda Date: February 14, 2018

Agenda Item Number: #4 - A

Presenter: Dana Nordstrom, Community Outreach Coordinator

Information: X Endorsement:

Background Information:

The "Partners in the Park" Program was created in 2009 to provide financial support for a respective park, trail or nature center. To date, this program has raised \$140.000. We encourage a three year gift of \$5,000 annually. Per the donor benefits below, we acknowledge their generous contribution each year at a Park Advisory Board meeting.

Donor Benefits include:

- Sponsor sign at the entrance to the park or trail
- Free annual pavilion rental
- Sponsor thanked on the County Parks website
- Plaque presented at a Parks Advisory Board meeting acknowledging sponsor's generosity
- Donations are tax deductible through the Trust for County Parks

2017 Partners in the Park:

- Robert & Ellen Hostetler for Fox Run Regional Park
- GE Johnson Construction for Bear Creek Regional Park
- Heuberger Motors for Bear Creek and Fox Run Dog Parks
- Gold Hill Mesa for Bear Creek Nature Center
- FedEx for Black Forest Regional Park

Recommended Motion: Information only

El Paso County Parks

Agenda Item Summary Form

Agenda Item Title: Forest Lakes Phase II PUD Development Plan and

Preliminary Plan Amendment

Agenda Date: February 14, 2018

Agenda Item Number: #6 - A

Presenter: Ross Williams, Park Planner

Information: Endorsement: X

Background Information:

Request by NES, Inc., on behalf of Forest Lakes Residential Development, LLC, for approval of the Forest Lakes Phase II PUD Development Plan and Preliminary Plan Amendment. The Forest Lakes development is located west of the Interstate 25 and Baptist Road interchange on Forest Lakes Drive, surrounding Beaver Creek, Bristlecone Lake, and Pinon Lake.

The El Paso County Parks Master Plan (2013) shows that the Forest Lakes Phase II development impacts the proposed Forest Lakes Secondary Regional Trail, which has connections to the existing New Santa Fe Regional Trail and the proposed Baptist Road Bicycle Route, both located to the east of the project site. When completed, the Forest Lakes Trail will ultimately connect the New Santa Fe Regional Trail to Pike National Forest lands to the west of the project site.

Furthermore, the Open Space Master Plan of the Parks Master Plan shows both the Foothills and Forest Lakes Candidate Open Spaces encompassing the project site. Natural resource values within the Forest Lakes area are concentrated around wildlife habitat, primarily for the Preble's Meadow Jumping Mouse (a federally-threatened species), as well as herbaceous, grassland, and riparian vegetation. This area contains habitat parameters likely critical to the mouse persistence. The Foothills area represents a significant transition between diverse natural attributes of the High Plains and the complex elements of the Front Range mountain habitats.

In November 2001, the Forest Lakes Phase I PUD Development Plan and Preliminary Plan was approved with the Park Advisory Board-endorsed motion to direct El Paso County Parks staff to "work with the developer on public-use trail easement, trail construction, and fencing to offset park fees," with said regional park fees being in excess of \$130,000. When the PUD Development Plan and

Preliminary Plan were approved by the Board of County Commissioners in June 2002, the PUD Development Plan included the following conditions:

- "As described in the PUD Development Plan and Preliminary Plan, the depicted Waterfront Park site shall be dedicated to the Forest Lakes Metropolitan District in conjunction with the first final plat, and shall be maintained by the District. The Planned facilities for this park shall be substantially constructed prior to recording a Final Plat beyond Phase I (first 275) lots of the project."
- "The depicted Homestead Park will be dedicated to the Forest Lakes Metropolitan District in conjunction with or prior to recording a Final Plat for any lots in Phase II (Lots 276-467) of the project."
- "That portion of the depicted non-motorized trail within each applicable plat shall be dedicated to public use, and the construction of the applicable segment will be included in the Estimate of Guaranteed Funds (EGF) for the applicable plat. In all cases, this trail will be constructed to meet any applicable County standards."
- "The developer agrees to make reasonable efforts to dedicate and construct this trail and allow public access through to the Forest Service boundary line as soon as possible after issuance of the first residential building permits for this project. The County and the developer understand and agree that there may be design and Prebles Meadow Jumping Mouse issues that could delay this connection."

In 2003, the Forest Lakes Filing No. 1 Final Plat was approved with the PABendorsed motion "accept approximately three miles of regional trail to be constructed by the developer in lieu of regional park fees." In that request, the applicant's letter of intent stated the following in regards to the trail corridor:

• "Through discussions with the Parks Department, a non-motorized trail is to be provided with this application. The portion of this trail that was originally illustrated on the west side of Mitchell Avenue (Forest Lakes Drive) is now to be provided for within the right-of-way. The reason for this configuration is that this alignment reduces the number of street crossings as the trail extends from the existing trailhead at Old Denver Road and Baptist Road. An easement is also provided along the school site allowing for easy trail access to the site. The easement ends at the approximate crossing of the trail into Waterfront Park. At this point, the trail will continue to the west to the Preble's Meadow Jumping Mouse (PMJM) habitat along Beaver Creek. The future trail extends further west with the cooperation with the Parks Department and the USFWS along the existing graded road through the PMJM habitat."

The Filing No. 1 Final Plat, recorded in 2006, included Dedication language stating, "Tracts A, B, D, E, & F shall be owned and maintained by the Forest Lakes Metropolitan District and used for open space, landscaping, trails, utilities,

preservation areas, and drainage," while additional note language stated, "A 25' Public Trail Easement will be granted to El Paso County across Tract E when the trail is constructed."

As part of the current request for approval of the Forest Lakes Phase II PUD Development Plan / Preliminary Plan Amendment, the applicant's letter of intent states the following:

- "A significant amount of open space and trails are planned throughout the project. The Phase 1 area extended trails into the property and constructed Waterfront Park, which has a playground, amphitheater, fishing and boat dock, and a multi-purpose lawn area. Originally, Phase 2 included Homestead Park less than a mile from Waterfront Park with similar amenities. The reduced development footprint proposed by this application opens up more open space for informal trails, natural seating areas, and unique open space experiences in lieu of Homestead Park."
- "The plan illustrates a trail network that will follow the existing dirt road along the south side of the project area. The trail will then divert through the center of the development along the northern branch of Beaver Creek and then back up to the mesa top. The long-term goal is to see a connection from this development to the US Forest Service trail network to the west. A prominent hill in the northwestern portion of the site provides a unique opportunity for hiking trails with views from the top that overlook the surrounding area. A mini incline is also proposed as a new open space amenity. A small trailhead parking area is planned off Forest Lakes Drive providing access to the hill trails through Tract D."

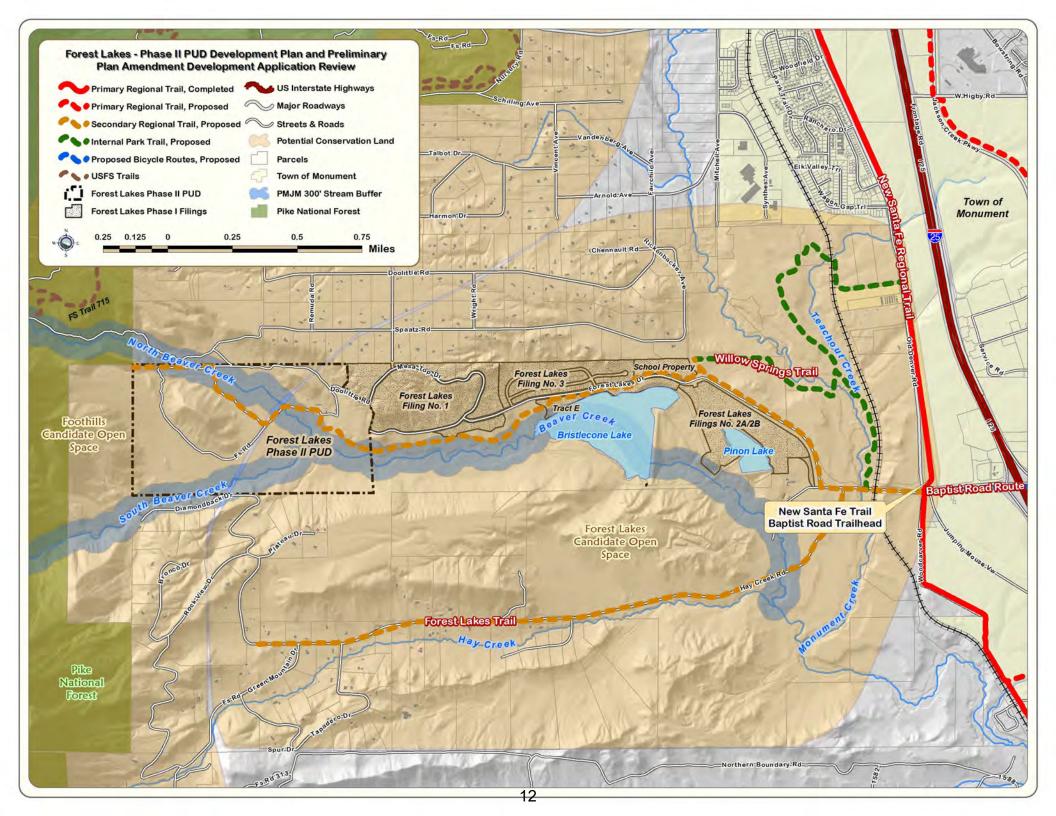
El Paso County Parks requests dedication of trail easements or other mitigation as allowed by the Land Development Code and applicable procedures if the El Paso County Parks Master Plan identifies a trail and/or route within a project area. As it pertains to this application, the County requests that the landowner, Forest Lakes Residential Development, LLC, continue to provide easements for the proposed trail corridor that allows for public access when the trail enters property owned and maintained by the developer. Staff acknowledges the waiver of regional park fees in exchange for the proposed trail improvements and recommends approval of Forest Lakes Phase II PUD Development / Preliminary Plan Amendment to include the following conditions:

- County Parks acknowledges the waiver of \$99,330 in regional park fees in exchange for the proposed Forest Lake Secondary Regional Trail improvements.
- Designate and provide to El Paso County a 25-foot trail easement along the proposed trail corridor, from the current trail easement in Waterfront Park to the western boundary of Phase II, which allows for public access of the Forest Lakes Secondary Regional Trail.

- The regional trail shall be constructed by the developer along the planned corridor from Waterfront Park to the western boundary of Phase II, bordering U.S. Forest Service lands, within two years of the recording of the forthcoming final plat(s).
- Trail plans shall be submitted to and approved by County Parks prior to construction.
- The trail shall be constructed to Tier 1 standards for a primary regional trail.
- The trail shall be maintained by the Forest Lakes Metropolitan District when contained within the developer-owned tracts, while El Paso County agrees to maintain the trail contained within the right-of-way of Forest Lakes Drive and the designated school property easement.
- The developer shall provide a letter of Disqualification from the U.S.
 Fish and Wildlife Service to construct and maintain the trail where it
 enters the designated Preble's Meadow Jumping Mouse (PMJM)
 habitat near and west of Waterfront Park. The developer is
 responsible for any mitigation required by the U.S. Fish and Wildlife
 Service, including fencing.

Recommended Motion:

Recommend to the Planning Commission and the Board of County Commissioners that the approval of the Forest Lakes Phase II PUD Development Plan and Preliminary Plan Amendment include the following conditions: (1) County Parks acknowledges the waiver of \$99,330 in regional park fees in exchange for the proposed Forest Lake Secondary Regional Trail improvements: (2) Designate and provide to El Paso County a 25-foot trail easement along the proposed trail corridor, from the current trail easement in Waterfront Park to the western boundary of Phase II, which allows for public access of the Forest Lakes Secondary Regional Trail; (3) The regional trail shall be constructed by the developer along the planned corridor from Waterfront Park to the western boundary of Phase II, bordering U.S. Forest Service lands, within two years of the recording of the forthcoming final plat(s); (4) Trail plans shall be submitted to and approved by County Parks prior to construction; (5) The trail shall be constructed to Tier 1 standards for a primary regional trail; (6) The trail shall be maintained by the Forest Lakes Metropolitan District when contained within the developer-owned tracts, while El Paso County agrees to maintain the trail contained within the right-of-way of Forest Lakes Drive and the designated school property easement; (7) The developer shall provide a letter of Disqualification from the U.S. Fish and Wildlife Service to construct and maintain the trail where it enters the designated Preble's Meadow Jumping Mouse (PMJM) habitat near and west of Waterfront Park. The developer is responsible for any mitigation required by the U.S. Fish and Wildlife Service, including fencing.



Development Application Permit Review



Community Services Department

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

February 14, 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.

PUD / Preliminary Forest Lakes Phase II PUD Development Plan and Application Type: Name: **Preliminary Plan Amendment** Plan CSD / Parks ID#: DSD Reference #: PUDSP-18-001 Total Acreage: 287 Owner's Representative: Total # of Dwelling Units Applicant / Owner: 231 Gross Density: 0.80 **Forest Lakes Residential Development** N.E.S., Inc. #2, LLC / Jim Boulton **Andrea Barlow** 1111 Main Street, Suite 1600 619 North Cascade Avenue, #200 Park Region:

REGIONAL AND URBAN PARK REQUIREMENTS

Colorado Springs, CO 80903

Proposed Zoning:

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.

PUD

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:

Regional Parks: 1 Urban Parks Area: 1

0.0194 Acres x 231 Dwelling Units = 4.481 acres | Neighborhood: 0.00375 Acres x 0 Dwelling Units = 0.00 acres

Community: 0.00625 Acres x 0 Dwelling Units = 0.00 acres

PUD

Total: 0.00 acres

Urban Area:

FEE REQUIREMENTS

Kansas City, MO 64105

Existing Zoning Code:

Regional Parks: 1 Urban Parks Area: 1

\$430.00 / Unit x 231 Dwelling Units= \$99,330.00 | Neighborhood: \$107.00 / Unit x 0 Dwelling Units = \$0.00

Community: \$165.00 / Unit x 0 Dwelling Units = \$0.00 \$0.00

Total:

ADDITIONAL RECOMMENDATIONS

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Staff Recommendation:

Recommend to the Planning Commission and the Board of County Commissioners that the approval of the Forest Lakes Phase II PUD Development Plan and Preliminary Plan Amendment include the following conditions: (1) County Parks acknowledges the waiver of \$99,330 in regional park fees in exchange for the proposed Forest Lake Secondary Regional Trail improvements; (2) Designate and provide to El Paso County a 25-foot trail easement along the proposed trail corridor, from the current trail easement in Waterfront Park to the western boundary of Phase II, which allows for public access of the Forest Lakes Secondary Regional Trail; (3) The regional trail shall be constructed by the developer along the planned corridor from Waterfront Park to the western boundary of Phase II, bordering U.S. Forest Service lands, within two years of the recording of the forthcoming final plat(s); (4) Trail plans shall be submitted to and approved by County Parks prior to construction; (5) The trail shall be constructed to Tier 1 standards for a primary regional trail; (6) The trail shall be maintained by the Forest Lakes Metropolitan District when contained within the developer-owned tracts, while El Paso County agrees to maintain the trail contained within the right-of-way of Forest Lakes Drive and the designated school property easement; (7) The developer shall provide a letter of Disqualification from the U.S. Fish and Wildlife Service to construct and maintain the trail where it enters the designated Preble's Meadow Jumping Mouse (PMJM) habitat near and west of Waterfront Park. The developer is responsible for any mitigation required by the U.S. Fish and Wildlife Service, including fencing.

Park Advisory Board Recommendation:

(2.5 units or greater / 1 acre)

FOREST LAKES PHASE 2: MAJOR AMENDMENT TO PUD DEVELOPMENT/PRELIMINARY PLAN

LETTER OF INTENT

DECEMBER 2017

OWNER: Forest Lakes Residential Development #2 LLC 111 Main Street, Suite 1600 Kansas City, MO 64105 **DEVELOPER:**Classic Homes
6385 Corporate Drive
Colorado Springs, CO 80919

CONSULTANT: N.E.S. Inc. 619 North Cascade Ave Colorado Springs, CO 80903

LOCATION

Forest Lakes is a development located northwest of the intersection of Interstate 25 and Baptist Road, to the southwest of the Town of Monument. The property comprises approximately 977 acres in total and Phase 2 represent 287 acres of the western portion of the property. There are two existing, man-made lakes in the eastern portion of the property that were constructed as part of the Phase 1 development. Road and utility infrastructure are in place in Phase 1 and the majority of lots in the first phase are platted and constructed. The Waterfront Park along the north side of Bristlecone Lake has also been completed.

Beaver Creek flows west to east through the western and southern half of the property and the southern branch is Preble's Meadow Jumping Mouse habitat. There is a distinctive knoll in the western portion of the Phase 2 area.



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REQUEST

Forest Lakes Residential Development LLC requests approval of the following:

- 1. A PUD Development Plan/Preliminary Plan for Phase 2 of the Forest Lakes development, comprising 231 single-family lots on 287 acres, at a gross density of 0.8 dwelling units per acre and a maximum height of 30 feet.
- 2. A PUD modification per Section 4.2.6.(F)(2)(g) of the Land Development Code:

STREET DESIGN REQUIREMENTS: A 6% intersection grade where ECM Table2-7 requires a 4% intersection grade for Urban Local Roadways at the following intersections:

- Mountain Ledge Lane at Forest Lakes Drive
- Foothills Flash Court at Forest Lakes Drive
- Montane Mesa Way at Forest Lakes Drive
- Forest Lakes Drive at Mesa Top Drive

PROJECT DESCRIPTION

Project History

The Forest Lakes subdivision was part of the 1,367-acre High Meadows Sketch Plan that was approved in 1984, which included 466 residential units, four lakes, a school site, and commercial/industrial areas southeast of I-25 and Baptist Road. Two of the four lakes initially planned for the site were constructed along with some rough grading for roadways before the project fell into bankruptcy.

The listing of the Preble's Meadow Jumping Mouse as a threatened species in 1995 dramatically reduced the buildable areas and the ability to construct the two additional lakes as proposed in the original Sketch Plan. A Planned Unit Development Plan and Preliminary Plan were subsequently approved in 2002 for the 977-acre residential component of the original Sketch Plan. This proposed 467 homes in a clustered design that preserved the mouse habitat along Beaver Creek and other natural features of the site. The approved plan also included a ten-acre school site, 470 acres of parks and open spaces, which included the two existing lakes on the eastern portion of the property.

The project approved in 2002 was in two phases. Phase 1 includes Filings 1-3 totaling 272 lots on 222 acres. These have all been platted or are in the process of being platted as follows:

Filing 1: 33 single family lots, road right-of-way, park tract, school site

Filing 2A: 73 single family lots, road right-of-way
 Filing 2B: 45 single family lots, road right-of-way
 Filing 2BA: 42 single family lots, road right-of-way

Filing 3: 79 single family lots, road right-of-way, utility infrastructure installed

This application proposes to divide the previous Phase 2 into a Phase 2 and Phase 3. The focus of this PUD Development Plan/Preliminary Plan Amendment is on the changes proposed to Phase 2. Phase 3 is unchanged from the 2002 approved plan.

Site Layout

This plan requests 231 single family lots on 287 acres in the western portion of the Forest Lakes. Given the acreage of the amendment area, the gross density is 0.80 units per acre. This portion of the site is accessed by Forest Lakes Drive and Mesa Top Drive. The 2002 PUD Development Plan anticipated 467 lots within the overall Forest Lakes Residential boundary (all phases). This application requests to increase the total number of lots to 565 lots over three phases. The chart below compares the changes to the phase areas:

	Lot Total	Lot Total	Difference
	2002 Plan	2017 Plan	
Phase 1	275	272	-3
Phase 2	131	231	100
Phase 3	61	61	0
Total	467	565	98

While the total number of lots increased, the area of impact has decreased. By using smaller more efficient lots, the development uses a more compact pattern preserving more areas for open space. The additional density does not change the street classifications of any of the roadways within Forest Lakes as indicated by the LSC Traffic Report.

Lot Standards

Two general lot sizes are planned for this area. Type A Lots will have a minimum of eighty (80) feet of width at the front setback and a one hundred and twenty (120) foot depth. The lots have a twenty (20) foot front yard setback with a minimum of twenty (20) feet to the face of the garage and ten (10) feet to a side loaded garage. Side yard setbacks are planned at seven and one-half (7.5) feet with corner lot setback of ten (10) feet when directly abutting another public street. The rear setback is set at twenty (20) feet.

Type B Lots will have a minimum of sixty (60) feet of width at the front setback and a one hundred and twenty (120) foot depth. The lots have a fifteen (15) foot front yard setback with a minimum of twenty (20) feet to the face of the garage and ten (10) feet to a side loaded garage. Side yard setbacks are planned at five (5) feet with corner lot setback of ten (10) feet when directly abutting another public street. The rear setback is set at twenty (20) feet. The maximum building height for both lot types is thirty (30) feet.

Streets

Public streets are planned and will use El Paso County Urban Residential Street as the standard. The extension of Forest Lakes Drive along Beaver Creek provides the primary access to the Phase 2 area. Mesa Top Drive along the northern portion of the site will provide secondary access. Both road ultimately create

looped access within the western portion of the site. The topography in this area of the project prominent. The original approval in 2002 allowed the use of City of Colorado Springs Hillside Development Standards for streets were allowed. A PUD Modification is requested with this application allow that to continue as it relates to street grades, intersection grades and centerline radii.

Open Space

A significant amount of open space and trails are planned throughout the project. The Phase 1 area extended trails into the property and constructed Waterfront Park, which has a playground, amphitheater, fishing and boat dock, and a multi-purpose lawn area. Originally, Phase 2 included Homestead Park less than a mile from Waterfront Park with similar amenities. The reduced development footprint proposed by this application opens up more open space for informal trails, natural seating areas, and unique open space experiences in lieu of Homestead Park.

The plan illustrates a trail network that will follow the existing dirt road along the south side of the project area. The trail will then divert through the center of the development along the northern branch of Beaver Creek and then back up to the mesa top. The long-term goal is to see a connection from this development to the US Forest Service trail network to the west. A prominent hill in the northwestern portion of the site provides a unique opportunity for hiking trails with views from the top that overlook the surrounding area. A mini incline is also proposed as a new open space amenity. A small trailhead parking area is planned off Forest Lakes Drive providing access to the hill trails through Tract D. Existing vegetation will be retained in the open spaces where appropriate, having regard to the recommendations of the Wildfire Hazard & Mitigation report

Wildlife

The western portion of Beaver Creek is contained within Tract F. Preble's Meadow Jumping Mouse habitat has been identified along this portion of the creek. Trail use within the PMJM no-effect area was approved in 2002 and the plan anticipates that continuing.

Water & Wastewater

Water and sanitary sewer for the project will be provided by the Forest Lakes Metropolitan District. A water and sanitary sewer report is provided with the application and was prepared by the district's engineer, JDS Hydro. That report illustrates that the district is operational and has the appropriate approvals from the State of Colorado.

Drainage

Storm water detention and water quality are planned within three new ponds proposed within the project area. All of the improvements for the storm water system will be owned and maintained by the Forest Lakes Metropolitan District.

PROJECT JUSTIFICATION

PUD Development Plan

The proposed PUD Development Plan is consistent with the approval criteria set forth in Section 4.2.6.D of the LDC as follows:

1. The application is in general conformity with the Master Plan;

The site lies within the Twin Valley Sub-Area of the Tri-Lakes Area Comprehensive Plan (2000) and both the Phase 1 and Phase 2 areas of Forest Lakes are designated as "medium density residential development" on the Tri-Lakes Area Concept plan. The plan does not define "medium density", but other areas that are similarly designated include the Woodmoor, Knollwood and Gleneagle areas. These have all been developed at urban densities and lot sizes. The lot sizes already developed in Forest Lakes Phase 1 and proposed in Phase 2 are consistent with the lot sizes in these comparably designated areas but due to the clustering design, the overall density is much lower.

The County Policy Plan also encourages development that is compatible with adjacent areas:

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

Policy 6.1.11: Plan and implement land development so that it will be functionally and aesthetically integrated within the context of adjoining properties and uses.

The layout of the site preserves open space areas and buffer tracts adjacent to the larger lot properties to the north and south, which will provide an appropriate transition.

2. The proposed development is in compliance with the requirements of this Code and all applicable statutory provisions and will not otherwise be detrimental to the health, safety, or welfare of the present or future inhabitants of El Paso County;

The proposed development complies with the requirements of the LDC and will not be detrimental to the health, safety, or welfare of the present or future inhabitants of El Paso County. The project proposes similar density to that approved in the 2002 PUD Development Plan. The project also offers additional housing choice and lot size variety which is needed in the area, as evidenced by the success of Phase 1 of the development.

3. The subject property is suitable for the intended uses and the use is compatible with both the existing and allowed land uses on the neighboring properties, will be in harmony and responsive with the character of the surrounding area and natural environment; and will not have a negative impact upon the existing and future development of the surrounding area;

The proposed cluster design of development ensures that the project is harmonious with the character of the property and surrounding area. Appropriate land use buffers and transitions are provided with neighboring properties.

The Geotechnical Report prepared by CTL Thompson Inc. indicates that no geologic hazards were identified that preclude development of the site. The geological conditions that exist include steep

slopes, debris flow, expansive soil and bedrock, shallow hard bedrock, and shallow groundwater. These can all be mitigated with engineering design and construction methods commonly used in the area, such as spread footing foundations and slab-on-grade floors.

- 4. The proposed development provides adequate consideration for any potentially detrimental use to use relationships (e.g. commercial use adjacent to single family use) and provides an appropriate transition or buffering between uses of differing intensities both on-site and off-site which may include innovative treatments of use to use relationships;

 The layout of the site preserves open space areas and buffer tracts adjacent to the larger let.
 - The layout of the site preserves open space areas and buffer tracts adjacent to the larger lot properties to the north and south, which will provide an appropriate transition.
- The allowed uses, bulk requirements and required landscaping and buffering are appropriate to and compatible with the type of development, the surrounding neighborhood or area and the community;

The proposed two-story residential units are similar to and compatible with the surrounding residential properties in terms of bulk and scales.

- 6. Areas with unique or significant historical, cultural, recreational, aesthetic or natural features are preserved and incorporated into the design of the project;
 - The unique features of the site include the hill in the western portion of the site, Beaver Creek, and the beaver pond. These will be preserved and have been incorporated into the design of the project. Habitat areas and wetlands have been preserved as referenced in the Impact Identification Report prepared by CORE Consultants, Inc. Existing vegetation will be retained in the open spaces where appropriate, having regard to the recommendations of the Wildfire Hazard & Mitigation report.
- 7. Open spaces and trails are integrated into the development plan to serve as amenities to residents and provide a reasonable walking and biking opportunities;

 The plan illustrates a trail network that will follow the existing dirt road along the south side of the project area. The trail will then divert through the center of the development along the northern branch of Beaver Creek and then back up to the mesa top. The long-term goal is to see a connection from this development to the US Forest Service trail network to the west. A prominent hill in the northwestern portion of the site provides a unique opportunity for hiking trails with views from the top that overlook the surrounding area. A mini incline is also proposed as a new open space amenity. A small trailhead parking area is planned off Forest Lakes Drive providing access to the hill trails through Tract D.
- 8. The proposed development will not overburden the capacities of existing or planned roads, utilities and other public facilities (e.g. fire protection, police protection, emergency services, and water and sanitation), and the required public services and facilities will be provided to support the development when needed;
 - All necessary utility and fire protection commitments have been obtained. The traffic report demonstrates that the development is within the capacity of existing roads. Water and sanitary sewer for the project will be provided by the Forest Lakes Metropolitan District. A water and sanitary sewer report is provided with the application and was prepared by the district's engineer, JDS Hydro. That report illustrates that the district is operational and has the appropriate approvals

from the State of Colorado. A water tank was constructed to serve Phase 1 and an additional water tank is proposed in Phase 2 in the northwest corner of the property.

 The proposed development would be a benefit through the provision of interconnected open space, conservation of environmental features, aesthetic features and harmonious design, and energy efficient site design;

The project includes interconnected open space areas and trails. Natural features have been incorporated within the design as previously described.

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

There are no mineral rights owners on this property.

11. Any proposed exception or deviation from the requirements of the zoning resolution or the subdivision regulations is warranted by virtue of the design and amenities incorporated in the development plan and development guide; and

No deviations are required. A PUD modification is requested to address specific street intersection grades.

12. The owner has authorized the application.

Yes.

Preliminary Plan

The Preliminary Plan is consistent with the approval criteria set forth in Section 7.2.1.D.2.e of the LDC as follows:

1. The proposed subdivision is in general conformance with the goals, objectives, and policies of the Master Plan;

See response under PUD justification 1 above.

- 2. The subdivision is consistent with the purposes of this Code;
- **3.** See response under PUD justification 2 above.
- 4. The subdivision is in conformance with the subdivision design standards and any approved sketch plan;

The subdivision design standards are met, subject to the requested PUD modification for street intersection grades. The project is generally consistent with the 2002 PUD Plan, which was based upon the 1984 Sketch Plan for this property and proposed 466 residential units.

- 5. 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; Water for the project will be provided by the Forest Lakes Metropolitan District. A water resources report is provided with the application and was prepared by the district's engineer, JDS Hydro. That report illustrates that the district is operational and has the appropriate approvals from the State of Colorado.
- 6. 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;
 Sanitary sewer for the project will be provided by the Forest Lakes Metropolitan District. A wastewater report is provided with the application and was prepared by the district's engineer, JDS Hydro. That report illustrates that the district is operational and has the appropriate approvals from the State of Colorado.
- 7. All areas of the proposed subdivision, which may involve soil or topographical conditions presenting hazards or requiring special precautions, have been identified and the proposed subdivision is compatible with such conditions. [C.R.S. §30-28-133(6)(c)];

 The original Geotechnical Report prepared by CTL Thompson Inc. in 2001 is still valid. The report indicates that no geologic hazards were identified that preclude development of the site. The geological conditions that exist include steep slopes, debris flows, expansive soil and bedrock, and shallow groundwater. These can all be mitigated with engineering design and construction methods commonly used in the area, such as spread footing foundations and slab-on-grade floors, as well as minimizing irrigation of landscaping to reduce problems associated with expansive soils.
- 8. Adequate drainage improvements complying with State law [C.R.S. §30-28-133(3)(c)(VIII)] and the requirements of this Code and the ECM are provided by the design;

 These matters are addressed in the Drainage Report prepared by Classic Consulting. Storm water detention and water quality are planned within three new ponds proposed within the project area. All of the improvements for the storm water system will be owned and maintained by the Forest Lakes Metropolitan District.
- 9. Legal and physical access is or will be provided to all parcels by public rights-of-way or recorded easement, acceptable to the County in compliance with this Code and the ECM;
 All residential lots and tracts required for drainage and utilities will be accessible by public streets.
- 10. The proposed subdivision has established an adequate level of compatibility by
 - incorporating natural physical features into the design and providing sufficient open spaces considering the type and intensity of the subdivision;
 The cluster design of the project preserves physical features and provides ample open space.
 - 2) incorporating site planning techniques to foster the implementation of the County's plans, and encourage a land use pattern to support a balanced transportation system, including

auto, bike and pedestrian traffic, public or mass transit if appropriate, and the cost effective delivery of other services consistent with adopted plans, policies and regulations of the County;

Appropriate provision is made in this regard given the context of the site and surrounding area. The cluster design helps to minimize cost of transportation and utility infrastructure improvements.

3) incorporating physical design features in the subdivision to provide a transition between the subdivision and adjacent land uses;

Open space buffers are included to provide a transition to adjacent land uses.

4) incorporating identified environmentally sensitive areas, including but not limited to, wetlands and wildlife corridors, into the design; and

A detailed analysis of the natural features, wildlife and wetlands is provided in the accompanying Impact Identification Report prepared by CORE Consultants, Inc. The proposed development will not impact wildlife habitat areas, including the PMJM habitat. The impact to wetlands has been minimized and affects less than 0.5 acres. A Nationwide Residential Permit 29 will obtained prior to development.

5) incorporating public facilities or infrastructure, or provisions therefore, reasonably related to the proposed subdivision so the proposed subdivision will not negatively impact the levels of service of County services and facilities;

All necessary utility commitments have been obtained. The site lies within the Tri-Lakes Monument Fire Protection District. A Fire Protection Report is included with the submittal. The traffic report demonstrates that the development is within the capacity of existing roads. Water and wastewater are to be provided by Forest Lakes Metropolitan District and a new water tank will be constructed.

11. Necessary services, including police and protection, recreation, utilities, open space and transportation system, are or will be available to serve the proposed subdivision;

All necessary utility commitments have been obtained. The site lies within the Tri-Lakes Monument Fire Protection District. A Fire Protection Report is included with the submittal. The traffic report demonstrates that the development is within the capacity of existing roads. Water and wastewater are to be provided by Forest Lakes Metropolitan District and a new water tank will be constructed.

12. The subdivision provides evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code; and

The site lies within the Tri-Lakes Monument Fire Protection District. A Fire Protection Report is included with the submittal.

13. The proposed subdivision meets other applicable sections of Chapter 6 and 8 of this Code.

The proposed subdivision meets the applicable sections of these parts of the Code, subject to the requested PUD modification.

PUD Modification

A PUD modification is requested to the Engineering Criteria Manual (ECM) street design requirements to allow a 6% intersection grade where ECM Table2-7 requires a 4% intersection grade for Urban Local Roadways. This request relates specifically to the following intersections:

- Mountain Ledge Lane at Forest Lakes Drive
- Foothills Flash Court at Forest Lakes Drive
- Montane Mesa Way at Forest Lakes Drive
- Forest Lakes Drive at Mesa Top Drive

Section 2.3.7.C.4 of the ECM allows for a deviation from this standard up to a maximum of 8 percent in cases where the natural grade is steeper than 4 percent (hillside areas). These conditions exist in Forest Lakes Phase 2 and the modification to 6% in specific areas will allow the roadway to better fit the terrain and constraints of the site and will help to preserve natural features.

ACCOMPANYING REPORTS:

The following Reports are submitted to support this application:
Geotechnical Report by CTL Thompson Inc.
Traffic Report by LSC Transportation Consultants Inc.
Preliminary Drainage Report by Classic Consulting Engineers and Surveyors
Water Resources and Wastewater Treatment Report by JDS Hydro
Environmental Report by CORE Consultants Inc.
Wildfire Hazard Evaluation Report by Stephen J. Spaulding.

P:\Classic2\Forest Lakes\Residential\Phase 2\Admin\Submittals\DP Submittal 1\Letter of Intent_Forest lakes P2_Dec 2017.docx

FOREST LAKES DEVELOPMENT GUIDELINES

C1. Permitted Principal Uses include accessory uses:

Single-family dwellings
 Open space, golf course, active parks and trails
 Schools

3. Schools
4. Recreation Centers
5. Utility improvements and detention structures
6. Adult Care Home*
7. Child Care Facility
9. Accessory uses as defined by the R Residential District.
*These uses are subject to development standards in Section 5.1 of Land Development Code

C3. Accessory uses shall be subject to the regulations of section 5.1 of the Land Development Code: 1. Guest houses: see Section 5.2.29 of Land Development Code. The provision of guest quarters does not count toward the total 231 dwelling units provided under the Forest Lakes

D. Development Requirements for residential lots, (see lot typicals on this sheet):

A
Maximum Lot Coverage: Fifty-five (55) percent.
Minimum Lot Size: 9,600 S.F.
Maximum Bulling Height: Thirty (30) feet.
Minimum Lot Width at Building Setback Line: Eighty (80) feet, unless otherwise shown on plans.
Minimum Lot Depth: One Hundred Twenty (120) feet.

Minimum Lot Depth: One Hundred I Iventy (120) feet.

Setback Requirements (measured from R.O.W):
Front Yard: Twenty (20) feet.

Attached/Detached Garage: Twenty (20) feet from front property line to front-loaded garage. Ten (10) feet from property line to side-loaded garage. Side Yard: Seven and a half (7.5) feet.
Corner Lot: The side yard sebback for the side street side shall be Ten (10) feet.

Rear Yard: Twenty (20) feet.

**B Maximum Lot Coverage: Fifty-five (55) percent.
Minimum Lot Size: 7,200 s.f.
Maximum Building Height: Thirty (30) feet.
Minimum Lot Width at Building Setback Line: Sixty (60) feet, unless otherwise shown on plans.
Minimum Lot Depth: One Hundred Twenty (120) feet.
Setback Requirements (measured from R.O.W.):
Front Yard: Fifteen (15) feet.
Attached/Detached Garage: Twenty (20) feet from front property line to front-loaded garage. Ten (10) feet from property line to side-loaded garage.

C
Maximum Lot Coverage: Fifty-five (55) percent.
Minimum Lot Size: 10, 500 s.f.
Maximum Buding Height: Thirty (30) feet.
Minimum Lot Width at Building Setback Line: Seventy (70) feet, unless otherwise shown on plans.
Minimum Lot Deptin: One Hundred Fifty (150) feet.
Setback Requirements (measured from R.O.W.):

Hatched/Detached Garage: Twenty (20) feet.

Attached/Detached Garage: Twenty (20) feet from front property line to front-loaded garage. Ten (10) feet from property line to side-loaded garage. Side Yard: Seven and a half (7.5) feet.

Corner Lot: The side yard setback for the side street side shall be Ten (10) feet.

Rear Yard: Twenty (20) feet.

E. Lot Sizes:

1. The PUD Development Plan and the Plat establish the lot sizes for each lot.

2. Following initial subdivision, no vacations and replats shall be allowed if these would result in the addition of lots in a manner not fully consistent with the PUD Development Plan

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3. Following initial subdivision, no vacations are replaced by the public plan in the public p

G. Architectural Control Committee Review/Covenants:

Covenants for Forest Lakes will be created by separate documents and recorded prior to final plat. The Covenants establish rules and regulations for the property within the subdivisions and establish the governance mechanism of the subdivision, including the creation of the Architectural Control Committee.

H. Authority:

The authority of this PUD Development Plan is Section 4.2 (Planned Unit Development District) of the EI Paso County Zoning Resolution. The Authority for Section 4.2 of the EI Paso County Zoning Resolution is the Colorado Planned Unit Development Act of 1972.

1. Adoption: The Adoption of this PUD Development Plan shall evidence the findings and decision of the Board of El Paso County Commissioners that this PUD Development Plan for Forest Lakes Phase 2 is in general conformity with the El Paso County Master Plan, is authorized by the provisions of Section 4.2 of the Land Development Code and this PUD Development Plan compiles with the Colorado Planned Unit Development Act of 1972, as amended.

elationship to County Regulations:
The provisions of this PUD Development Plan shall prevail and govern the development of Forest Lakes Phase 2, provided, however that where the provisions of this PUD Development Plan do not address a particular subject, the relevant provision of the EI Paso County Land Development Code, as amended, any determination or interpretat by the Planning & Community Development Director or any other applicable resolutions or regulations of EI Paso County, shall be applicable.

seneral Notes:

1. All public streets shall be constructed to El Paso County standards, dedicated to El Paso County for and upon acceptance by El Paso County, shall be maintained by El Paso County Department of Transportation except for landscaping as indicated in note #2. All private streets as indicated on the plan shall be owned and maintained by the Forest Lakes Metropolitan District.

2. Landscape entry features, open space tracts, parks, and trails, shall be owned (when appropriate) and maintained by the Forest Lakes Metropolitan District. All double frontage streets shall have a minimum of one tree per thirty (30) feet of frontage. These trees can be clustered along the frontage as determined by the subdivider.

3. Contour interval shown on plan is two (2) feet.

4. Public utility/drainage easements shall be provided on all lots as follows:

a. Front: ten (10) feet

b. Site: five (5) feet

c. Rear: seven and one-half (7.5) feet

PUD MODIFICATION TABLE (AS ALLOWED BY LDC SECTION 4.2.6.(F)(2)(q))

SOCIAL IMPACTS TABLE

ISSUE	PROVIDER / MAINTENANCE	AVAILABILITY / AMOUNT
STUDENT GENERATION		231 SF Dwelling Units
Elementary School (.34/DU): 79	School District 38	
Middle School (.16/DU): 37	School District 38	
High School (.20/DU): 46	School District 38	
TOTAL: 162		
WATER PROVIDER	Forest Lakes Metropolitan District	(See Water Resources Report)
WASTEWATER PROVIDER	Forest Lakes Metropolitan District	(See Wastewater Report)
FIRE PROTECTION PROVIDER	Tri-Lakes Monument Fire Protection District	
EMERGENCY SERVICES		
Ambulance:	El Paso County	
Police:	El Paso County Sherriff	
RECREATION ACREAGE		
Open Space:	Forest Lakes Metropolitan District	201.558 acres
Parks:	Forest Lakes Metropolitan District	N/A
Trails:	Forest Lakes Metropolitan District	N/A
Private Open Areas:	Forest Lakes Metropolitan District	N/A

FOREST LAKES

PUD DEVELOPMENT PLAN AND PRELIMINARY PLAN FOR PHASE 2

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 28, AND THE SOUTHEAST QUARTER OF SECTION 29 ALL IN TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS

BASIS OF BEARINGS: A PORTION OF THE NORTHERLY BOUNDARY OF FOREST LAKES FILING NO. 1 RECORDED UNDER RECEPTION NO. 206/12407 RECORDS OF EL PASO COUNTY, COLORADO, BEING MONUMENTED AT BOTH ENDS BY A NO. 4 REBAR AND RED PLASTIC SURVEYORS CAP STAMPED "ROCKWELL PLS 1986" A SSUMED TO BEAR NO9*020*20*4, A DISTANCE OF 3103.31 FEET.

COMMENCING AT THE NORTHWESTERLY CORNER OF FOREST LAKES FILING NO. 1 RECORDED UNDER RECEPTION NO. 206712407, RECORDS OF EL PASC COUNTY, COLORADO, SAID POINT BEING ON THE NORTH LINE OF THE SOUTHWEST OLDARITER OF SECTION 28, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, SAID POINT BEING THE POINT OF BEGINNING.

THENCE ON THE WESTERLY BOLINDARY OF SAID FOREST LAKES FILLING NO. 1. THE FOLLOWING (17) SEVENTEEN COLIRSES.

2.536°99'42'W, A DISTANCE OF 180.27 FEET TO A POINT ON CURVE:
3. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS 21°35'30°E, HAVING A DELTA OF 01°06'06', A RADIUS OF 370.00 FEET AND A DISTANCE OF 7.11 FEET TO A POINT OF REVERSE CURVE:
4. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 31°25'41', A RADIUS OF 330.00 FEET AND A DISTANCE OF 181.01 FEET TO A POINT

OF REVERSE CURVE: 5. THENCE: ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 32°16'24", A RADIUS OF 120.00 FEET AND A DISTANCE OF 67.59 FEET TO A

FOINT OF TANGENT). 6-507°21722°F, A DISTANCE OF 52.28 FEET TO A POINT OF CURVE; 7. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 27°30'55°, A RADIUS OF 215.00 FEET AND A DISTANCE OF 103.25 FEET TO A POINT

OF TANGENT;
S. S42*S027E, A DISTANCE OF 31.85 FEET TO A POINT OF CURVE;
9. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 47*22'46*, A RADIUS OF 110.00 FEET AND A DISTANCE OF 90.96 FEET TO A POINT OF

10. N89*46*48*E, A DISTANCE OF 30.97 FEET TO A POINT OF CURVE;

11. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 72*40*04*, A RADIUS OF 70.00 FEET AND A DISTANCE OF 88.78 FEET TO A POINT OF

TANGENT:
12. N17*0644*E A DISTANCE OF 29.40 FEET;
13. S72*53*16*E, A DISTANCE OF 60.00 FEET;
14. S17*0644*W, A DISTANCE OF 29.40 FEET TO A POINT OF CURVE;
15. ON THE ARC OF A CURVE TO THE RICHT HAVING A DELTA OF 46*47*45*, A RADIUS OF 130.00 FEET AND A DISTANCE OF 106.18 FEET TO A POINT In S26°02'29"E, A DISTANCE OF 239.56 FEET;

17. S16°10'29"W. A DISTANCE OF 383.49 FEET TO THE SOUTHWESTERLY CORNER OF SAID FOREST LAKES FILING NO. 1:

THENCE SO2*39*14*E, A DISTANCE OF 1236.36 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO: THENCE SASE/SASEW, ON SAID SOUTH LINE, A DISTANCE OF 913.60 FEET TO THE SOUTHWEST CONNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 28:

HENCE SASE/SASEW, ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 28, A DISTANCE OF 1331.54 FEET TO THE SOUTHWEST CONNER OF SAID SECTION 28.

THENCE SASE/SASEW, ON THE SOUTHWEST CONNER OF SAID SECTION 28.

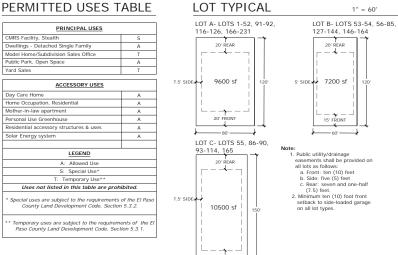
THENCE SASE/SASEW, ON THE SOUTHWEST CONNER OF SAID SECTION 29. TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO A DISTANCE OF 222.08 IT EET TO THE SOUTHWEST CONNER SAID SECTION 29.

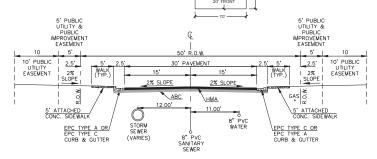
THENCE NOO*13*11*E, ON THE WEST LINE OF SAID SOUTHEAST QUARTER OF SECTION 29, A DISTANCE OF 2671.51 FEET TO THE CURTER QUARTER CONNER.

Corner of Section 28; Thence N89°29'26'E, on the North Line of the Southwest Quarter of Said Section 28, a distance of 1718.18 feet to the Point of

CONTAINING A CALCULATED AREA OF 287.000 ACRES.

PERMITTED USES TABLE





TYPICAL STREET/UTILITY SECTION URBAN LOCAL ROADWAY

VICINITY MAP SITE SPAATZ RD. J______ PHASE 2 BAPTIST RD.

Property Owner: Forest Lakes Residen 1111 Main Street, Suite 1600

(312) 543-1903

Subdivider:

Property Address:

3750 Hay Creek Road, Colorado Springs, CO 80921

DEVELOPMENT DATA

Tax ID Number

287.00 AC

Name of Landown Ownership Certification I/we ___ a (one of the following: qualified title insurance company, title company, title attorney, or attorney at law) duly qualified, insured, or licensed by the State of ____ do hereby certify that I/we have examined the title of all lands depicted and described hereon and that title to such and is owner in the simple by ____ at the time of this application. OR Name of Attorney and registration number

County Certification _____(Board resolution or moto (date) approving the PUD and all applicable EI Paso Director, Planning & Community Development Date



SHEET INDEX

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

Land Planning

Landscape

Architecture Urban Design

FOREST I	LAKES
PHASE	= 2

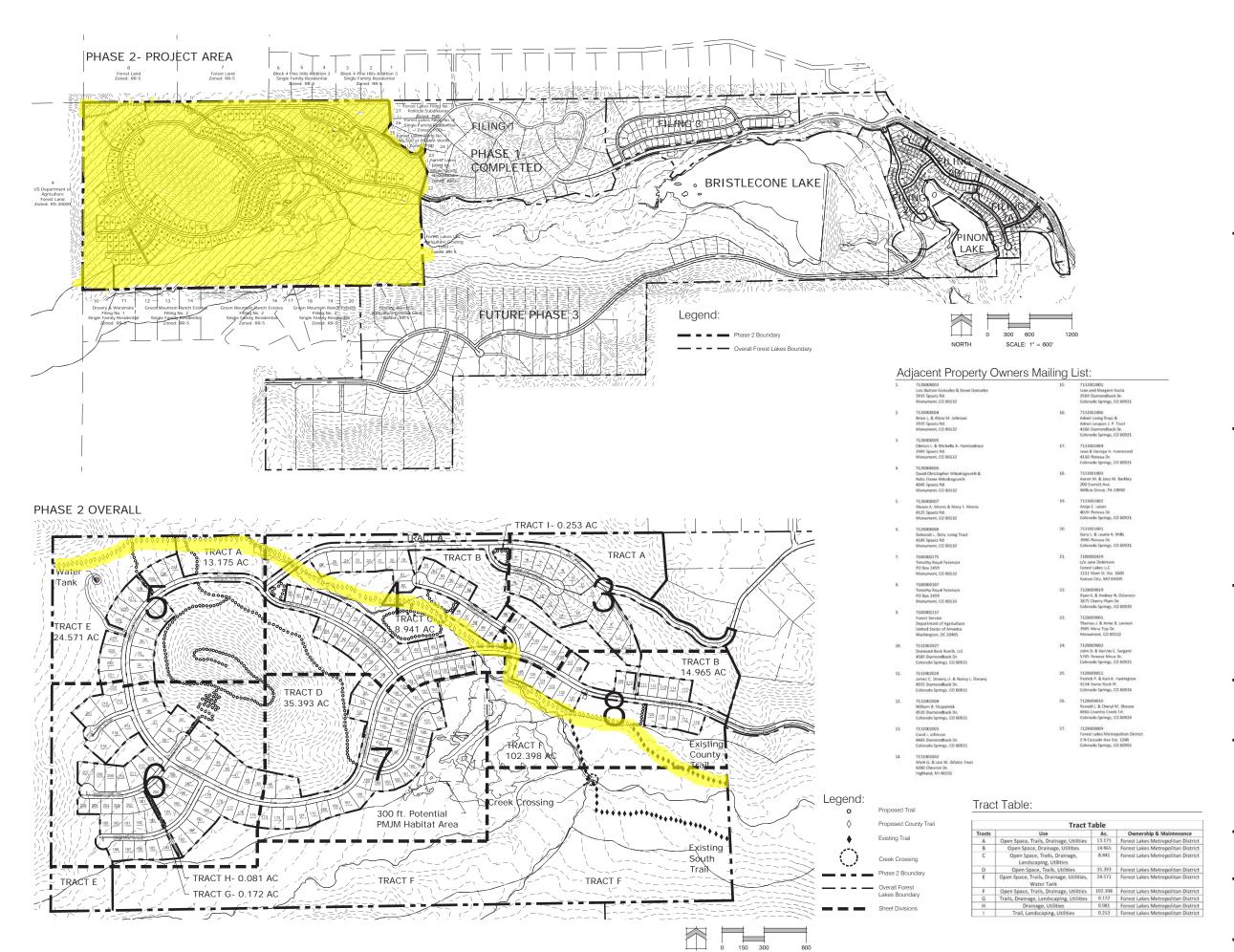
DATE:	12.20		
PROJECT MGR:	A. Bai		
PREPARED BY:	R. Sav		

E INFO			

R	
HEVISION	
-	

COVER SHEET

1 of 15



Land Planning
Landscape
Architecture
Urban Design

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

Tel. 719.471.0073
Fax 719.471.0267

www.nescolorado.com
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FOREST LAKES
PHASE 2

DATE: 12.20.17
PROJECT MGR: A. Barlow
PREPARED BY: R. Sawyer

DATE: BY: DESCRIPTION:

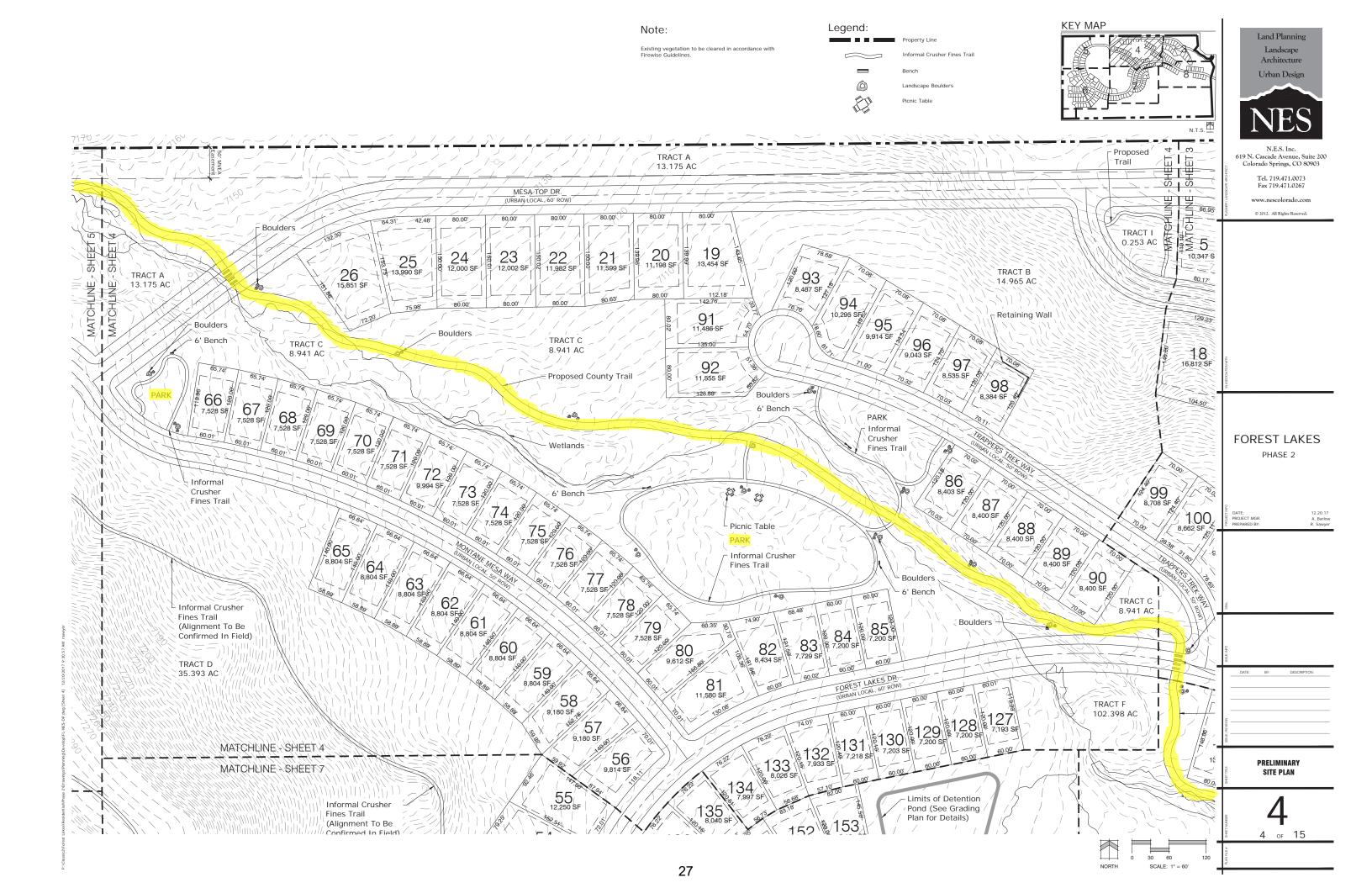
OVERALL

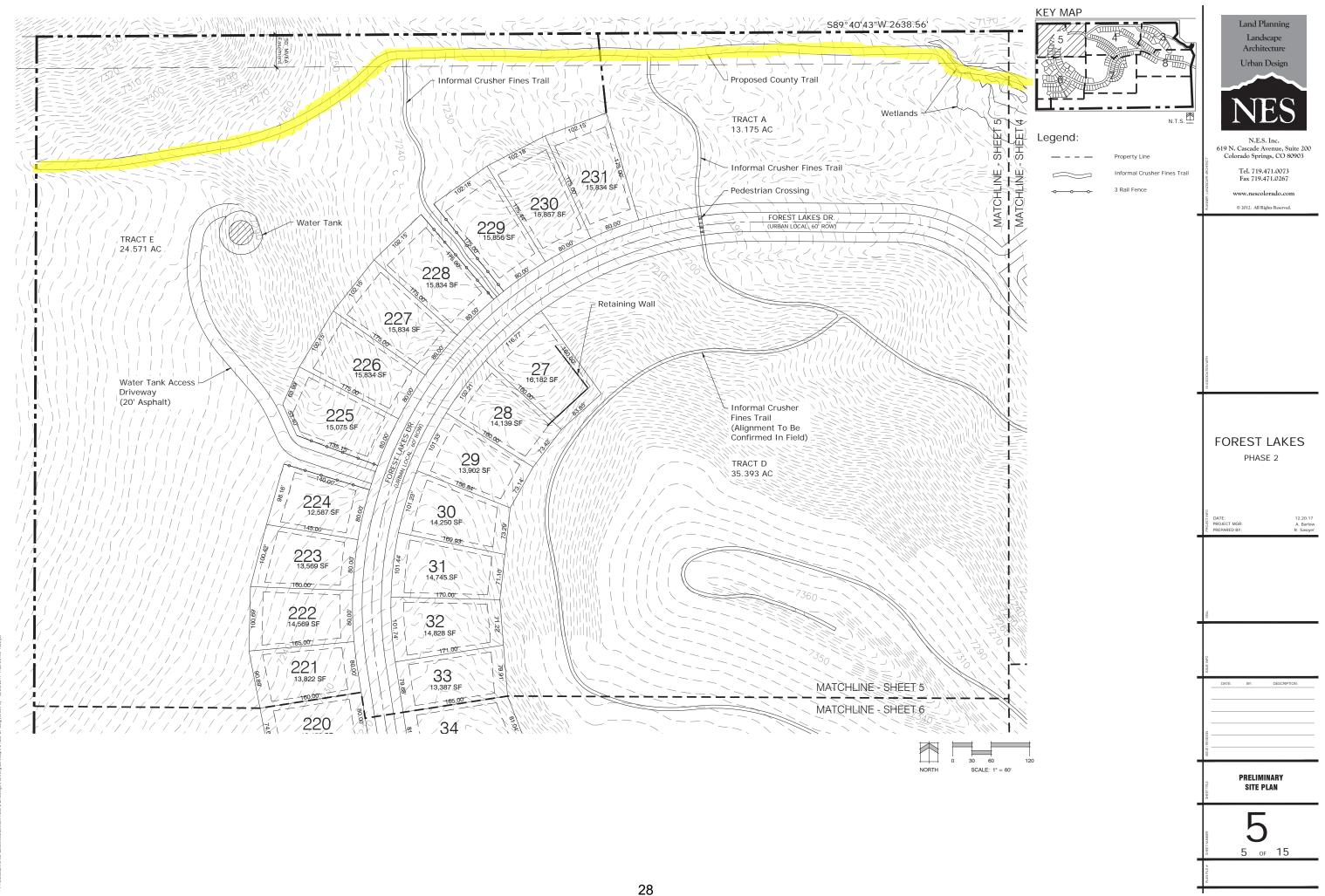
22 of 14

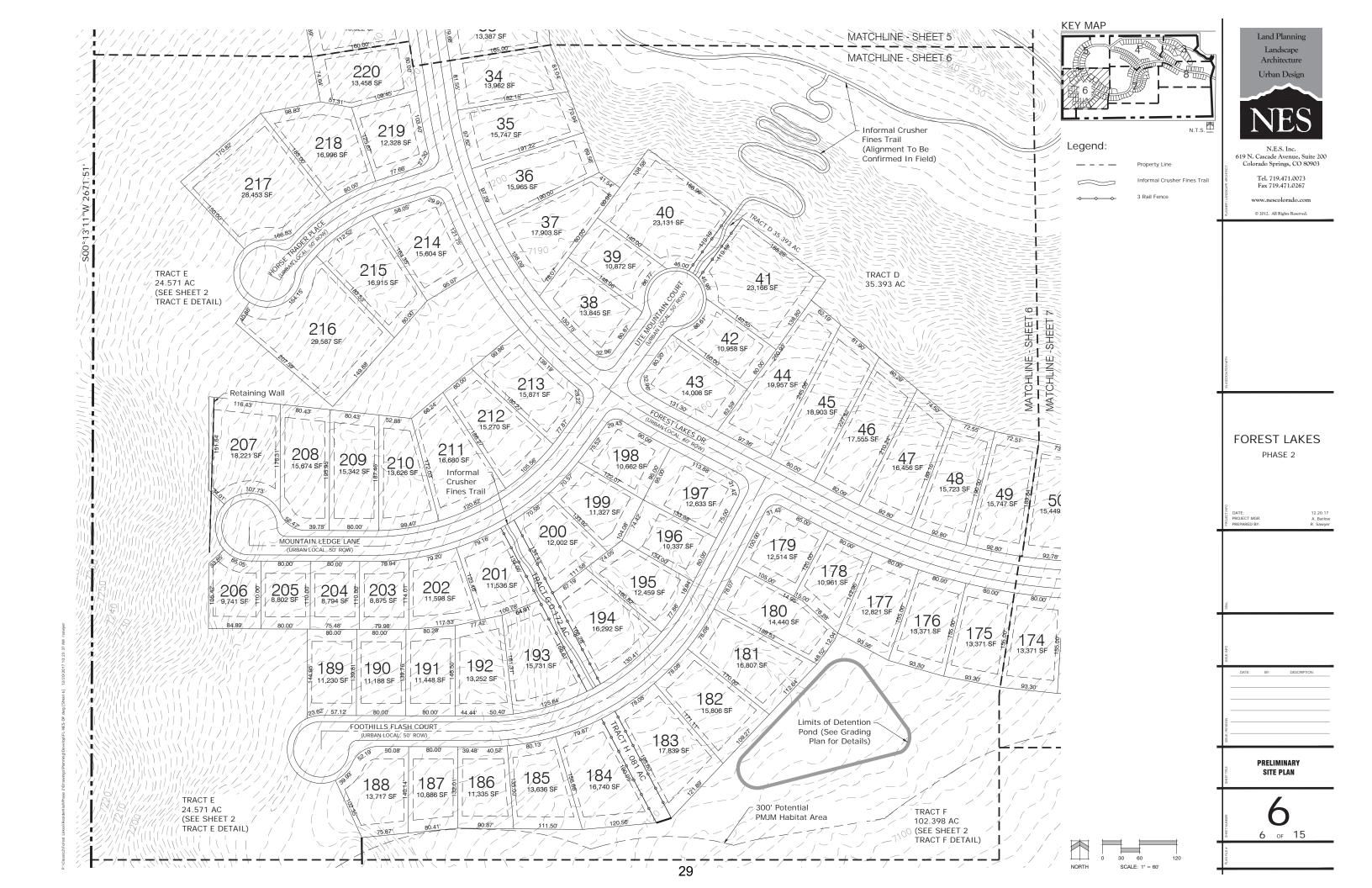
NORTH

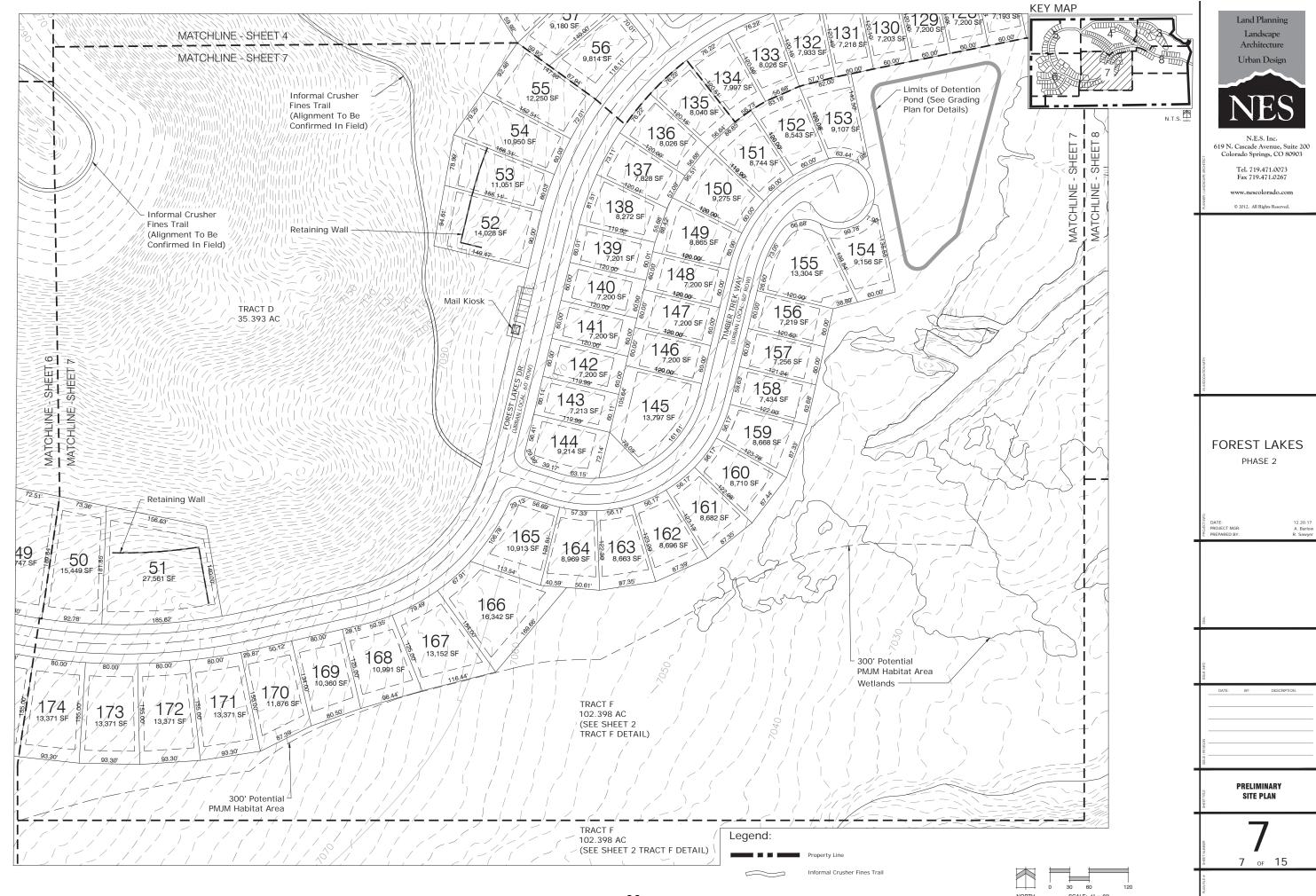
SCALE: 1" = 300'

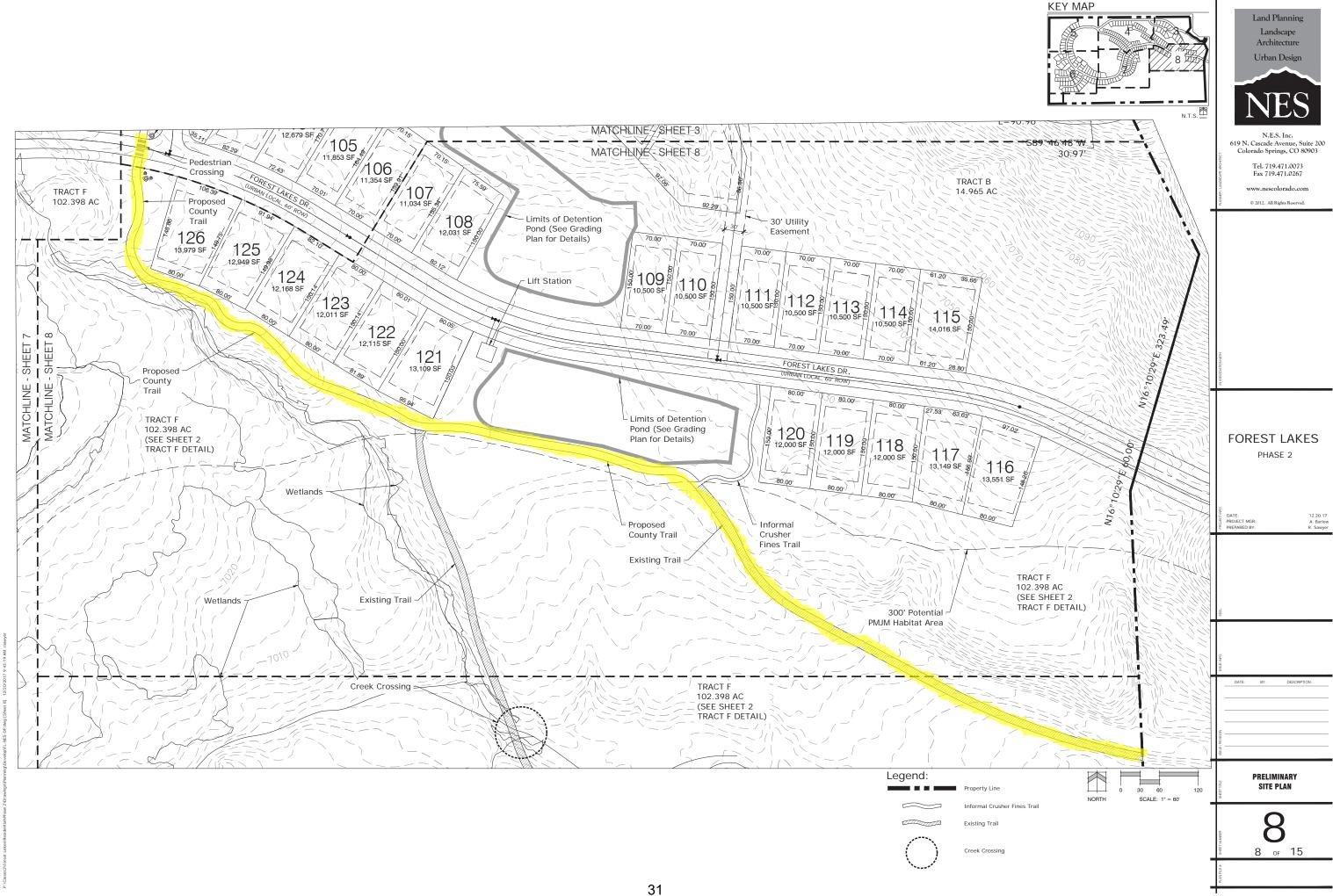


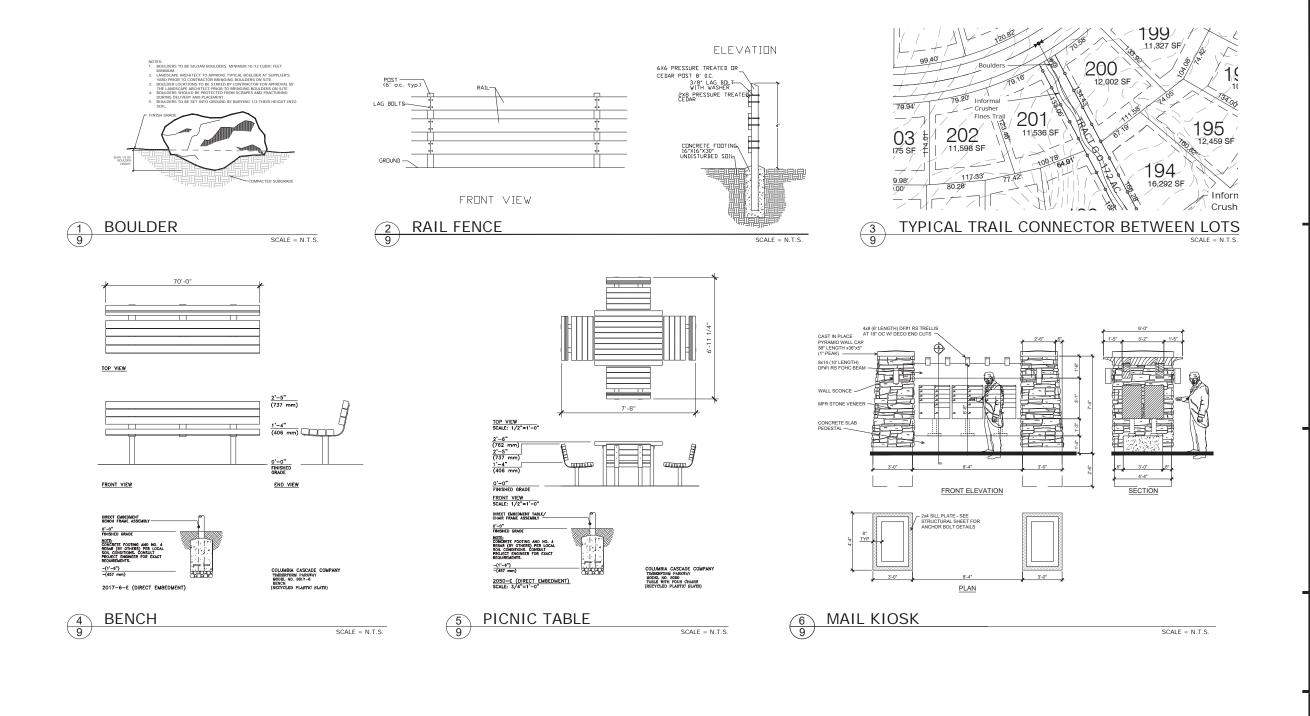




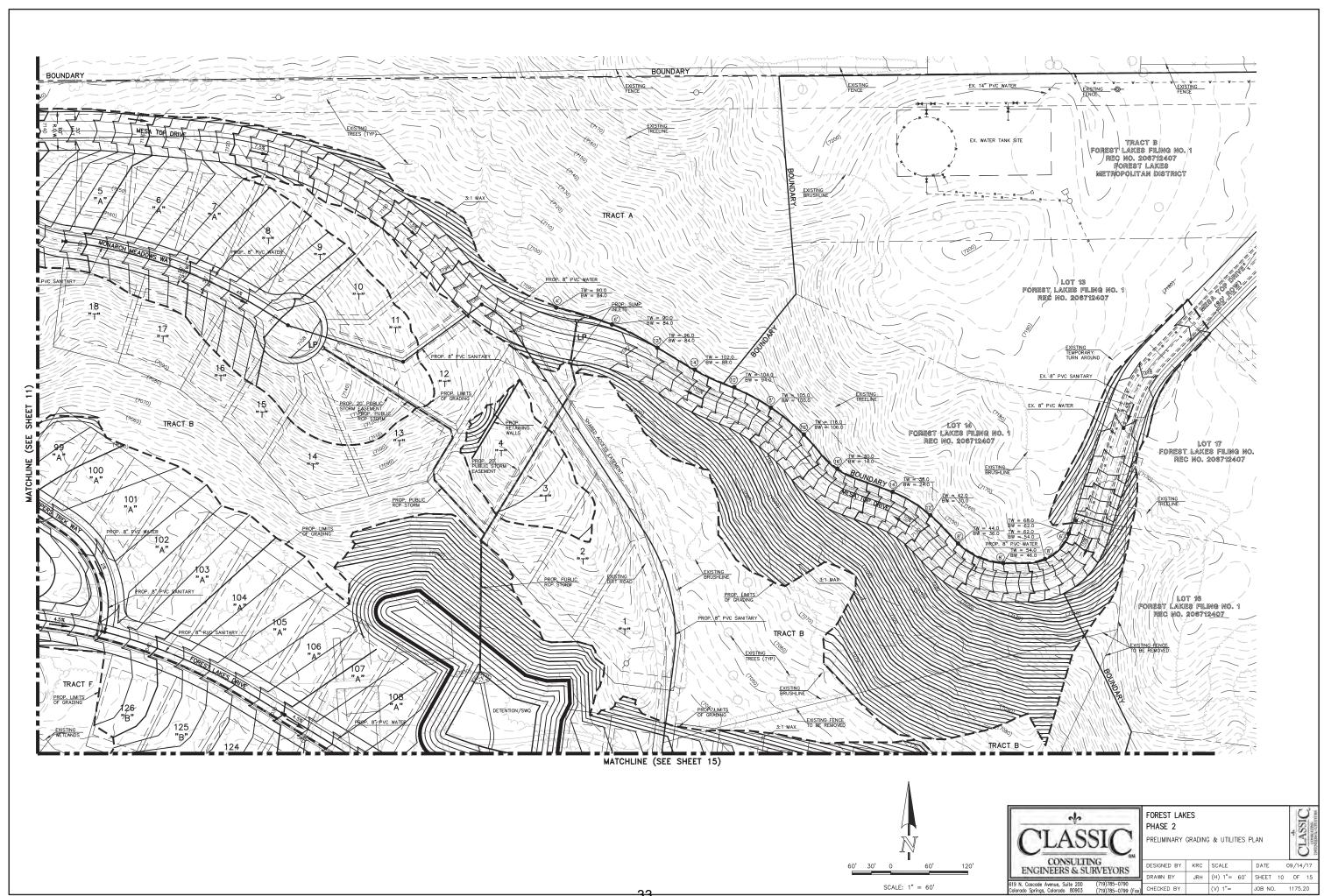


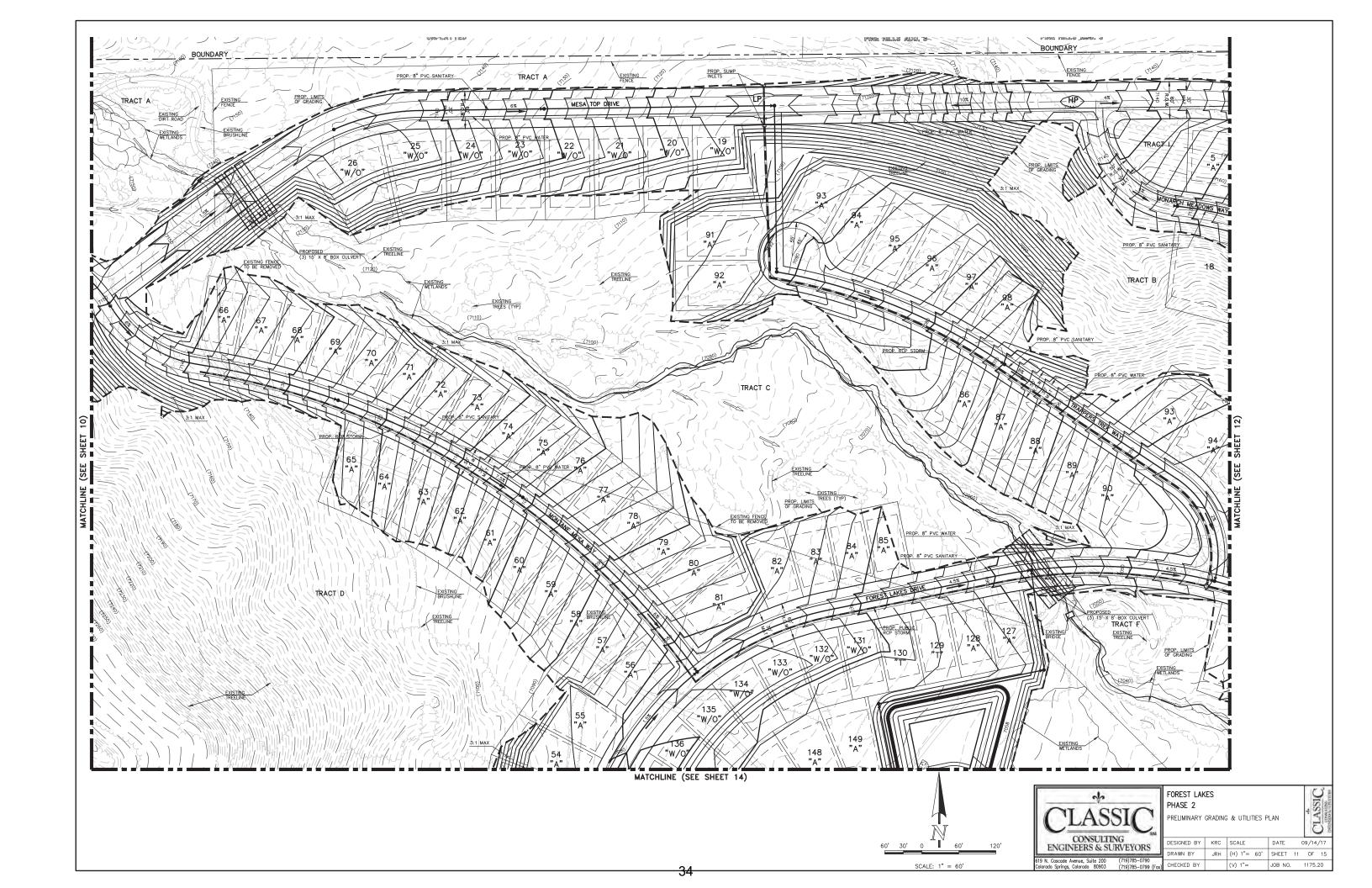


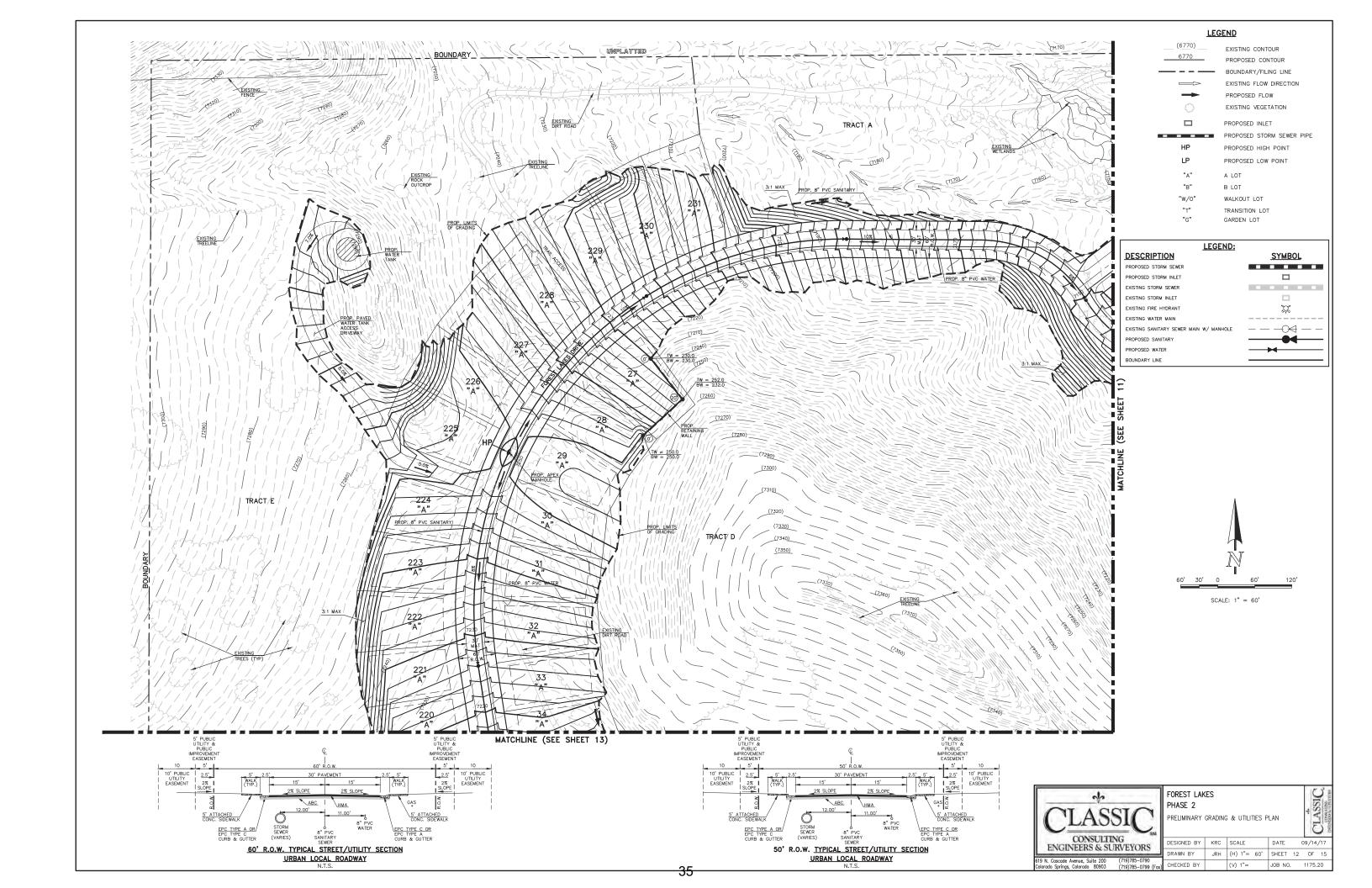


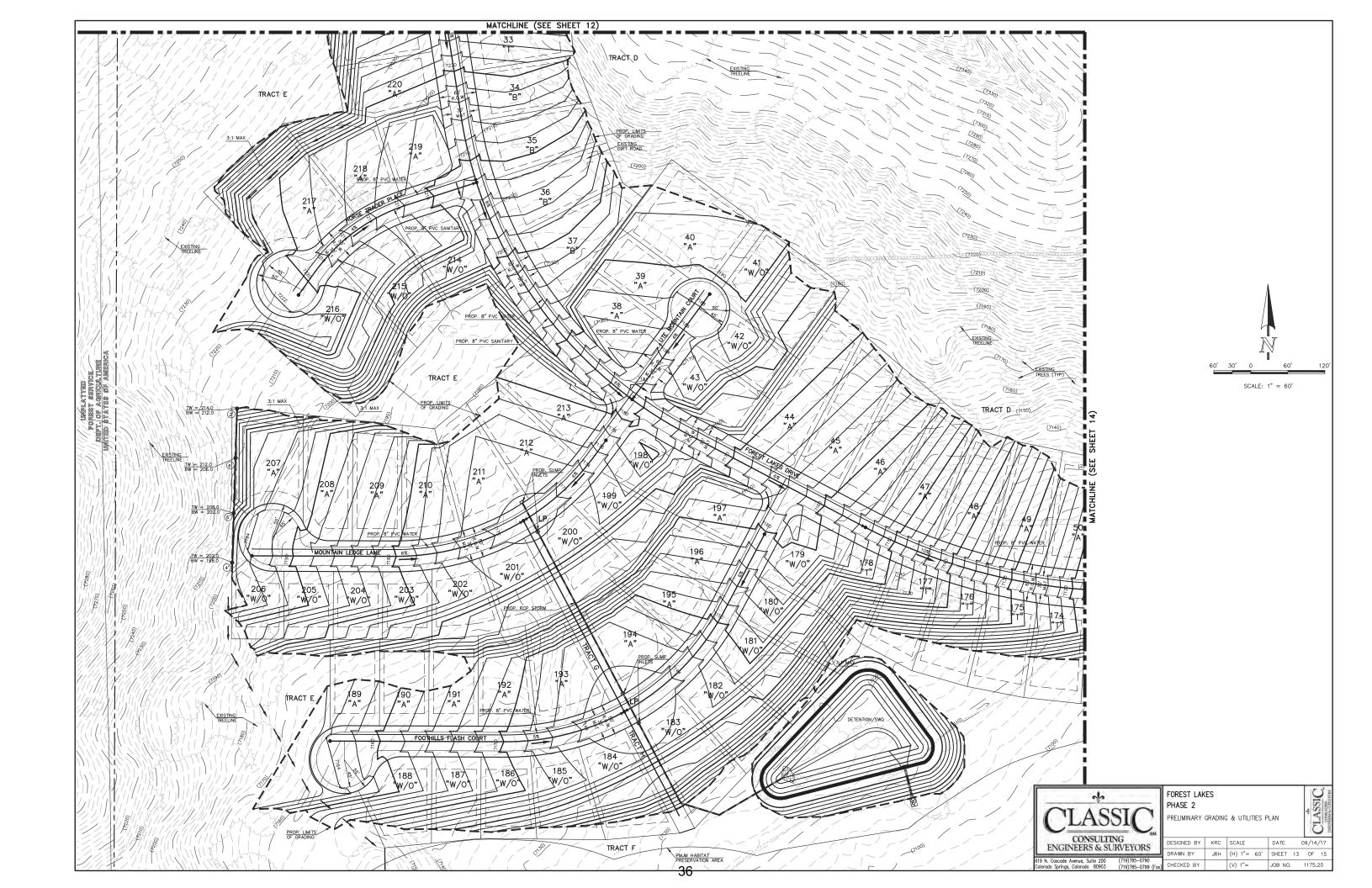


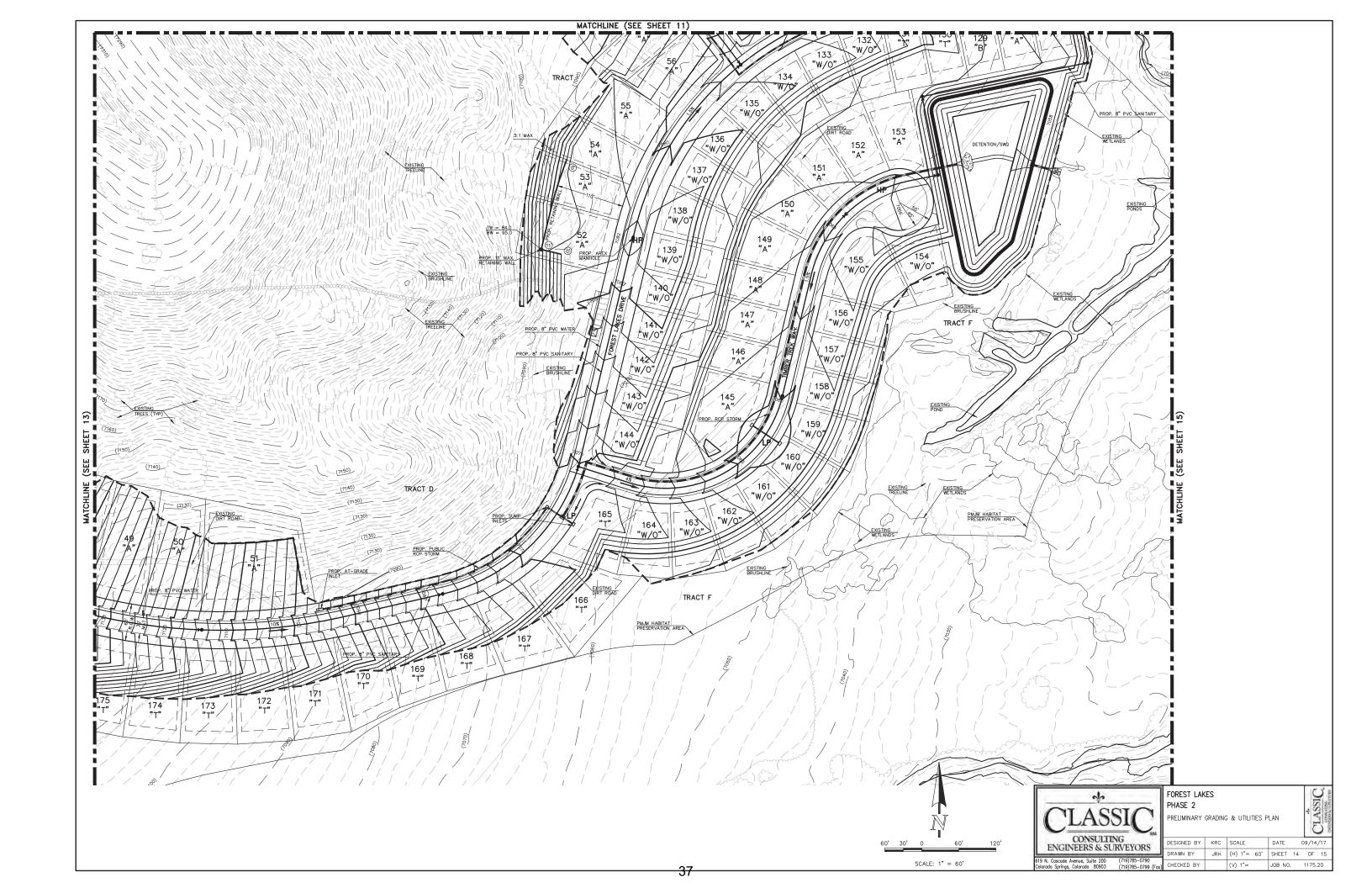


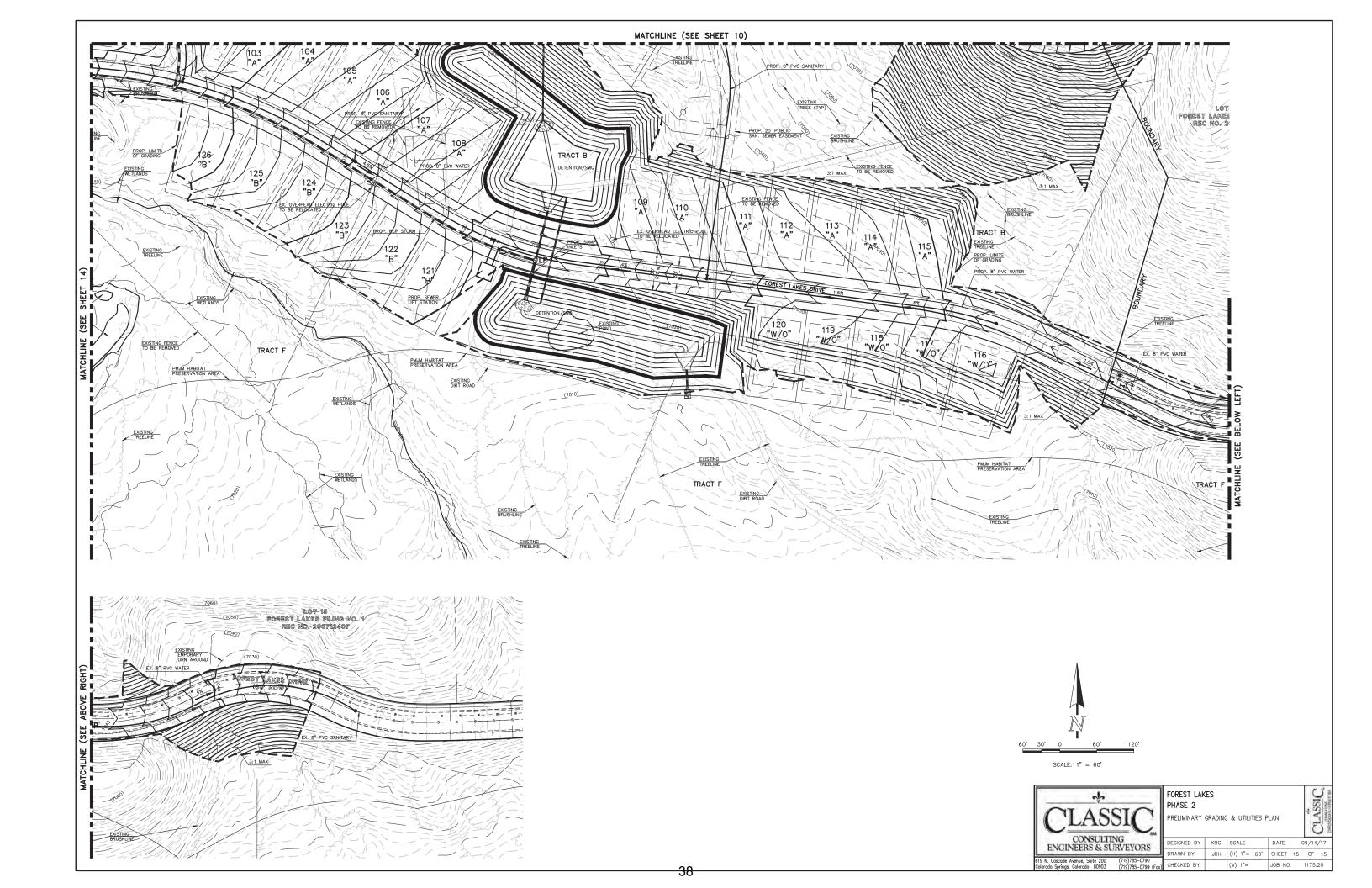












El Paso County Parks

Agenda Item Summary Form

Agenda Item Title: The Enclave at Stonebridge PUD Development Plan and

Preliminary Plan

Agenda Date: February 14, 2018

Agenda Item Number: #6-B

Presenter: Ross Williams, Park Planner

Information: Endorsement: X

Background Information:

Request by GTL, Inc., for approval of The Enclave at Stonebridge PUD Development Plan and Preliminary Plan. The Enclave at Stonebridge is zoned PUD and is located within the Meridian Ranch development, northeast of the town of Falcon, east of the intersection of Meridian Road and Londonderry Drive, and south of Meridian Ranch Elementary School and Falcon High School. The proposed 68-acre development will include 209 single-family residential lots, with a minimum lot size of 6,000 square feet. The property is within the Falcon-Peyton Small Area Master Plan boundary.

The 2013 El Paso County Parks Master Plan shows no regional trails running through or directly adjacent to the proposed subdivision. The proposed Arroyo Lane Regional Trail alignment is located 0.45 mile north of the property, while the proposed Meridian Road and Curtis Road Bicycle Routes are located 1.25 and 0.25 mile to the west and south, respectively. The proposed Eastonville Regional Trail is located approximately 0.40 mile southeast of the property.

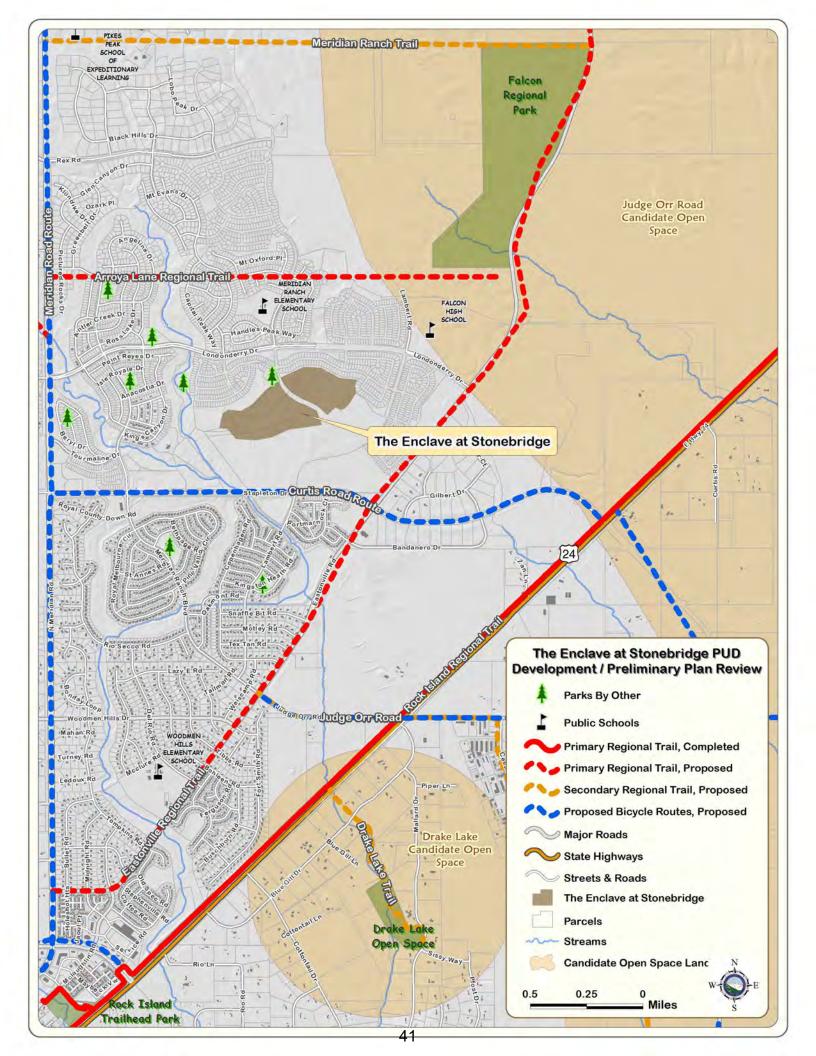
The open space dedication proposed within The Enclave at Stonebridge comprises 15.38 acres within two landscape tracts, or 22.6% of the subdivision, and therefore exceeds the required open space dedication of 10%. Numerous trails and sidewalks connect residents to a variety of recreation facilities in the Meridian Ranch Development, including the nearby Stonebridge Park, Stonebridge Community Center, golf course, and the proposed WindingWalk Park.

The developer intends to submit a request for a park lands agreement to address credits against urban park fees for this subdivision. Parks staff will review the agreement, and if acceptable, will submit it for endorsement at an upcoming Park Advisory Board meeting, prior to the recording of forthcoming final plat(s). If no park lands agreement is requested, total final plat urban park fees would amount to \$56,848. There are no regional park fees required for this subdivision pursuant to the existing 2014 park lands agreement for dedication of land for the Falcon Regional Park.

County Parks acknowledges the waiver of regional park fees as outlined in the 2014 park lands agreement, which addressed provision of Falcon Regional Park lands, and recommends urban park fees in lieu of land dedication for urban park purposes, but recommends additionally that a waiver of urban park fees be addressed in a future park lands agreement as an acceptable alternative to urban park fees if executed prior to recording of the forthcoming final plats and subject to provision of additional neighborhood park amenities, specifically neighborhood trails and WindingWalk Park.

Recommended Motion (PUD/Preliminary Plan):

Recommend to the Planning Commission and the Board of County Commissioners that approval of The Enclave at Stonebridge PUD Development Plan and Preliminary Plan include the following conditions: (1) regional park fees are not required pursuant to the existing park lands agreement for regional park land dedication; and (2) require fees in lieu of land dedication for urban park purposes in the amount of \$56,848, but recommend additionally that a waiver of urban park fees be addressed in a future park lands agreement as an acceptable alternative to urban park fees if executed prior to recording of the forthcoming final plats and subject to provision of additional neighborhood park amenities, specifically trails and WindingWalk Park.



Development Application Permit Review

Name:



Community Services Department

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

February 14, 2018

PUD/Preliminary

3.07

2

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.

The Enclave at Stonebridge PUD Development Plan and

Preliminary Plan

Application Type:

Plan DSD Reference #: PUDSP-18-003 CSD / Parks ID#:

> Total Acreage: 68

Owner's Representative: Total # of Dwelling Units Applicant / Owner: 209

GTL, Inc. N.E.S., Inc. 3575 Kenyon Street, Suite 200 **Andrea Barlow**

San Diego, CA 92110 619 North Cascade Avenue, Suite 200

Colorado Springs, CO 80903

Park Region:

Gross Density:

Urban Area: 3

(2.5 units or greater / 1 acre)

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.

3

Urban Density:

LAND REQUIREMENTS

3 Urban Parks Area:

Regional Parks:

Neighborhood:

0.00375 Acres x 209 Dwelling Units = 0.78 acres

Community:

0.00625 Acres x 209 Dwelling Units = 1.31 acres

Total:

2.09 acres

FEE REQUIREMENTS

Regional Parks:

Urban Parks Area:

\$430.00 / Unit x 209 Dwelling Units= \$89,870.00

0.0194 Acres x 209 Dwelling Units = 4.055 acres

Neighborhood:

\$107.00 / Unit x 209 Dwelling Units = \$22,363.00

Community:

\$165.00 / Unit x 209 Dwelling Units =

\$34,485.00 \$56,848.00

Total:

ADDITIONAL RECOMMENDATIONS

Staff Recommendation:

Recommend to the Planning Commission and the Board of County Commissioners that approval of The Enclave at Stonebridge PUD Development Plan and Preliminary Plan include the following conditions: (1) staff acknowledges the waiver of regional park fees as outlined in the 2014 park lands agreement, which addressed provision of Falcon Regional Park lands; and (2) require fees in lieu of land dedication for urban park purposes in the amount of \$56,848, but recommends additionally that a waiver of urban park fees be addressed in a future park lands agreement as an acceptable alternative to urban park fees if executed prior to recording of the final plats and subject to provision of additional neighborhood park amenities, specifically trails and WindingWalk Park.

Park Advisory Board Recommendation:

MERIDIAN RANCH: THE ENCLAVE AT STONEBRIDGE

PUD DEVELOPMENT & PRELIMINARY PLAN

LETTER OF INTENT

JANUARY 2018

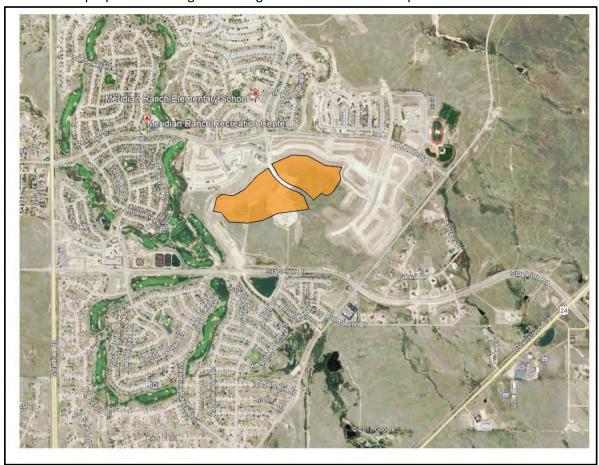
PROPERTY OWNER:
Meridian Ranch Investments Inc.
PO BOX 80036,
San Diego, CA 92138

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

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

LOCATION

The Enclave at Stonebridge is located southeast of the intersection of Londonderry Road and Rainbow Bridge Drive, Peyton, Colorado. The site comprises of approximately 68 acres and is zoned PUD. To the west and east lies future residential development areas, to the north future Stonebridge Filing 3, and to the south is the proposed Winding Walk Filing 1 & 2 residential development.



Page 1 of 4

REQUEST

GTL Inc. is requesting approval of the following applications:

1. A PUD Development/Preliminary Plan for The Enclave at Stonebridge, consisting of 209 single-family dwelling lots, landscaping, open space, and trails on approximately 68 acres.

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

PROJECT JUSTIFICATION

a. Consistency with Approved Sketch Plan

An amendment to the Sketch Plan for Meridian Ranch was approved by the Board of County Commissioners on November 10, 2015. Amongst other things, this amendment changed the land use designation of the area now comprising The Enclave at Stonebridge from MR-R6 (6 du/ac) to MR-R4 (maximum 4 du/ac).

The PUD Development/Preliminary Plan for The Enclave at Stonebridge comprises 209 lots on approximately 68 acres, which represents a density of 3.07 dwellings per acre. The net density, excluding the tracts and right-of-way is 5.10 dwellings per acre. The PUD Development/ Preliminary Plan is, therefore, in accordance with the approved Sketch Plan.

b. County Policy Plan and Small Area Plan Compliance

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

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

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

Policy 6.1.11: Plan and implement land development so that it will be functionally and aesthetically integrated within the context of adjoining properties and uses.

c. Parks and Open Space Requirement

The Enclave at Stonebridge includes two (2) landscaped open space tracts of approximately 15.375 acres and trail connection to the extensive trail and open space provision within Meridian Ranch. As required by Section 8.5.3 of the Land Development Code, the fees in lieu of park land dedication are \$272 per subdivision lot for Urban Parks and \$430 per subdivision lot for Regional Parks. The required fees in lieu for this project are:

	The Enclave at
	Stonebridge
Urban	\$56,848
Regional	\$89,870
Total	\$146,718

The regional park fees are offset by the dedication of land to the County for the Falcon Regional Park per the overall Parks Land Agreement for Meridian Ranch. Credit for the urban park fees will be requested through a Parks Land Agreement at the time of platting to offset the costs of constructing the open space and trail improvements referenced above, and the adjacent Winding Walk neighborhood park.

d. PUD Modification

Section 2.5.2.C.4 of the ECM states that block lengths in excess of 600 feet shall require pedestrian access to be provided approximately midway through the block. The streets that do not meet this requirement are Enclave Scenic Way, Granite Ridge Road, Hidden Ranch Ct., Meridian Hills Tr. In these cases, the need for a midblock crossing is not considered necessary as there is no pedestrian destination in these areas that would necessitate a midblock crossing.

e. <u>Drainage</u>

A Preliminary/Final Drainage Report for The Enclave at Stonebridge is submitted with this application package.

f. <u>Traffic</u>

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

g. <u>Geotechnical Report</u>

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

h. Utilities

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

i. Wildlife

The Enclave at Stonebridge at Meridian Ranch is a developing area and there is no significant impact to wildlife.

In accordance with the impact identification report of the Meridian Ranch Sketch Plan, in 2009 the property was assessed for Preble's Meadow Jumping Mouse and Ute Ladies'-tresses Orchid habitat but

was found to be unsuitable for these threatened species. The U.S. Fish and Wildlife Service reviewed the studies and agreed with these findings.

At the time of the 2009 Sketch Plan approval, the Colorado Division of Wildlife Impact Maps indicated that Pronghorn Antelope may range within the Sketch Plan area. Pronghorn Antelope are rated as being subject to potentially moderate impacts from the effects of development. The two drainage corridors within the Meridian Ranch Sketch Plan may allow for the migration of the Pronghorn Antelope. The fencing used within Meridian Ranch is compatible with the wildlife needs.

GENERAL PROVISIONS

- <u>Addition</u>. The adeption of this development plan shall evidence the findings and decisions of the El Bios County Board of County. The Eleventry Board of County County Board of County County Board of County County Board of County County
- Relationship to Countly Regulations. The provisions of this Development Plan shall prevail and govern the development of Meridian Ranch The Enclava at Stonebridge, provided, however, that where the provisions of this Development Plan do not address a particular subject, the relevant provisions of the El Paso Countly Land Development Code in effect at the time of the PUD plan approval (or owner acknowledge the PUD changes with the Code), or any other applicable resolutions or regulations of El Paso Countly, shall be applicable.

MERIDIAN RANCH DEVELOPMENT GUIDELINES THE ENCLAVE AT STONEBRIDGE PUD

- B. Accessory uses shall be subject to the regulations of section 5 of the 2013 LDC, as may be amended in the future

- Newlogment Requirements

 1. Maximum bot coverage: fifty-five (55) percent

 2. Maximum building height; thirty (30) feet.

 3. Setback minimums:
 a. Front yard: twenty (20) feet

 b. Side yard: five (5) feet yard: five (6) feet distributed for the side street side shall be ten (10) feet

 c. Rear yard: twenty (20) feet.
 4. Accessory buildings must comply with the softbacks established above, except that the rear yard setback may be reduced to seven and one half (7.5) feet for any jots that do not abut a public street. Accessory structures shall be governed by architectural covenants regarding building colors and materials to be consistent with the primary structure of the site.

 5. Projections into setbacks are governed by the Land Development Code in effect at the time of PUD Plan approval.

E. Streets
Streets within the The Enclave at Stonebridge at Meridian Ranch Subdivision provide general vehicular circulation throughout the development.
All streets shall be publicly owned and maintained. Construction will be to El Paso County Standards. All Streets shall be paveded on both sides of all streets illustrated on this plan.

GENERAL NOTES

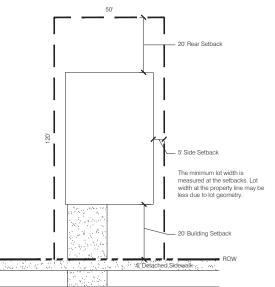
- OLIVIEWE NOT THE SHAP BY A STATE OF THE STAT

- c. Rear: seven and one-half (7.5) feet 0. Streets: Ten (10) feet easement along all areas when front easement is not appropriate. e. Subdivision Perimeter: Twenty (20) feet f. Tract Perimeter: Twenty (20) feet

- Tract Perimeter: Twenty (20) feet openspace/Trail/dandscape tracts shall be limited to non-motorized use only, except for maintenance and emergency vehicles.
 100 year FEMA Floodplain is existing within the project area.
 6 Indiave at Stonetridge at Merdiad Ranch is Subject to the previously approved Meridian Ranch Overall PUD Plan. Any PUD Development in amendment shall follow procedures of the Land Development Code as amended and/or separately implemented or otherwise adopted.
 6 Indiave at Stonetridge at Merdiad Ranch is Subject to the approved Merdian Ranch 2 noing & Conceptual Plan approved 5-2-2012 and
 corded 3-20-2013, reception number 213036329.

 The EP Paso County William Hazards hand, falled December 2007, The Enclave at Stonebridge at Merdian Ranch is situated entirely within

- Per the El Paso County Willdfire Hazards map, dated December 2007. The Enclave at Stonebridge at Meridian Ranch is situated entirely within the Low Hazard. Non Forested category... https://doi.org/10.1009/1

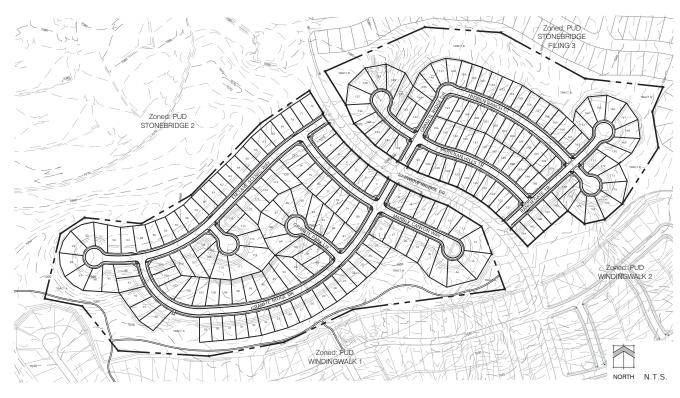


TYPICAL LOT LAYOUT BASED ON MINIMUM LOT SIZE (VARIES)

THE ENCLAVE AT STONEBRIDGE AT MERIDIAN RANCH

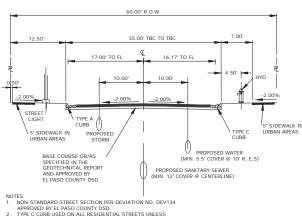
PUD DEVELOPMENT PLAN / PRELIMINARY PLAN

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



OVERALL DEVELOPMENT DWELLING UNIT TABULATION

	FIL	JNG	1 F	ILING 2	FILI	NG 3	FILING 4	FILING 6		FILING 7	ESTATES FILING 2 AND 3	à	FILING 11
DWELLING UNITS		800		350	12	22	96	54		131	62		200
STONEBRIE FILING 1 8		FIL	ING 8		ISTAS NG 1	FIL	ING 4B	STONEBRIDG 3	Е	FILING 9	WINDINGWALK 1&2		HE ENCLAVE AT STONEBRIDGE
175			145	2	21		62	164		181	405		209
TOTA DWELLING		ITS		EMAINING LLING UN			AXIMUM LING UNIT	s					
3,37	7			1,123			4,500						



- . TYPE C CURB USED ON ALL RESIDENTIAL STREETS UNLESS OTHERWISE NOTED.
 CLEAR ZONES MUST BE MAINTAINED AT ALL TIMES. ALL STRUCTURAL COMPONENTS LAGRER THAN 4" IN DIA. MUST BE A MINIMUM OF 7" FROM EDGE OF TRAVEL WAY FOR TYPE C CURB AND 1.5" FROM FACE OF CURB FOR TYPE A CURB.
 ASPHALT DETERMINED BY HYEEM METHOD AND APPROVED BY EL PASO COLUNTY DSD.

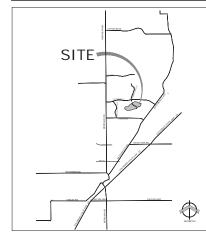
60' R.O.W. RESIDENTIAL ROAD (TYPICAL)

Raul Guzma	
Name of La	ndowner
Landowner'	s Signature, notarized
Ownership	Certification
I/we	a (one of the following: qualified title
insurance comp	pany, title company, title attorney, or attorney at law) duly
qualified, insure	ed, or licensed by the State of California, do hereby certify
that I/we have	examined the title of all lands depicted and described
hereon and tha	t title to such land is owner in fee simple by
at the time of t	his application.
Notarized signa	ture
ivotarized signa	iture
OR Name of At	torney and registration number

This rezoning request to PUD has been rev complete and in accordance with the	
resolution or motion #) and all applicable El Paso County regulatio	
Chair, Board of County Commissioners	date

Clerk and Recorder Certifica	tion
State of Colorado)	
)ss.	
El Paso County)	
I hereby certify that this Plan was filed ir(month), 20 at recorded per Reception No	n my office on this(day) of o'clock a.m./p.m. and was

VICINITY MAP



DEVELOPMENT DATA

PUD
The Enclave at Stonebridge at Meridian Ranch
PUD Development/Preliminary Plan
4230400001,4200000411, 4200000412, and a portion of 4200000413

 Total Area:
 Number of Lots: 67.895 AC

 Total Lot Area 40.866 AC (60.19%)

ed from the front setback line or as otherwise shown on the PUD

 I otal Lot Area:
 Average Lot Size:
 Minimum Lot Size:
 Minimum Lot Width:
 Minimum Lot Depth:
 Gross Density:
 Net Density: 6,000 SF 50' as measured fror 120' 3.07 DU/AC 5.11 DU/AC 11.654 AC (17.16%) Total Tract Area: 15.375 AC (22.65%) Thirty (30) Feet Maximum Lot Coverage: Fifty-five percent (55%)

LAND USE DATA TABLE

LAND USE	NET DENSITY	UNITS	ACRES	% OF LAND
SINGLE FAMILY	5.11 DU/AC	209 Lots	40.866	60.19 %
ROAD R.O.W	N/A	N/A	11.654	17.16 %
OPEN SPACE TRACTS	N/A	N/A	15.375	22.65 %

TRACT TABLE FILING 4

TRACT NAME	TRACT AREA	TRACT USE	OWNERSHIP / MAINTENANCE
TRACT A	7.979 AC	LANDSCAPE BUFFER/OPEN SPACE/UTILITIES	MERIDIAN RANCH SERVICE DISTRICT/PRIVATE
TRACT B	7.396 AC	LANDSCAPE BUFFER/OPEN SPACE/UTILITIES	MERIDIAN RANCH SERVICE DISTRICT/PRIVATE

SOCIAL IMPACTS TABLE

ISSUE	PROVIDER / MAINTENANCE	AVAILABILITY / AMOUNT		
STUDENT GENERATION		209 SF Dwelling Units		
Elementary School (.34/DU): 72	School District 49			
Middle School (.16/DU): 34	School District 49			
High School (.20/DU): 42	School District 49			
TOTAL: 148				
WATER PROVIDER	Meridian Ranch Metropolitan District	(See Discussion & Water Resources Report)		
WASTEWATER PROVIDER	Meridian Ranch Metropolitan District	(See Discussion & Wastewater Report)		
FIRE PROTECTION PROVIDER	Falcon Fire Protection District			
EMERGENCY SERVICES				
Ambulance:	Falcon Fire Protection District			
Police:	El Paso County Sherriff			
RECREATION ACREAGE				
Open Space:	Meridian Ranch Metropolitan District	15.375 acres		
Parks:	Meridian Ranch Metropolitan District	N/A		
Trails:	Meridian Ranch Metropolitan District	2,637 Linear Feet		
Private Open Areas:	Meridian Ranch Metropolitan District	N/A		

PERMITTED USES TABLE

CMRS Facility, Stealth	S
Dwellings - Detached Single Family	A
Model Home/Subdivision Sales Office	T
Public Park, Open Space	A
Yard Sales	T

ACCESSORY USES	
Day Care Home	A*
Group Home	A*
Home Occupation, Residential	A
Mother-in-law apartment	A
Personal Use Greenhouse	A
Residential accessory structures & uses	A
Solar Energy system	A
LEGEND	
A: Allowed Use	
S: Special Use**	
T: Temporary Use***	
Uses not listed in this table are pro	hibited.
* Day Care & Group Homes may be an Allowed L Use depending on the size as defined in Table 5- County Land Development Code and are subject t Section 5.2.2 of the EI Paso County Land Develops otherwise Amended	3 of the Él Pa to the criteria nent Code Of
** Special uses are subject to the requirements County Land Development Code, Section 5.3.2 C Amended.	R as otherwis
*** Temporary uses are subject to the requirem Paso County Land Development Code, Section otherwise Amended.	

OWNER / SUBDIVIDER San Diego, CA 92110

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

LEGAL PLAN SITE PLAN SHEET 3 of 15: SHEET 4 of 15: SITE PLAN SITE PLAN SHEET 10 of 15: SHEET 11 of 15: LANDSCAPE PLAN SHEET 12 of 15: LANDSCAPE PLAN SHEET 13 of 15: LANDSCAPE PLAN

Land Planning Landscape Architecture Urban Design N.E.S. Inc. 619 N. Cascade Ave., Ste. 200 Colorado Springs, CO 80903 Tel. 719.471.0073 Fax 719.471.0267 www.nescolorado.com

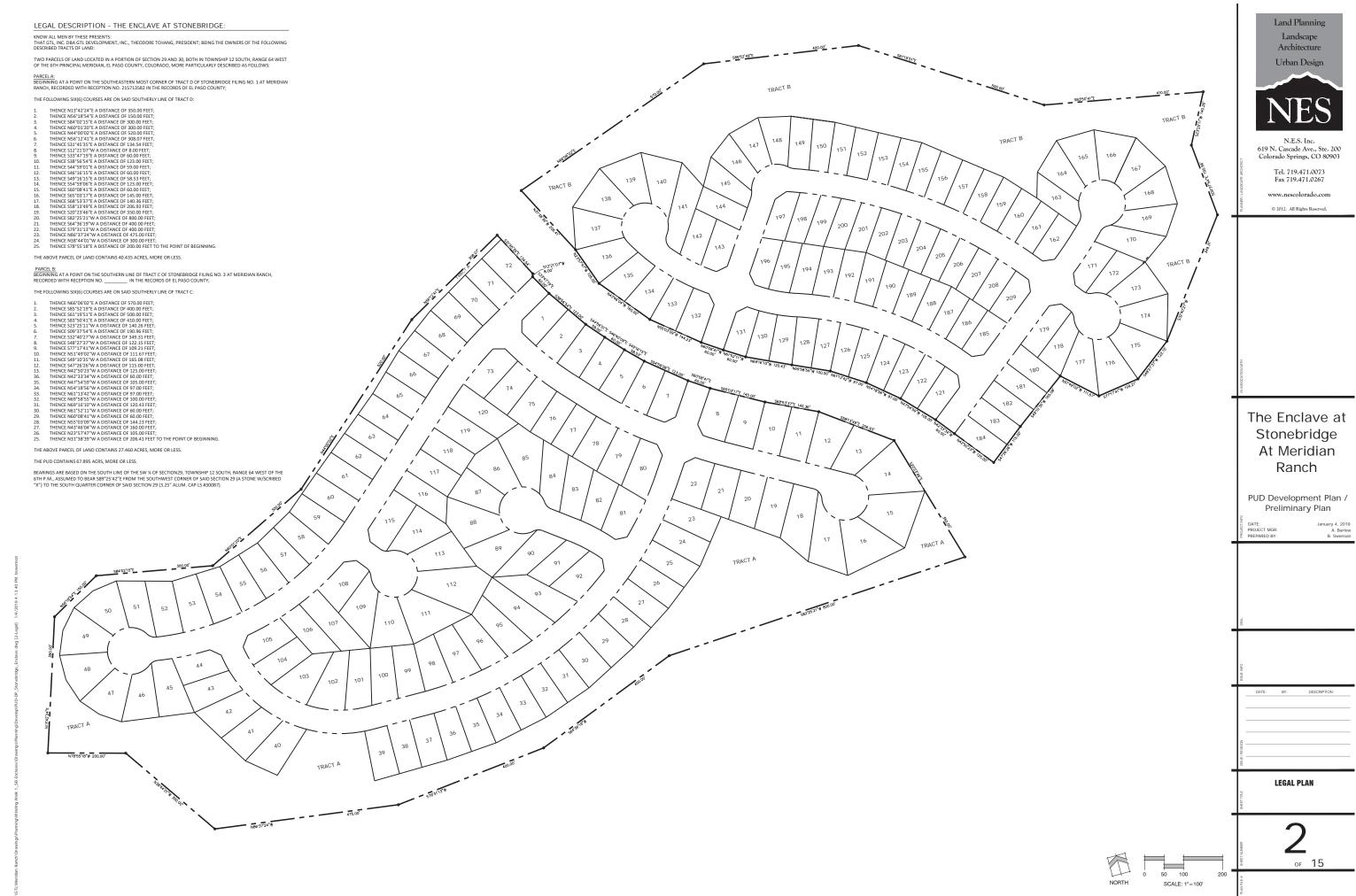
The Enclave at Stonebridge At Meridian Ranch

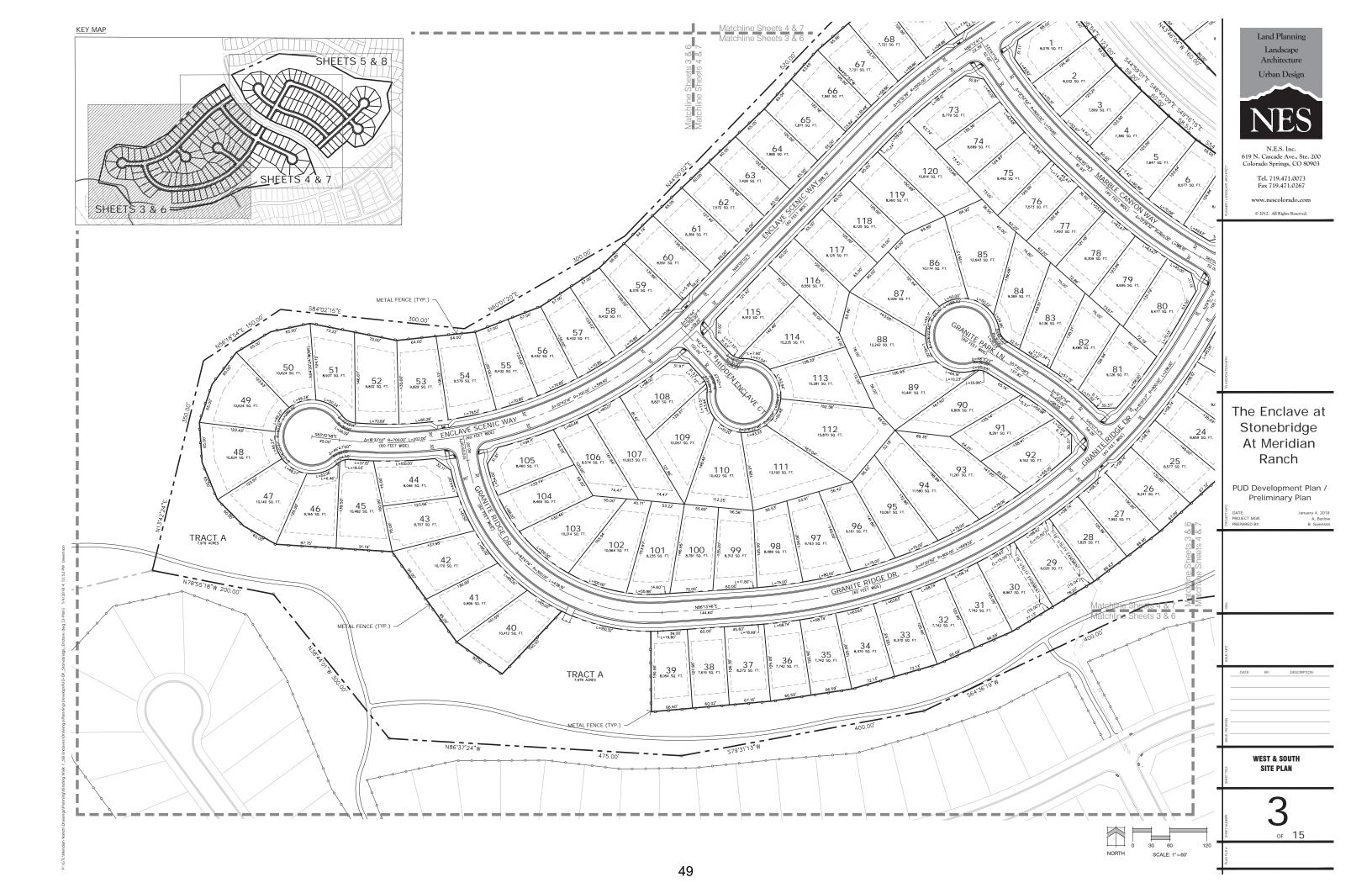
PUD Development Plan / Preliminary Plan

COVER SHEET

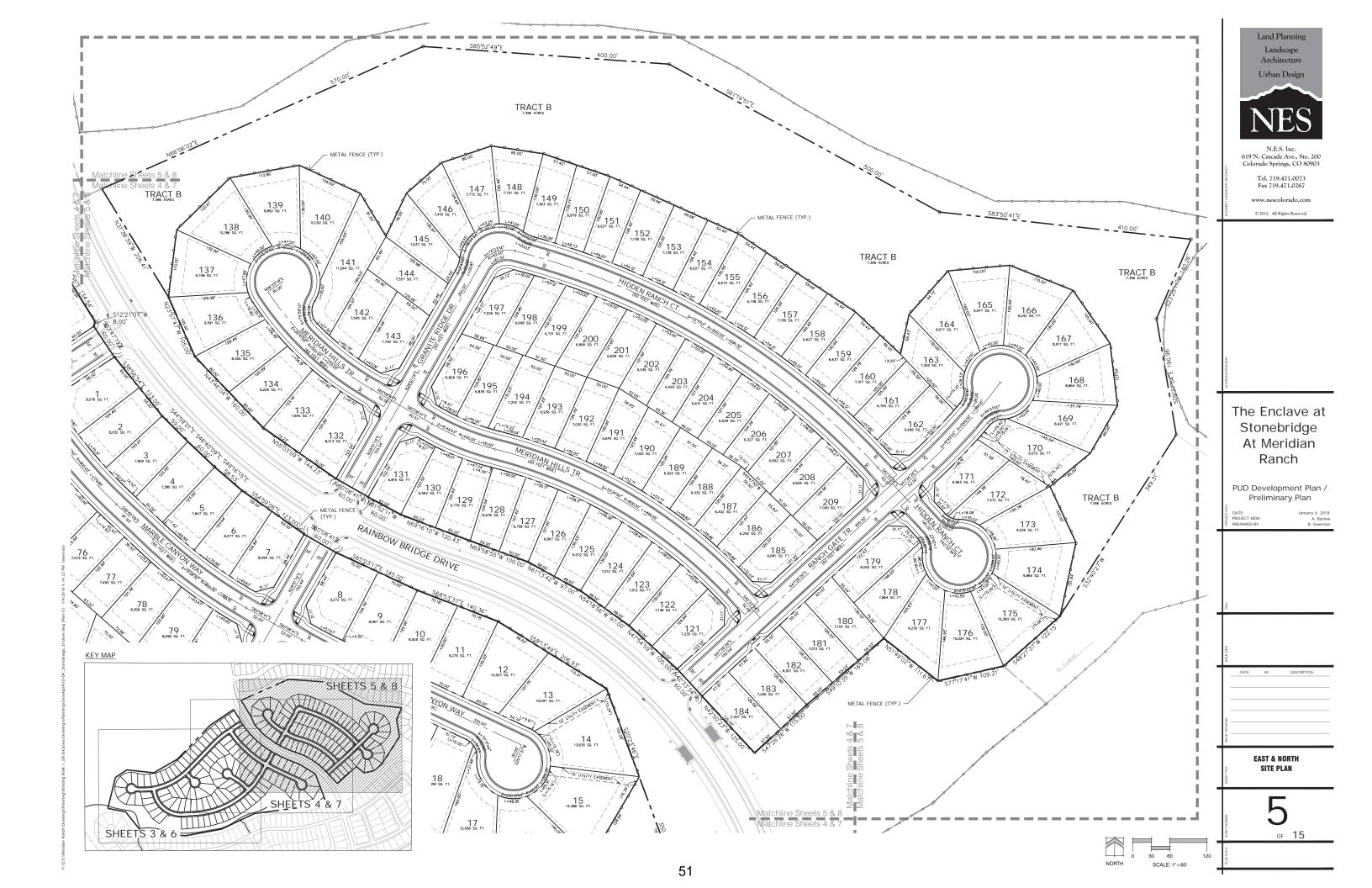
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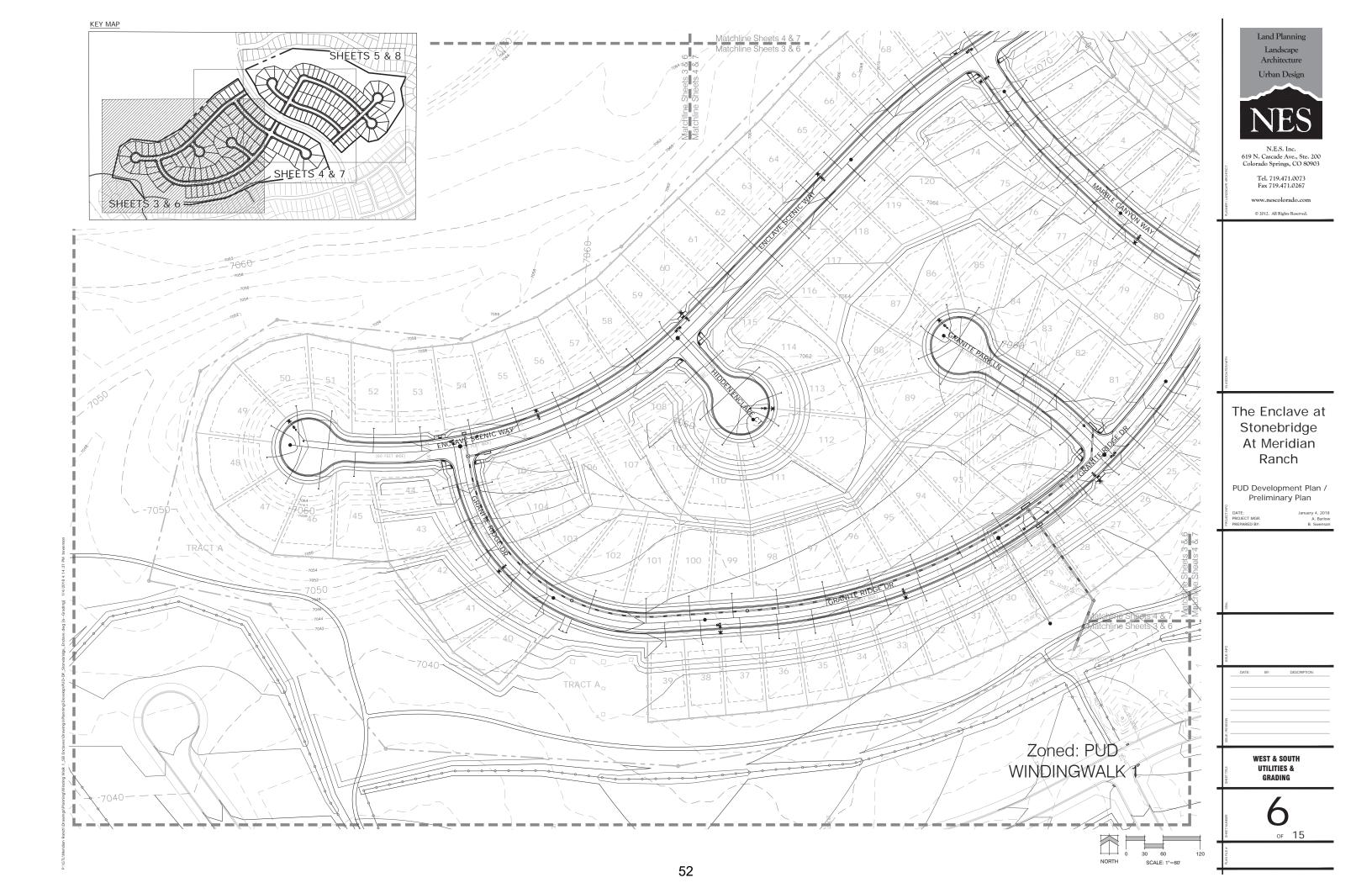
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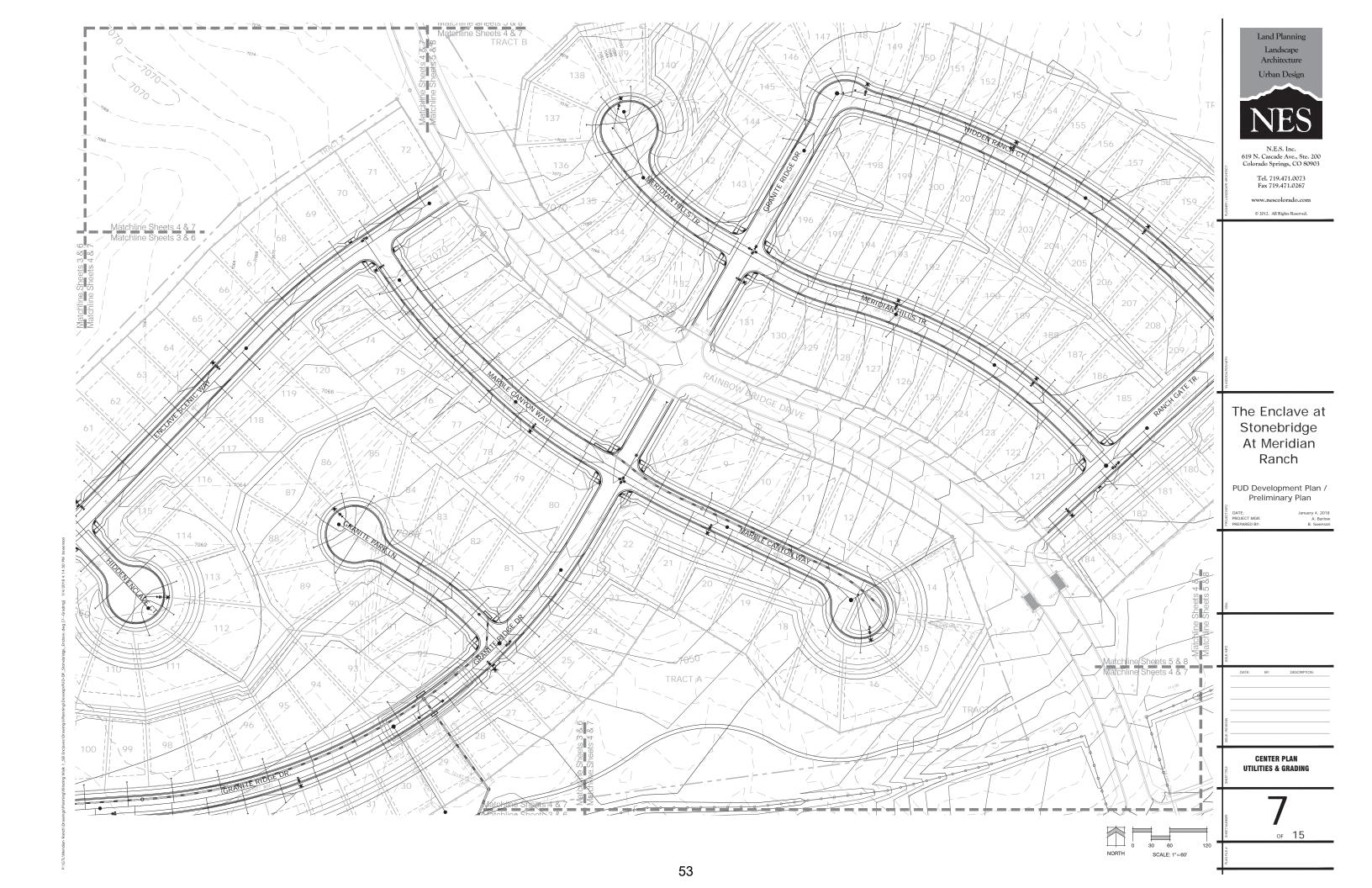


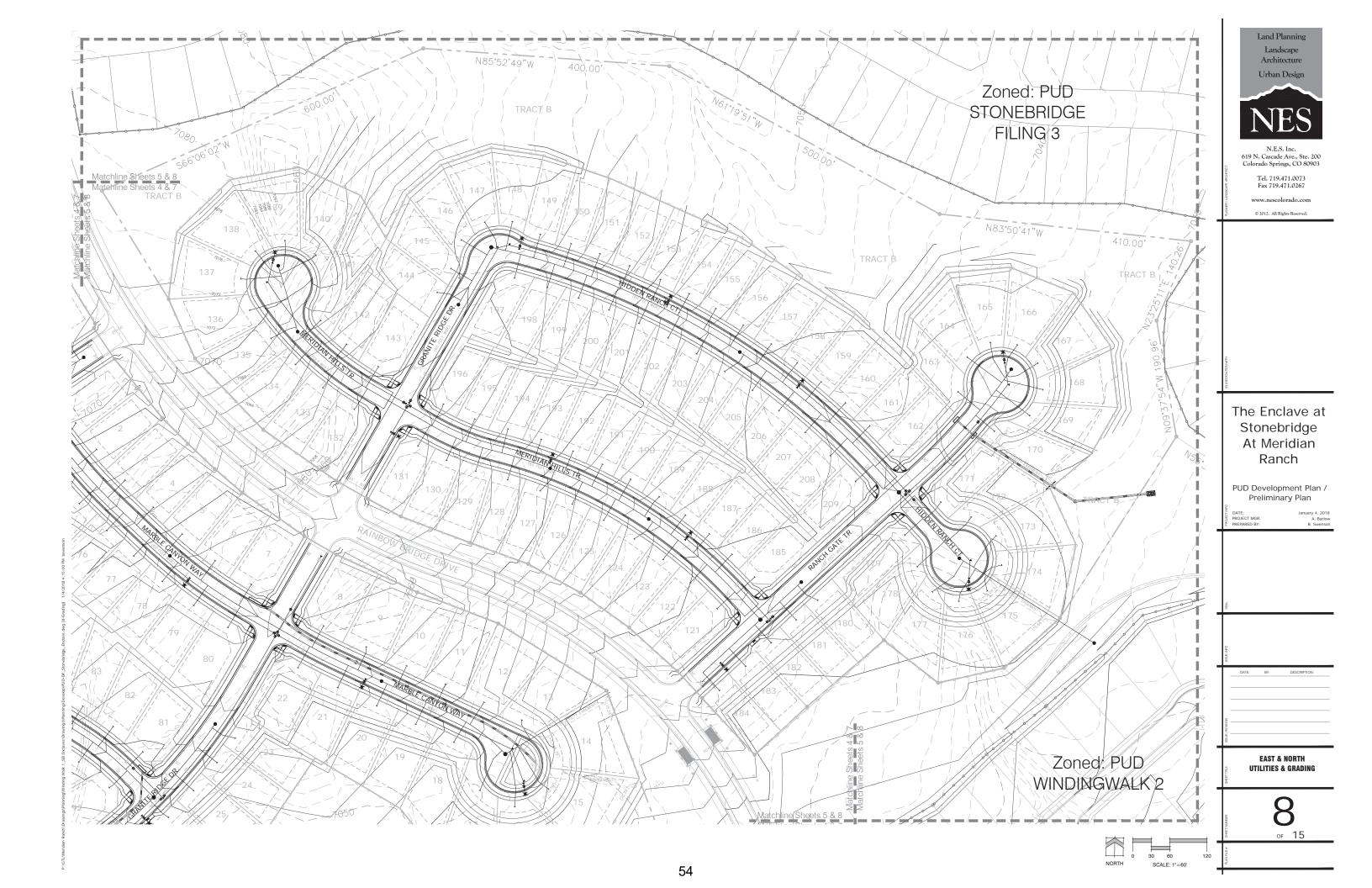












ADJACENT OWNERS 1. 4200000410

3575 KENYON ST STE 200 SAN DIEGO CA 92110

2. 4200000413

MERIDIAN RANCH INVESTMENTS INC.

PO BOX 80036

SAN DIEGO CA 92138 3. 4230401049

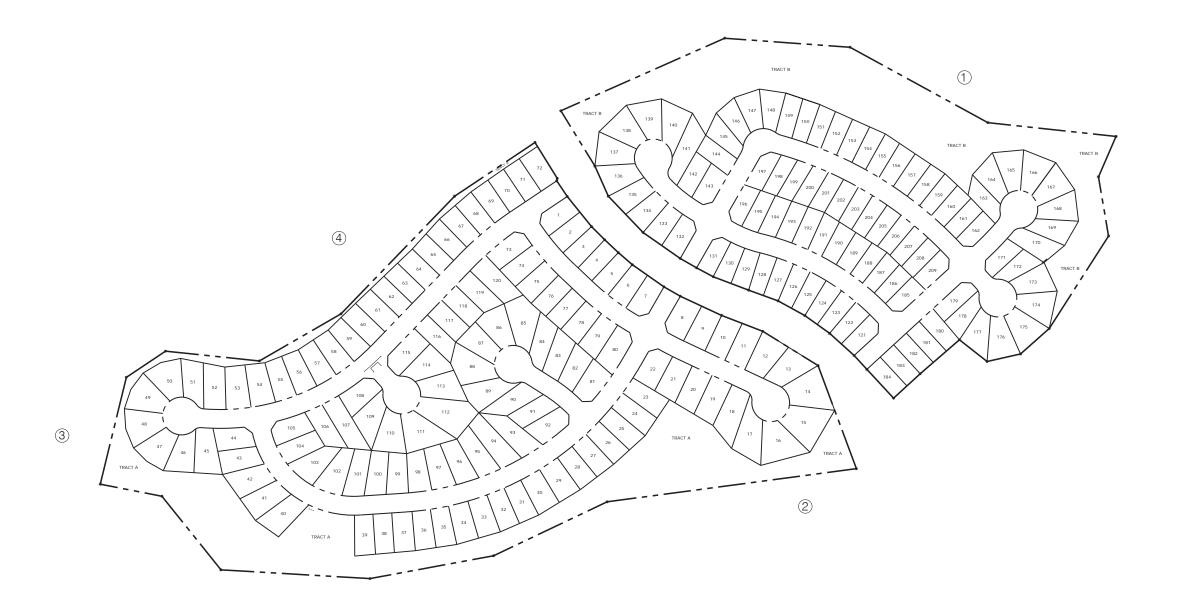
MERIDIAN RANCH GOLF COURSE LLC.

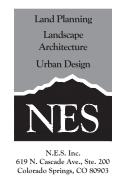
SAN DIEGO CA 92138

4. 4230401047

MERIDIAN SERVICE METRO DISTRICT 7995 E PRENTICE AVE STE 103E

ENGLEWOOD CO 80111





Tel. 719.471.0073 Fax 719.471.0267

www.nescolorado.com

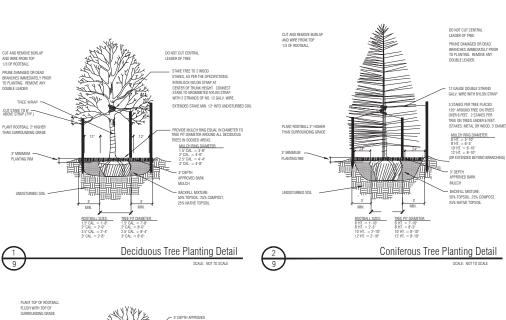
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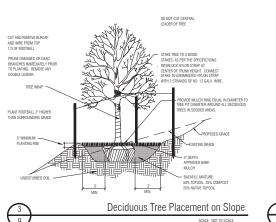
The Enclave at Stonebridge At Meridian Ranch

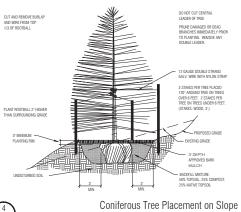
PUD Development Plan / Preliminary Plan

ADJACENT OWNERS

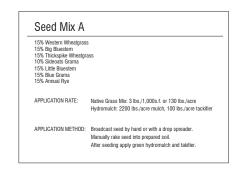
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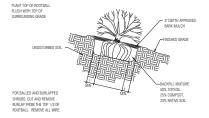












E-COAT COATING SYSTEM

Note: Gate to be Ameristar Montage Plus 6' Width Majestic Gate

Base Material

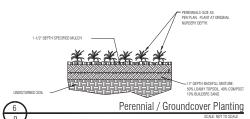
Uniform Zinc Coating

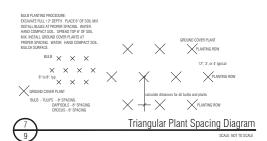
Zinc Phosphate Coating

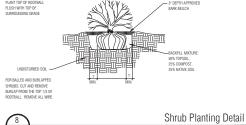
Epoxy Primer -Acrylic Topcoat -

 $\frac{9}{9}$

(Hot Dip)







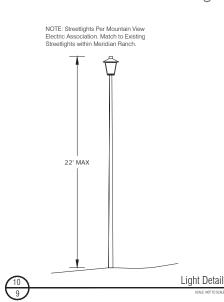
Shrub Placement on Slopes 1½" MONTAGE PLUS™Rail -Post 2½"⊠ x 16ga ∕¾" Ø 18ga Picket 3', 31/3', 4', 5', 6 Bracket Options 315%6" TYPICAL ES:
1.) Post size depends on fence height and wind loads. See MONTAGE PLUS^{τα} specifications for post sizing chart.
2.) Third rail required for Double Rings.
3.) Available in 3^{τα} air space and/or Flush Bottom on most heights. RAKING DIRECTIONAL ARROW -Welded panel can be raked 30" over 8' with arrow pointing do MONTAGE PLUS™ RAIL

PROFUSION™WELDING PROCESS —

Metal Fence - Ameristar Montage Plus: Bronze Majestic

MONTAGE PLUS "RAIL -

Specially formed high strength architectural shape.



PLANT SCHEDULE DECIDUOUS TREES CODE BOTANICAL NAME / COMMON NAME HEIGHT WIDTH SIZE COND QTY Gtr Gleditsia triacanthos / Honey Locust 3" Cal. B&B 3" Cal B&B 8 3" Cal. B&B 8 EVERGREEN TREES CODE BOTANICAL NAME / COMMON NAME HEIGHT WIDTH SIZE COND QTY 0 Juniperus sconulorum "Wichita Blue" / Wichita Blue Junip 6" HT B&B 13 (•) 6" HT B&B 19 ORNAMENTAL TREE CODE BOTANICAL NAME / COMMON NAME HEIGHT WIDTH SIZE COND OTY (+) SHRUBS HEIGHT WIDTH SIZE COND QTY CODE BOTANICAL NAME / COMMON NAME €) Juniperus horizontalis `Blue Chip` / Blue Chip Juniper 8` 5 GAL CONT 2 GRASSES CODE BOTANICAL NAME / COMMON NAME HEIGHT WIDTH SIZE COND QTY 0 2.5` 1 GAL CONT 1

SITE DATA

 Land Use: Number of Lots:Total Area:

TREE REQUIREMENTS

LDC Plant Category	Street (Classification)	Street Frontage Length	Required Trees	Provided Trees
(RB)	Rainbow Bridge (Local)	1,624'	55 (1 per 30')	0 (shrub substitute 50 shrubs at 1 tree/10 shrub

LANDSCAPE NOTES

- CONTRACTOR TO UTILIZE STOCKPILED TOPSOIL FROM GRADING OPERATION AS AVAIL. TILL INTO TOP 6" OF SOIL.
 FOR GRADES REFER TO CIVIL ENGINEERS DRAWINGS.
 ALL TREES TO RECEIVE A BACK FILL MIXTURE OF 50% IMPORTED LOAMY TOPSOIL, 25% PEAT.

- MOSS, AND 25% EXISTING SOIL.

 4. A FULLY AUTOMATED SPRINKLER IRRIGATION SYSTEM WILL DRIP IRRIGATE ALL TREES.
- 4. A FULLY AUTOMATED SPRINKLEN IRRIGATION SYSTEM WILL DRIP IRRIGATE ALL TREES.
 5. ALL TREES TO BE STAKED WITH WOOD STAKES. FOR 3" CALL DECIDIOUS TREES AND EVERGREEN TREES OVER 6" USE 3 WOOD STAKES (STAKE TO GROUND LEVEL).
 6. MINIMUM INSPECTIONS WILL INCLUDE SELECTION OF SPECIMEN PLANT MATERIALS AT CONTRACTOR'S

 NURSERY OR WHOLESALER, APPROVAL OF PLANT LOCATION STAKES BEFORE PLANT MATERIALS
- INSTALLED, 'PUNCH LIST' SITE INSPECTION, AND FINAL INSPECTION SITE VISITS.
- A. PRE-CONSTRUCTION MEETING/SELECTION OF PLANT MATERIALS AT THE NURSERY AND REVIEW OF SPECIFIED LANDSCAPE/IRRIGATION SUBMITTALS.
- B. IRRIGATION MAINLINE INSPECTION PRESSURE TEST AND REVIEW OF MODEL
- B. IRRIGATION MAINLINE INSPECTION PRESSURE TEST AND REVII IRRIGATION.
 C. IRRIGATION 95%/ PUNCH INSPECTION.
 D. IRRIGATION FINAL ACCEPTANCE INSPECTION.
 E. LANDSCAPE 50% INSPECTION 1/2 THROUGH ENTIRE PROJECT F. LANDSCAPE 95% INSPECTION/ PUNCH INSPECTION.

- H. LANDSCAPE FINAL ACCEPTANCE INSPECTION AND COUNTY LANDSCAPE AND
- IRRIGATION AFFIDAVITS.
 7. PLANTS SHALL BE WARRANTED FOR THE DURATION OF TWO FULL YEARS AFTER THE
- 7. PLANTS SHALL BE WARRANTED FOR THE DURATION OF TWO FULL YEARS AFTER THE INSTALLATION (WARRANTY SHALL COVER 100% OF THE REPLACEMENT COST).

 8. ALL PLANTS TO RECEIVE 3 INCH DEPTH OF SHREDDED CEDAR WOOD MULCH UNLESS OTHERWISE SPECIFIED. MULCH RINGS TO BE 15" DIA. FOR 5 GALLON SHRUBS AND 36" DIA. FOR TREES NOT PLANTED IN BEDS, WITH THE EXCEPTION OF BLUEGRASS SOD ARRAS IN WHICH TREES SHALL RECEIVE 60" DIA. MULCH RING. AVAILABLE FROM C&C SAND CEDAR MULCH LIGOLATICATION.
- CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL PLANT MATERIAL SHOWN ON THIS PLAN. IF ANY DISCREPANCIES ARE FOUND BETWEEN THE LANDSCAPE PLAN AND THE PLANT SCHEDULE, THE QUANTITIES SHOWN ON THE LANDSCAPE PLAN SUPERSEDE THOSE SHOWN ON

MULCH (719)471-7222.

- SCHEDULE, THE QUANTITIES SHOWN ON THE LANDSCAPE PLAN SUPERSEDE THOSE SHOWN O THE PLANT SCHEDULE.

 10. CONTACT THE LANDSCAPE ARCHITECT FOR ANY DISCREPANCIES WITH THE DRAWINGS OR VARIATIONS IN THE FIELD.

 11. CALL FOR UTILITY LOCATIONS PRIOR TO ANY PLANT INSTALLATION.

 12. LANDSCAPING IN THE SIGHT TRIANGLES SHALL NOT EXCEED 18" IN HEIGHT.

 13. FENCING DETAILS ARE TYPICAL AND MAY BE SUBJECT TO MINOR VARIATIONS IN MATERIALS. ANY VARIATION SHALL BE AUTHORIZED BY THE DEVELOPMENT SERVICES DIRECTOR, AFTER REVIEW OF ALTERNATE PLANS, DETAILS, OR OTHER DOCUMENTATION IN SUPPORT OF THE VAPILATION

The Enclave at
Stonebridge
At Meridian
Ranch

Land Planning Landscape Architecture Urban Design

N.E.S. Inc.

619 N. Cascade Ave., Ste. 200 Colorado Springs, CO 80903

Tel. 719.471.0073

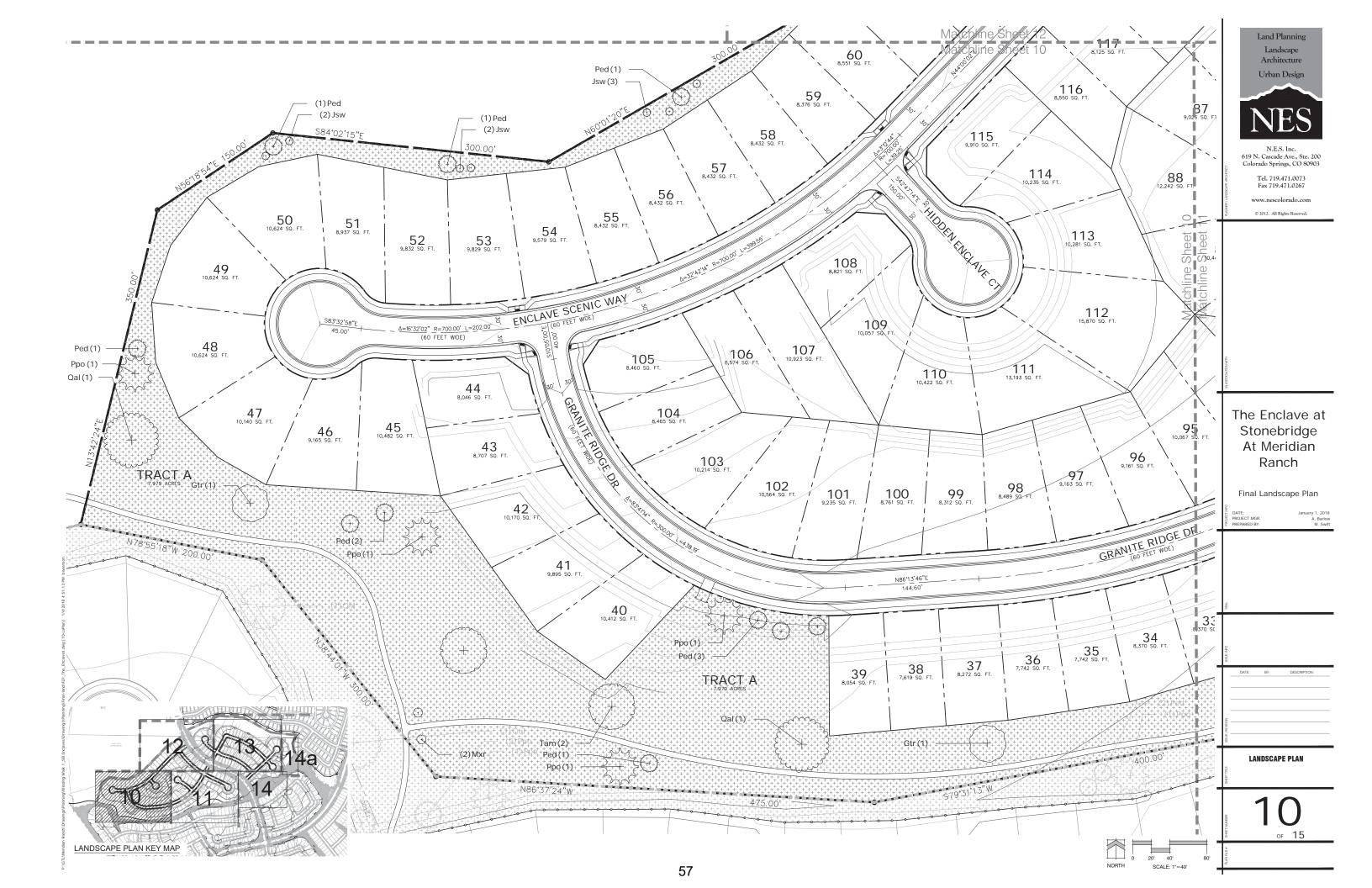
Fax 719.471.0267 www.nescolorado.com © 2012. All Rights Reserved.

Final Landscape Plan		
PROJECT INFO	DATE: PROJECT MGR: PREPARED BY:	January 1, 2018 A. Barlow M. Swift
Г		

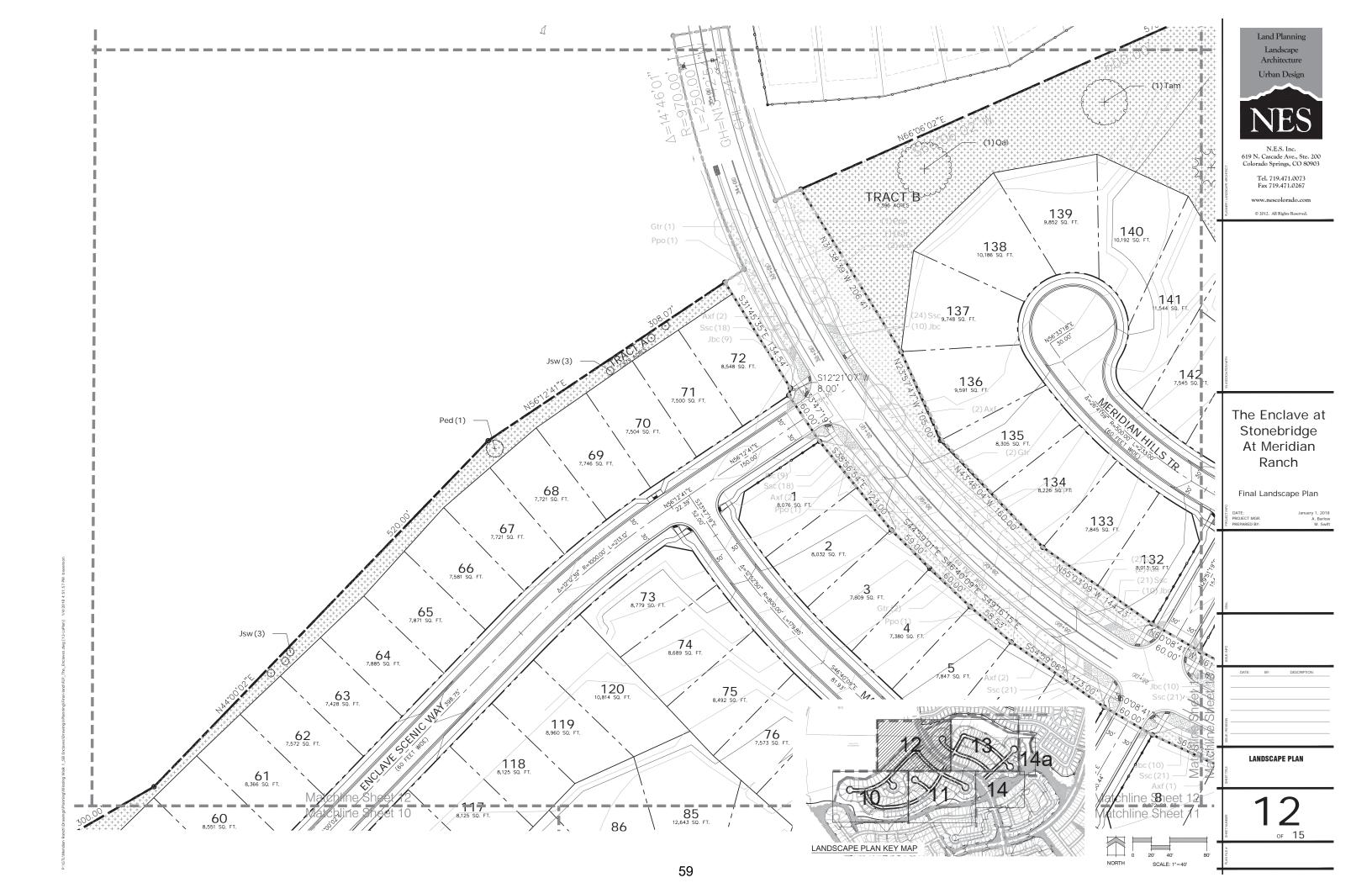
	DATE:	BY:	DESCRIPTION:
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LANDSCAPE DETAILS

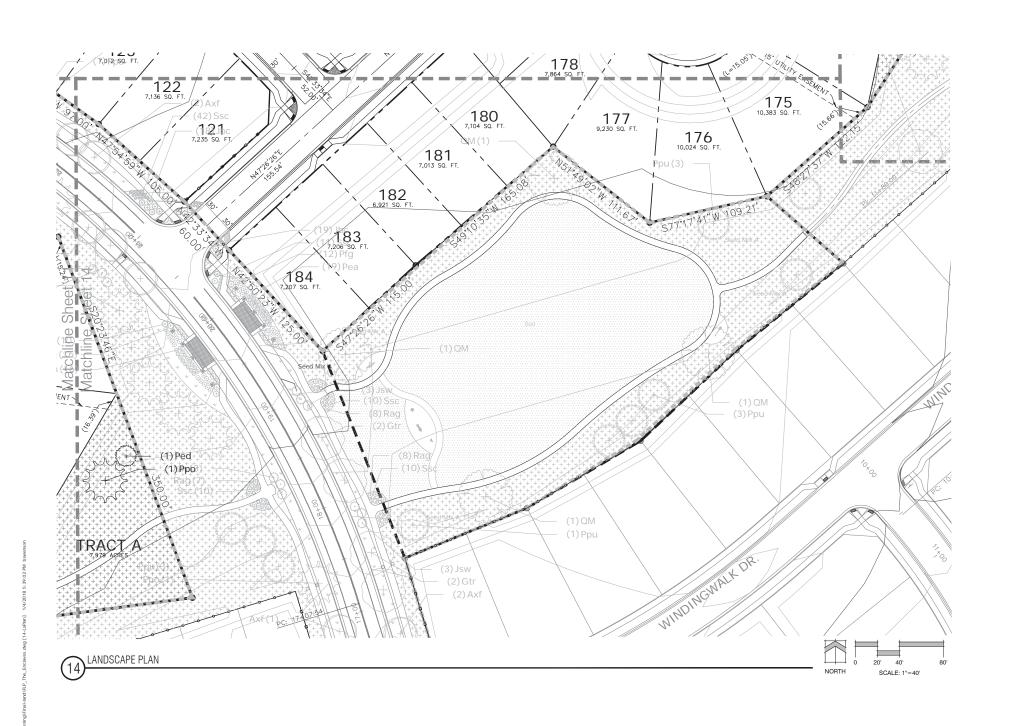
of 15

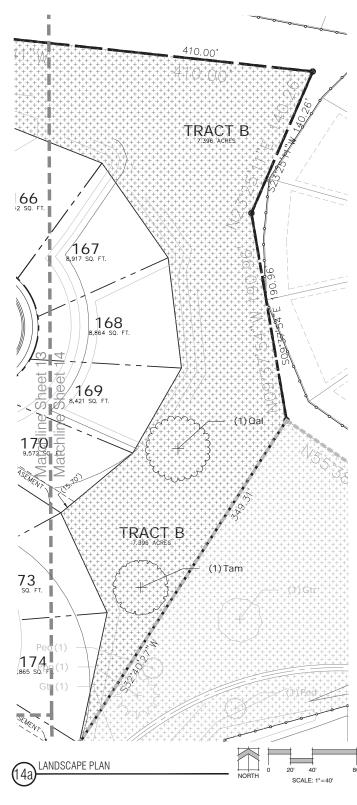


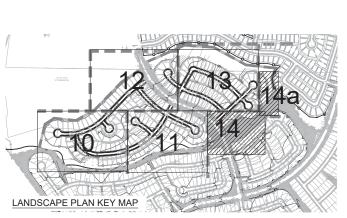


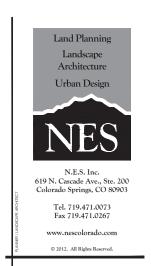












The Enclave at Stonebridge At Meridian Ranch

Final Landscape Plan

Ē	DATE:	January 1, 201
PROJECTII	PROJECT MGR:	A. Barlo
Ä	PREPARED BY:	M. Sw

DATE: BY: DESCRIPTION:

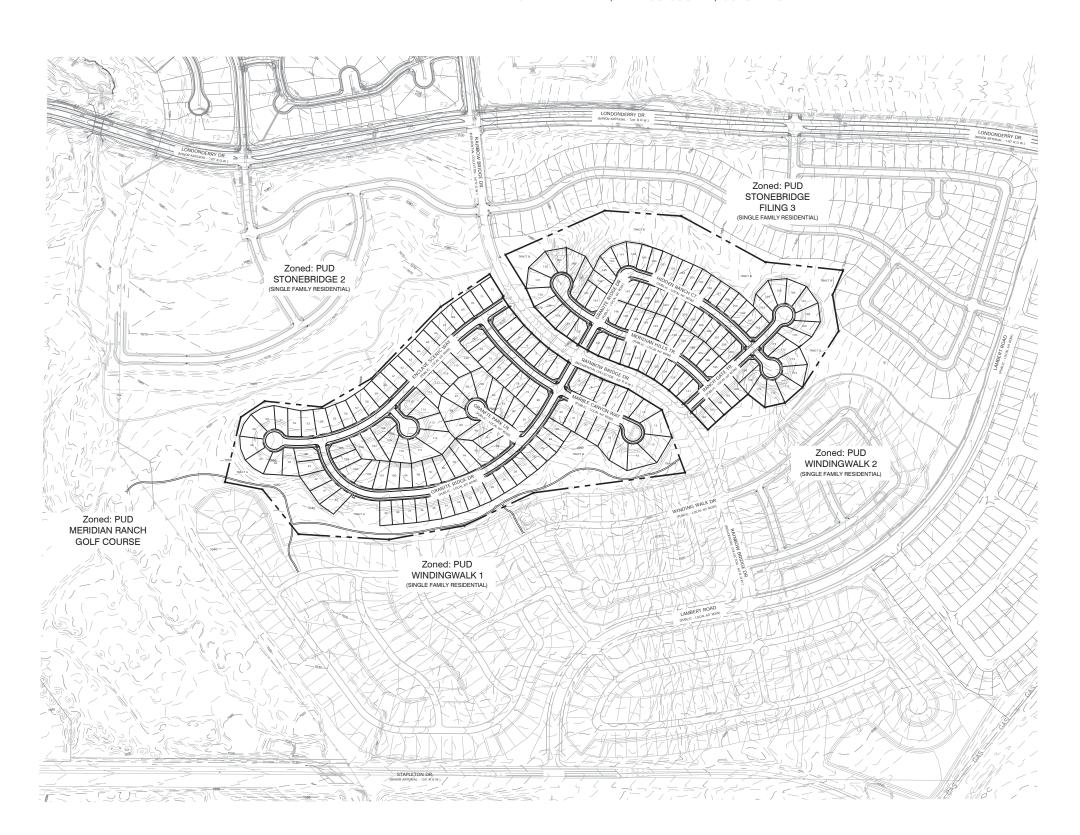
LANDSCAPE PLAN

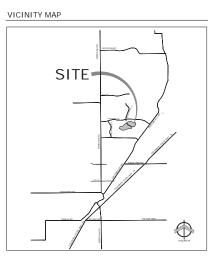
14

THE ENCLAVE AT STONEBRIDGE AT MERIDIAN RANCH

PUD DEVELOPMENT PLAN / PRELIMINARY PLAN

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







The Enclave at
Stonebridge
At Meridian
Ranch

PUD Development Plan / Preliminary Plan

SEAL			

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ZONING MAP

1 OF

El Paso County Parks

Agenda Item Summary Form

Agenda Item Title: WindingWalk PUD Development Plan/Preliminary Plan and

Filing No. 1 Final Plat

Agenda Date: February 14, 2018

Agenda Item Number: #6-C

Presenter: Ross Williams, Park Planner

Information: Endorsement: X

Background Information:

Request by GTL, Inc., for approval of WindingWalk PUD Development Plan, Preliminary Plan, and Filing No. 1 Final Plat. WindingWalk is zoned PUD and is located within the Meridian Ranch development, northeast of the town of Falcon, northwest of the intersection of Eastonville Road and Stapleton Drive, and south of Meridian Ranch Elementary School and Falcon High School. The proposed 139-acre PUD Development Plan and Preliminary Plan will include 405 single-family residential lots, while Filing No. 1 will include 345 lots on 113.9 acres, with a minimum lot size of 6,000 square feet. The property is within the Falcon-Peyton Small Area Master Plan boundary.

The El Paso County Parks Master Plan (2013) shows that the WindingWalk development impacts the proposed Eastonville Primary Regional Trail, which has connections to the Rock Island Regional Trail 3 miles to the south and Falcon Regional Park 1 mile to the north. When completed, the Eastonville Primary Regional Trail will ultimately connect the town of Falcon's commercial district to the Palmer Divide Regional Trail to the north of the project site. The 2017 Meridian Ranch Sketch Plan Amendment included language in the General Note section stating the following condition: "A 25' regional trail easement along Eastonville Road to be dedicated to El Paso County."

The open space dedication proposed with this PUD Development Plan and Preliminary Plan comprises approximately 29 acres, or 21% of the subdivision, and exceeds the required 10% open space dedication. Filing No. 1 Final Plat alone contains approximately 25 acres of open space. Numerous trails and sidewalks connect residents to a variety of recreational facilities in the Meridian Ranch Development, including the Stonebridge Community Center, golf course, and the proposed 2.34 acre WindingWalk Park.

The developer intends to submit a request for a park lands agreement to address credits against urban park fees for this subdivision. Parks staff will review the agreement, and if acceptable, will submit it for endorsement at an upcoming Park Advisory Board meeting, prior to the recording of the Final Plat. If no park lands agreement is requested, Filing No. 1 Final Plat urban park fees would amount to \$93,840. There are no regional park

fees required for this subdivision pursuant to the existing 2014 park lands agreement for dedication of land for the Falcon Regional Park.

County Parks acknowledges the waiver of regional park fees as outlined in the 2014 park lands agreement, and recommends that waiver of urban park fees be addressed in a future park lands agreement to be executed prior to recording of final plat. The waiver would be subject to provision of additional neighborhood park amenities, specifically WindingWalk Park planned for development within Tract G, as well as trails throughout the development. Staff recommends that the approval of WindingWalk PUD Development Plan / Preliminary Plan and Filing No. 1 Final Plat include the following conditions:

- Regional fees are not required pursuant to the existing park lands agreement for regional park land dedication.
- As stated in the general notes of the approved 2015 Meridian Ranch Sketch Plan Amendment, the landowner shall dedicate to El Paso County a 25' trail easement along Eastonville Road that allows for public access, as well as construction and maintenance of a primary regional trail, and the aforementioned easement be shown on the PUD Development Plan / Preliminary Plan, and shall be shown and dedicated on the Final Plat.
- Require fees in lieu of land dedication for urban park purposes, but recommend
 additionally that a waiver of urban park fees be addressed in a future park lands
 agreement as an acceptable alternative to urban park fees if executed prior to
 recording of the final plat and subject to provision of additional neighborhood
 park amenities, specifically trails and WindingWalk Park.

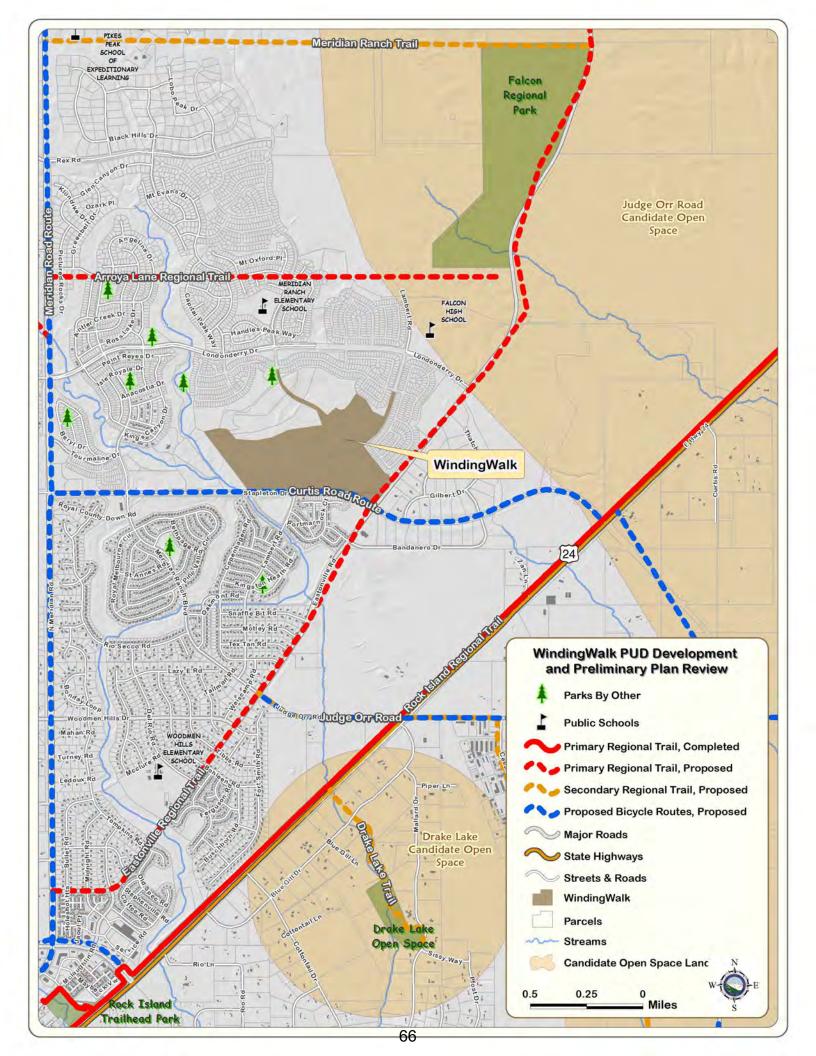
Recommended Motion (Winding Walk PUD Development Plan / Preliminary Plan):

Recommend to the Planning Commission and the Board of County Commissioners that the approval of WindingWalk PUD Development Plan / Preliminary Plan include the following conditions: (1) regional park fees are not required pursuant to the existing park lands agreement for regional park land dedication; (2) the landowner shall dedicate to El Paso County a 25' trail easement along Eastonville Road that allows for public access, as well as construction and maintenance of a primary regional trail, and the aforementioned easement be shown on the PUD Development Plan / Preliminary Plan; (3) on forthcoming final plats, require fees in lieu of land dedication for urban park purposes in the amount of \$110,160, but recommend additionally that a waiver of urban park fees be addressed in a future park lands agreement as an acceptable alternative to urban park fees if executed prior to recording of the forthcoming final plats and subject to provision of additional neighborhood park amenities, specifically trails and WindingWalk Park.

Recommended Motion (WindingWalk Filing No. 1 Final Plat):

Recommend to the Planning Commission and the Board of County Commissioners that the approval of WindingWalk Filing No. 1 Final Plat include the following conditions: (1) regional park fees are not required pursuant to the existing park lands agreement for regional park land dedication; (2) the landowner shall dedicate to El Paso County a 25' trail easement along Eastonville Road that allows for public access, as well as construction and maintenance of a primary regional trail, and the aforementioned

easement be shown on the PUD Development Plan / Preliminary Plan and Final Plat; (3) require fees in lieu of land dedication for urban park purposes in the amount of \$93,840, but recommend additionally that a waiver of urban park fees be addressed in a future park lands agreement as an acceptable alternative to urban park fees if executed prior to recording of the Final Plat and subject to provision of additional neighborhood park amenities, specifically trails and WindingWalk Park.



Development **Application** Permit Review



Community Services Department

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

February 14, 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.

PUD/Preliminary Name: WindingWalk PUD Development Plan and Preliminary Plan Application Type: Plan DSD Reference #: CSD / Parks ID#: PUDSP-18-002 Total Acreage: 139 Owner's Representative: Total # of Dwelling Units Applicant / Owner: 405 Gross Density: 2.91 GTL, Inc. N.E.S., Inc. 3575 Kenyon Street, Suite 200 **Andrea Barlow** San Diego, CA 92110 619 North Cascade Avenue, Suite 200 Park Region: Colorado Springs, CO 80903 Urban Area: 3

Existing Zoning Code: PUD Proposed Zoning: PUD

REGIONAL AND URBAN PARK REQUIREMENTS

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

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

LAND REQUIREMENTS

3

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

Regional Parks:

Urban Parks Area:

0.0194 Acres x **405** Dwelling Units = **7.857** acres

Neighborhood: 0.00375 Acres x 405 Dwelling Units = 1.52 acres

Community:

0.00625 Acres x 405 Dwelling Units = **2.53** acres

Total:

4.05 acres

FEE REQUIREMENTS

Regional Parks:

Urban Parks Area:

\$430.00 / Unit x 405 Dwelling Units= \$174,150.00

Neighborhood:

\$107.00 / Unit x 405 Dwelling Units =\$43,335.00

Community:

\$165.00 / Unit x 405 Dwelling Units = \$66,825.00

Total:

trails and WindingWalk P&K.

\$110,160.00

ADDITIONAL RECOMMENDATIONS

Staff Recommendation:

Recommend to the Planning Commission and the Board of County Commissioners that the approval of WindingWalk PUD Development Plan / Preliminary Plan include the following conditions: (1) regional park fees are not required pursuant to the existing park lands agreement for regional park land dedication; (2) the landowner shall dedicate to El Paso County a 25' trail easement along Eastonville Road that allows for public access, as well as construction and maintenance of a primary regional trail, and the aforementioned easement be shown on the PUD Development Plan / Preliminary Plan; (3) on forthcoming final plats, require fees in lieu of land dedication for urban park purposes in the amount of \$110,160, but recommend additionally that a waiver of urban park fees be addressed in a future park lands agreement as an acceptable alternative to urban park fees if executed prior to recording of the forthcoming final plats and subject to provision of additional neighborhood park amenities, specifically

Park Advisory Board Recommendation:

Page 1 of 1

Development Application Permit Review



Community Services Department

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

February 14, 2018

(2.5 units or greater / 1 acre)

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:	WindingWalk Fi	ling No. 1 Final Plat	Application Type:	Final Plat
DSD Reference #: SF-18-002			CSD / Parks ID#:	0
			Total Acreage:	113.9
Applicant / Owner:		Owner's Representative:	Total # of Dwelling Units	345
GTL, Inc. 3575 Kenyon Street, Suite 200		N.E.S., Inc. Andrea Barlow	Gross Density:	3.02
San Diego, CA 921	10	619 North Cascade Avenue, Suite 200	Park Region:	2
		Colorado Springs, CO 80903	Urban Area:	3

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

REGIONAL AND URBAN PARK REQUIREMENTS

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

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

LAND REQUIREMENTS

3 Urban Parks Area:

Regional Parks:

0.0194 Acres x 345 Dwelling Units = 6.693 acres

Neighborhood: **0.00375** Acres x 345 Dwelling Units = 1.29 acres **0.00625** Acres x 345 Dwelling Units = **2.16** acres Community:

Urban Density: X

Total: 3.45 acres

FEE REQUIREMENTS

Regional Parks: Urban Parks Area:

\$430.00 / Unit x 345 Dwelling Units= \$148,350.00 \$107.00 / Unit x 345 Dwelling Units =\$36,915.00 Neighborhood: \$165.00 / Unit x 345 Dwelling Units = \$56,925.00

Community:

\$93,840.00 Total:

ADDITIONAL RECOMMENDATIONS

68

Staff Recommendation:

Recommend to the Planning Commission and the Board of County Commissioners that the approval of WindingWalk Filing No. 1 Final Plat include the following conditions: (1) regional park fees are not required pursuant to the existing park lands agreement for regional park land dedication; (2) the landowner shall dedicate to El Paso County a 25' trail easement along Eastonville Road that allows for public access, as well as construction and maintenance of a primary regional trail, and the aforementioned easement be shown on the PUD Development Plan / Preliminary Plan and Final Plat; (3) require fees in lieu of land dedication for urban park purposes in the amount of \$93,840, but recommend additionally that a waiver of urban park fees be addressed in a future park lands agreement as an acceptable alternative to urban park fees if executed prior to recording of the Final Plat and subject to provision of additional neighborhood park amenities, specifically trails and WindingWalk Park.

Park Advisory Board Recommendation:

MERIDIAN RANCH: WINDINGWALK FILING 1 & 2

PUD DEVELOPMENT, PRELIMINARY PLAN AND FINAL PLAT FOR FILING 1

LETTER OF INTENT

JANUARY 2018

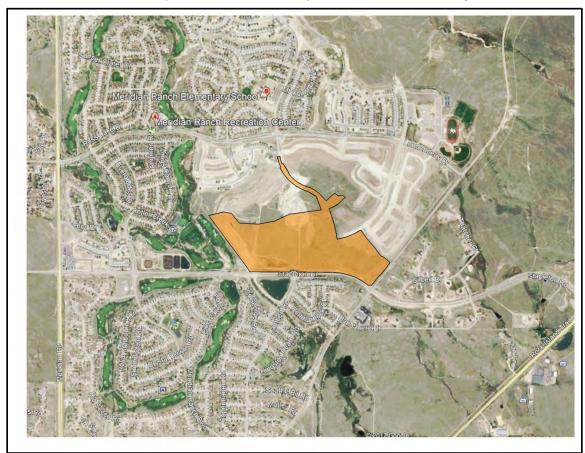
PROPERTY OWNER:
Meridian Ranch Investments Inc.
PO BOX 80036,
San Diego, CA 92138

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

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

LOCATION

The WindingWalk Filing 1 and 2 are located southeast of the intersection of Londonderry Road and Rainbow Bridge Drive, Peyton, Colorado. The site comprises of approximately 139 acres and is zoned PUD. To the north lies the proposed The Enclave at Stonebridge residential development, to the east The Vistas residential development, to the south Stapleton Road and west the golf course.



Page 1 of 4

REQUEST

GTL Inc. is requesting approval of the following applications:

- 1. A PUD Development/Preliminary Plan for WindingWalk Filing 1 & 2, consisting of 405 single-family dwelling lots, landscaping, open space, and trails on approximately 139 acres.
- 2. A Final Plat for WindingWalk Filing 1, consisting of 345 lots and 1 tracts for landscaping, open space, and utilities on approximately 25 acres.

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

PROJECT JUSTIFICATION

a. Consistency with Approved Sketch Plan

An amendment to the Sketch Plan for Meridian Ranch was approved by the Board of County Commissioners on November 10, 2015. This shows the land use designation of the area now comprising the WindingWalk Filing 1 as MR-R4 (4 du/ac). The area identified as WindingWalk Filing No.2 is shown on the 2015 Sketch Plan as a Business Park. A Sketch Plan amendment is currently in process to amend this designation to residential MR-R6 (6 du/ac).

The PUD Development/Preliminary Plan for WindingWalk Filing 1 & 2 comprises 405 lots on approximately 139 acres, which represents a density of 2.91 dwellings per acre. The net density, excluding the tracts and right-of-way is 5.47 dwellings per acre. The PUD Development/ Preliminary Plan is, therefore, in accordance with the approved Sketch Plan.

b. County Policy Plan and Small Area Plan Compliance

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

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

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

Policy 6.1.11: Plan and implement land development so that it will be functionally and aesthetically integrated within the context of adjoining properties and uses.

c. Parks and Open Space Requirement

WindingWalk Filing 1 & 2 includes open space tracts approximately 29 acres, a neighborhood park of approximately 2 acres and trial connection to the extensive trail and open space provision within Meridian Ranch. The neighborhood park will be owned and operated by the Meridian Service

Metropolitan District, and will not be dedicated to the County. As required by Section 8.5.3 of the Land Development Code, the fees in lieu of park land dedication are \$272 per subdivision lot for Urban Parks and \$430 per subdivision lot for Regional Parks. The required fees in lieu for this project are:

	Winding Walk Filing 1 & 2
Urban	\$110,160
Regional	\$174,150
Total	\$284,310

The regional park fees are offset by the dedication of land to the County for the Falcon Regional Park per the overall Parks Land Agreement for Meridian Ranch. Credit for the urban park fees will be requested through a Parks Land Agreement at the time of platting to offset the costs of construction the neighborhood park, landscaped open space and trail improvements referenced above.

d. PUD Modification

Section 2.5.2.C.4 of the ECM states that block lengths in excess of 600 feet shall require pedestrian access to be provided approximately midway through the block. The streets that do not meet this requirement are Winding Walk Drive, Fairway Glen Cir., Porch Swing Lane, Winding Glen Lane, Morning Creek Lane, Scenic Walk Trail, and Morning Breeze Way. In these cases the need for a midblock crossing is not considered necessary as there is no pedestrian destination in these areas that would necessitate a midblock crossing.

e. <u>Drainage</u>

A Preliminary/Final Drainage Report for the WindingWalk Filing 1 & 2 is submitted with this application package.

f. Traffic

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

g. Geotechnical Report

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

h. Utilities

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

i. Wildlife

Winding Walk Filings 1 & 2 at Meridian Ranch are developing areas and there is no significant impact to wildlife.

In accordance with the impact identification report of the Meridian Ranch Sketch Plan, in 2009 the property was assessed for Preble's Meadow Jumping Mouse and Ute Ladies'-tresses Orchid habitat but was found to be unsuitable for these threatened species. The U.S. Fish and Wildlife Service reviewed the studies and agreed with these findings.

At the time of the 2009 Sketch Plan approval, the Colorado Division of Wildlife Impact Maps indicated that Pronghorn Antelope may range within the Sketch Plan area. Pronghorn Antelope are rated as being subject to potentially moderate impacts from the effects of development. The two drainage corridors within the Meridian Ranch Sketch Plan may allow for the migration of the Pronghorn Antelope. The fencing used within Meridian Ranch is compatible with the wildlife needs.

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GENERAL PROVISIONS

- . Authority. This PUD is authorized by Chapter 4 of the El Paso County Land Development Code, adopted pursuant to the Colorado Plannec Unit Development Act of 1972, as amended.
- B. <u>Applicability</u>. The provisions of this PUD shall run with the land. The landowners, their successors, heirs, or assigns shall be bound by this Development Plan, as amended and approved by the Development Services Department Director or Board of County Commissioners.
- C. Adoption. The adoption of this development plan shall evidence the findings and decisions of the EI Paso County Board of County missioners that this Development Plan for Meridian Ranch Windinglylak is in general conformity with the EI Paso County MeI Plans County Child Plan and anglociale Small Fare Plan(S) is authorized under the provision of the EI Paso County Land Development Code and this development plan compiles with the Colorado Planned Unit Development and 1972, as amended.
- <u>Relationship to Courty Equalations</u>. The provisions of this Development Flan shall provail and govern the development of Meridian Rane WindingflyMilar, provided, however, that where the provisions of this Development Pland for not address a particular subject, the relevant provisions of the EP asso County Land Development Code in effect at the time of the PUD plan approvision (or owner acknowledge the PUD changes with the code), or any other applicabile resolutions or regulations of EP asso Courty, shall be applicable.

- G. Maximum Level of Development. The total number of dwellings shown on the development plan for development within the specific planning area is the maximum development requested for platting or construction (plus any approved density transfers). The actual number of dwellings or level of development may be less due to subdivision or Site Development Plan requirements, land carrying capacity, or other requirements of the Board of County Commissioners.
- Overall Project Standards. The standard zoning requirements of El Paso County Land Use Code, as amended, including off-street parks inadscaping, site development, accessory and temporary uses, and use by special review and variance processes shall apply to this PUI except as modified below.

MERIDIAN RANCH DEVELOPMENT GUIDELINES WINDINGWALK FILINGS 1 & 2 PUD DEVELOPMENT PLAN

A Project Description

WindingWalk Filings 1 and 2 at Meridian Ranch is the continuation of a long-term development with a distinct vision. The project centers on a recreational lifestyle by providing opportunities such as a golf course, recreation centerler, parks and open space, and trails for residents to enjoy. Overall Meridian Ranch common landscape elements such as fencing, street tree plantings, landscaping, and signage will establish a unique sense of place for this development. The parks and recreation center have been located in areas of higher density so more of the residents can access them by walking and provide a focal element to the neighborhoods. The golf course clubhouse is also a focal element for Meridian Ranch, Woodmen Hills, and possibly the greater Falcon rare since the course is also open to the public. Lot sleeps, settlacks, and indiscape tracts are designed to provide a wide-variety of housing options and prices within the development while ensuring open space and voxually interesting streetscapes for the community.

- B. Accessory uses shall be subject to the regulations of section 5 of the 2013 LDC, as may be amended in the future.

- evelopment Requirements

 1. Maximum lot coverage: fifty-five (55) percent

 2. Maximum building height: hithry (30) feet.

 3. Setback minimums:

 a. Front lyard: twenty (20) feet

 b. Side yard: the (5) feet

 c. Rear yard: twenty (20) feet.

 c. Rear yard: twenty (20) feet.

 4. Accessory buildings must comply with the setbacks established above, except that the rear yard setback may be reduced to seven and one half (7.5) feet for any lots that do not abut a public street. Accessory structures shall be governed by architectural covenants regarding building colors and materials to be consistent with the primary structure of the site.
- 5. Projections into setbacks are governed by the Land Development Code in effect at the time of PUD Plan approval.
- The Preliminary Plan / PUD Development Plan and the Final Plat establish the lot sizes for each lot
 No subdivision of any lot will be permitted if such subdivision results in the creation of additional t

E. streets
Streets within the WindingWalk Filings 1 and 2 at Meridian Ranch Subdivision provide general vehicular circulation throughout the development. All streets shall be publicly owned and maintained. Construction will be to El Paso County Standards. All Streets shall be paved with curb and gutter. Sidewalks shall be provided on both sides of all streets illustrated on this plan.

GENERAL NOTES

- GENERAL NOT I.A. Il strest shall be constructed to El Paso County standards, unless a specific waiver or deviation has been approved, dedicated to El Paso County for and upon acceptance by El Paso County shall be maintained by El Paso County Department of Transportation except of Indiacated in onte 27.

 2. Landscape entry features, open space tracts, parks and trails shall be owned (when appropriate) and maintained by the Meridian Service Metropolitan District. All double frontage lots shall receive a combination of berming, fencing, and landscape between the property line and the curb. All double frontage is treets shall have a minimum of one tree per 30 feet of frontage. These trees can be clustered along the frontage as determined by the subdivider.

 3. Contour interval shown on plan 2.

 4. Public utility/drainage easements shall be provided on all lots as follows:

 5. Side: five (5) feet

 6. Series: Serve and one-half (7.5) feet

 6. Sterets: Ten (10) feet assement along all areas when front easement is not appropriate.

- c. reaar: seven and one-half (7.5) feet
 d. Streets: Ten (10) feet easement along all areas when front easement is not appropriate.
 e. Subdivision Perimeter: Twenty (20) feet
 f. Tract Perimeter: Twenty (20) feet
 f. Tract Perimeter: Twenty (20) feet
 d. gopenspace/trail/landscape tracts shall be limited to non-motorized use only, except for maintenance and emergency
 below.

- PUD Development Plan amendment wall follow procedures of the Land Development Code as amended and/or spain Aug.

 Pub Development Plan amendment wall follow procedures of the Land Development Code as amended and/or spain tipplemented or otherwise adapted.

 B. WindingWalk Filings 1 and 2 at Meridian Ranch is Subject to the approved Meridian Ranch Zoning & Conceptual Plan approved 5-24-2012 and recorded 3-20-2013, reception number 213036329

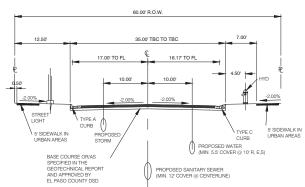
 Per the El Paso County Wildfire Hazards map, dated December 2007, WindingWalk Filings 1 and 2 at Meridian Ranch is situated entirely within the Low Hazard Non Forested category.

 10. WindingWalk Filings 1 and 2 at Meridian Ranch shall be limited to a total of 405 single family lots.

 11. This subdivision is subject to the public right of way landscape license agreement for Meridian Ranch as recorded under reception no. 213036330 in the office of the clerk and recorder.

 21. This subdivision is included within the boundaries of the Woodmen Road Metropolitan District and shall not be required to participate in the El Paso County road impact fee program, in accordance with the provisions of the first amendment to intergovernmental agreement concerning Woodmen Road adopted pursuant to resolution no. 13-041.

 13. DSD director shall have the ability to grant an administrative variance of up to 20% of dimensional standards listed on the PUD on a case by case basis.



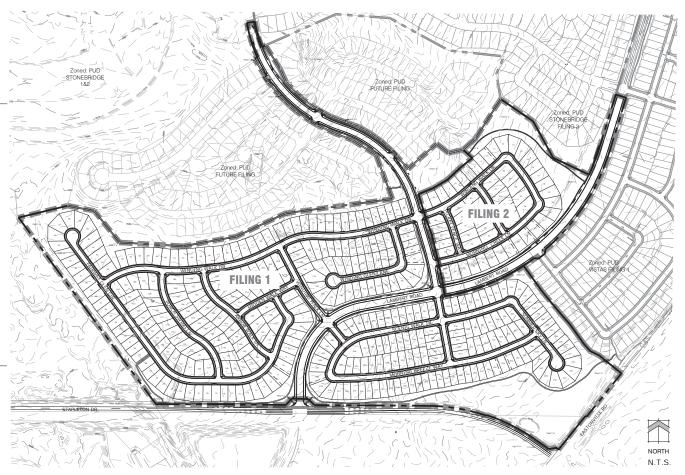
- NON-STANDARD SIRELI SECTION PER DEVIATION NO. DEVISA APPROVED BY EL PASO COUNTY DSD. TYPE C CURB USED ON ALL RESIDENTIAL STREETS UNLESS OTHERWISE NOTED. CLEAR ZONES MUST BE MAINTAINED AT ALL TIMES. ALL STRUCTURAL COMPONENTS LARGER THAN 4" IN DIA. MUST BE A MINIMUM OF 7'
 FROM EDGE OF TRAVEL WAY FOR TYPE C CURB AND 1.5' FROM FACE
 OF CURB FOR TYPE A CURB
- EA CURB. NED BY HVEEM METHOD AND APPROVED BY EL

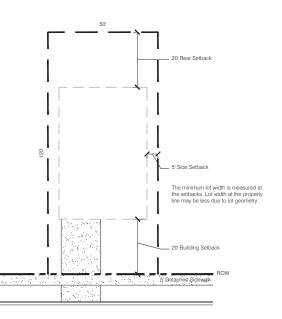
60' R.O.W. RESIDENTIAL ROAD (TYPICAL)

WINDINGWALK FILINGS 1 & 2 AT MERIDIAN RANCH

PUD DEVELOPMENT PLAN/PRELIMINARY PLAN

SECTION 29, 30, AND 32 IN TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO.





TYPICAL LOT LAYOUT BASED ON MINIMUMS (VARIES)

Landowner's Signature, notarized **Ownership Certification** I/we __ a (one of the following: qualified title insurance company, title company, title attorney, or attorney at law) duly qualified, insured, or licensed by the State of California, do hereby certify that I/we have examined the title of all lands depicted and described hereon and that title to such land is owner in fee simple by at the time of this application

OR Name of Attorney and registration number County Certification
This rezoning request to PUD has been reviewed and found to be complete and in accordance with the ________(date) approving the PUD and all applicable EI Paso County regulations. Chair. Board of County Commissioners Director, Development Services Department

I hereby certify that this Plan was filed in my office on this _____(month), 20___ at ____ recorded per Reception No. _____ ___ o'clock a.m./p.m. and wa El Paso County Clerk and Recorder

Clerk and Recorder Certification

PERMITTED USES TABLE PRINCIPAL USES CMRS Facility, Stealth

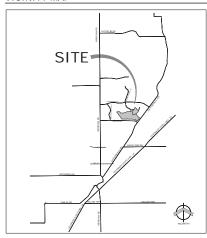
ACCESSORY USES	
Day Care Home	A*
Group Home	A*
Home Occupation, Residential	A
Mother-in-law apartment	A
Personal Use Greenhouse	A
Residential accessory structures & uses	A
Solar Energy system	A
LEGEND	
A: Allowed Use	
S: Special Use**	
T: Temporary Use***	
Uses not listed in this table are pr	ohibited.
* Day Care & Group Homes may be an Allowed Use depending on the size as defined in Table 5 County Land Development Code and are subject Section 5.2.2 of the El Paso County Land Develop otherwise Amended	i-3 of the Él Paso t to the criteria in oment Code OR as
** Special uses are subject to the requirement County Land Development Code, Section 5.3.2 Amended.	OR as otherwise
*** Temporary uses are subject to the require Paso County Land Development Code, Section otherwise Amended.	

OWNER / SUBDIVIDER 3575 Kenyon St. San Diego, CA 92110

PLANNER 619 N. Cascade Ave., Ste. 200

(719) 471-0073

VICINITY MAP



DEVELOPMENT DATA

 Existing Zoning
 Approved Plan: WindingWalk Filing 1 & 2 at Meridian Ranch

PRELIMINARY PLAN/PUD Tay ID Number

4200000415 & portions of 4200000411, 4200000412, 4200000413

74.384 (53.51%) · Total Lot Area: Average Lot Size:
 Minimum Lot Size: 6.000 S.F.

50' as measured from the front setback line or as otherwise shown on the PUD

 Minimum Lot Depth:
 Gross Density:
 Net Density: 32.882 AC (23.65%) Maximum Height: Thirty (30) Feet

LAND USE DATA TABLE

LAND USE	NET DENSITY	UNITS	ACRES	% OF LAND
SINGLE FAMILY	5.44 DU/AC	405 Lots	74.38	53.51 %
ROAD R.O.W	N/A	N/A	32.88	23.65 %
OPEN SPACE TRACTS	N/A	N/A	31.73	22.84 %

OVERALL DEVELOPMENT DWELLING UNIT TABULATION

	FIL	JNG 1	FII	LING 2	FILI	NG 3	FILING 4		FILING 6		FILING 7	ESTATES FILING 2 AND 3	FILING 11
DWELLING UNITS	8	800		350	10	22	96		54		131	62	200
STONEBRID FILING 1 8		FILIN	IG 8		ISTAS VG 1	FIL	ING 4B	S	TONEBRIDG 3	Е	FILING 9	WINDINGWALK 1&2	
175		14	5	2:	21		62		164		181	405	
TOTA		TS		MAINING LING UN			AXIMUM LING UNIT:	s					

4.500

3.168

1.332

		•	
TRACT NAME	TRACT AREA	TRACT USE	OWNERSHIP / MAINTENANCE
TRACT A TRACT B TRACT C TRACT C TRACT D TRACT E TRACT F TRACT G (Park) TRACT H TRACT I TRACT I	8.504 AC 0.981 AC 0.362 AC 13.644 AC 0.067 AC 0.162 AC 2.336 AC 0.273 AC 0.438 AC 0.056 AC	IANDSCAPE BUFFER/OPEN SPACE/UTILITIES LANDSCAPE BUFFER/OPEN SPACE/UTILITIES	MERIDIAN RANCH SERVICE DISTRICT/PRIVAT
TRACT K	0.186 AC	LANDSCAPE BUFFER/OPEN SPACE/UTILITIES	MERIDIAN RANCH SERVICE DISTRICT/PRIVAT

TRACT TABLE: WindingWalk 2

TRACT NAME	TRACT AREA	TRACT USE	OWNERSHIP / MAINTENANCE
TRACT A	4.728 AC	LANDSCAPE BUFFER/OPEN SPACE/UTILITIES	MERIDIAN RANCH SERVICE DISTRICT/PRIVATE

SOCIAL IMPACTS TABLE

ISSUE	PROVIDER / MAINTENANCE	AVAILABILITY / AMOUNT		
STUDENT GENERATION		405 SF Dwelling Units		
Elementary School (.34/DU): 138	School District 49			
Middle School (.16/DU): 65	School District 49			
High School (.20/DU): 81	School District 49			
TOTAL: 284				
WATER PROVIDER	Meridian Ranch Metropolitan District	(See Discussion & Water Resources Report)		
WASTEWATER PROVIDER	Meridian Ranch Metropolitan District	(See Discussion & Wastewater Report)		
FIRE PROTECTION PROVIDER	Falcon Fire Protection District			
EMERGENCY SERVICES				
Ambulance:	Falcon Fire Protection District			
Police:	El Paso County Sherriff			
RECREATION ACREAGE				
Open Space:	Meridian Ranch Metropolitan District	29.37 acres		
Parks:	Meridian Ranch Metropolitan District	2.36 acres		
Trails:	Meridian Ranch Metropolitan District	7,259 Linear Feet		
Private Open Areas:	Meridian Ranch Metropolitan District	N/A		

COVER SHEET SHEET 16 of 30: UTILITIES & GRADING PLAN SHEET 6 of 30: SHEET 7 of 30: SITE PLAN SITE PLAN SHEET 8 of 30: SHEET 24 of 30: LANDSCAPE PLAN SHEET 26 of 30: LANDSCAPE PLAN SHEET 26 of 30: LANDSCAPE PLAN SHEET 27 of 30: LANDSCAPE PLAN SHEET 27 of 30: LANDSCAPE PLAN SHEET 29 of 30: LANDSCAPE PLAN SHEET 29 of 30: LANDSCAPE PLAN SHEET 29 of 30: LANDSCAPE PLAN SHEET 30 of 30: ADJACENT PROPERTY OWNERS

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> WindingWalk Filings 1 & 2 At Meridian Ranch

PUD Development Plan / Preliminary Plan

COVER SHEET

of 30

73

LEGAL DESCRIPTION - WindingWalk:

KNOW ALL MEN BY THESE PRESENTS:
THAT GTL, INC. DBA GTL DEVELOPMENT, INC., THEODORE TCHANG, PRESIDENT AND MERIDIAN SERVICE METROPOLITAN
DISTRICT ESING THE OWNERS OF THE FOLLOWING DESCRIBED TRACT OF LAND:

A PARCEL OF LAND LOCATED IN A PORTIONS OF SECTION 29, 30, AND 32, IN TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, INCLUDING ALL OF TRACT F OF THE METROPOLITAN CLUB RECORDED WITH RECEPTION NO. 208712913 IN THE RECORDS OF EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE FOLLOWING COURSE IS ON SAID SOUTHERLY LINE OF TRACT D:

- THENCE N6°25'11"E A DISTANCE OF 375.00 FEET;
 THENCE S38"46'01"E A DISTANCE OF 300.00 FEET;
 THENCE S38"46'01"E A DISTANCE OF 300.00 FEET;
 THENCE S38"470"E A DISTANCE OF 300.00 FEET;
 THENCE S68"372"A"E A DISTANCE OF 400.00 FEET;
 THENCE N6"36'19"E A DISTANCE OF 400.00 FEET;
 THENCE N6"36'19"E A DISTANCE OF 400.00 FEET;
 THENCE N6"23'25'12"E A DISTANCE OF 400.00 FEET;
 THENCE N82"25'21"E A DISTANCE OF 400.00 FEET;
 THENCE N82"23'46"WA DISTANCE OF 400.00 FEET;
 THENCE N82"33'46"WA DISTANCE OF 500.00 FEET;
 THENCE N58"33"3"WA DISTANCE OF 60.00 FEET;
 THENCE N58"33"3"WA DISTANCE OF 60.00 FEET;
 THENCE N59"5900"WA DISTANCE OF 58.53 FEET;
 THENCE N59"500"WA DISTANCE OF 123.00 FEET;
 THENCE N35"500"WA DISTANCE OF 123.00 FEET;
 THENCE N35"55'54"WA DISTANCE OF 623.00 FEET;
 THENCE N35"37"19"WA DISTANCE OF 623.00 FEET;
- INERGE, 1939 DO 34 W. A DISTANCE OF 523.00 FEET;
 THENCE N33*73"9" A DISTANCE OF 63.00 FEET;
 THENCE N312*21'07"E A DISTANCE OF 8.00 FEET;
 THENCE N12*21'07"E A DISTANCE OF 134.54 FEET TO A POINT ON THE BOUNDARY OF SAID STONEBRIDGE FILING AT MERIDIAN RANCH;

THE FOLLOWING THREE(3) COLIRSES ARE ON SAID BOLINDARY LINE:

19. THENCE NS6*12*41'E A DISTANCE OF 25.16" TO A NON-TANGENT CURVE TO THE RIGHT;
20. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 1030.00 FEET, A DELTA ANGLE OF 14*43*10", AN ARC LENGTH OF 26.61 FEET, WHOSE LONG CHORD BEARS N36*554*4" A DISTANCE OF 56.38 FEET;
21. THENCE N80*2551"E A DISTANCE OF 60.00 FEET TO A POINT ON THE BOUNDARY STONEBRIDGE FILING NO. 3 AT MERIDIAN RANCH, RECORDED WITH RECEPTION NO. ________ IN THE RECORDS OF EL PASO COUNTY AND A NON-TANGENT CURVE TO THE LEET;

22. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 970.00 FEET, A DELTA ANGLE OF 11°31'45", AN ARC

- THENCE S17'04'48"W A DISTANCE OF 421.16 FEET TO A CURVE TO THE RIGHT;
 THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 1540.00 FEET, A DELTA ANGLE OF 32'34'11", AN ARC
 IGTH OF 87.54 FEET, WHOSE LONG CHORD BEARS 332'15'3" WA DISTANCE OF 863.67 FEET;
 THENCE 505'49'18"W A DISTANCE OF 31.52 FEET;
 THENCE 505'39'18"W A DISTANCE OF 60.00 FEET, A DELTA ANGLE OF 60.01 FEET, INCIDENCE 182'39'10"W A DISTANCE OF 60.01 FEET;
 THENCE NB2'39'10"W A DISTANCE OF 60.01 FEET;
 THENCE ON THE ARC OF 5AID CURVE, HAVING A RADIUS OF 1540.00 FEET, A DELTA ANGLE OF 03'34'52", AN ARC
 THENCE ON THE ARC OF 5AID CURVE, HAVING A RADIUS OF 1540.00 FEET, A DELTA ANGLE OF 03'34'52", AN ARC

- 53. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 1540.00 FEET, A DELTA ANCIE OF 03°34'52", AN ARC LENGTH OF 96.25 FEET, WOSE LOWG CHORD BEAST SSS*18"35" WA DISTANCE OF 96.24 FEET;
 54. THENCE 532°53'99" A DISTANCE OF 20.55 FEET;
 55. THENCE 532°53'99" A DISTANCE OF 20.50 FEET;
 57. THENCE 533°43'46" A DISTANCE OF 20.50 FEET;
 58. THENCE 533°43'46" A DISTANCE OF 105.12 FEET;
 59. THENCE 533°43'51" A DISTANCE OF 105.12 FEET;
 50. THENCE 533°412'21" A DISTANCE OF 70.00 FEET;
 61. THENCE 533'413'1" A DISTANCE OF 70.00 FEET;
 61. THENCE 563'40'13" A DISTANCE OF 70.00 FEET;
 61. THENCE 563'40'13" A DISTANCE OF 75.00 FEET;
 61. THENCE 563'40'13" A DISTANCE OF 75.00 FEET;
 61. THENCE 563'40'13" A DISTANCE OF 75.00 FEET;
 62. THENCE 563'40'13" A DISTANCE OF 75.00 FEET;
 63. THENCE 583'44'13" A LONG SAID EASTOWNILE RIGHT-OF-WAY I DISTANCE OF 60.70 FEET;
 64. THENCE 583'44'13" A LONG SAID EASTOWNILE RIGHT-OF-WAY A DISTANCE OF 60.78 79 FEET;
 64. THENCE 583'42'13" A DISTANCE OF 10.13 FEET TO THE NORTHEAST CORNER OF SAID TRACT F;

- 65. THENCE \$38°47'27"W A DISTANCE OF 315.49 FEET;
- HENCE SIS 1123 WA DISTANCE OF 2128 FEET, HENCE SIS 1123 WA DISTANCE OF 2128 FEET, THENCE SIS 47127 WA DISTANCE OF 30.6 FEET, THENCE SIS 47127 WA DISTANCE OF 55.16 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF FTON DRIVE.

THE FOLLOWING NINE(9) COURSES ARE ON SAID NORTHERLY RIGHT-OF-WAY LINE:

- THENCE NOS 422"W ON SAID MORTHEREY RICHT-OF-WAY A DISTANCE OF 113.89 FEET TO A CURVE TO THE LEFT;
 THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 1415.00 FEET, A DELTA ANGEL OF 162649", AN ARC
 STHO FAMO, SEET, WHOSE COME CHORNE BEASS NEWS 255'SS'9" M. DESTANCE OF 4407, SEET,
 THENCE NOS 25'42"W. A DISTANCE OF 1.6.24 FEET TO A NON-TANCENT CURVE TO THE LEFT;
 THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 1410.00 FEET, A DELTA ANGEL OF 17'51'47", AN ARC
 STHOCK 439.60 FEET, WHOSE LONG CHORNE BEASS NEWS 43'00"W A DISTANCE OF 437.82 FEET;
 THENCE NOS 25'3"W. A DISTANCE OF 83.55 FEET,
 THENCE NOS 25'3"W. A DISTANCE OF 84.8 FEET;
 THENCE NOS 25'3"W. A DISTANCE OF 16.24 FEET;
 THENCE NOS 25'3"W. A DISTANCE OF 12.05 FEET, TO A POINT ON THE SUITHERST CORNER OF TRACT.

- 16. HENCE S43'0113'WA DISTANCE OF 64.72 FEET;
 7. THENCE W893'833'WA DISTANCE OF 963.75 FEET TO A POINT ON THE SOUTHEAST CORNER OF TRACT F, MERIDIAN RANCH FILING NO. 1 RECORDED WITH RECEPTION NO. 203036466 IN THE RECORDS OF EL PASO COUNTY;
 8. THENCE W852'059'W ON SAID TRACT LINE A DISTANCE OF 24.74 FEET TO A POINT ON THE SOUTHEAST CORNER OF TRACT G, OF SAID STONEBRIDGE FILING NO. 1;
 9. THENCE W852'059'W ON SAID TRACT LINE A DISTANCE OF 1691.39 FEET TO THE POINT OF BEGINNING.

THE ABOVE PARCEL OF LAND CONTAINS 139.003 ACRES, MORE OR LESS.

REARINGS ARE RASED ON THE SOUTH LINE OF THE SW % OF SECTION 29. TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH P.M., ASSUMED TO BEAR S89*25'42"E FROM THE SOUTHWEST CORNER OF SAID SECTION 29 (A STONE W/SCRIBED "X") TO THE SOUTH QUARTER CORNER OF SAID SECTION 29 (3.25" ALUM. CAP LS #30087).



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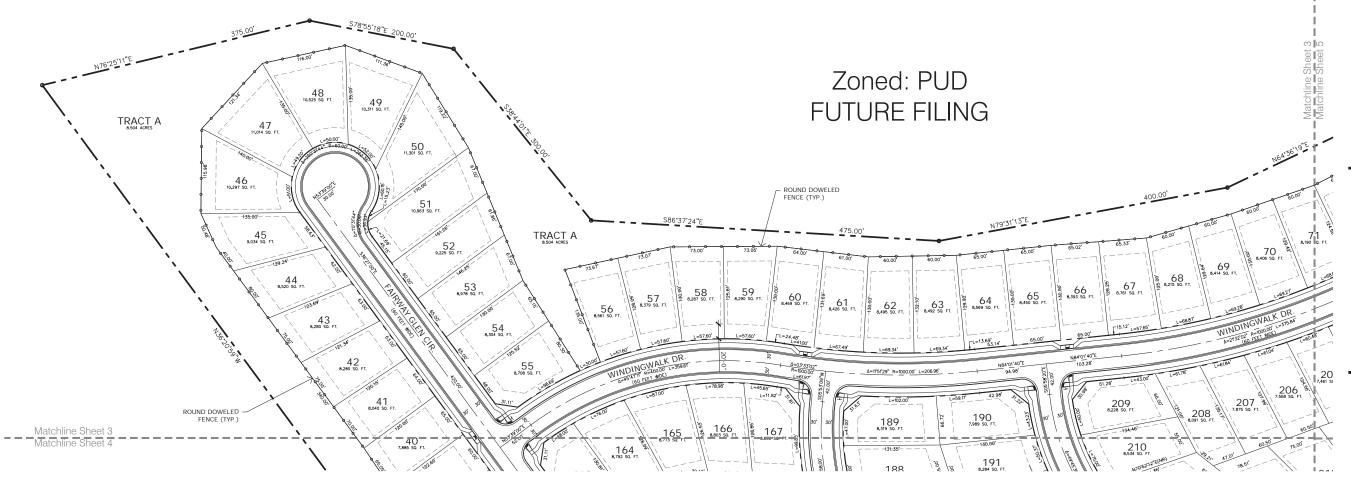
WindingWalk Filings 1 & 2 At Meridian Ranch

PUD Development Plan / Preliminary Plan

LEGAL PLAN

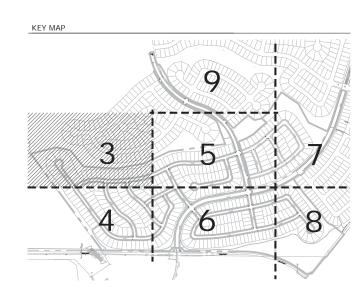
of 30

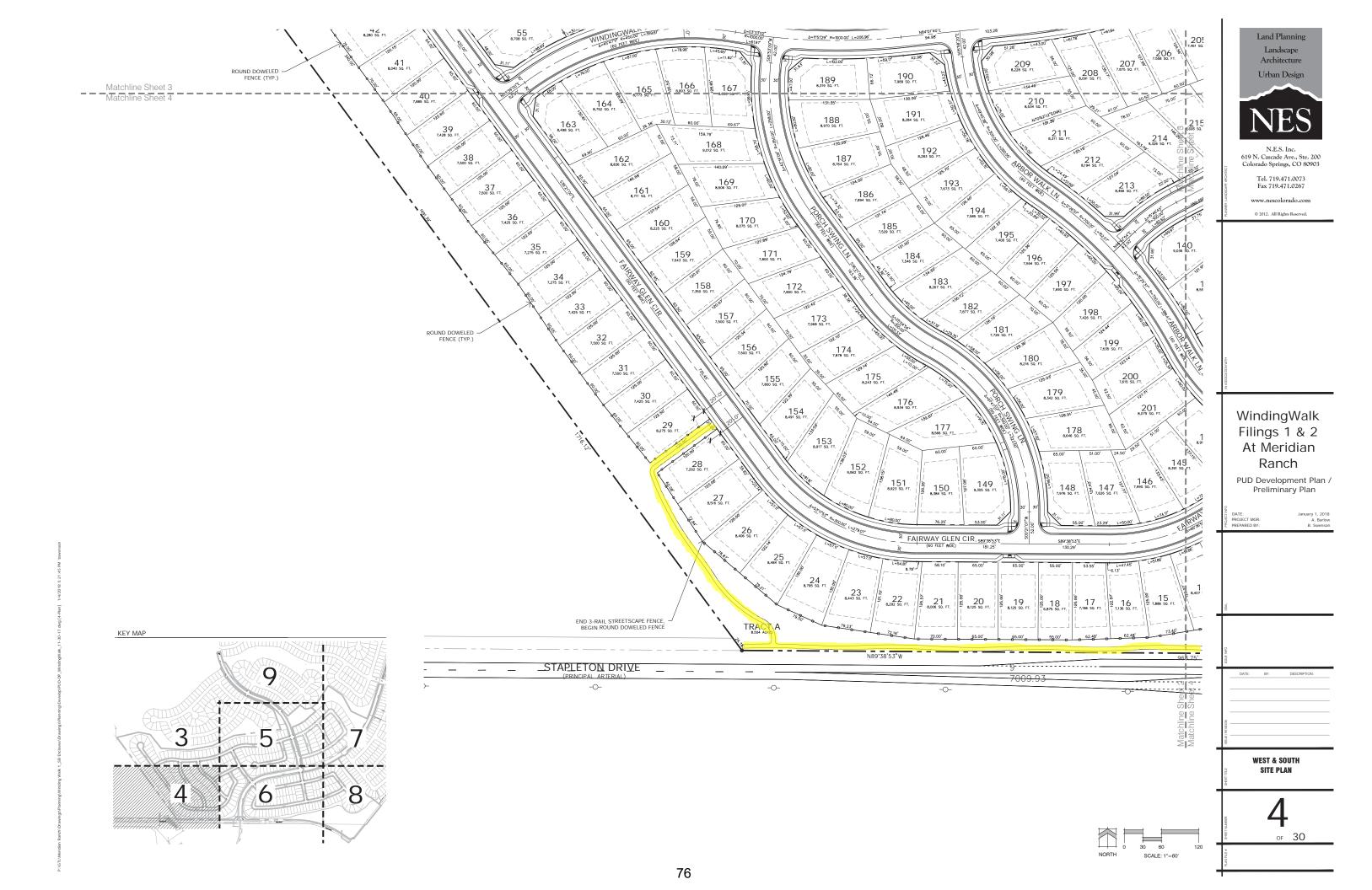
100 200 SCALE: 1"=200'

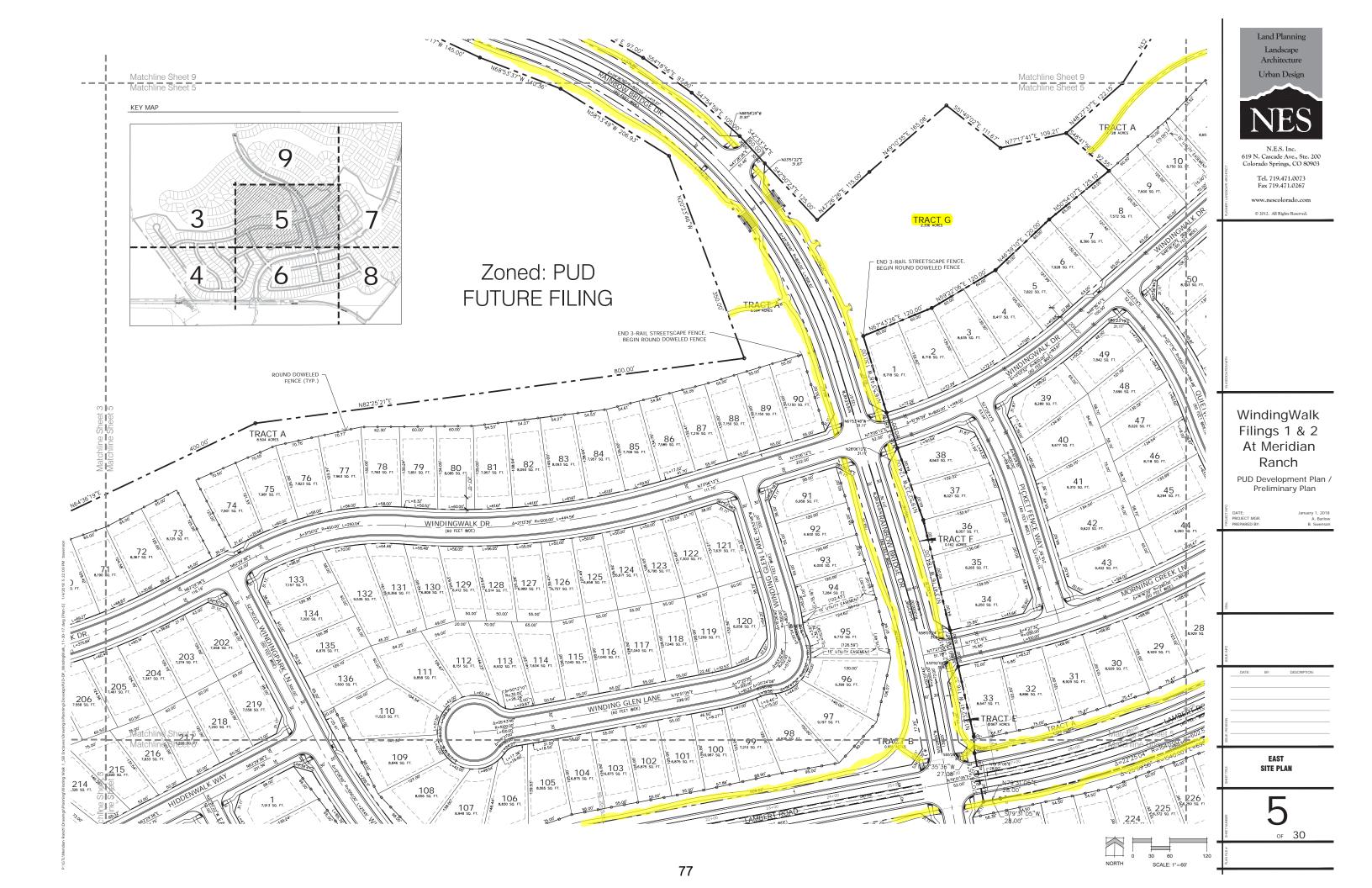


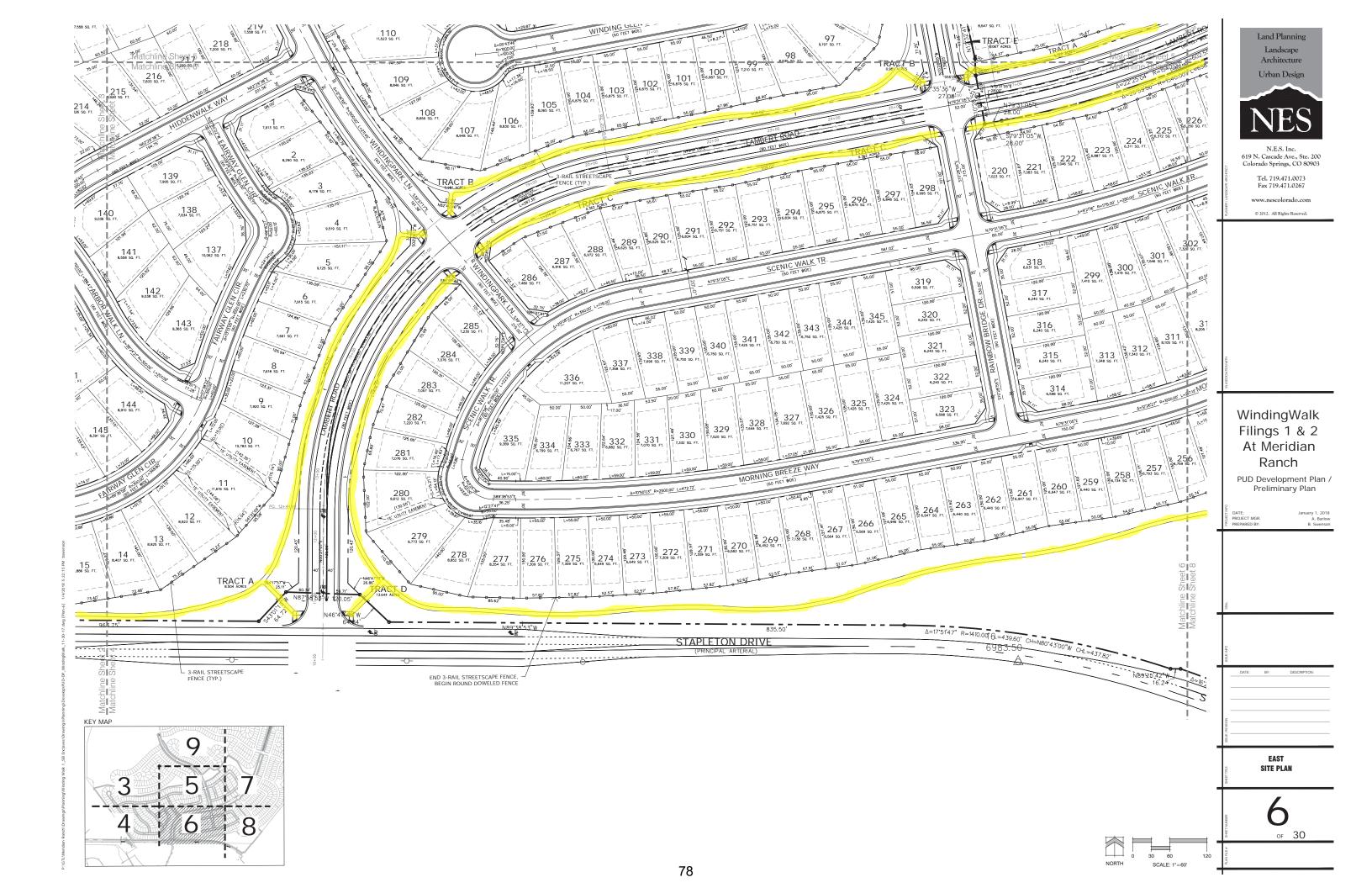
N.E.S. Inc. 619 N. Cascade Ave., Ste. 200 Colorado Springs, CO 80903 Tel. 719.471.0073 Fax 719.471.0267 www.nescolorado.com WindingWalk Filings 1 & 2 At Meridian Ranch PUD Development Plan / Preliminary Plan WEST & NORTH SITE PLAN SCALE: 1"=60'

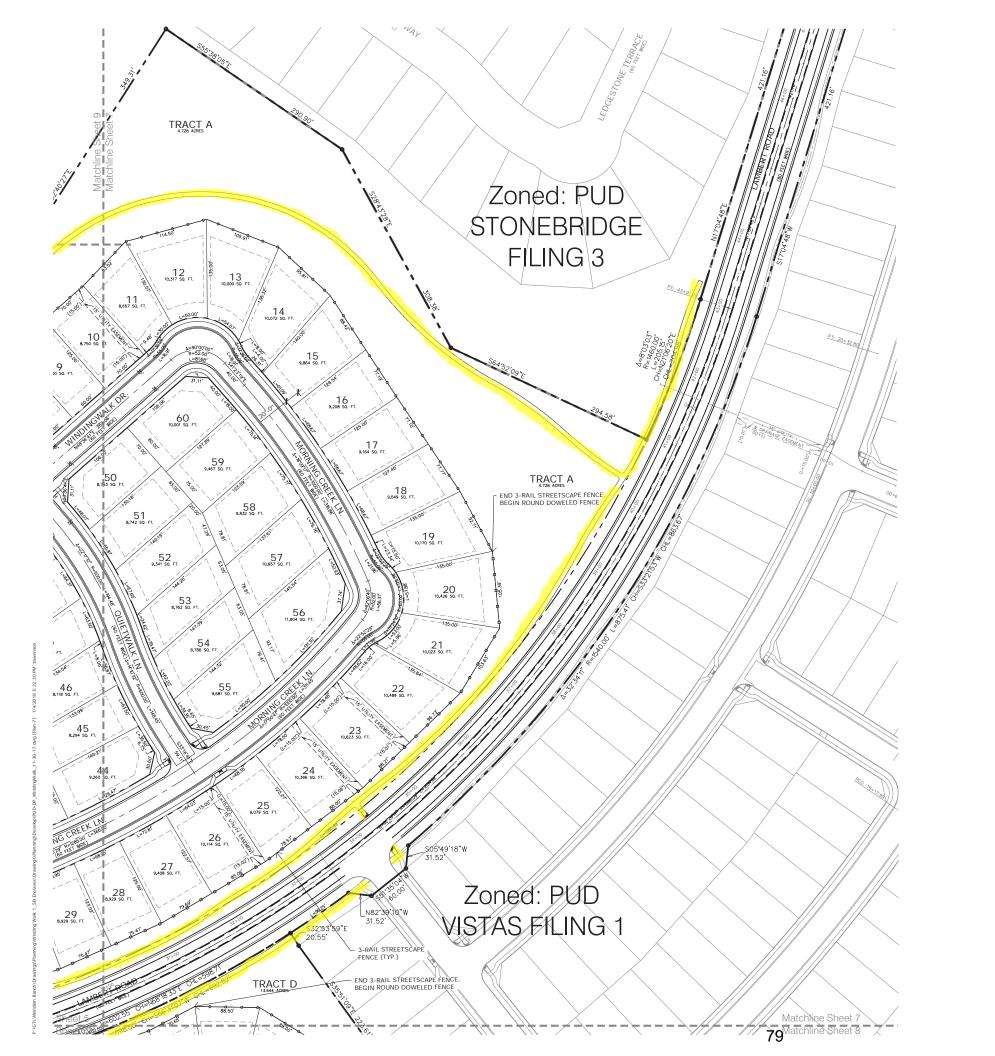
Land Planning
Landscape
Architecture
Urban Design

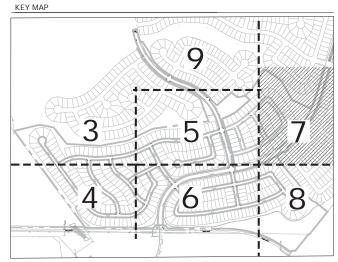


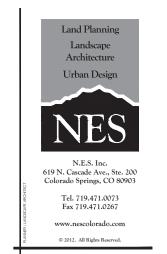












WindingWalk Filings 1 & 2 At Meridian Ranch

PUD Development Plan / Preliminary Plan

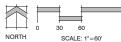
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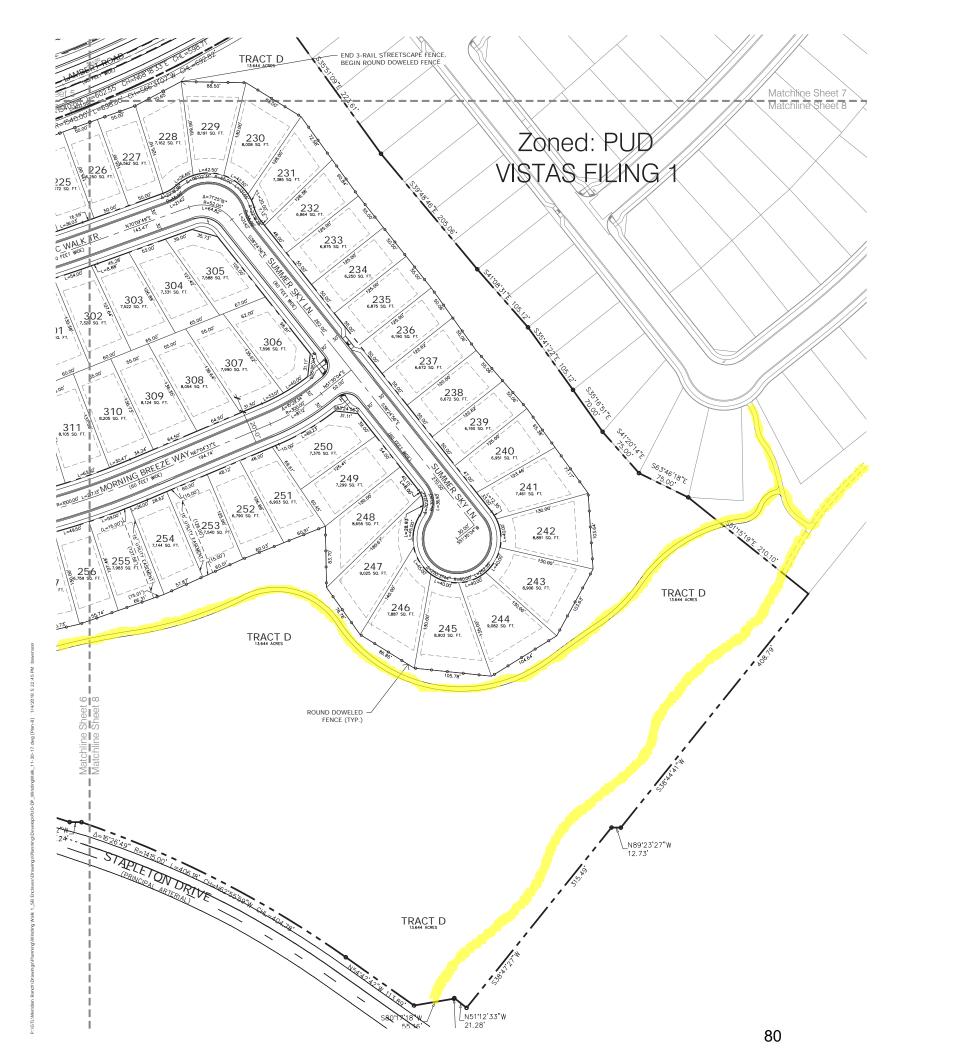
B. Swens

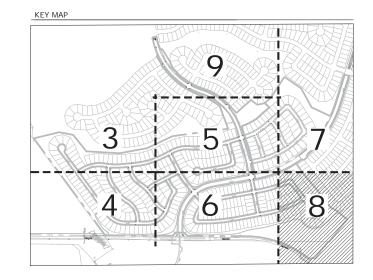
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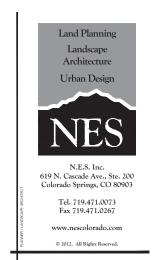
WINDING WALK Phase 2 Plan

7









WindingWalk Filings 1 & 2 At Meridian Ranch

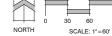
PUD Development Plan / Preliminary Plan

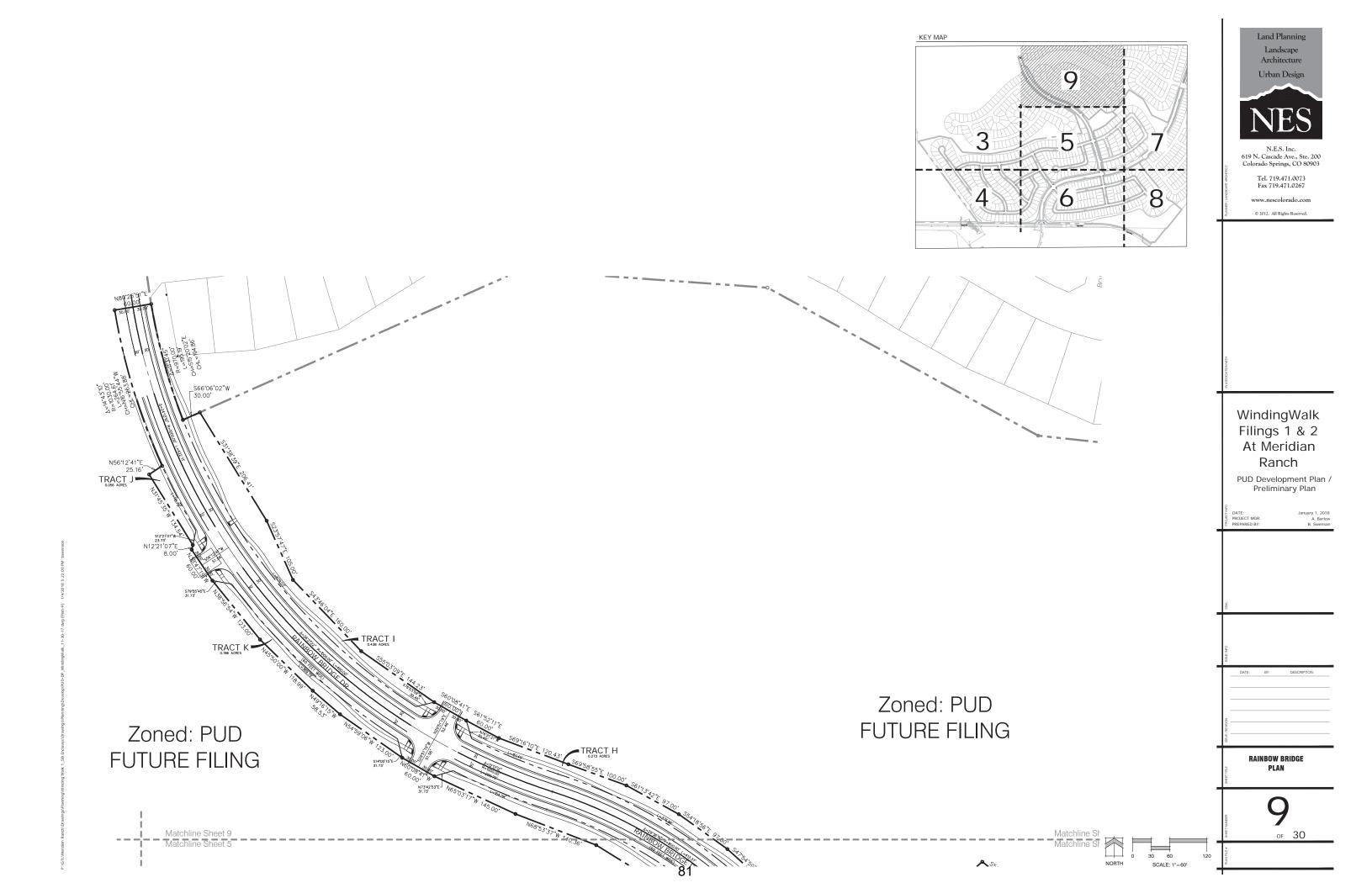
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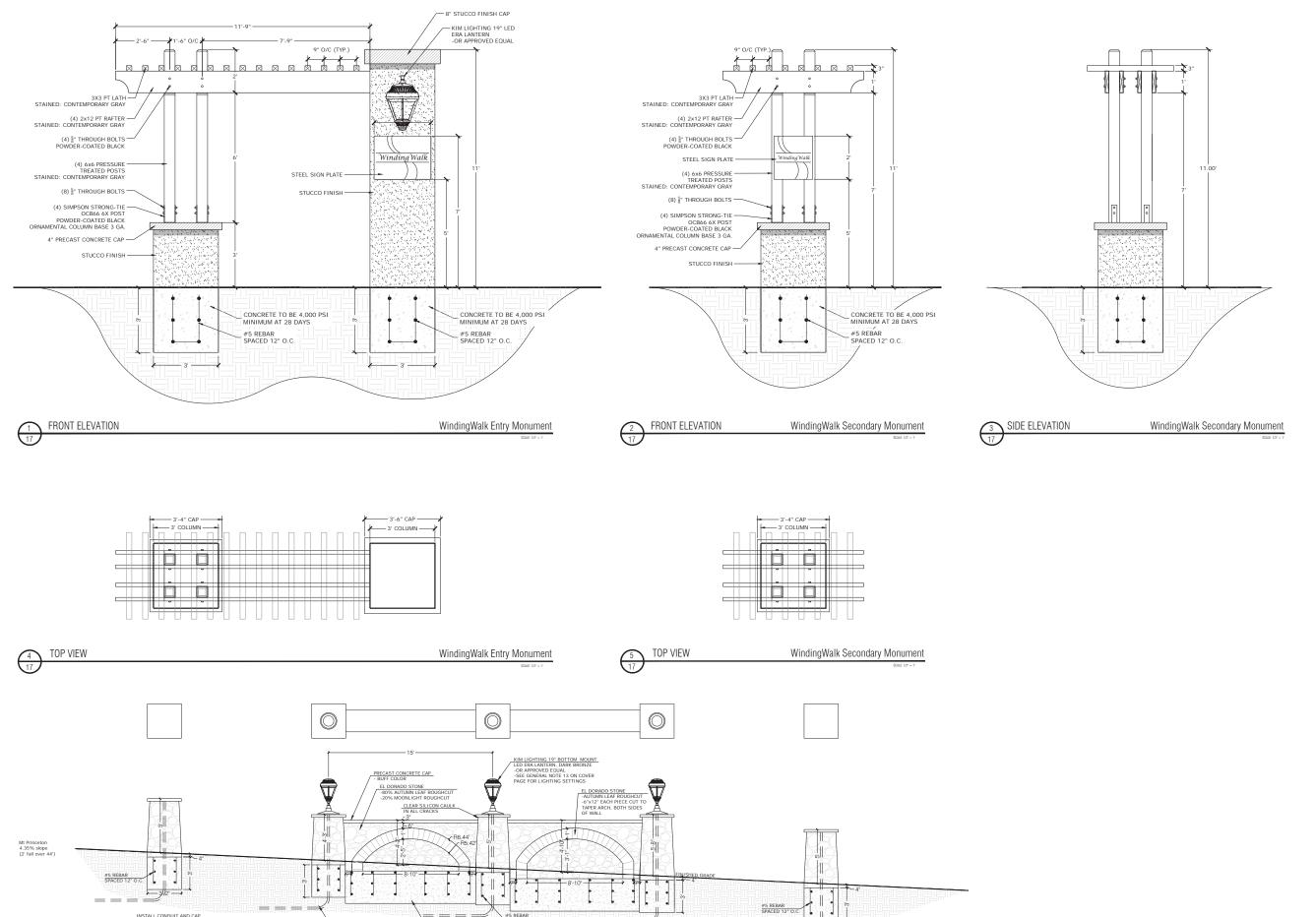
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EAST SITE PLAN

8of 30

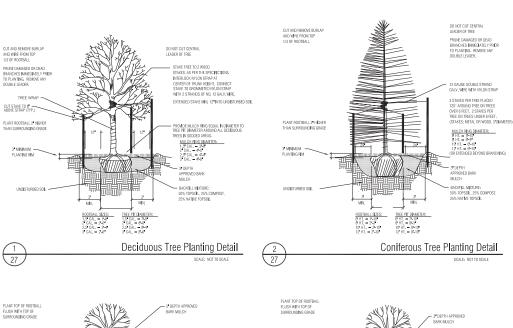


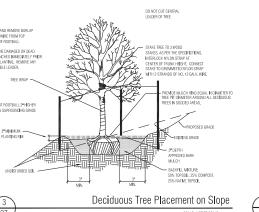


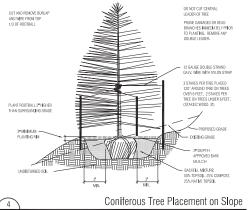


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Rainbow Bridge Bridge







Seed Mix A 15% Western Wheatgrass 15% Blg Bluestem 15% Thickspike Wheatgrass Native Grass Mix. 3 lbs./1,000s.f. or 130 lbs./acre APPLICATION METHOD: Broadcast seed by hand or with a drop spreader. Manually rake seed into prepared soil.

Seed Mix B with Wildflowers

30% Ephralm Crested Wheatgrass 25% Dwarf Perennial Ryegrass 20% SR3200 Blue Fescue Note: Low Gro Mlx available from Arkansas Valley Seed Solutions (877) 957-3337 15% Ruebens Canada Bluegrass 10% Chewlings Fescue 15% Blue Grama Wildflowers: 615 Western Mb

After seeding apply green hydromulch and takifler.

Wildflower Mix available from: (303) 431-7333

Land Planning Landscape Architecture Urban Design

N.E.S. Inc. 619 N. Cascade Ave., Ste. 200 Colorado Springs, CO 80903

> Tel. 719.471.0073 Fax 719.471.0267

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WindingWalk

Filings 1 & 2

At Meridian

Ranch

Final Landscape Plan

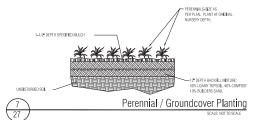
APPLICATION RATE: Native Grass Mix: 40 lbs /acre (or as recommended by supplie Wildflower Mbc 6 oz./1,000 s.f. or 8-10 lbs./acre Hydromulch: 2200 lbs./acre mulch, 100 lbs./acre tackliler.

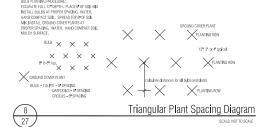
APPLICATION METHOD: Broadcast seed by hand or with a drop spreader.

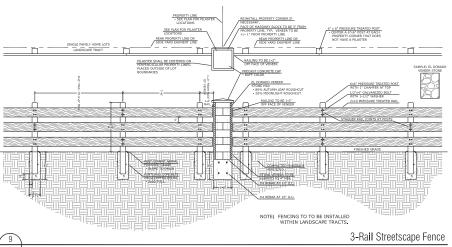
Manually rake seed into prepared soil.

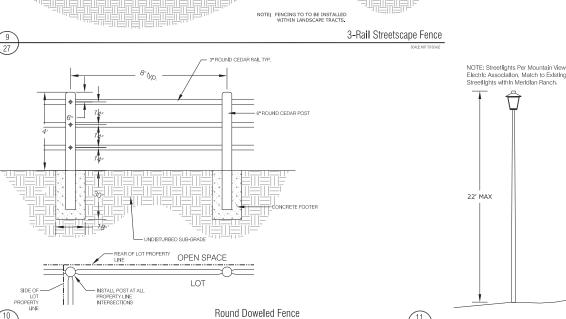
After seeding apply green hydromulch and tacklifler

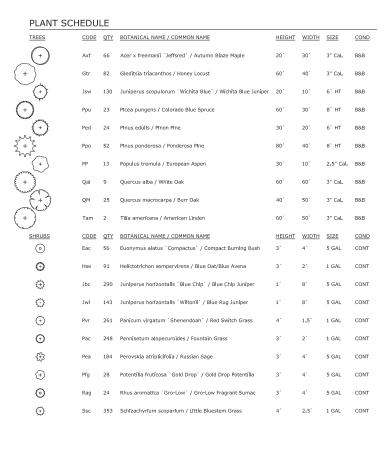
Shrub Planting Detail Shrub Placement on Slopes











SITE DATA

Land Use: Single Family Residential Number of Lots: 345 Lots Total Area: Total Tract Area: 31.737 AC

TREE REQUIREMENTS

LDC Plant Category	Street (Classification)	Street Frontage Length	Required Trees	Provided Trees
(LR)	Lambert Road (Local)	2,509'	84 (1 per 30')	0 (shrub substitute 160 shrubs at 1 tree/10 shrub
(RB)	Rainbow Bridge (Local)	1945'	65 (1 per 30')	0 (shrub substitute 50 shrubs at 1 tree/10 shrub
(SD)	Stapleton Drive (Expressway)	2,179'	109 (1 per 20')	0 (shrub substitute 50

LANDSCAPE NOTES

- 1. CONTRACTOR TO UTILIZE STOCKPILED TOPSOIL FROM GRADING OPERATION AS AVAIL. TILL

- 6. MINIMUM INSPECTIONS WILL INCLUDE SELECTION OF SPECIMEN PLANT MATÉRIALS AT
- NURSERY OR WHOLESALER, APPROVAL OF PLANT LOCATION STAKES BEFORE PLANT MATERIALS
- - IRRIGATION.
 - C. IRRIGATION 95%/ PUNCH INSPECTION.

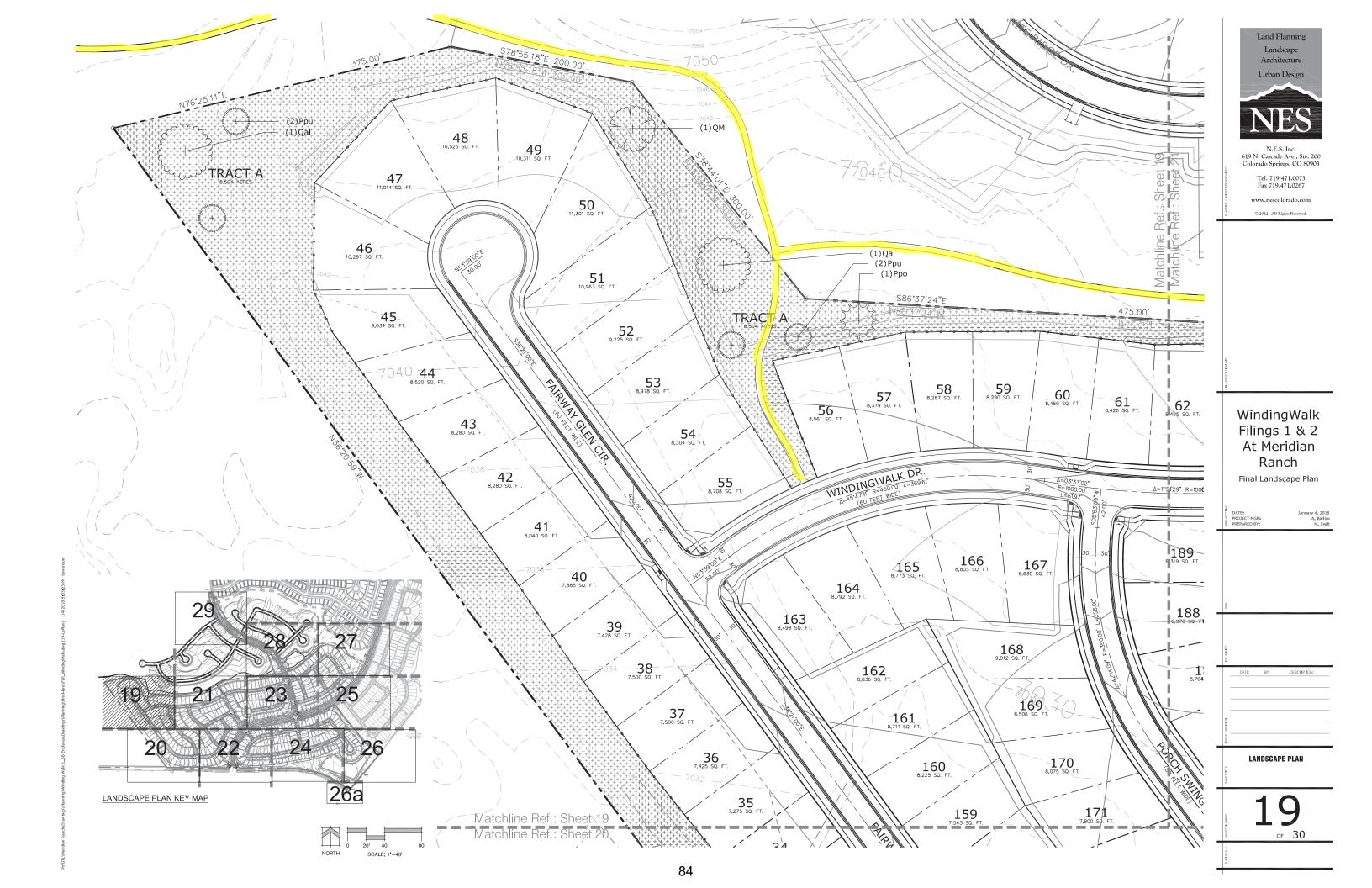
- 10. CONTACT THE LANDSCAPE ARCHITECT FOR ANY DISCREPANCIES WITH THE DRAWINGS OR

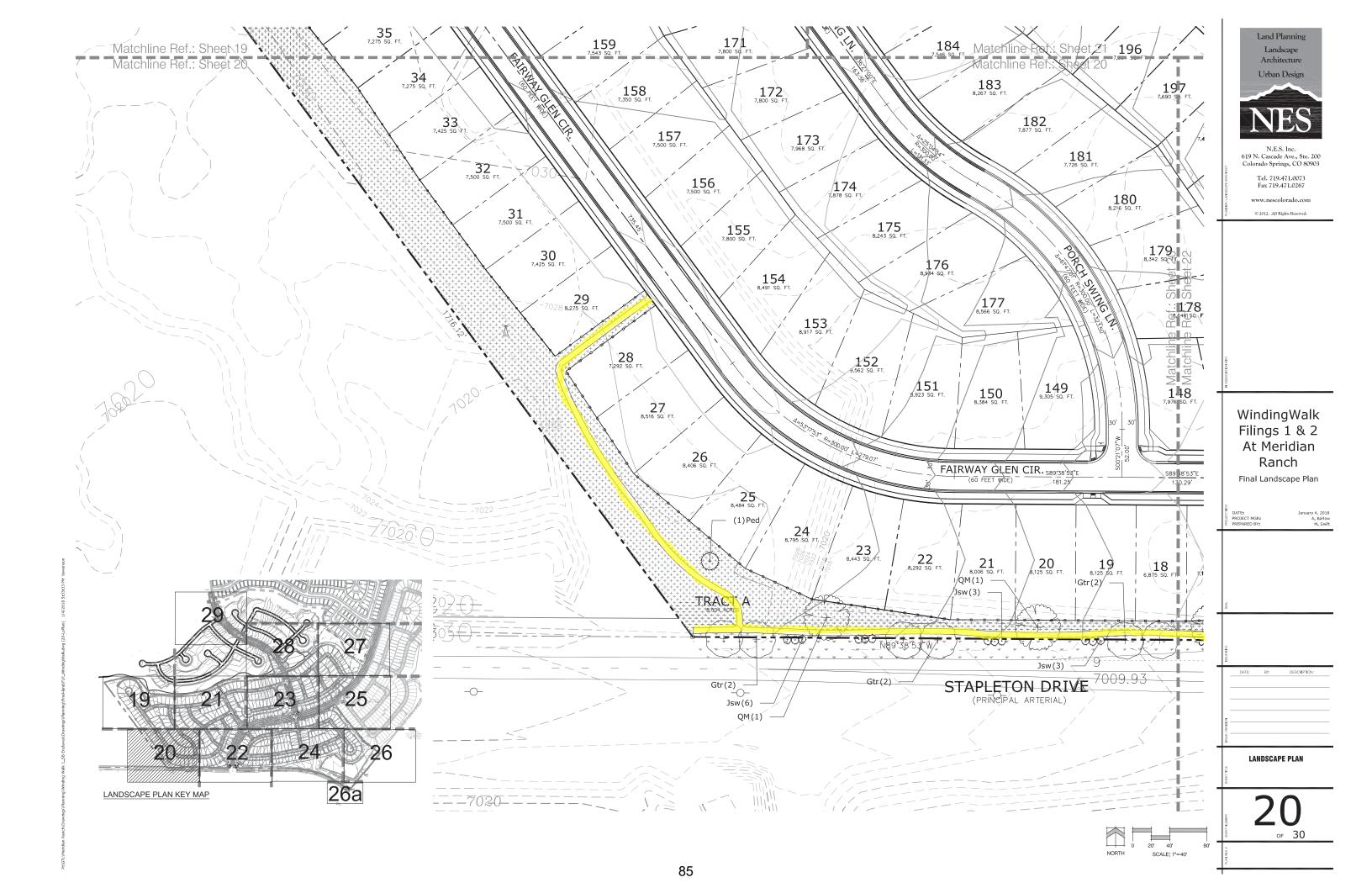
1. CONTRACTOR TO UTILIZE STOCKPILED TOPSOIL FROM GRADING OPERATION AS AVAIL. TILL INTO TOP 6" OF SOIL.
2. FOR GRADES REFER TO CIVIL ENGINEERS DRAWINGS.
3. ALL TREES TO RECEIVE A BACK FILL MIXTURE OF 50% IMPORTED LOAMY TOPSOIL, 25% PEAT MOSS, AND 25% EXISTING SOIL.
4. A FULLY AUTOMATED SPRINKLER IRRIGATION SYSTEM WILL DRIP IRRIGATE ALL TREES.
5. ALL TREES TO BE STAKED WITH WOOD STAKES. FOR 3" CAL. DECIDUOUS TREES AND EVERGREEN TREES OVER 6' USE 3 WOOD STAKES (STAKE TO GROUND LEVEL). ARE
INSTALLED, 'PUNCH LIST' SITE INSPECTION, AND FINAL INSPECTION SITE VISITS.

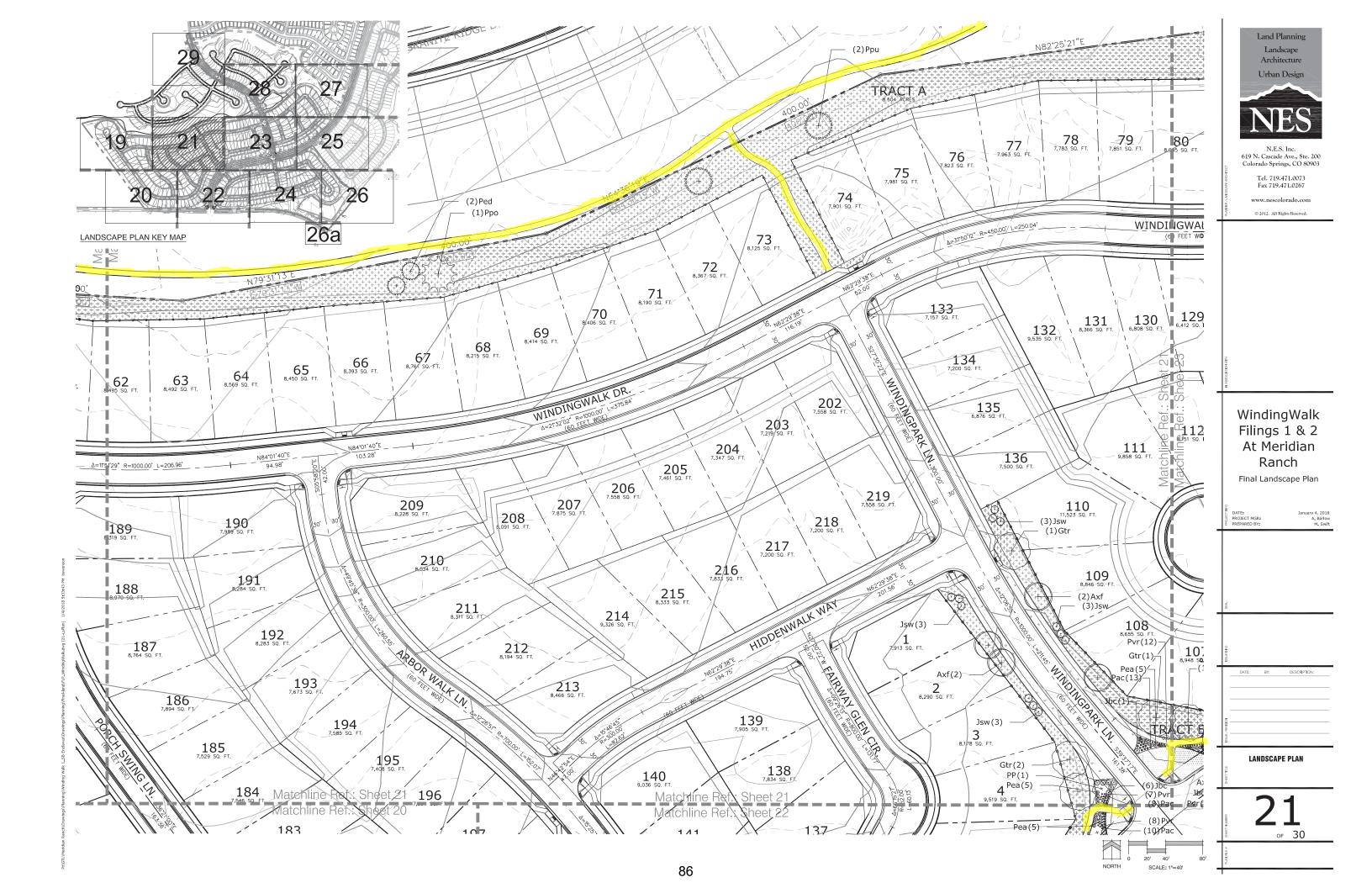
A. PRE-CONSTRUCTION MEETING/SELECTION OF PLANT MATERIALS AT THE NURSERY
AND REVIEW OF SPECIFIED LANDSCAPE/IRRIGATION SUBMITTALS.

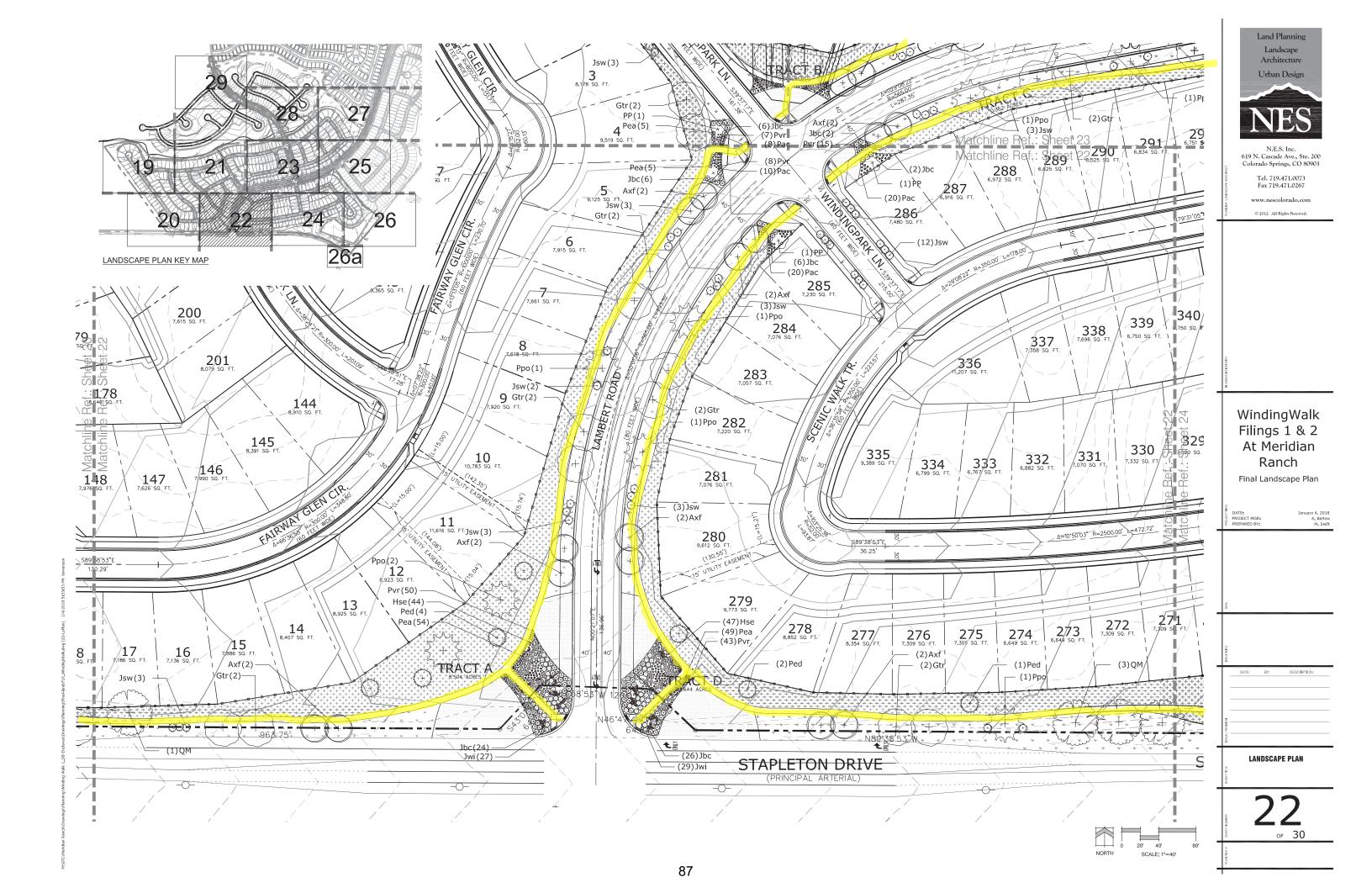
B. IRRIGATION MAINLINE INSPECTION - PRESSURE TEST AND REVIEW OF MODEL IRRIGATION FINAL ACCEPTANCE INSPECTION.
 IRRIGATION FINAL ACCEPTANCE INSPECTION.
 LANDSCAPE 50% INSPECTION - 1/2 THROUGH ENTIRE PROJECT
 I. LANDSCAPE 55% INSPECTION/ PUNCH INSPECTION.
 H. LANDSCAPE FINAL ACCEPTANCE INSPECTION AND COUNTY LANDSCAPE AND IRRIGATION AFFIDAVITS.
7. PLANTS SHALL BE WARRANTED FOR THE DURATION OF TWO FULL YEARS AFTER THE PLANTS SHALL BE WARRANTED FOR THE DURATION OF TWO FULL YEARS AFTER THE
INSTALLATION (WARRANTY SHALL COVER 100% OF THE REPLACEMENT COST).
 ALL PLANTS TO RECEIVE 3 INCH DEPTH OF SHREDDED CEDAR WOOD MULCH UNLESS
OTHERWISE SPECIFIED. MULCH RINGS TO BE 15" DIA. FOR 5 GALLON SHRUBS AND 36" DIA.
FOR TREES NOT PLANTED IN BEDS, WITH THE EXCEPTION OF BLUEGRASS SOD AREAS IN
WHICH TREES SHALL RECEIVE 60" DIA. MULCH RING. AVAILABLE FROM C&C SAND CEDAR
MULCH (719)471-7222.
 CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL PLANT MATERIAL SHOWN ON THIS PLAN.
IF ANY DISCREPANCIES ARE FOUND BETWEEN THE LANDSCAPE PLAN AND THE PLANT
SCHEDULE, THE QUANTITIES SHOWN ON THE LANDSCAPE PLAN SUPERSEDE THOSE SHOWN ON
THE PLANT SCHEDULE. LANDSCAPE PLAN DETAILS CONTACT THE LANDSCAPE ARCHITECT FOR ANY DISCREPANCIES WITH THE DRAWINGS OR VARIATIONS IN THE FIELD.
 CALL FOR UTILITY LOCATIONS PRIOR TO ANY PLANT INSTALLATION.
 LANDSCAPING IN THE SIGHT TRIANGLES SHALL NOT EXCEED 18" IN HEIGHT.
 FENCING DETAILS ARE TYPICAL AND MAY BE SUBJECT TO MINOR VARIATIONS IN MATERIALS. ANY VARIATION SHALL BE AUTHORIZED BY THE DEVELOPMENT SERVICES DIRECTOR, AFTER REVIEW OF ALTERNATE PLANS, DETAILS, OR OTHER DOCUMENTATION IN SUPPORT OF THE VADIATION. of 30

Light Detail

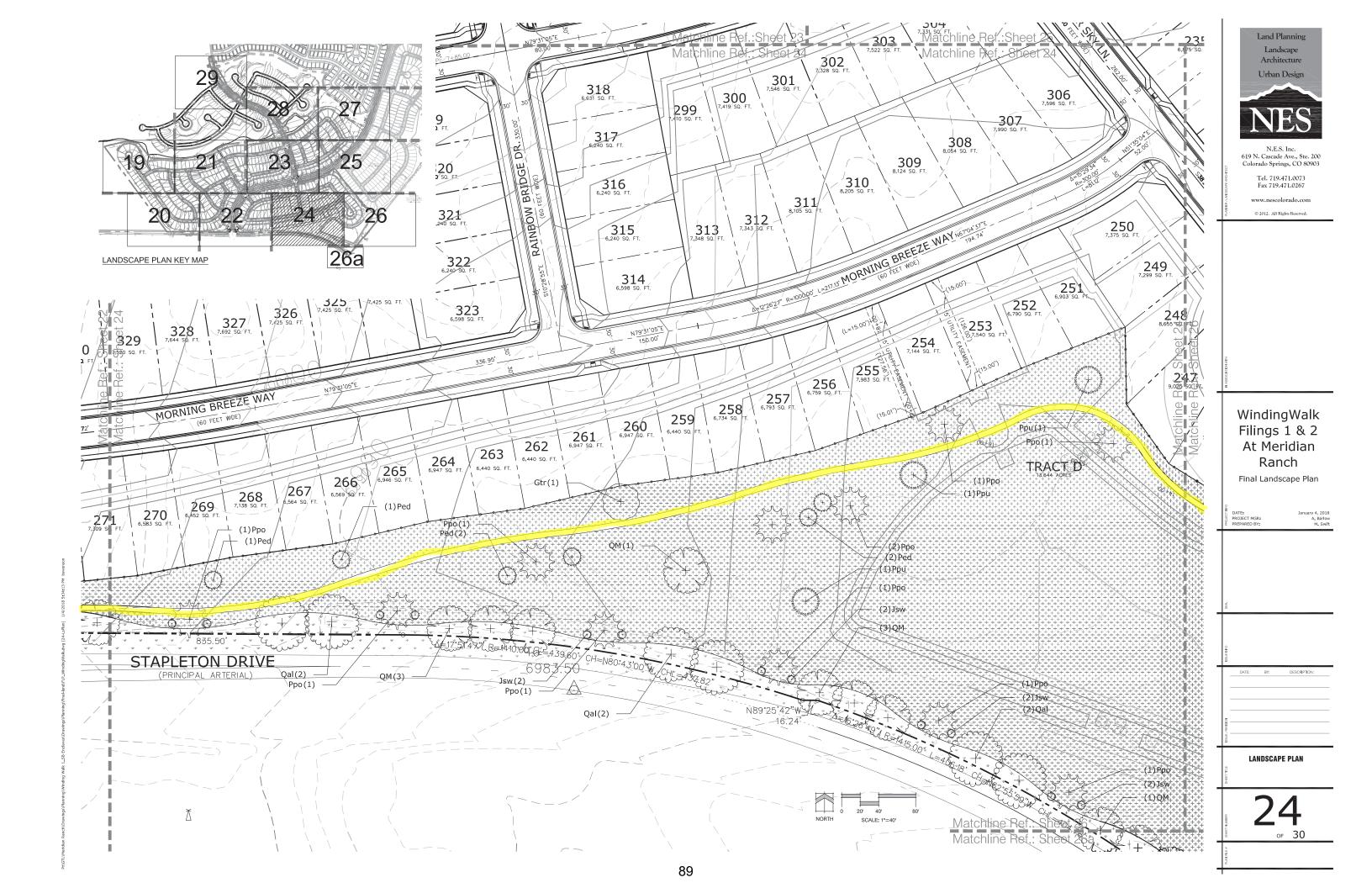


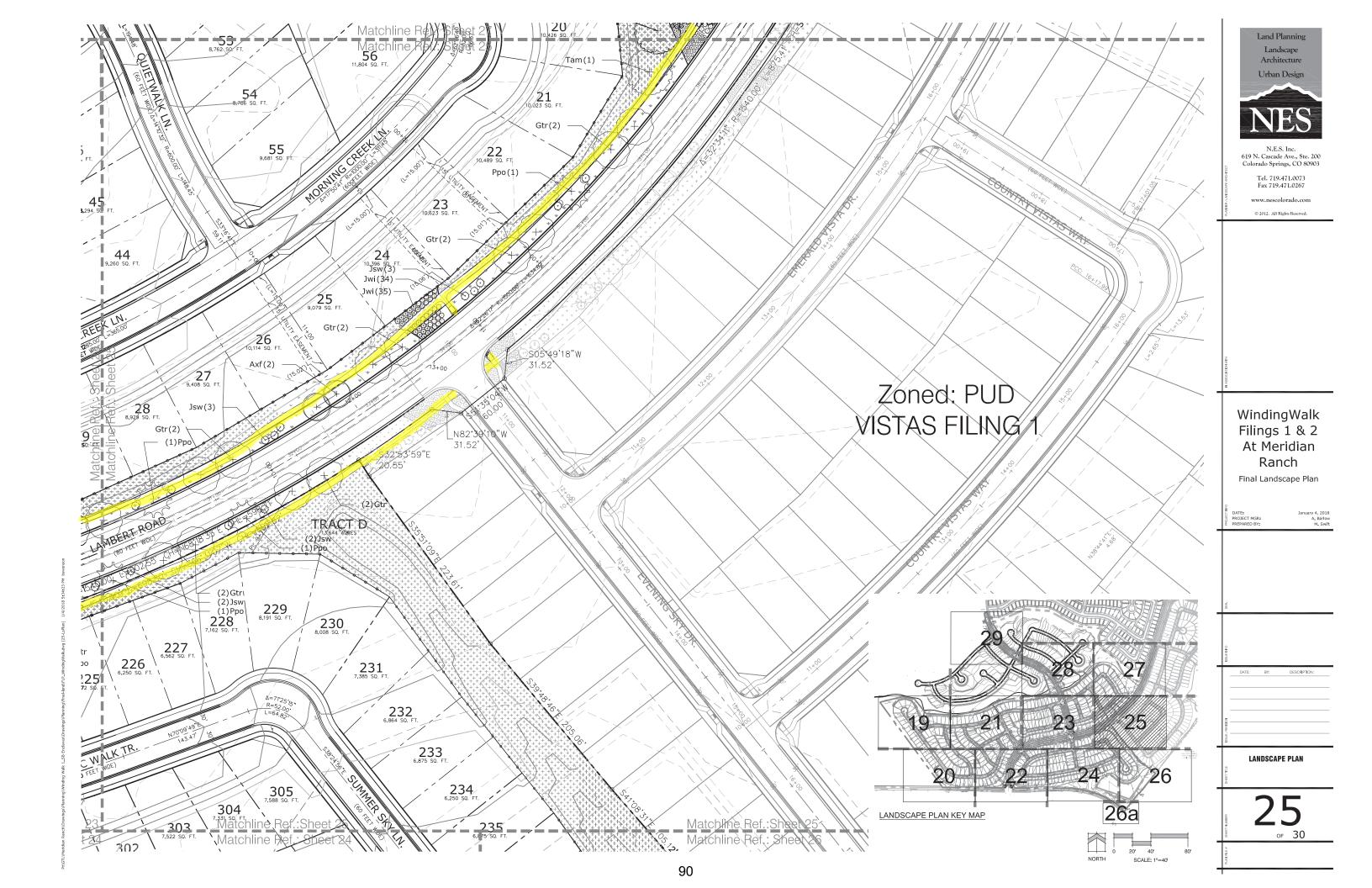


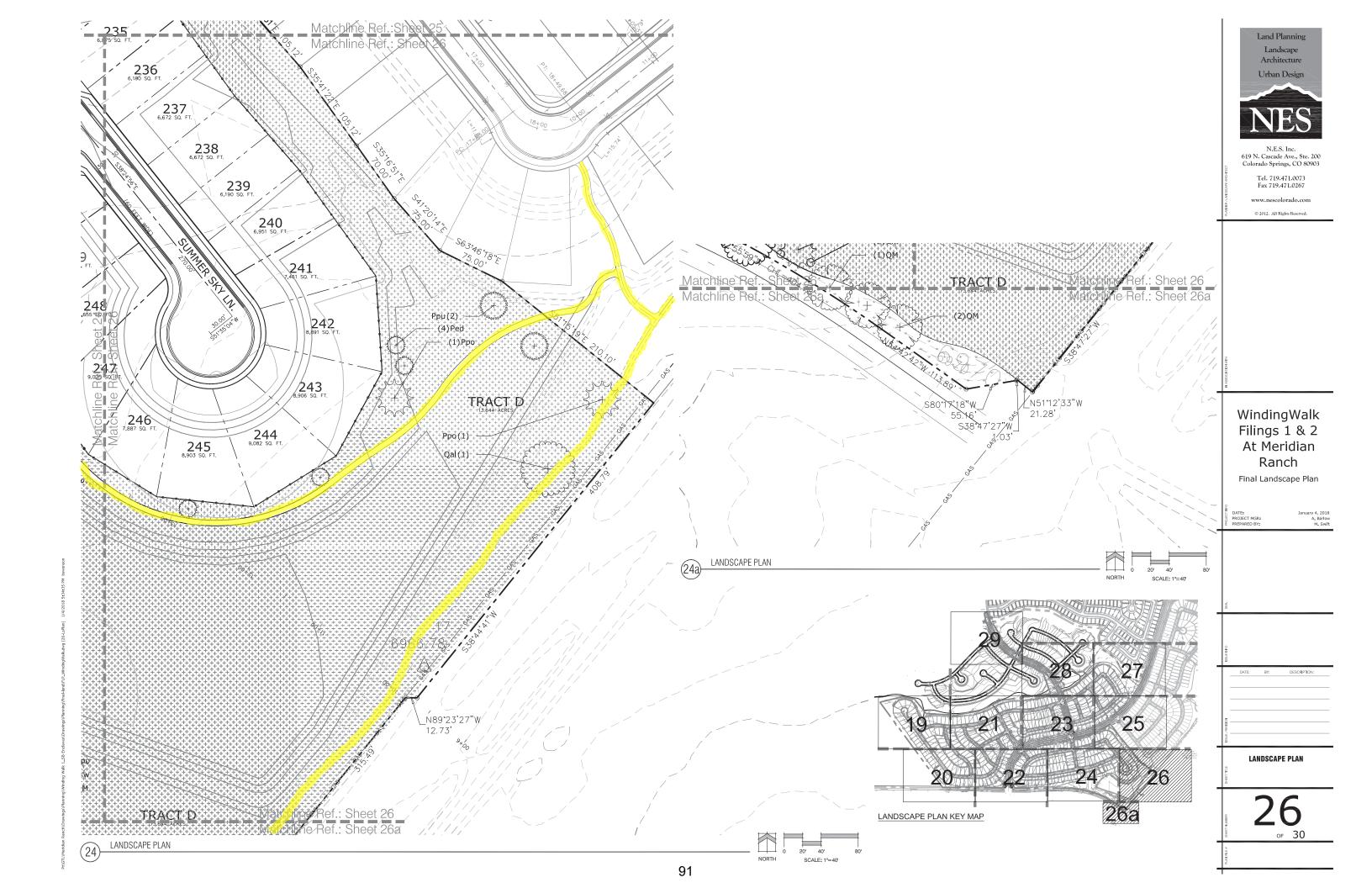


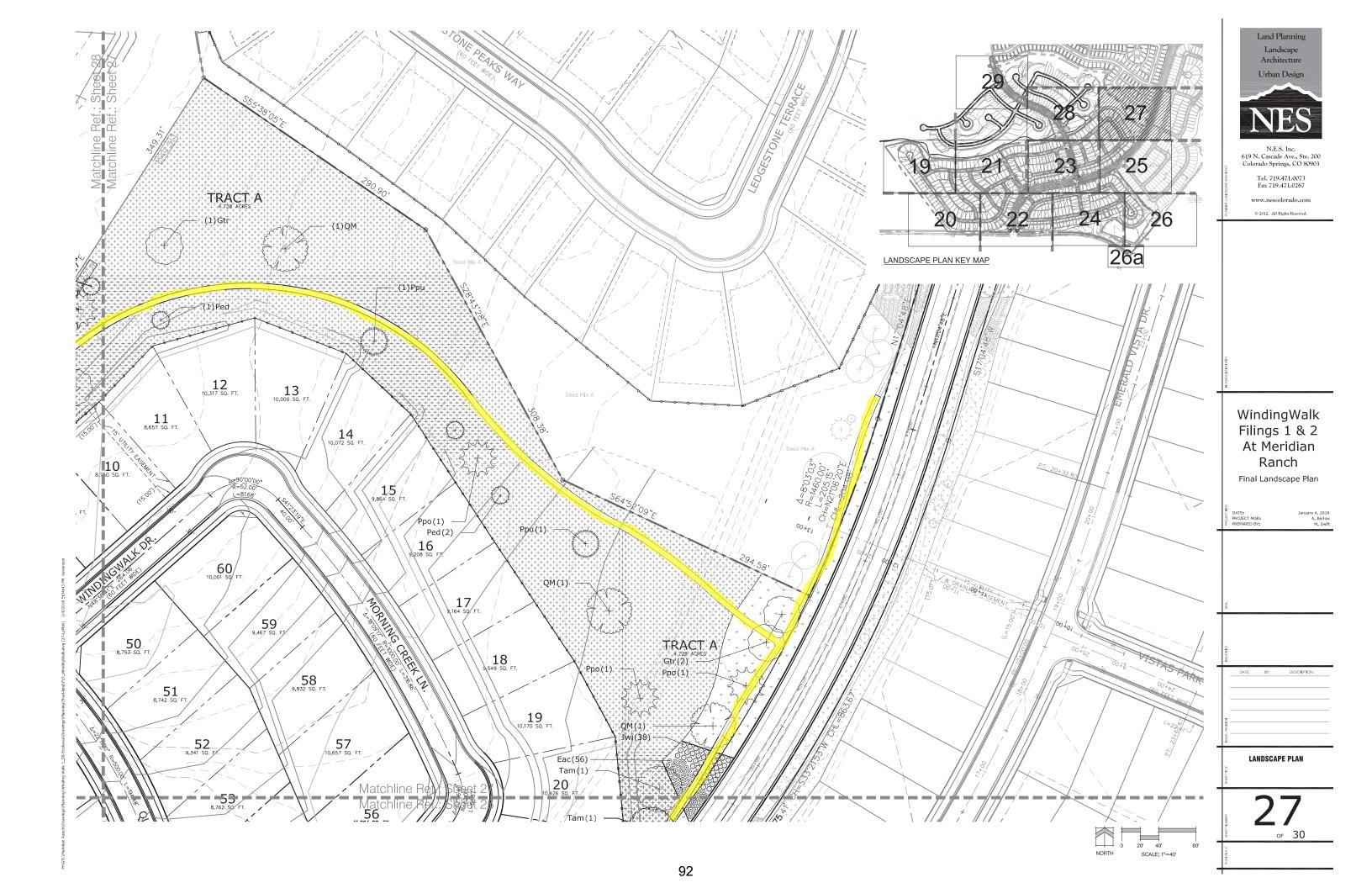


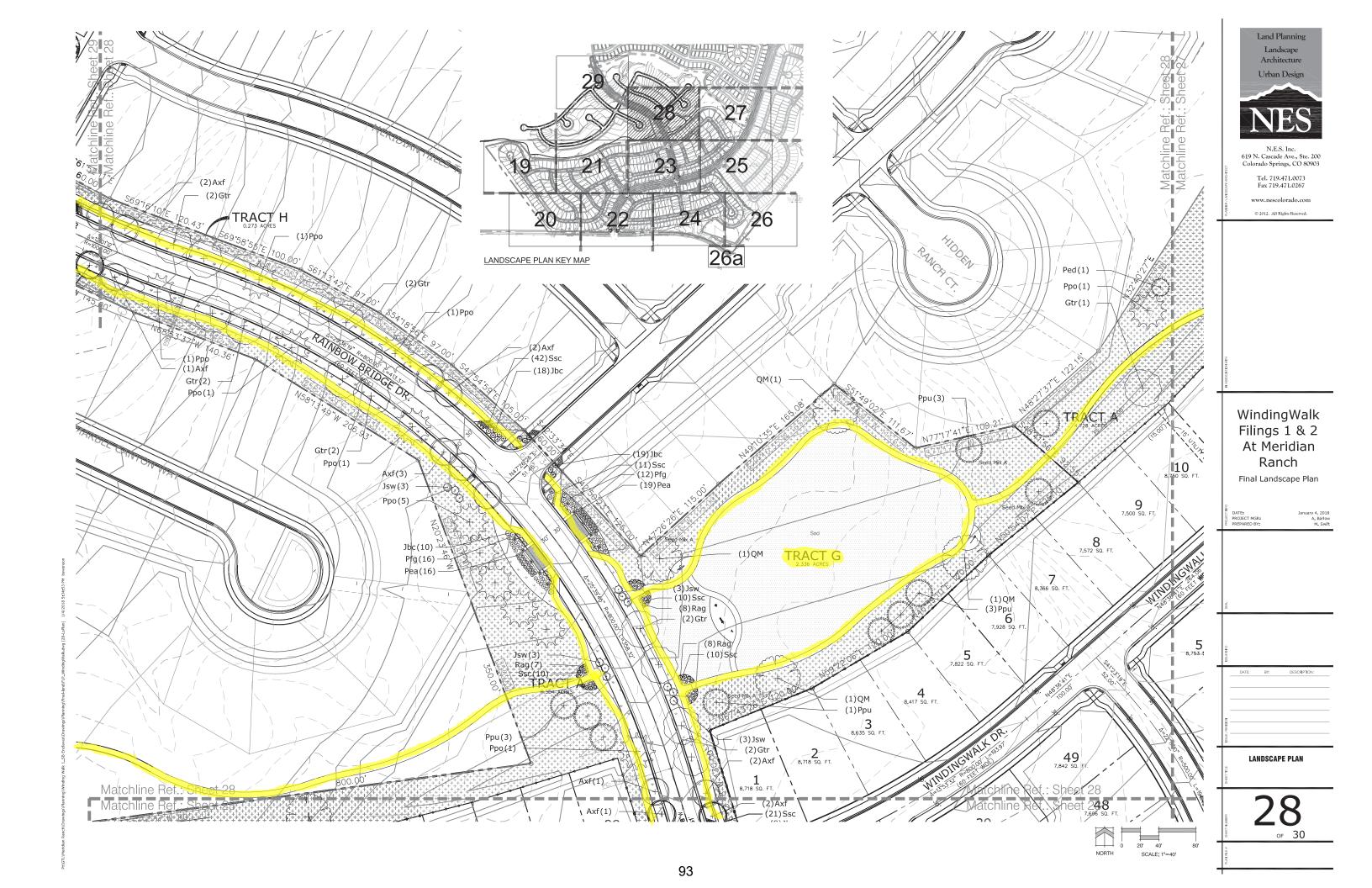


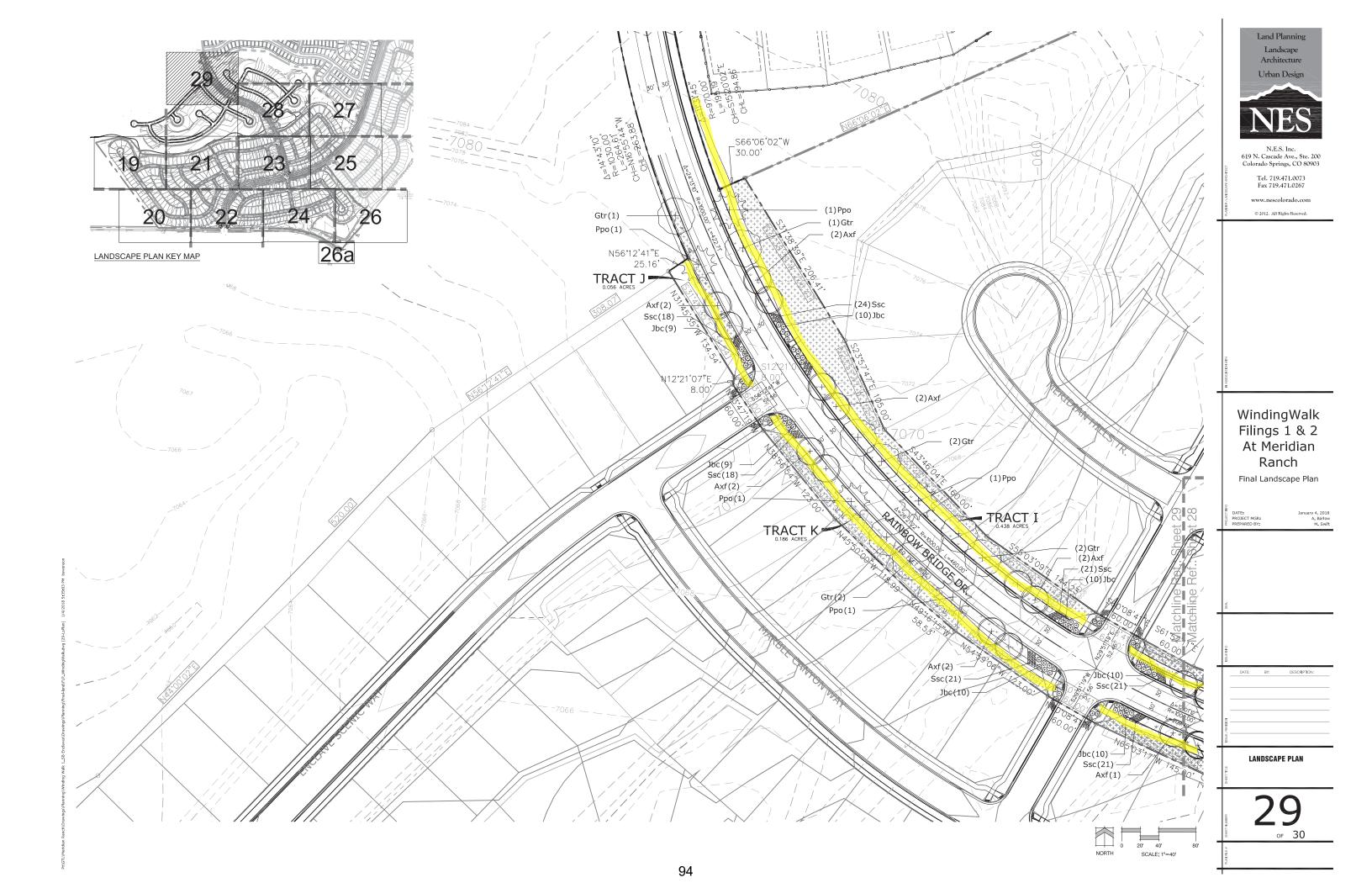














ADJACENT OWNER

GTL INC.

2. 4229406018

3. 4229406017

GTL INC.

4. 4229406016

GTL INC.

5. 4229406015

GTL INC.

6. 4229406014

7. 4229406013

GTL INC.

GTL INC.

3575 KENYON ST STE 200

SAN DIEGO CA 92110



INDEX MAP N.T.S.

LEGAL DESCRIPTION:

KNOW ALL MEN BY THESE PRESENTS:
THAT GTL, INC. DBA GTL DEVELOPMENT, INC., THEODORE TCHANG, PRESIDENT AND MERIDIAN SERVICE METROPOLITAN DISTRICT BEING THE OWNERS OF THE FOLLOWING DESCRIBED TRACT OF LAND:

A PARCEL OF LAND LOCATED IN A PORTIONS OF SECTION 29, 30, AND 32, A PARCEL OF LAND LOCATED IN A PORTIONS OF SECTION 29, 30, AND 3, IN TOWNSHIP 12 SOUTH, RANCE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, INCLUDING ALL OF TRACT F OF THE METROPOLITAN CLUB RECORDED WITH RECEPTION NO. 2087/12913 IN THE RECORDS OF EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERN MOST CORNER OF TRACT D OF STONEBRIDGE FILING NO. 1 AT MERIDIAN RANCH, RECORDED WITH RECEPTION NO. 215713582 IN THE RECORDS OF EL PASO COUNTY;

THE FOLLOWING COURSE IS ON SAID SOUTHERLY LINE OF TRACT D:

- THENCE N76"25"11"E A DISTANCE OF 375.00 FEET;
- THENCE S78'55'18"E A DISTANCE OF 200.00 FEET:
- THENCE S38'44'01"E A DISTANCE OF 300.00 FEET
- THENCE S86'37'24"E A DISTANCE OF 475.00 FEET; THENCE N79*31'13"E A DISTANCE OF 400 00 FEET
- THENCE N64'36'19"E A DISTANCE OF 400.00 FEET;
- THENCE N82*25'21"E A DISTANCE OF 800.00 FEET;
- THENCE N20*23'46"W A DISTANCE OF 350.00 FEET:
- THENCE N5813'49"W A DISTANCE OF 206.93 FEET;
- 10. THENCE N68'53'37"W A DISTANCE OF 140.36 FEET;
- 11. THENCE N65'03'17"W A DISTANCE OF 145.00 FEET; 12. THENCE N60'08'41"W A DISTANCE OF 60.00 FEET;
- 13. THENCE N54*59'06"W A DISTANCE OF 123.00 FEET:
- 14. THENCE N49"6'15"W A DISTANCE OF 58.53 FEET;
 15. THENCE N46"40'09"W A DISTANCE OF 60.00 FEET;
- 16. THENCE N44'59'01"W A DISTANCE OF 59.00 FEET:
- 17. THENCE N38'56'54"W A DISTANCE OF 123.00 FEET;
- 18. THENCE N33'47'19"W A DISTANCE OF 60.00 FEET:
- 19 THENCE N12"21'07"E A DISTANCE OF 8 00 FEET-
- 20. THENCE N31"45"35"W A DISTANCE OF 134.54 FEET TO A POINT ON THE BOUNDARY OF SAID STONEBRIDGE FILING NO. 1 AT MERIDIAN RANCH:
- THE FOLLOWING THREE(3) COURSES ARE ON SAID BOUNDARY LINE:
- 21. THENCE N56"12'41'E A DISTANCE OF 25.16' TO A NON-TANGENT CURVE TO
- 22. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 1030.00 FEET, A DELTA ANGLE OF 14'43'10", AN ARC LENGTH OF 264.61 FEET, WHOSE LONG CHORD BEARS N16'55'44"W A DISTANCE OF 263.88 FEET;
- 23. THENCE MR025517E A DISTANCE OF 80.00 FEET 10. A POINT ON THE BOUNDARY STONEERINGE FILING NO. 3. AT MERIDIAN RANCH, RECORDED WITH RECEPTION NO. 217714053 IN THE RECORDS OF EL PASO COUNTY AND A NON-TANGENT CURVE TO THE LEFT;

THE FOLLOWING TWO(2) COURSES ARE ON SAID BOUNDARY LINE:

- 24. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 970.00 FEET, A DELTA ANGLE OF 11"31"45", AN ARC LENGTH OF 195.19 FEET, WHOSE LONG CHORD BEARS S15"20"02"E A DISTANCE OF 194.86 FEET;
- 25. THENCE S66'06'02"W A DISTANCE OF 30.00 FEET:
- 26. THENCE S31'38'39"E A DISTANCE OF 206.41 FEET; 27. THENCE S23'57'47"E A DISTANCE OF 105.00 FEET;
- 28 THENCE SA3'46'04"E A DISTANCE OF 160 00 FEET
- 29. THENCE S55'03'09"E A DISTANCE OF 144.23 FEET 30. THENCE S60'08'41"E A DISTANCE OF 60.00 FEET;
- 31. THENCE S61'52'11"E A DISTANCE OF 60.00 FEET; 32. THENCE S69'16'10"E A DISTANCE OF 120.43 FEET
- 33. THENCE S69'58'55"E A DISTANCE OF 100.00 FEET;
- 34. THENCE S61"13'42"E A DISTANCE OF 97.00 FEET:
- 35. THENCE S54"18"56"E A DISTANCE OF 97.00 FEET;
- 36. THENCE \$47.54.59"E A DISTANCE OF 105.00 FEET
- 37. THENCE S42'33'34"E A DISTANCE OF 60.00 FEET; 38. THENCE S42'50'23"E A DISTANCE OF 125.00 FEET;
- 39. THENCE N47"26'26"E A DISTANCE OF 115.00 FEET:
- 40. THENCE N49"10"35"E A DISTANCE OF 165.08 FEET; 41. THENCE S51"49"02"E A DISTANCE OF 111.67 FEET;
- 42. THENCE N77"17"41"E A DISTANCE OF 109.21 FEET:
- 43. THENCE S48'41'56"E A DISTANCE OF 92.55 FEET 44. THENCE S50'54'07"W A DISTANCE OF 125.10 FEET
- 45 THENCE \$46'39'10"W & DISTANCE OF 120 00 FEET 46. THENCE S59'22'06"W A DISTANCE OF 120.00 FEET
- 47. THENCE S67'43'26"W A DISTANCE OF 120.00 FEET;
- 48. THENCE S16'53'48"E A DISTANCE OF 130.00 FEET; 49. THENCE S16'53'48"E A DISTANCE OF 60.00 FEET;
- 50. THENCE S19'52'23"E A DISTANCE OF 124.00 FEET;
- 51. THENCE S13'41'16"E A DISTANCE OF 184.00 FEET; 52. THENCE S12'32'41"E A DISTANCE OF 60.00 FEET;
- 53. THENCE \$12*32'41"F A DISTANCE OF 116.37 FEET: 54. THENCE S02'35'36"E A DISTANCE OF 27.08 FEET
- 55. THENCE S10"28'55"E A DISTANCE OF 80.00 FEET;
- 35. IHENCE SIZE 35 E. A DISTANCE OF 80.00 FEET TO A CURVE TO THE LEFT;
 57. THENCE ON THE ARC OF SAID CURVE, HAWNG A RADIUS OF 1540.00 FEET, A
 DELTA ANGLE OF 2225'04", AN ARC LENGTH OF 60.25 FEET, WHOSE LONG
 CHORD BEARS N8818'33"E. A DISTANCE OF 598.71 FEET TO A POINT ON THE
 SOUTHERN BOUNDARY OF THE WISTAS FLINGN ON, 1 AT MERIDIAN RANG,
 RECORDED WITH RECEPTION NO. 217713953 IN THE RECORDS OF EL PASO
 COUNTY.

WINDINGWALK FILING No. 1 AT MERIDIAN RANCH

A PARCEL OF LAND LOCATED IN A PORTION OF SECTION 29, 30, AND 32 IN TOWNSHIP 12 SOUTH,
RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN

EL PASO COUNTY. COLORADO.

THE FOLLOWING NINE(9) COURSES ARE ON SAID BOUNDARY LINE:

65. THENCE 563'46'18'E A DISTANCE OF 75.00 FEET;
66. THENCE S51'5'18"E A DISTANCE OF 210.10 FEET TO A POINT ON THE SOUTHEASTERN CORNER OF SAID VISTAS FILING NO. 1 AT MERIDIAN RANCH AND THE WESTERLY RIGHT-OF-WAY LINE OF EASTOWILLE ROAD;

67. THENCE S38'44'41"W ALONG SAID EASTONVILLE RIGHT-OF-WAY A DISTANCE OF 408.79 FEET;

68. THENCE N89 23'27"W A DISTANCE OF 12.73 FEET TO THE NORTHEAST CORNER OF SAID TRACT F;

72. THENCE S80"7'18"W A DISTANCE OF 55.16 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF STAPLETON DRIVE;

THE FOLLOWING NINE(9) COURSES ARE ON SAID NORTHERLY RIGHT-OF-WAY

THENCE N54'42'42'W ON SAID NORTHERLY RIGHT-OF-WAY A DISTANCE OF 113.89 FEET TO A CURVE TO THE LEFT;
 THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 1415.00 FEET, A DELTA ANGLE OF 16'26'49', AN ARC LENGTH OF 406.18 FEET; WHOSE LONG CHORD BEARS N62'55'9'W A DISTANCE OF 404'78 FEET;

75. THENCE N89'25'42"W A DISTANCE OF 16.24 FEET TO A NON-TANGENT CURVE TO THE LEFT;

TO THE LEFT;

76. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 1410.00 FEET, A
DELTA ANGLE OF 17"51"47", AN ARC LENGTH OF 439.60 FEET, WHOSE LONG
CHORD BEARS NB0"43"00"W A DISTANCE OF 437.82 FEET;

75. THENCE 643'01'13"W A DISTANCE OF 64.72 FEET;
81. THENCE N89'38'53"W A DISTANCE OF 963.75 FEET TO A POINT ON THE SOUTHEAST CORNER OF TRACT F, MERIDIAN RANCH FILING NO. 1 RECORDED WITH RECEPTION NO. 203036466 IN THE RECORDS OF EL PASO COUNTY;

82. THENCE NO. 322509498 IN IN RECORDS DE LE PASO COUNTY,
82. THENCE NO. 3620599 WO N SAID TRACT LINE A DISTANCE OF 24.74 FEET TO A
POINT ON THE SOUTHEAST CORNER OF TRACT G, OF SAID STONEBRIDGE
FILING NO. 1;

83. THENCE N36°20'59"W ON SAID TRACT LINE A DISTANCE OF 1691.39 FEET TO THE POINT OF REGINNING

THE ABOVE PARCEL OF LAND CONTAINS 113.911 ACRES, MORE OR LESS.

THE FOLLOWING SIX(6) COURSES ARE ON SAID TRACT LINE:

69. THENCE S38*47'27"W A DISTANCE OF 315.49 FEET;

70. THENCE N5112'33"W A DISTANCE OF 21.28 FEET; 71. THENCE S38'47'27"W A DISTANCE OF 1.03 FEET;

77. THENCE N89'38'53"W A DISTANCE OF 835.50 FEET: 8. THENCE N46'47'48"W A DISTANCE OF 64.84 FEET;

79. THENCE N87'58'53"W A DISTANCE OF 120.05 FEET:

59. THENCE S35'51'09"E A DISTANCE OF 223.61 FEET:

60. THENCE S39'48'46"E A DISTANCE OF 205.06 FEET; 61. THENCE S41'08'31"E A DISTANCE OF 105.12 FEET:

62. THENCE S35"41"22"E A DISTANCE OF 105.12 FEET: 63. THENCE S35"16"51"E A DISTANCE OF 70.00 FEET; 64. THENCE S41"20"14"E A DISTANCE OF 75.00 FEET;

NOTES:

- BASIS OF BEARINGS FOR THIS DESCRIPTION IS THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 19, T12S, R64W OF THE 6TH P.M., WHICH IS ASSUMED TO BEAR S8918'12"E FROM THE NORTHWEST CORNER OF SECTION 19 ((2) REFERENCE MONUMENTS PLS 24964) TO THE NORTH QUARTER CORNER OF SECTION 19 (3.25" ALUM. CAP PLS 24964).
- THERE SHALL BE NO VEHICULAR ACCESS FROM ANY RESIDENTIAL LOT IN THIS SUBDIVISION TO LAMBERT ROAD, STAPLETON DRIVE, OR RAINBOW BRIDGE DRIVE.
- 3) ALL LOT LINES ADJACENT TO STREETS ARE HEREBY PLATTED WITH A 10 FOOT EASEMENT FOR PUBLIC UTILITIES AND DRAINAGE PURPOSES. THE ENTIRE AREA OF THESE EASEMENTS ARE HEREBY RESERVED FOR UTILITY PURPOSES, WITH MERIDIAN SERVICE METROPOLITAN DISTRICT AND GT, INC., DBA GTI. DEVELOPMENT INC. RESERVING THE RIGHT TO PERMIT ANY SUOH UTILITIES. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.
- 4) UNLESS OTHERWISE SHOWN, ALL SIDE LOT LINES ARE HEREBY PLATTED WITH A 5 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT AND ALL REAR LOT LINES ARE HEREBY PLATTED WITH A 7.5 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.
- 5) ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER, CURRENTLY REGISTERED IN THE STATE OF COLORADO.
- 6) THE WATER AND SEWER PROVIDER SHALL BE MERIDIAN SERVICE METROPOLITAN DISTRICT.
- NO STRUCTURES OR MATERIAL STORAGE ACTIVITIES ARE PERMITTED WITHIN THE DESIGNATED DRAINAGE EASEMENTS OR NO-BUILD ZONES, EXCEPT FENCES; FENCES SHALL NOT IMPEDE RUNOFF FROM REACHING DRAINAGE SWALES.
- 8) THE FOLLOWING REPORTS HAVE BEEN SUBMITTED AND ARE ON FILE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT; SOILS AND GEOLOGICAL STUDY; WATER AVAILABILITY STUDY; DRAINAGE REPORT; EROSION CONTROL REPORT.
- 9) A DRIVEWAY PERMIT MUST BE ISSUED BY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT PRIOR TO THE ESTABLISHMENT OF ANY DRIVEWAY.
- 10) THE 60 FOOT WIDE PUBLIC HIGHWAY CONTAINED WITHIN THIS PLAT AS ORDERED BY THE BOARD OF COUNTY COMMISSIONERS FOR EL PASO COUNTY ON OCTOBER 3, 1887, AND RECORDED IN ROAD BOOK "A" AT PAGE 78 OF THE RECORDS OF EL PASO COUNTY, IS HEREBY VACATED UPON RECORDATION OF THIS PLAY.
- 11) WATER IN THE DENVER BASIN AQUIFERS IS ALLOCATED BASED ON A 100 YEAR AQUIFER LIFE; HOWEVER, FOR EL PASO COUNTY PLANNING PURPOSES, WATER IN THE DENVER BASIN AQUIFERS IS EVALUATED BASED ON A 300 YEAR AQUIFER LIFE. APPLICANTS, THE HOME OWNERS ASSOCIATION, AND ALL PUTURE OWNERS IN THE SUBBINISION SHOULD BE AWARE THAT THE ECONOMIC LIFE OF A WATER SUPPLY BASED ON WELLS IN A GIVEN DENVER BASIN AQUIFER MAY BE LESS THAN EITHER THE 100 YEARS OR 300 YEARS INDICATED DUE TO ANTICIPATED WATER LEVEL DECUMES, FURTHERMORE, THE WATER SUPPLY PLAN SHOULD NOT RELY SUPPLY ON NON-REPWABLE AQUIFERS. ALTERNATIVE RENEWABLE WATER RESOURCES SHOULD BE ACQUIRED AND NOR-PORATED IN A PERMANENT WATER SUPPLY PLAN THAT PROVIDES TUTURE GENERATIONS WITH A WATER SUPPLY DATE.
- 12) DUE TO POTENTIAL FOR HIGH GROUND WATER IN THE AREA, ALL FOUNDATIONS SHALL INCORPORATE AN UNDERGROUND DRAINAGE SYSTEM.
- 13) DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS, IF ANY OF APPLICABLE AGENCIES INCLUDING, BILT NOT LIMITED TO, THE COLORADO DEPARTMENT OF "RILDURE", COLORADO DEPARTMENT OF "TRANSPORTATION, U.S. ARMY CORPS OF ENGINEERS, THE U.S. FISH & WILDURE SERVICE AND/OR COLORADO DEPARTMENT OF "WILDURE", ENGANDING THE ENDANGERED SPECIES ACT, PARTICULARLY AS IT RELATES TO THE PREBLE'S MEADOW JUMPHON MOUSE AS A LISTED THREATENED SPECIES.
- 14) TRACTS A, B, C, D, E, F, G, H, I, J, AND K ARE HEREBY DEDICATED AS TRAIL, LANDSCAPE, DRAINAGE, AND UTILITY TRACTS TO BE OWNED AND MAINTAINED BY THE MERIDIAN SERVICE METROPOLITAN DISTRICT. THE ENTIRE AREA OF THESE TRACTS IS HEREBY RESERVED FOR UTILITY PURPOSES, WITH MERIDIAN SERVICE METROPOLITAN DISTRICT AND GTI, INC., DBA GTI, DEVELOPEMENT, INC. RESERVING THE RIGHT TO PERMIT ANY SUCH UTILITIES. ALL OPEN SPACE/LANDSCAPE TRACTS ARE RESTRICTED TO NON-MOTORIZED USE ONLY.
- 15) EASEMENTS AND RIGHT-OF-WAYS WERE BASED ON TITLE COMMITMENT NO. _______
 HERITAGE TITLE COMPANY, DATED ______
- 16) ALL PROPERTY WITHIN THIS SUBDIVISION IS WITHIN THE BOUNDARIES OF THE WOODMEN ROAD METROPOLITAR DISTRICT AND, AS SUCH, IS SUBJECT TO A MILL LEVY, PLATTING FEES AND BUILDING PERMIT FEES FOR THE PURPOSE OF FINANCING CONSTRUCTION OF SPECIFIED IMPROVEMENTS TO WOODMEN ROAD.
- 17) ALL PUBLIC LAND SURVEY INFORMATION AS SHOWN HEREON IS BASED ON A BOUNDARY SURVEY PERFORMED BY URS CORPORATION DATED APRIL 13, 2000. BOUNDARY SURVEY IS RECORDED WITH RECEPTION NUMBER 201900096 OF EL PASO COUNTY RECORDS.
- RECORDED AT RECEPTION NO._____
 THE EL PASO COUNTY, COLORADO.
- 19) THE PLAT IS REGULATED BY A P.U.D. DEVELOPMENT PLAN FILES _______ AND AS RECORDED WITH RECEPTION NO. ______ OF THE RECORDS OF EL
- 20) 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.
- 21) NO LOT OR INTEREST THEREIN, SHALL BE SOLD, CONVEYED OR TRANSFERRED WHETHER BY DEED OR BY CONTRACT, NOR SHALL BUILDING PERMITS BE ISSUED, UNTIL AND UNLESS THE REQUIRED PUBLIC IMPROVEMENTS HAVE BEEN CONSTRUCTED AND COMPLETED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE APPLICANT AND EL PASO COUNTY AS RECORDED AT RECEPTION NO.

 IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY COLORADO, OR IN THE ALTERNATIVE, OTHER COLLATERAL IS PROVIDED WHICH IS SUFFICIENT IN THE JUDGEMENT OF THE BOARD OF COUNTY COMMISSIONERS, TO MAKE PROVISION FOR THE COMPLETION OF SAID IMPROVEMENTS.
- 22) NO OBSTRUCTION GREATER THAN EIGHTEEN INCHES (18") IS ALLOWED IN A TWENTY-FIVE FOOT (25") BY TWENTY-FIVE FOOT (25") SIGHT TRIANGLE NO-BUILD AREA NEAR ALL CORNER LOTS AT STREY INTERSECTIONS. NO OBSTRUCTION GREATER THAN EIGHTEEN INCHES (18") IS ALLOWED IN A THIRTY FOOT (30") BY THIRTY FOOT (30") BY THIRTY FOOT (30") GRIFT TRIANGLE NO-BUILD AREA NEAR ALL CORNER LOTS AT STREET INTERSECTIONS ALONG LAMBERT ROAD, LONDONDERRY DRIVE, AND RANBOW BRIDGE DRIVE.
- 23) MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY DEPARTMENT OF TRANSPORTATION AND UNITED STATES POSTAL SERVICE REGULATIONS.
- 24) THIS SUBDIVISION IS INCLUDED WITHIN THE BOUNDARIES OF THE WOODMEN ROAD METROPOLITAN DISTRICT AND SHALL NOT BE REQUIRED TO PARTICIPATE IN THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM, IN ACCORDANCE WITH THE PROVISIONS OF THE FIRST AMEDIMENT TO THE INTERGOVERNMENTAL AGREEMENT CONCERNING WOODMEN ROAD ADOPTED PURSUANT TO RESOLUTION NO. 13-041.
- 25) FLOOD PLAIN: "WINDINGWALK FILING NO. 1 AT MERIDIAN RANCH" IS NOT LOCATED WITHIN ANY DESIGNATED F.E.M.A. FLOOD ZONE BASED ON LOWR CASE NO. 14-08-1121P, EFFECTIVE DATE MARCH 24, 2015 WHICH I A REVISION TO THE FLOOD HAZARDS DEPICTED ON F.E.M.A. FIRM MAP 08041C0575-F DATED MARCH 17, 1997.
- 26) LOTS 1-345 ACREAGE: 61.833 TRACTS A-K ACREAGE: 27.009 STREETS ACREAGE: 25.069 TOTAL ACREAGE: 113.911

DEDICATION:

THE ABOVE OWNER(S) HAVING CAUSED SAID TRACT OF LAND TO BE PLATTED INTO LOTS, TRACTS, STREETS AND EASEMENTS AS SHOWN ON THE PLAT, WHICH SUBDIVISION SHALL BE ENTITLED "WINDINOWALK FLUING NO, 1 AT MERIDIAN RANCH", A SUBDIVISION IN EL PASO COUNTY, COLORADO, ALL STREETS PLATTED ARE HEREBY DEDICATED TO PUBLIC USE AND SAID OWNER DOES HEREBY AGREE HATAT LIL PLATTED STREETS WILL BE CONSTRUCTED AND PROPER DRAINAGE PROVIDED AT THE OWNER'S EXPENSE AND ALL TO THE SATISFACTION OF THE BOARD OF COUNTY COUNTS OF ELPASO COUNTY, COLORADO UPON ACCEPTANCE BY RESOLUTION, ALL STREETS SO DEDICATED WIL BECOME MATTERS OF MAINTENANCE BY EL PASO COUNTY, COLORADO BY THE EXCEPTION OF MEDIANS WHICH WILL BE MAINTAINED BY THE MERIDIAN SERVICE METROPOLITAN DISTRICT.

PLAT NO.

GTL, INC., DBA GTL DEVELOPMENT, INC.

BY: RAUL GUZMAN, VICE PRESIDENT

STATE OF COLORADO) SS

MY COMMISSION EXPIRES: ____

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20__, BY RAUL GUZMAN, VICE PRESIDENT, GTL, INC. DBA GTL DEVELOPMENT, INC.

NOTARY PUBLIC ADDRESS

MERIDIAN SERVICE METROPOLITAN DISTRICT

BY: MITLON GABRIELSKI, PRESIDENT

STATE OF COLORADO) COUNTY OF EL PASO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20__, BY MILTON GABRIELSKI, MERIDIAN SERVICE METROPOLITAN DISTRICT. NOTARY PUBLIC ADDRESS

MY COMMISSION EXPIRES: ____

SURVEYOR'S CERTIFICATION:

THE UNDERSIGNED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO HEREBY STATES THAT THE ACCOMPANYINO 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 THE SOF OF THE COLORADO REVISED STATUTES, 1973. AMENDED, HAVE BEEN MET TO THE BEST OF HIS KNOWLEDGE, INFORMATION AND BELLER.

JAMES F. LENZ PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, PLS NO. 34583

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

PAINT BRUSH HILLS FALCON STONEBRIDG HIGH SCHOOL FALCON HILLS TONEBRIDGE THE VISTAS FILING 1 STAPLETON D WOODMEN ESTATES WOODMEN HILLS PO WOODMEN HILLS VICINITY MAP

LATIGO TRAILS

APPROVALS:

THE ACCOMPANYING PLAT OF "WINDINGWALK FILING NO. 1 AT MERIDIAN RANCH", EL PASO COUNTY, COLORADO, WAS APPROVED FOR FILING THIS _____ DAY OF ___

DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO, THIS _____ DAY OF ______, 20___,

FL PASO COUNTY CLERK AND RECORDER

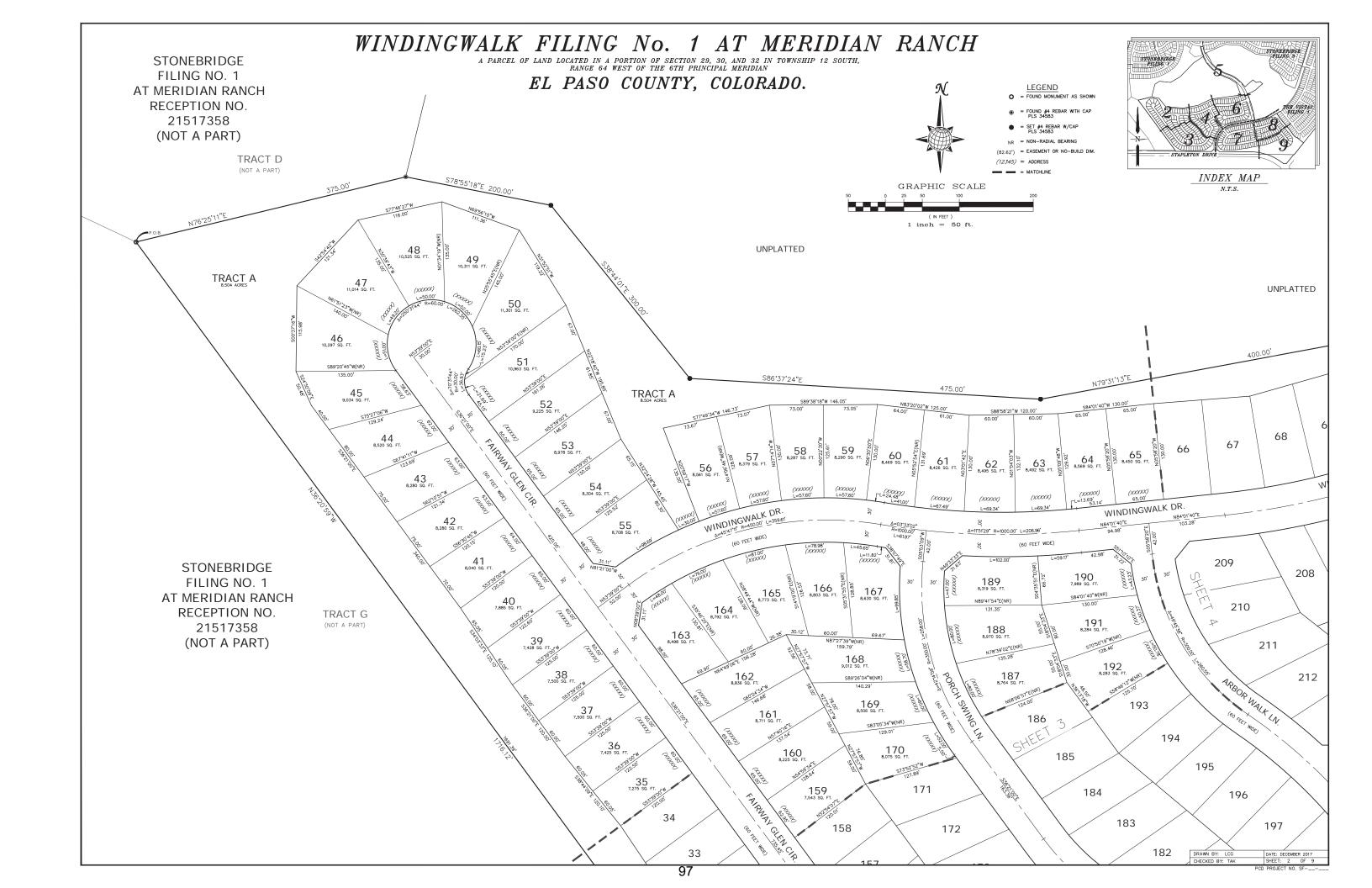
APPROVED BY THE PRESIDENT, BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO, THIS _____ DAY OF ______, 20__.

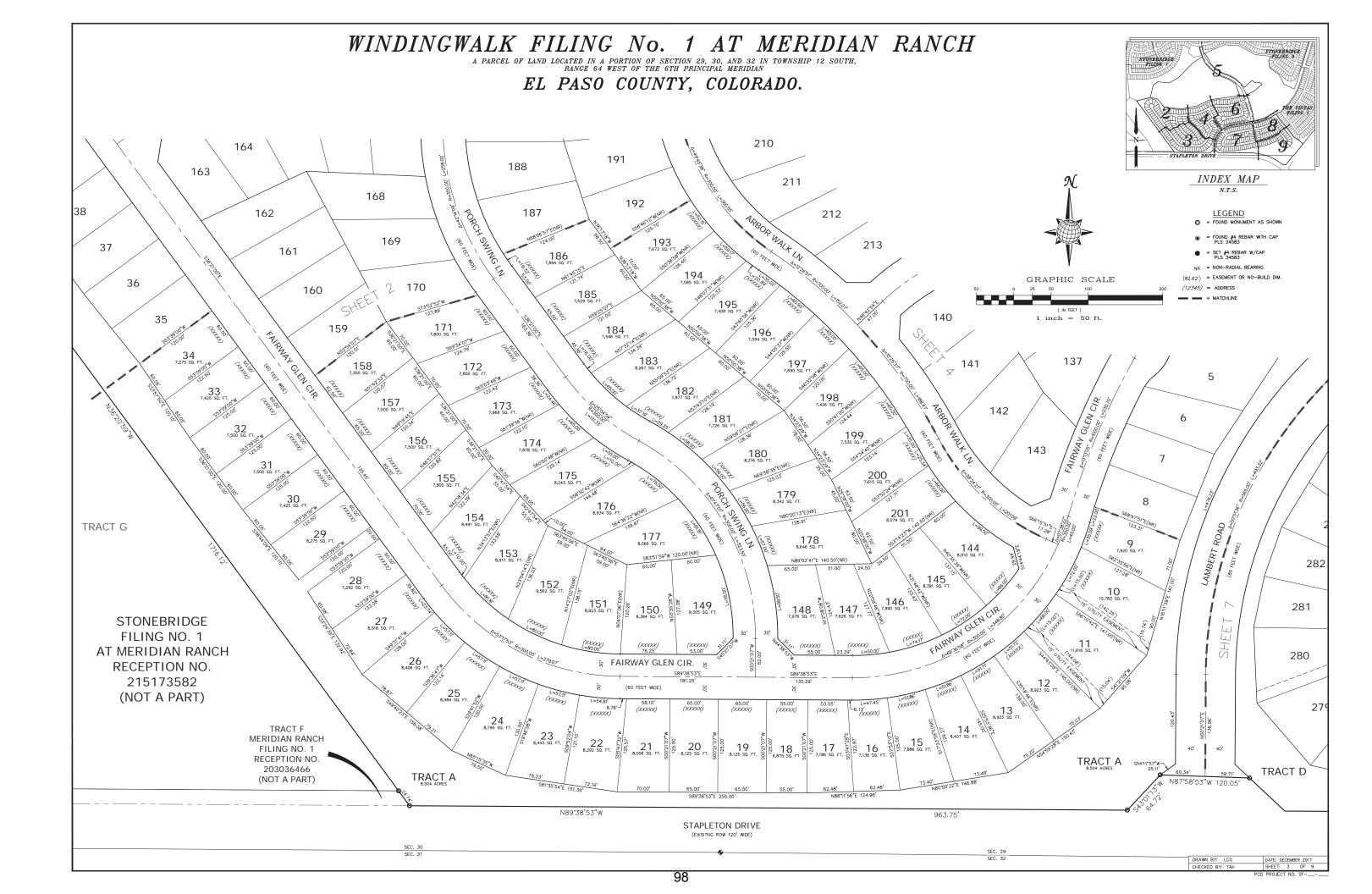
STATE OF COLORADO) COUNTY OF EL PASO)

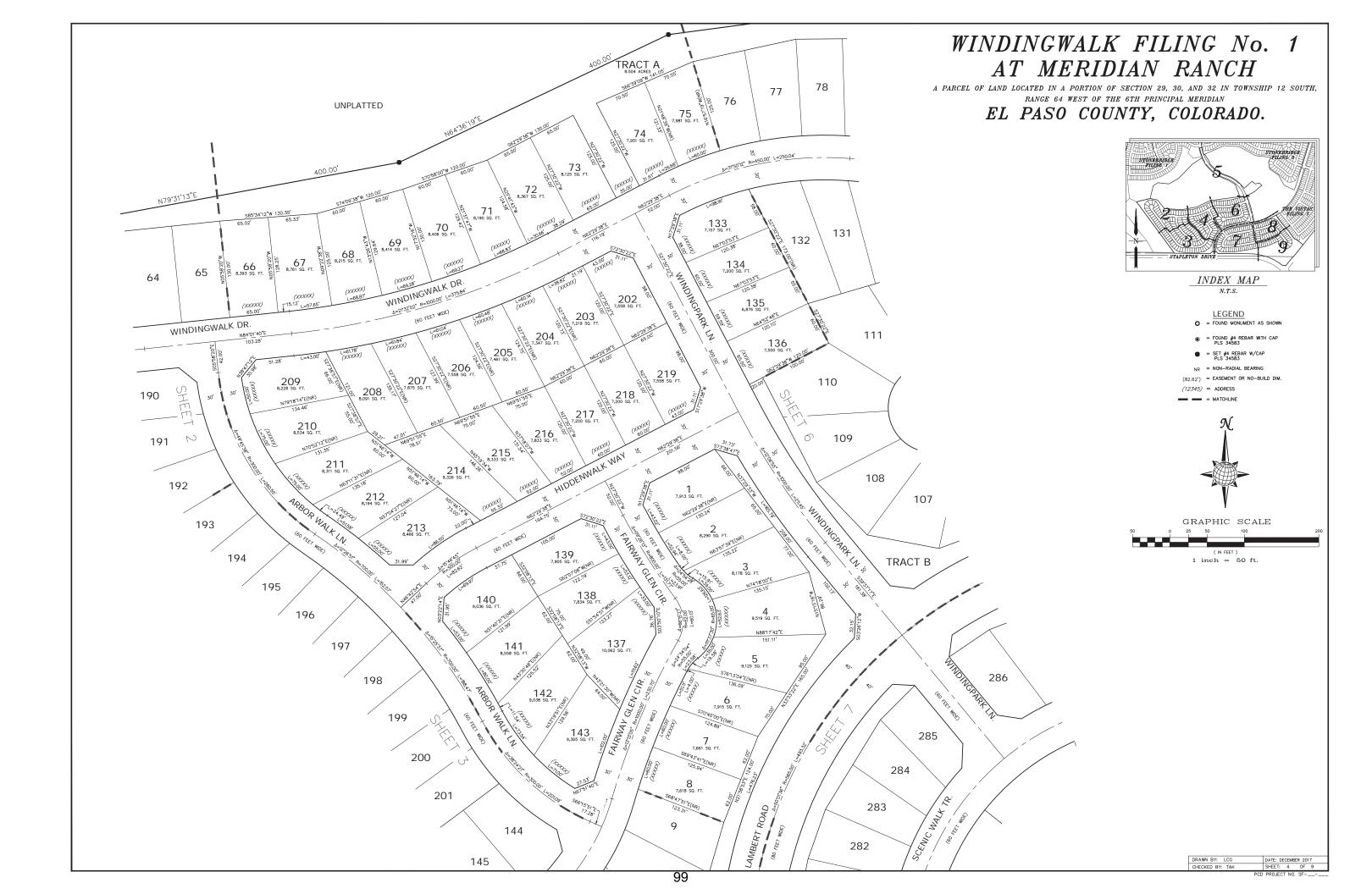
I HEREBY CERTIFY THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT O'CLOCK ____M., THIS INSTRUMENT WAS FILE
O'CLOCK ___M. THIS __ DAY OF
RECORDED AT RECEPTION NUMBER __
EL PASO COUNTY, COLORADO. ____, 20__, AND IS DULY

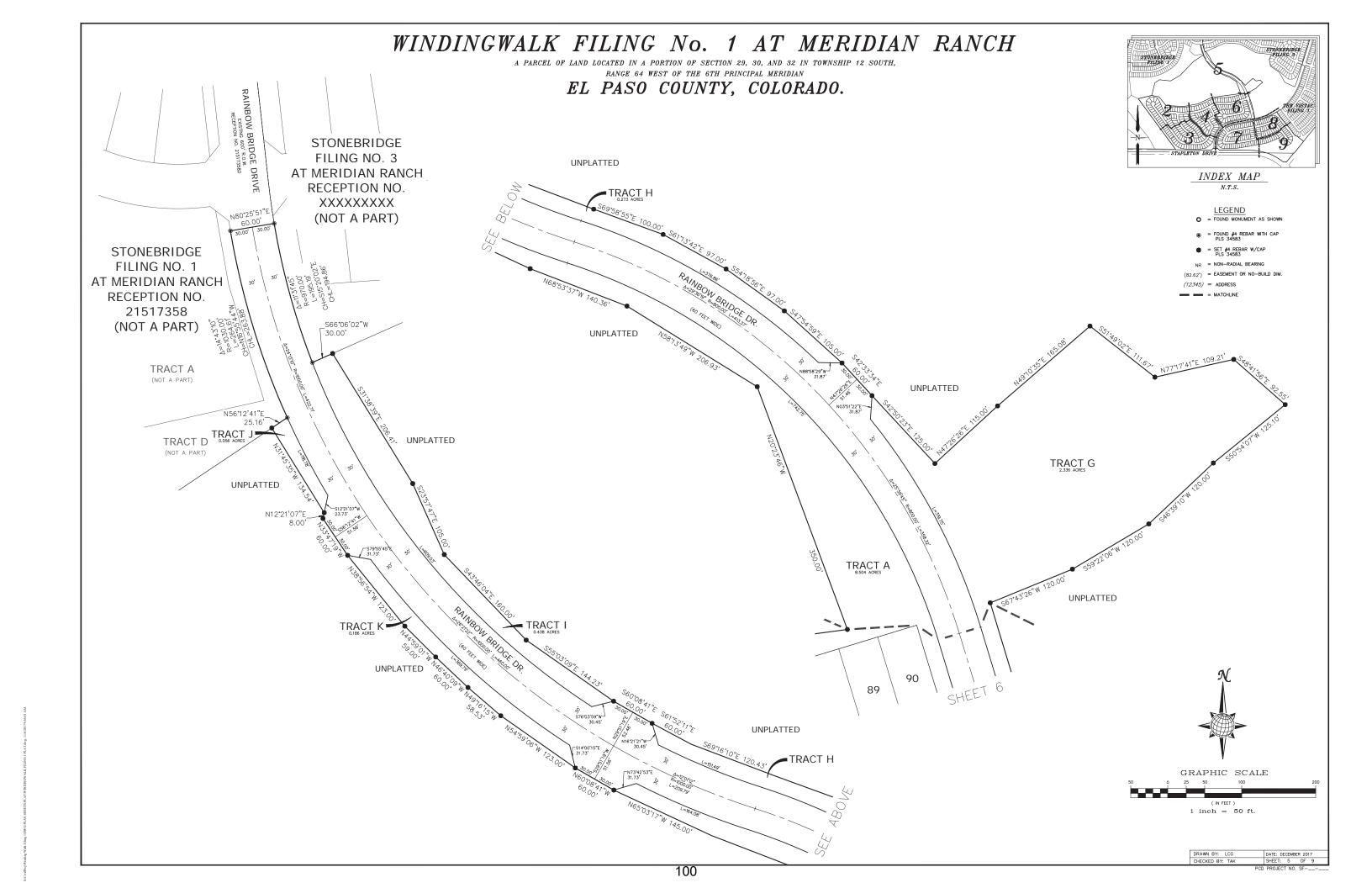
FEES:

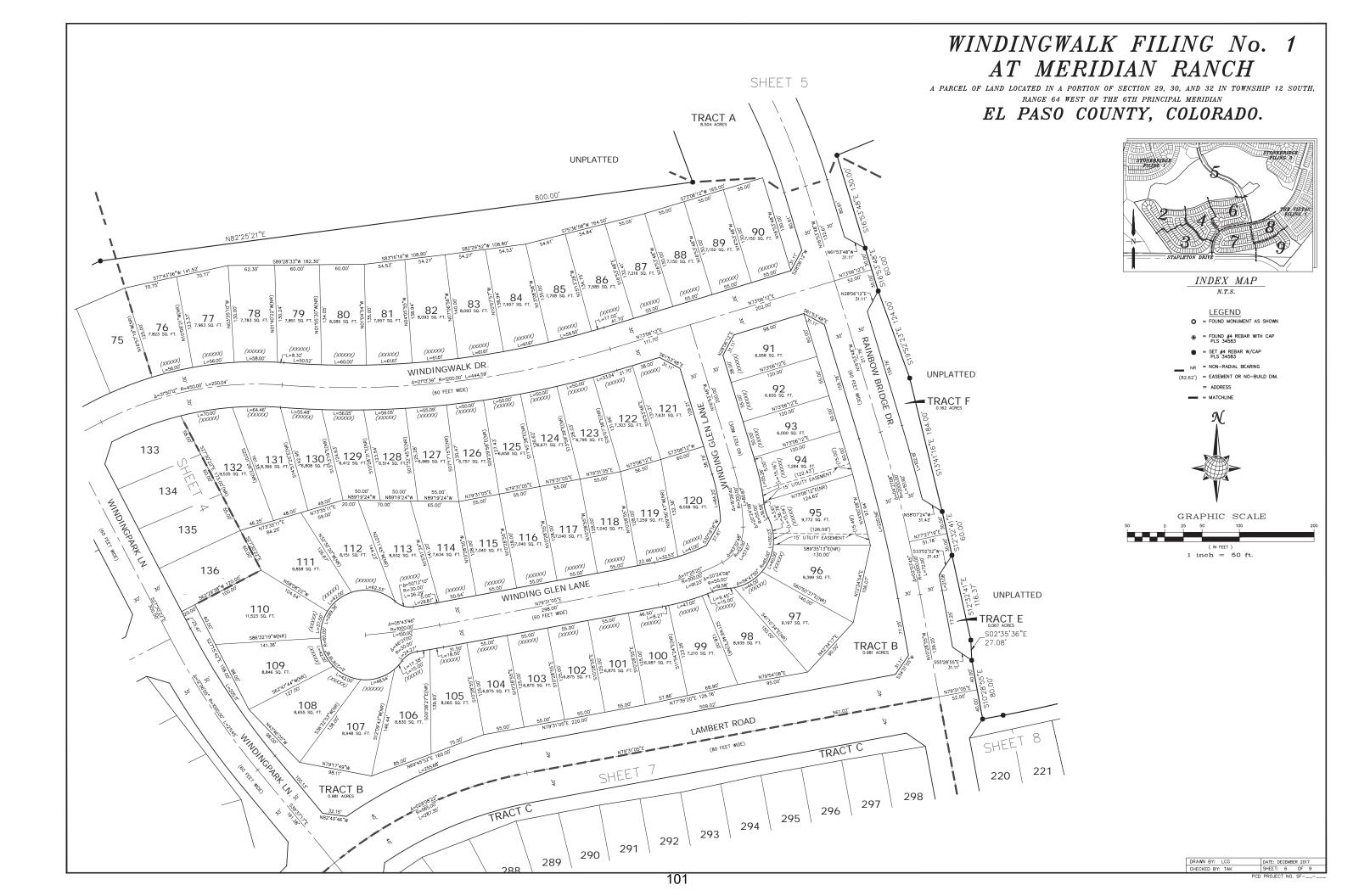
PLAT FEE: ____ SURCHARGE: SCH00L: _____ PARK: BRIDGE:

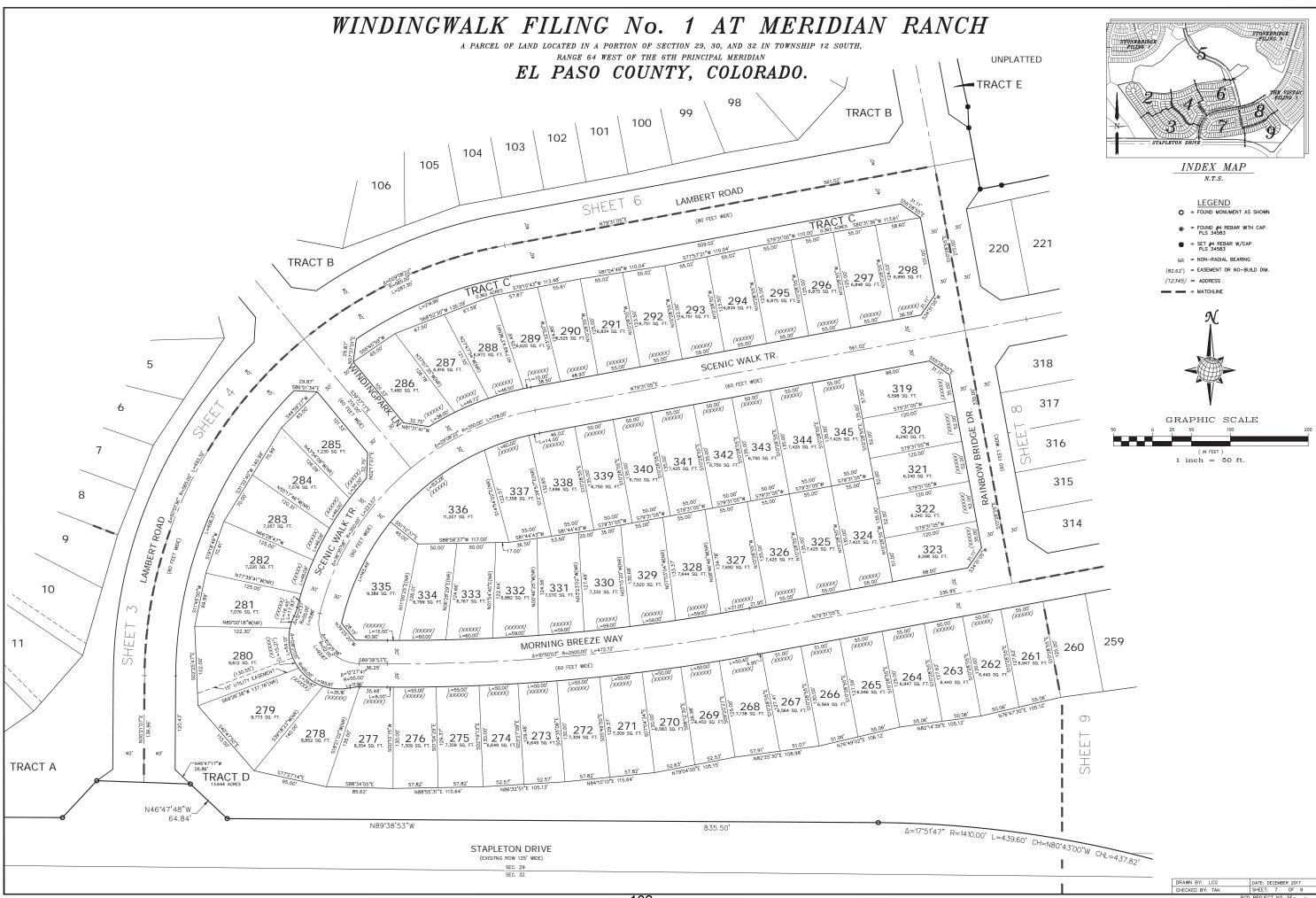








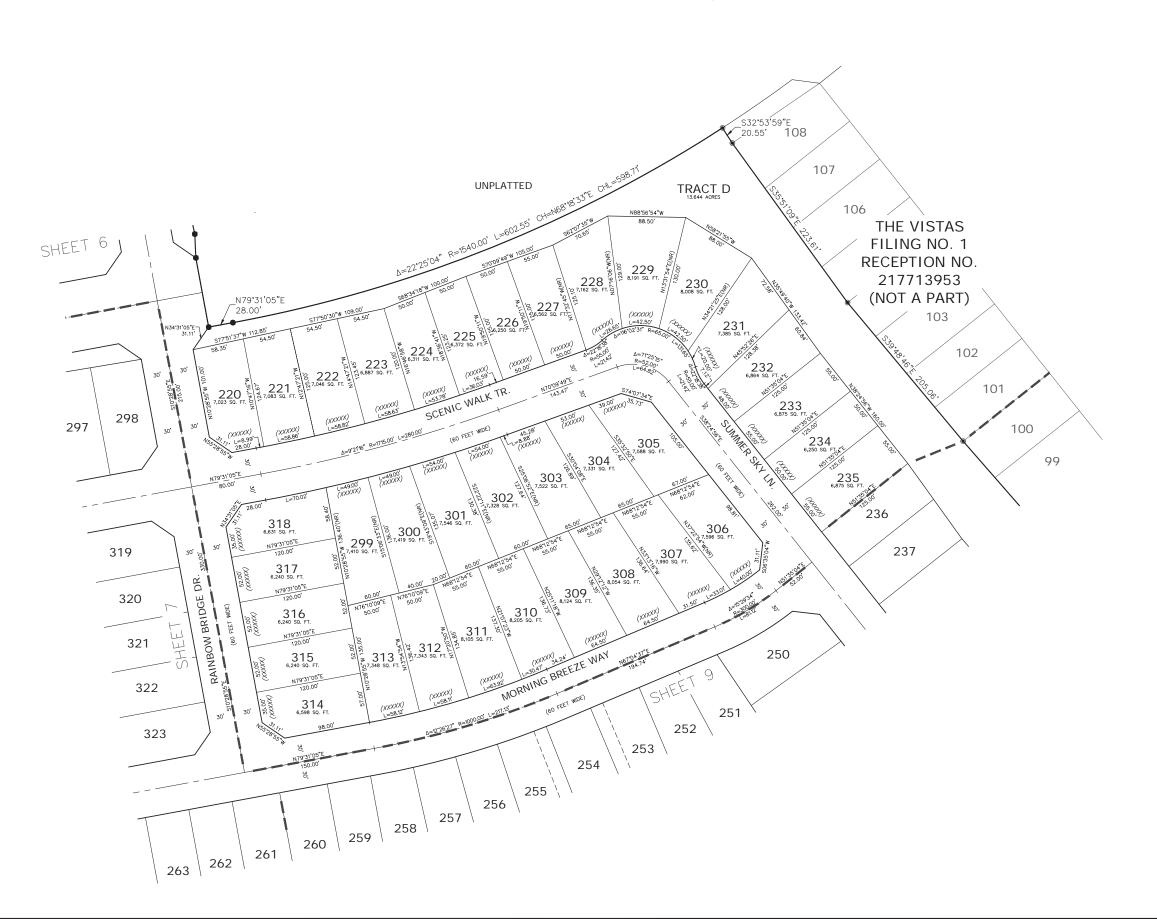


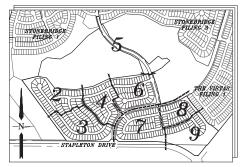


WINDINGWALK FILING No. 1 AT MERIDIAN RANCH

A PARCEL OF LAND LOCATED IN A PORTION OF SECTION 29, 30, AND 32 IN TOWNSHIP 12 SOUTH,
RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN

EL PASO COUNTY, COLORADO.





INDEX MAP

LEGEND

= SET #4 REBAR W/CAP

NR = NON-RADIAL BEARING

(82.62') = EASEMENT OR NO-BUILD DIM.

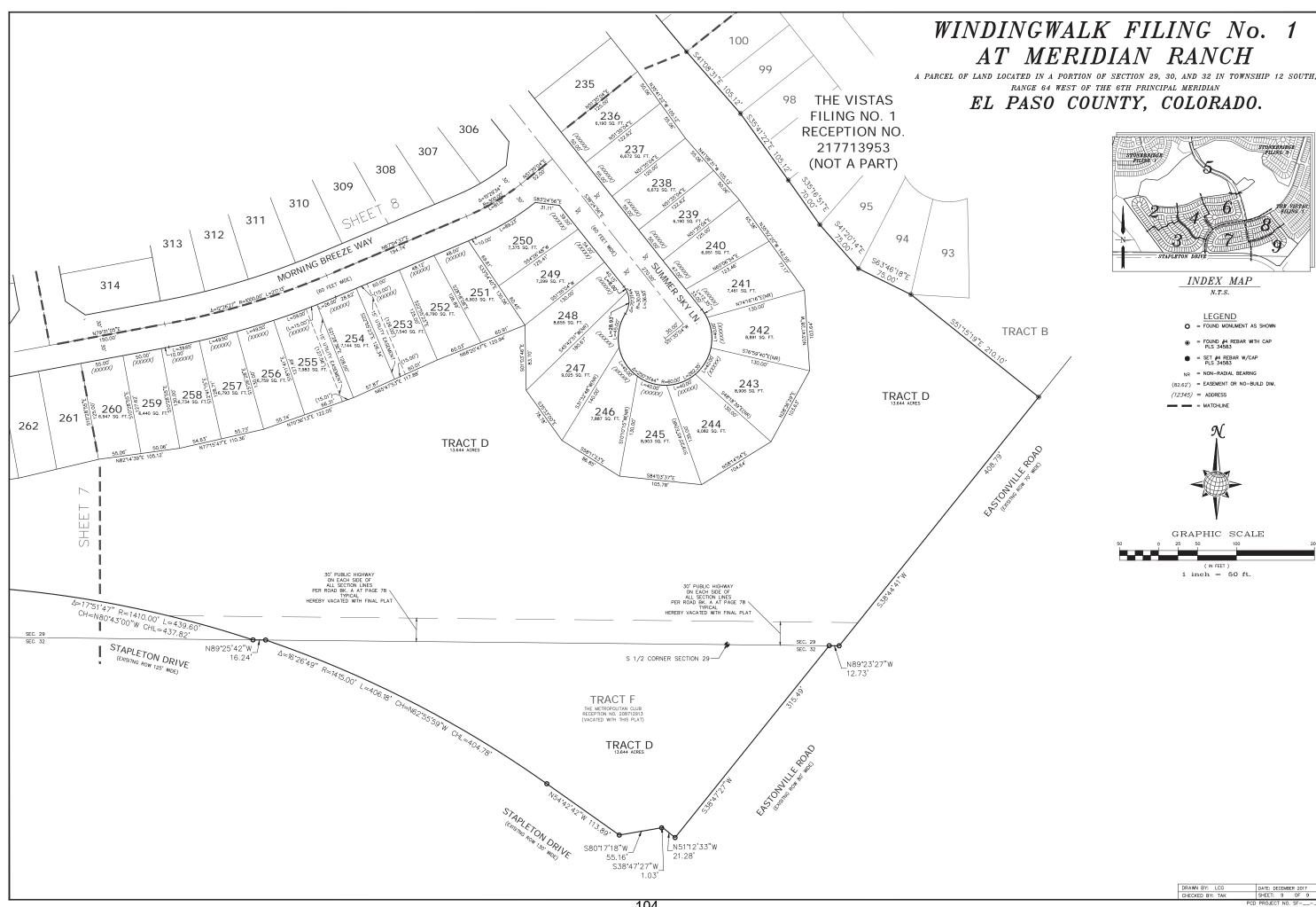
= = MATCHLIN



GRAPHIC SCALE

50 0 25 50 100

DRAWN BY: LCG DATE: DECEMBER 2017
CHECKED BY: TAK SHEET: 8 OF S



El Paso County Parks

Agenda Item Summary Form

Agenda Item Title: Flying Horse North Phase I Final Plat

Agenda Date: February 14, 2018

Agenda Item Number: #6 - D

Presenter: Ross Williams, Park Planner

Information: Endorsement: X

Background Information:

Request for approval by NES, Inc., on behalf of PRI 2 LLC, for approval of the Flying Horse North Phase I Final Plat. The Phase I Final Plat proposes 80 single-family residential lots on 532.3 acres, with a minimum lot size of 2.5 acres, and includes 15.7 acres of private open space, and a 207.5-acre 18-hole golf course. The property is located immediately north of Black Forest Regional Park, bounded by State Highway 83 on the west, Black Forest Road on the east, and Hodgen Road to the north. This project area is within the Black Forest Preservation Plan area.

The El Paso County Parks Master Plan shows an alignment of the Fox Run Regional Trail running through the project area. This Primary Regional Trail links several regional trails and connects the adjacent Black Forest Regional Park to Fox Run Regional Park. The Flying Horse North Preliminary Plan shows a 25-foot wide County Trail easement running along the southern boundary, continuing north through an open space park, where the trail is then planned to connect to Hodgen Road through two other subdivisions currently in the County development review process — Sundance Ranch and Providence Point Estates.

The Park Advisory Board endorsed the Flying Horse North PUD Development Plan in May 2016 and the Preliminary Plan in January 2018, the latter of which with the following recommendation:

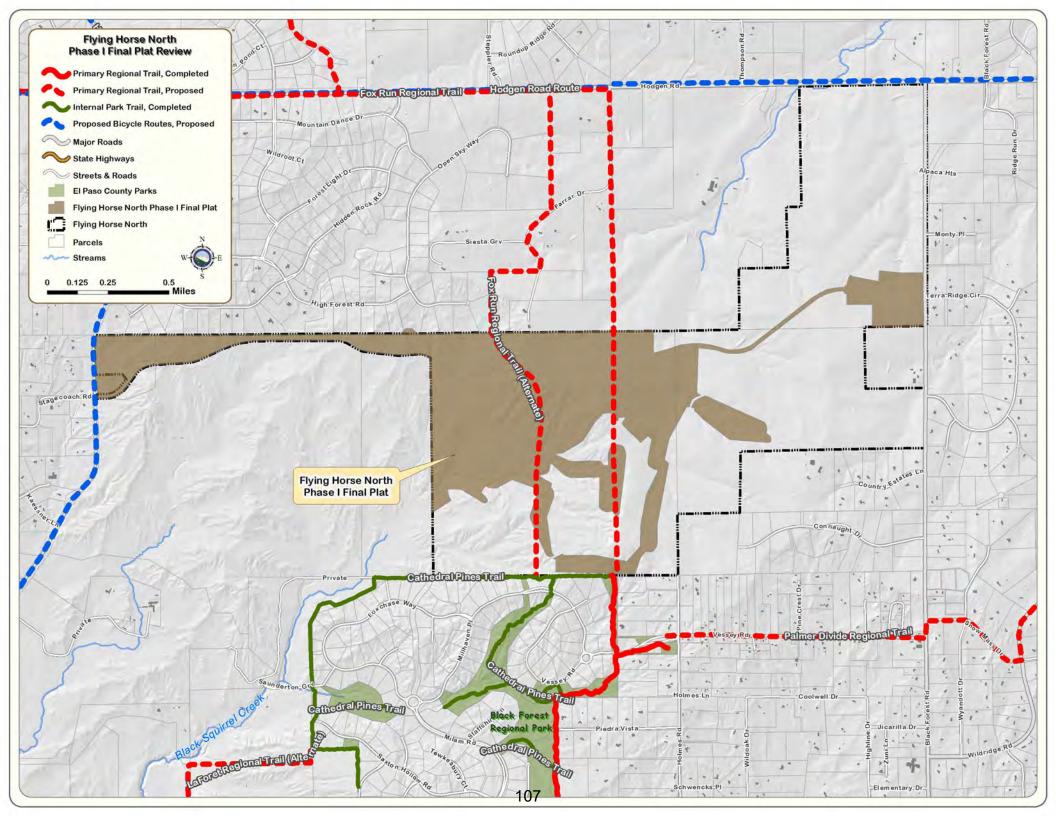
"Recommend to the Planning Commission and Board of County Commissioners that approval of the Flying Horse North Preliminary Plan include the following conditions: (1) designate and provide to El Paso County a 25-foot wide public regional trail easement along the southern property line and through the open space park that allows for public access, as well as construction and maintenance by El Paso County of the Fox Run Primary Regional Trail, and the easement be dedicated to the County via forthcoming final plat(s); and (2) fees in lieu of land dedication for regional park purposes in the amount of \$121,690 will be required at time of the recording of the forthcoming final plat(s)."

Phase I Final Plat does not include the tracts that contain the proposed Fox Run Primary Regional Trail corridor, and as is shown in the Flying Horse North Preliminary Plan, these tracts will be included in later phases of the overall project. El Paso County Parks

staff supports the regional trail as shown on the Preliminary Plan, and recommends the applicant provide a 25-foot wide public regional trail easement to be dedicated to the County via forthcoming final plats for public access and the construction and maintenance of the primary regional trail.

Recommended Motion:

Recommend to the Planning Commission and Board of County Commissioners that approval of the Flying Horse North Phase I Final Plat include the following conditions: (1) designate and provide to El Paso County a 25-foot wide public regional trail easement along the southern property line and through the open space park that allows for public access, as well as construction and maintenance by El Paso County of the Fox Run Primary Regional Trail, and the easement be shown on and dedicated to the County via forthcoming final plat(s); and (2) require fees in lieu of land dedication for regional park purposes in the amount of \$34,400.



Development Application Permit Review



Community Services Department

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

February 14, 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.

Flying Horse North Phase I Final Plat Final Plat Name: Application Type: DSD Reference #: SF-18-001 CSD / Parks ID#: Total Acreage: 532.3 Owner's Representative: Total # of Dwelling Units Applicant / Owner: 80 Gross Density: 0.15 PRI 2, LLC NES, Inc. 6385 Corporate Drive, Suite 200 John Maynard Colorado Springs, CO 80919 619 North Cascade Avenue 2 Park Region: Colorado Springs, CO 80903 Urban Area: 2

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:

(2.5 units or greater / 1 acre)

Regional Parks:

2

Urban Parks Area:

2

0.0194 Acres x 80 Dwelling Units = 1.55 acres

Neighborhood:

0.00375 Acres x 0 Dwelling Units = 0.00 acres

Community:

0.00625 Acres x 0 Dwelling Units = 0.00 acres

Total:

0.00 acres

FEE REQUIREMENTS

Regional Parks:

2

Urban Parks Area:

2

\$430.00 / Unit x 80 Dwelling Units= \$34,400.00

Neighborhood:

\$107.00 / Unit x 0 Dwelling Units =

\$0.00 \$0.00

Community:

\$165.00 / Unit x 0 Dwelling Units =

\$0.00

Total:

ADDITIONAL RECOMMENDATIONS

Staff Recommendation:

Recommend to the Planning Commission and Board of County Commissioners that approval of the Flying Horse North Phase I Final Plat include the following conditions: (1) designate and provide to El Paso County a 25-foot wide public regional trail easement along the southern property line and through the open space park that allows for public access, as well as construction and maintenance by El Paso County of the Fox Run Primary Regional Trail, and the easement be shown on and dedicated to the County via forthcoming final plat(s); and (2) require fees in lieu of land dedication for regional park purposes in the amount of \$34,400.

Park Advisory Board Recommendation:

LETTER OF INTENT

FLYING HORSE NORTH PRELIMINARY PLAN and PHASE ONE FINAL PLAT November 2017

Owner / Developer: PRI #2 LLC

6385 Corporate Center Drive Colorado Springs, CO 80919

Planner: N.E.S. Inc.

619 North Cascade, Suite 200 Colorado Springs, CO 80903

(719) 471-0073

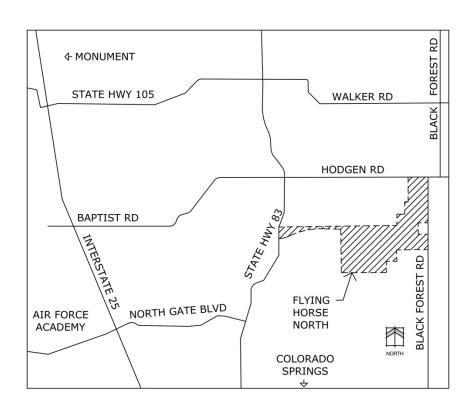
Engineer: Classic Consulting Engineers & Surveyors

619 North Cascade

Colorado Springs, CO 80919

(719) 785-0790

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



INTRODUCTION: The Flying Horse North PUD was approved by the El Paso County Board of County Commissioners in December of 2016. These applications are for a Preliminary Plan for the PUD and for a Final Plat for Phase One of the project consisting of 80 lots. An Early Grading Permit has been approved for the site; it is currently being graded per the permit for the Golf Course, drainage detention ponds and the phase one street system.

PROPOSAL: The applications covered by this Letter of Intent are for approval of the Preliminary Plan for the site; for the Final Plat for Phase One; and for the Landscape Plan which was deferred to the Plat stage of approvals. The Water Report is also a requirement of this stage.

THE PLAN: Flying Horse North is a planned community of 283 lots on 1417 acres with a focus on golf, open space and recreation. The community straddles the Palmer Divide, which forms the general boundary of timbered area to the west and grasslands to the east. Housing units will be single family structures on individual lots. Central to the community is a golf club that provides a recreational amenity to homes and also creates an open separation of residences. The golf course is designed to unify the two environments found on the site: timbered area and grasslands. Two Open Space Parks are shown on the Preliminary Plan in the grasslands. These two parks will be owned and maintained by the Home Owners Association. Language guaranteeing that these two parks will not be converted to lots has been submitted with these applications.

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

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

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

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

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

The Phase One Final Plat includes 80 of the total number of proposed lots. The Phase One Plat includes Stagecoach Road from Highway 83 to just past proposed Laredo Drive. 8 lots and a block of Stagecoach west of Black Forest Road are also included in the Phase One Plat. Stagecoach Road will be paved from Highway 83 to Black Forest Road in Phase One. The remainder of the land within Flying Horse North is shown in tracts, to be subdivided in the future.

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

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

LANDSCAPE INTENT: Landscaping will be provided along Stagecoach Road and at entryways. Themed signage will be placed along Stagecoach Road that will be directional in nature. The two distinct landscape regimes found on Flying Horse North warrant two different approaches to landscape treatment. Within the forested area, emphasis will be placed on preservation of healthy trees. This approach includes removal of trees damaged by fire, and removal of trees where recommended by good management practices and fire-wise development. Trees will be planted to supplement the existing forest where appropriate and where the Black Forest Fire affected the forest.

Within the prairie landscape, a landscape theme will be employed that will augment the landscape with native species, and with transplanted trees from the forested area where trees would be removed as a result of road and golf course construction.

JUSTIFICATION:

Conformance with the El Paso County Policy Plan

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

PURPOSE AND INTENT. Holistic Application.

The applicable policies in this document should be considered and applied comprehensively rather than singularly. Most development proposals will naturally be consistent with some policies while inconsistent with others. The appropriate approach is to evaluate all of the relevant policies and then make a land use decision with respect to overall consistency based on a preponderance of policies within this Policy Plan.

Policy 2.1.11 Encourage approaches to natural system preservation and protection which also accommodate reasonable development opportunities. **Development pattern is based on a Land Suitability Analysis.**

Policy 2.2.3 Evaluate the impact from proposed developments on watersheds and wildlife habitat with appropriate government agencies early in the development process. *The drainage Report, the Fire Report, and the Wildlife Impact Assessment address this policy.*

Policy 2.2.10 Encourage the preservation of open space in the design of subdivisions. Open Space is provided in the form of a golf course and two open space parks.

Policy 2.3.1 Preserve significant natural landscapes and features. The most significant natural feature of the site is the Palmer Divide and the Ponderosa Pine forest. These features are respected by the Plan.

Policy 2.3.7 Encourage the mitigation of visual impacts caused by construction including road cuts, utility lines, outside storage, water tanks and building scale. Visual impacts are addressed in the Land Suitability Analysis. Transitional lot sizes along Black Forest Road further this policy. Transplanting of ponderosa pine trees from the forested area into the grasslands has been provided.

Policy 2.3.8 Encourage incorporating significant natural landscapes and waterways into parks and open space where feasible. **This has been done. Drainage ways are either incorporated into the rear of lots or are primarily within proposed golf course and open space parks.**

Policy 3.1.8 Promote water supply systems and augmentation arrangements which maximize the effective use of near-surface ground water supplies without jeopardizing existing water rights or established wells. This development meets the 300 year water supply requirement and has limited all property owners to a maximum of 5000 square feet of irrigated landscaping per lot. Watering of the golf course will be done from a deep well in the Arapahoe formation which will not impact shallow domestic wells within FHN or surrounding areas.

Policy 3.3.6 Evaluate the consequences of surface water from new development including run off of natural soils, as chemical compounds that may result from the proposed uses including pesticides, herbicides and hydrocarbons. *Full spectrum detention is being utilized to address this policy. Detention ponds will include water quality control.*

Policy 4.1.1 Support a systematic inventory to identify and categorize historic sites, structures, and artifacts. **An inventory of cultural features was performed – none exist on site.**

Policy 6.1.6 Direct development toward areas where the necessary urban-level supporting facilities and services are available or will be developed concurrently. **While this is a rural subdivision, it will be served with urban fire protection services by two fire providers.**

Policy 6.1.7 Encourage infill development which complements existing uses, is consistent with Small Area and other adopted plans. **This plan is consistent with the Black Forest Preservation Plan as detailed below.**

Policy 6.1.11 Plan and implement land development so that it will be functionally and aesthetically integrated within the context of adjoining properties and uses. Land uses in the Plan are consistent with those of surrounding subdivisions. A Context map was submitted with the zone change application which illustrates the relationship of the proposed Plan with adjacent zoning and lot pattern.

Policy 6.1.13 Encourage the use of carefully planned and implemented clustering concepts in order to promote efficient land use. Conservation of open space and reduction of infrastructure costs. This Plan clusters development by employing 2.5 acre lots so that open space in the form of golf course and two parks can be created while maintaining an overall density of 5 acres per lot.

Policy 6.1.14 Support development which compliments the unique environmental conditions and established land use character of each sub-area of the County. **This policy response is detailed in the comments about the conformance with the Black Forest Land Use Plan below.**

Policy 6.2.2 Promote the unique identity of neighborhoods through the use of focal points, parks, trails and open spaces, preservation of significant natural features, compatible location and design of mixed uses, and promotion of pedestrian and other non-motorized means of travel. The focal point of Flying Horse North is the proposed golf course. The size of the property allows for an additional focal point of the internal parks and trails.

Policy 6.2.3 Encourage land use planning and design approaches which create or reinforce the neighborhood concept. **Upon development of this property, Flying Horse North will be seen as a unique rural residential neighborhood and as a part of the Black Forest.**

Policy 6.2.4 Encourage the use of innovative techniques to mitigate negative impacts of proposed land uses that differ from zoning in established neighborhoods. **The cluster approach** to this Plan provides the density of a traditional 5 ace lot subdivision while preserving open space in the form of parks and golf.

Policy 6.2.5 Encourage the development of unique and diverse neighborhoods within unincorporated areas. **Flying Horse North will be unique to the Black Forest in that it will have a golf course and open space parks as focal points.**

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

Policy 6.2.10 Utilize buffer zones to promote mutually compatible transitions between neighborhoods and adjoining development with differing uses or densities. **Transitions are internal to the project since the densities of adjacent properties are mirrored within Flying Horse North.**

Policy 8.2.1 Encourage implementation of the County's Parks, Trails and Open Space Master Plan. The County trails element of the Park Plan is reflected in the Plan. The multi-use trail on the County Plan is incorporated into the Preliminary Plan.

Policy 8.3.1 Encourage development plans which appropriately incorporate parks, trails and open space into their design. The Preliminary Plan incorporates the County planned trail, internal open space parks, and an internal trails system into the design.

Goal 8.4 Provide for community and neighborhood parks, local trails, and recreational facilities in developed unincorporated areas. **The Preliminary Plan incorporates internal open space parks and an internal trails system into the design.**

Policy 9.2.3 Strictly limit direct access onto major transportation corridors in order to preserve their functional capacity. **The access to this development respects the access plan for adjacent County roads.**

Policy 11.1.2 Encourage an approach based on the entire watershed, to flood protection which incorporates a combination of on-site, sub-regional and regional retention and detention facilities to effectively reduce negative downstream impacts including erosion, flooding, channel and water quality degradation. **The drainage plan uses full spectrum approach in the multiple detention facilities while providing required stormwater quality within these facilities.**

Policy 11.1.14 Require development plans to effectively address both quantitative and qualitative impacts of drainage within the project site. **The Drainage Plan addresses this policy and meets all requirements per the DCM.**

Policy 11.3.1 Where feasible, support the use of natural or naturalistic drainage approaches rather than hard line solutions. **The Drainage Plan addresses this policy with the use of grass buffers and swales adjacent to the roadways.**

Policy 11.3.4 Promote the effective use of innovative short and long term strategies including sediment ponds, buffer strips, and constructed wetlands as a means of reducing peak flows and improving storm water quality. **The Drainage Plan addresses this policy and incorporates the use of such facilities.**

Policy 11.3.5 Protect the integrity of wetlands, riparian areas and associated wildlife habitat through a combination of careful land development and drainage system design. **The Drainage Plan addresses this policy.**

Policy 11.3.6 Encourage the effective use of control measures to mitigate the short and long term erosion impacts of development. **The Drainage Plan addresses this policy by utilizing the improvements mentioned above.**

Policy 11.4.1 Strongly discourage land use development from locating in floodplains. **No** development will occur in the minor floodplain area adjacent to the NE corner of Sundance Ranch.

Policy 11.4.2 Strongly discourage land use development from locating in areas below dams, spillways, and levees that would require the State Engineer to upgrade the classification of these structures. *No structures will be placed below the golf course ponds.*

Policy 11.4.8 Encourage "prudent line" approaches which adequately set structures back from floodplain boundaries, especially in areas which may be prone to bank erosion. **The site plan layout and design along with drainage design addresses this policy.**

Policy 12.1.3 Approve new urban and rural residential development only if structural fire protection is available. **This site is located between to existing fire stations in two districts. Fire protection is available.**

Policy 12.1.9 Develop and implement area-wide and parcel-specific Wildfire Mitigation Plans in zones identified as having high wildfire potential. **A Wildfire Hazard Report and mitigation plan was submitted with the PUD application.**

Policy 12.2.3 Encourage all land owners to use Best Management Practices, which may include chemical, fire, mechanical, biological, cultural control for weeds; chemical, physical, and cultural control for vertebrate pests; and chemical, biological, and cultural control for insects. **Noxious weeds are generally not present on this site.** A management plan is being submitted with the Preliminary Plan addressing control of noxious weeds in the development process.

Policy 15.3.3 Encourage innovative approaches to the problem of financing solutions to the offsite fiscal impacts of development. **This project will be required to participate in the El Paso County Road Impact Fee Program. Applicants will participate in the fee program by including the property in the 10 mil PID.**

Black Forest Preservation Plan

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

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

making the provision of County services more efficient than standard rural residential designs.

When viewed in the context of these changes, and while looking at the broad recommendations of the Black Forest Preservation Plan, Flying Horse North proposes a unique way of preserving the character of development envisioned by the Plan. Flying Horse North is envisioned as a new community focused internally to a recreational set of amenities.

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

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

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

- Policy 1.5. Preserve open space as a means of retaining natural features and the separate identity of the Black Forest Planning Area. *Open Spaces are provided in the Plan through parkland and by the proposed golf course.*
- Action 1.d. Applicants for subdivisions, zone changes, special use approvals, and variances should address consistency with the Black Forest Preservation Plan as a part of their submittals. This Letter of Intent addresses conformity with the Black Forest Preservation Plan.
- Policy 2.3. Support clustered development alternatives which result in the creation of permanently dedicated and maintained open space. Proposed lots are clustered around a proposed golf course and proposed parks. Parkland will be owned and maintained by a Homeowners Association.

- Action 2.a. Planned developments should be designed so that they adequately buffer existing agricultural uses. Five acre lots are proposed along the boundary of Flying Horse North where the project abuts RR-5 zoned land and development.
- Goal 3.A. Promote a residential environment which perpetuates the rural-residential character of the Black Forest Planning Area. Rural Residential lots, open space, and golf course, which is an open space recreational use, are the only land uses proposed.
- Policy 3.2. Give careful consideration to clustering alternatives in areas appropriate for subdivision as a means of preserving more open space, minimizing costs and environmental impacts, and promoting aesthetic quality. By proposing rural residential lots that vary from 2.5 acres in size to over 5 acres in size, while maintaining an overall gross density of one unit per five acres of land, an efficient development pattern is created that minimizes the amount of street per lot. Preservation of open space parkland in the grassland area of the property promotes a rural character while promoting views.
- Policy 3.5. Generally support residential development which compliments and enhances the area's terrain, vegetation and natural resources. *The proposed land use plan is consistent with this policy.*
- Action 3.i. Developers who propose projects which involve land to be held in common ownership should address the degree to which their proposed means of maintenance will ensure that the land remains in open space in relative perpetuity. As proposed, open space land will be owned and maintained by the Flying Horse North Homeowners Association.
- Goal 6.1. Design the transportation system so that disruption of sensitive environmental features, agricultural operations, and existing or platted residential areas is minimized. *The proposed transportation system accomplishes this goal.*
- Policy 6.2. Discourage unnecessary traffic through the forested and low density residential areas by providing alternative alignments and, where appropriate, incorporating designs which limit through traffic. The size of this parcel dictated some roadway connectivity. Access points have been minimized while providing a safe and efficient network.
- Policy 6.9. Ensure that roads within forested areas meet Wildfire Hazard Guidelines developed by the Colorado State Forest Service. This policy will be employed in final road design. Treatment of roadways, and all of the forested area, will follow the recommendations of the Wildfire Hazard Study provided with this application.
- Policy 8.2. Protect and maintain the area's drainage courses in their natural condition by promoting designs and densities that are sensitive to natural drainage patterns. The Drainage Plan prepared by CCES addresses this policy.

- Policy 8.5. Encourage selective timber cutting to protect the health of the remaining stand and to mitigate wildfire hazards. Treatment of the timbered area will be addressed as recommended by the Wildfire and Forest Management Plan prepared for this project. Mitigation as a result of the Black Forrest Fire has already been accomplished.
- Policy 9.4. Encourage cooperation between the County, other governmental entities, the development community and area school districts to reserve adequate and appropriate school sites in a timely manner. Land in Flying Horse North is within two school districts. SD #38 and SD #20. This applicant has previously dedicated a school site to SD #38 nearby which has not been used. Neither School District needs a school site based on discussions with the Districts.
- Policy 9.6. Support the provision and enhancement of both useable and perpetual open space. Useable open space has been provided in the form of a proposed golf course and by both public and HOA maintained trails. HOA owned parkland of approximately 85 acres is proposed.
- Policy 9.9. Encourage larger subdivision to provide and maintain useable and preferably connected open space. *Open Space parkland is proposed that will be connected by both public and HOA maintained trails.*
- Policy 10.2. Mitigate adverse visual impacts caused by road cuts, utility lines, outside storage, water tanks, building scale, through the use of color, siting, screening and berming. This policy has been addressed in the Flying Horse North Design Guidelines.

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

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

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

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

WAIVERS

- Waiver of the requirement for a 300 year supply of water for ONLY the Flying Horse North Golf Course. The Golf Course will only use water from the Arapahoe Aquifer which has in excess of a 100 year supply. Should the Golf Course cease to have enough water to function, it will become open space as provided in the PUD Development Plan.
- Waiver to allow leased water to be used for residential development. Applicant has a lease with the State Land Board for water under Section 36. The lease runs for through 2048 after which the Dawson and Laramie Fox Hills aquifer water rights will be owned outright by the Flying Horse North Home Owners Association which manages water use for its members. An Escrow Agreement has been put in place (document included in the electronic submittal) to guarantee that the lease will be funded until the ownership of the Dawson and Laramie Fox Hills aquifer water rights transfers to the Flying Horse North Home Owners Association.
- Waiver for tree planting along Stagecoach Road, Black Forest Road and Hodgen Road.
 These three street frontages are in a Prairie environment where native grasses are the
 predominant vegetation. The applicant has planted trees along Stagecoach Road within
 the prairie. Homeowners will plant additional trees as they develop their lots per
 covenants and landscape design guidelines. Since there will be no way to irrigate
 plantings until homes are occupied applicant does not propose plantings for which no
 water will be available.

JURISDICTIONAL IMPACTS

Districts Serving the Property

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

Reports Included by Reference

- Soil, Geology, Geologic Hazard, and Wastewater Study, Flying Horse North Filing No.
 by Entech Engineering, Inc.
- Flying Horse North Filing No 1 Traffic Report by LSC Transportation Consultants, Inc.
- Habitat Assessment Report by CORE Consultants
- Noxious Weed Management Plan by CORE Consultants

- <u>Preliminary Drainage Report for Flying Horse North Preliminary Plan</u> and <u>Final Drainage Report for Flying Horse Filing No. 1</u> by Classic Consulting Engineers & Surveyors
- <u>Forest Management and Fire Mitigation Report</u> by Steve Spaulding, Forestry and Landscaping Consultant
- <u>Land Suitability Analysis</u> by N.E.S. Inc.

KNOW ALL MEN BY THESE PRESENTS:

LEGAL DESCRIPTION:

2 PARCELS OF LAND BEING A PORTION OF SECTIONS 34, 35 AND 36, TOWNSHIP 11 SOUTH, RANGE 66 WEST, AND A PORTION OF SECTIONS 30 AND 31, TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE EAST LINE OF SECTION 35, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE NORTH END BY A 2 1/2"ALUMINUM CAP STAMPED "22564"AND THE SOUTH END BY A 2 1/2"ALUMINUM CAP STAMPED "9132", IS ASSUMED TO BEAR S00"14"34"E, A DISTANCE OF 5269.38 FEET.

COMMENCING AT THE NORTHWEST CORNER OF SECTION 36, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, SAID POINT BEING THE POINT

THENCE N89'06'04'E, ON THE SOUTHERLY BOUNDARY OF HIGH FOREST RANCH FILING NO. 2, RECORDED UNDER RECEPTION NO. 202134767, RECORDS OF EL PASO COUNTY, COLORADO AND THE NORTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36, A DISTANCE OF 1332.12 FEET TO THE SOUTHEASTERLY CORNER OF SAID HIGH FOREST RANCH FILING NO. 2, SAID POINT BEING THE WEST SIXTEENTH CORNER OF SAID SECTION 36; THENCE N89'07'00'E, ON THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 36, A DISTANCE OF 1331.92 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 36;

OF SAID SECTION 36; THENCE N89'0'18'E, ON THE NORTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 36, A DISTANCE OF 1331.92 FEET TO THE EAST SIXTEENTH CORNER OF SAID SECTION 36;

OF SAID SECTION 36;
THENCE N89'03'58'E, ON THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 36, A DISTANCE OF 840.89 FEET;
THENCE S00'13'46'E, A DISTANCE OF 497.29 FEET TO A POINT ON CURVE;
THENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N16'35'58'W, HAVING A DELTA OF 00'45'53', A RADIUS OF 3460.00 FEET AND A DISTANCE OF 46.18 FEET TO A POINT

THENCE N72'38'09'E, A DISTANCE OF 400.46 FEET TO A POINT OF CURVE;
THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 32'53'45", A RADIUS OF 1640.00 FEET AND A DISTANCE OF 941.59 FEET TO A POINT OF TANGENT;

THENCE S74'28'06'E, A DISTANCE OF 169.05 FEET TO A POINT OF CURVE;
THENCE ON THE ARC OF A CURVE TO THE LEFT, HAVING A DELTA OF 52'50'29", A RADIUS OF
760.00 FEET AND A DISTANCE OF 700.92 FEET TO A POINT OF TANGENT;
THENCE N52'41'25'E, A DISTANCE OF 1610.12 FEET TO A POINT OF CURVE;

THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 38'46'50', A RADIUS OF 1040.00 FEET AND A DISTANCE OF 703.92 FEET TO A POINT OF TANGENT; THENCE S88'31'45'E, A DISTANCE OF 8.27 FEET TO A POINT OF CURVE; THENCE S88'31'45'E, A DISTANCE OF 8.27 FEET TO A POINT ON CURVE; THENCE ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S64'57'04'E, HAVING A DELTA OF 52'02'48', A RADIUS OF 100.00 FEET AND A DISTANCE OF 90.84 FEET TO A POINT ON

THENCE ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S80'31'04'E, HAVING A DELTA OF 24'24'59', A RADIUS OF 530.00 FEET AND A DISTANCE OF 225.86 FEET TO A POINT

ON CURVE;
THENCE S56'06'05'E, A DISTANCE OF 60.00 FEET;
THENCE S80'16'16'E, A DISTANCE OF 554.19 FEET;
THENCE N06'27'11'E, A DISTANCE OF 256.35 FEET;
THENCE S82'41'19'E, A DISTANCE OF 492.47 FEET;
THENCE S89'59'04'E, A DISTANCE OF 502.35 FEET TO A POINT THE WESTERLY RIGHT OF WAY
LINE OF BLACK FOREST ROAD, SAID POINT BEING ON A LINE 30.00 WEST OF AND PARALLEL TO
THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 11 SOUTH, RANCE 65
WEST OF THE SIXTH PRINCIPAL MERIDIAN;
THENCE SOUTOG'STAW ON SAID WESTERLY BICHT OF WAY LINE AND SAID PARALLEL LINE.

WEST OF THE SIXTH PRINCIPAL MERIDIAN; THENCE SOXOTO'S3W ON SAID WESTERLY RIGHT OF WAY LINE AND SAID PARALLEL LINE, A DISTANCE OF 1136.17 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 30; THENCE S89'04'37'W, ON SAID SOUTH LINE, A DISTANCE OF 1145.71 FEET;

THENCE NOO'00'00'E, A DISTANCE OF 477.97 FEET;
THENCE S89'59'56'W, A DISTANCE OF 505.80 FEET;
THENCE N89'25'32'W, A DISTANCE OF 60.00 FEET TO A POINT ON CURVE;
THENCE ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S89'25'32'E, HAVING A INCLUDE INC. ARC. OF A CURVE 10 THE RIGHT WHOSE CENTER BEARS S89'26'32'E, HAVING A DELTA OF 00'53'47', A RADIUS OF 5030.00 FEET AND A DISTANCE OF 78.69 FEET TO A POINT OF TANGENT;

THENCE NO1*28'15'E, A DISTANCE OF 152.16 FEET TO A POINT ON CURVE; THENCE ON THE ARC OF A CURVE TO THE RICHT WHOSE CENTER BEARS N18'55'42'E, HAVING A DELTA OF 48'57'51", A RADIUS OF 100.00 FEET AND A DISTANCE OF 85.46 FEET TO A POINT ON

DELIA OF 485/51, A RADIUS OF 100.00 FEET AND A DISTANCE OF 85.46 FEET 10 A POINT ON CURVE;
THENCE N88:31'45"W, A DISTANCE OF 8.27 FEET TO A POINT OF CURVE;
THENCE ON THE ARC OF A CURVE TO THE LEFT, HAVING A DELTA OF 38'46'50", A RADIUS OF 960.00 FEET AND A DISTANCE OF 649.77 FEET TO A POINT OF TANGENT;
THENCE S52'41'25"W, A DISTANCE OF 1610.12 FEET TO A POINT OF CURVE;
THENCE ON THE ARC OF A CURVE TO THE RIGHT, HAVING A DELTA OF 52'50'29", A RADIUS OF 840.00 FEET AND A DISTANCE OF 774.70 FEET TO A POINT OF CURVE;
THENCE ON THE ARC OF A CURVE TO THE LEFT, HAVING A DELTA OF 13'40'23", A RADIUS OF 1560.00 FEET AND A DISTANCE OF 372.28 FEET TO A POINT OF CURVE;
THENCE S02'34'45"W, A DISTANCE OF 964.84 FEET;
THENCE S02'34'45"W, A DISTANCE OF 968.82 FEET TO A POINT ON CURVE;
THENCE S65'12'59"E, A DISTANCE OF 968.82 FEET TO A POINT OF CURVE;
THENCE S65'45'45"W, A DISTANCE OF 647.5 FEET TO A POINT OF CURVE;
THENCE ON THE ARC OF A CURVE TO THE LEFT, HAVING A DELTA OF 54'21'11", A RADIUS OF 330.00 FEET, AND A DISTANCE OF 647.5 FEET TO A POINT ON CURVE;
THENCE S83'30'56"W, A DISTANCE OF 43.73 FEET;
TO A POINT ON CURVE;

330.00 FEEL, AND A DISTANCE OF 313.05 FEEL TO A POINT ON CURVE;
THENCE S33'30'56'W, A DISTANCE OF 43.73 FEET;
THENCE S30'43'19'W, A DISTANCE OF 748.70 FEET TO A POINT OF CURVE;
THENCE ON THE ARC OF A CURVE TO THE LEFT, HAVING A DELTA OF 19'27'35", A RADIUS
OF180.00 FEET AND A DISTANCE OF 61.13 FEET TO A POINT OF TANGENT;
THENCE S11'15'44'W, A DISTANCE OF 449.78 FEET TO A POINT ON CURVE;
THENCE ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S03'26'35'E, HAVING A DELTA OF 113'41'16", A RADIUS OF 80.00 FEET AND A DISTANCE OF 158.74 FEET TO A POINT

ON CUTVE;
THENCE S11'16'18'W, A DISTANCE OF 794.70 FEET;
THENCE S10'53'40'W, A DISTANCE OF 511.85 FEET;
THENCE S01'41'01"W, A DISTANCE OF 409.04 FEET TO A POINT OF CURVE;

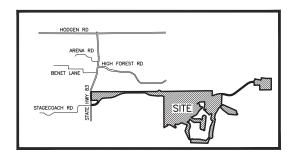
THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 105'57'32", A RADIUS OF 183.50 FEET AND A DISTANCE OF 339.35 FEET;
THENCE S43'30'36'W, A DISTANCE OF 161.72 FEET;

THENCE \$1916'02'W A DISTANCE OF 386 88 FEET THENCE N88"8"15"W, A DISTANCE OF 1705.84 FEET;
THENCE N02"21'44"W, A DISTANCE OF 263.10 FEET;

THENCE N63'45'49", A DISTANCE OF 50.01 FEET TO A POINT ON CURVE;
THENCE N63'45'49", A DISTANCE OF 50.01 FEET TO A POINT ON CURVE;
THENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N18'31'13"W, HAVING A
DELTA OF 24'06'18", A RADIUS OF 530.00 FEET AND A DISTANCE OF 222.98 FEET TO A POINT

THENCE S39"18'58"E, A DISTANCE OF 58.41 FEET;





LEGAL DESCRIPTION: (CONTINUED)

THENCE N89*54'56'E. A DISTANCE OF 681.31 FFFT THENCE S78'50'05'E, A DISTANCE OF 682.24 FEET;
THENCE N44'23'58'E, A DISTANCE OF 446.26 FEET TO A POINT ON CURVE;
THENCE ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N70'04'16'E, HAVING A DELTA OF 27'10'25", A RADIUS OF 206.15 FEET AND A DISTANCE OF 97.77 FEET TO A POINT ON CURVE; THENCE NO1'45'55'E, A DISTANCE OF 367.28 FEET; THENCE NO1-33-5E, A DISTANCE OF 649.91 FEET;
THENCE N11'05'37'E, A DISTANCE OF 649.91 FEET;
THENCE N36'07'10'W, A DISTANCE OF 583.21 FEET;
THENCE N36'07'10'W, A DISTANCE OF 51.40 FEET TO A POINT ON CURVE;
THENCE ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N00'13'39'E, HAVING
A DELTA OF 101'02'05", A RADIUS OF 180.00 FEET, AND A DISTANCE OF 317.41 FEET TO A
POINT ON CURVE;
THENCE N12'39'47'E, A DISTANCE OF 431.89 FEET; THENCE N12'39'47E, A DISTANCE OF 431.89 FEET;
THENCE N47'25'19'W, A DISTANCE OF 125.23 FEET;
THENCE N45'19'30'W, A DISTANCE OF 125.24 FEET;
THENCE N45'19'30'W, A DISTANCE OF 529.41 FEET TO A POINT OF CURVE;
THENCE ON THE ARC OF A CURVE TO THE RIGHT, HAVING A DELTA OF 79'31'17", A RADIUS
OF 60.00 FEET, AND A DISTANCE OF 83.27 FEET;
THENCE N27'57'38E, A DISTANCE OF 123.86 FEET;
THENCE S88'03'35'W, A DISTANCE OF 123.86 FEET;
THENCE S88'03'35'W, A DISTANCE OF 123.86 FEET;
THENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N85'59'29'E, HAVING
A DELTA OF 07'44'47", A RADIUS OF 470.00 FEET AND A DISTANCE OF 63.54 FEET;
THENCE S78'14'42'W, A DISTANCE OF 60.00 FEET TO A POINT ON CURVE;
THENCE ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N78'14'42'E, HAVING
A DELTA OF 15'31'24'A RADIUS OF 5500.00 FEET TO A POINT ON CURVE; A DELTA OF 16'31'24', A RADIUS OF 530.00 FEET AND A DISTANCE OF 152.85 FEET TO A POINT ON CURVE;
THENCE N85'13'54'W, A DISTANCE OF 198.71 FEET; THENCE NB5'354-W, A DISTANCE OF 198.71 FEET;
THENCE S67'28'31-W, A DISTANCE OF 80.59 FEET;
THENCE S46'07'49'W, A DISTANCE OF 233.67 FEET;
THENCE S34'25'15-W, A DISTANCE OF 478.77 FEET TO A POINT OF CURVE;
THENCE ON THE ARC OF A CURVE TO THE RICHT, HAVING A DELTA OF 27'31'13", A RADIUS
OF 180.00 FEET AND A DISTANCE OF 86.46 FEET;
THENCE S61'56'28-W, A DISTANCE OF 30.63 FEET TO A POINT OF CURVE;
THENCE ON THE ARC OF A CURVE TO THE RICHT, HAVING A DELTA OF 37'48'36", A RADIUS
OF 180.00 FEET AND A DISTANCE OF 118.78 FEET TO A POINT ON CURVE; THENCE SOO'25'40'W, A DISTANCE OF 36.95 FEET;
THENCE S66'21'10'E, A DISTANCE OF 348.91 FEET;
THENCE N87'59'49'E, A DISTANCE OF 527.00 FEET TO A POINT OF CURVE; THENCE ON THE ARC OF A CURVE TO THE RIGHT, HAVING A DELTA OF 68'09'39", A RADIUS OF 180.00 FEET AND A DISTANCE OF 214.13 FEET TO A POINT ON CURVE; THENCE N89'20'23'E, A DISTANCE OF 87.77 FEET; THENCE N04'16'45'E, A DISTANCE OF 284.57 FEET TO A POINT OF CURVE; THENCE NO4'16'45'E, A DISTANCE OF 284.57 FEET TO A POINT OF CURVE;
THENCE ON THE ARC OF A CURVE TO THE RIGHT, HAVING A DELTA OF 180'00'00", A RADIUS
OF 180.00 FEET AND A DISTANCE OF 565.49 FEET TO A POINT OF TANGENT;
THENCE SO4'16'45'W, A DISTANCE OF 483.65 FEET;
THENCE SO7'32'26'W, A DISTANCE OF 809.64 FEET TO A POINT OF CURVE;
THENCE ON THE ARC OF A CURVE TO THE RIGHT, HAVING A DELTA OF 163'01'47", A RADIUS
OF 60.00 FEET AND A DISTANCE OF 170.72 FEET TO A POINT OF TANGENT;
THENCE NO9'25'47'W, A DISTANCE OF 25.35 FEET;
THENCE NS9'17'05'W, A DISTANCE OF 59.71 FEET TO A POINT ON CURVE;
THENCE ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N28'17'40'W, HAVING
A DELTA OF 122'48'28", A RADIUS OF 180.00 FEET AND A DISTANCE OF 385.81 FEET TO A
POINT OF TANGENT;
THENCE N04'30'48'E, A DISTANCE OF 138.74 FEET;
THENCE N04'30'48'E, A DISTANCE OF 421.65 FEET; THENCE NOT-2754E, A DISTANCE OF 193.74 FEET,
THENCE NOT-2754E, A DISTANCE OF 421.65 FEET;
THENCE S8734'56'W, A DISTANCE OF 570.22 FEET TO A POINT OF CURVE;
THENCE ON THE ARC OF A CURVE TO THE RIGHT, HAVING A DELTA OF 42'44'34", A RADIUS
OF 260.00 FEET AND A DISTANCE OF 193.96 FEET TO A POINT OF TANGENT; THENCE N49'40'30'W, A DISTANCE OF 407.48 FEET; THENCE S18'26'34'W, A DISTANCE OF 216.03 FEET; THENCE S67'30'10'W A DISTANCE OF 203 94 FFFT THENCE S60'33'14'E, A DISTANCE OF 270.58 FEET TO A POINT OF CURVE;
THENCE ON THE ARC OF A CURVE TO THE RIGHT, HAVING A DELTA OF 66'48'26", A RADIUS
OF 60.00 FEET AND A DISTANCE OF 66.96 FEET TO A POINT OF TANGENT; THENCE S05'55'12'W, A DISTANCE OF 73.94 FEET TO A POINT ON CURVE;
THENCE ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS \$42'03'32'W, HAVING
A DELTA OF 65'10'59", A RADIUS OF 180.00 FEET AND A DISTANCE OF 204.78 FEET;
THENCE \$19'58'12'W, A DISTANCE OF 445.86 FEET; THENCE SO7'36'57'E, A DISTANCE OF 778.36 FEET; THENCE S32'14'22'E, A DISTANCE OF 83.48 FEET; THENCE ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N22'20'21'W HAVING THENCE ON THE ARC OF A CORVE TO THE RIGHT WHOSE CENTER BEARS N222021 W, HAVA
A DELTA OF 11'46'40", A RADIUS OF 470.00 FEET AND A DISTANCE OF 96.61 FEET TO A
POINT ON CURVE;
THENCE N28'40'51"W, A DISTANCE OF 24.35 FEET TO A POINT ON CURVE;

THENCE N28'40'51'W, A DISTANCE OF 24.35 FEET TO A POINT ON CURVE;
THENCE ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS NO1'53'54'E, HAVING
A DELTA OF 62'51'48", A RADIUS OF 60.00 FEET AND A DISTANCE OF 65.83 FEET TO A
POINT ON CURVE;
THENCE N24'50'58'W, A DISTANCE OF 794.30 FEET TO A POINT OF CURVE;
THENCE ON THE ARC OF A CURVE TO THE RIGHT, HAVING A DELTA OF 42'54'04", A RADIUS
OF 180.00 FEET, AND A DISTANCE OF 134.78 FEET TO A POINT OF TANCENT;
THENCE N18'03'07'E, A DISTANCE OF 513.19 FEET TO A POINT OF TANCENT;
THENCE ON THE ARC OF A CURVE TO THE RIGHT, HAVING A DELTA OF 17'58'26", A RADIUS
OF 182.00 FEET AND A DISTANCE OF 57.09 FEET TO A POINT ON CURVE;
THENCE ON THE ARC OF 50'C A CURVE TO THE RIGHT, HAVING A DELTA OF 17'58'26", A RADIUS
OF 182.00 FEET AND A DISTANCE OF 57.09 FEET TO A POINT ON CURVE;

LEGAL DESCRIPTION: (CONTINUED)

THENCE ON THE ARC OF A CURVE TO THE RIGHT, HAVING A DELTA OF 161'01'35", A RADIUS OF 60.00 FEET AND A DISTANCE OF 168.63 FEET TO A POINT OF TANGENT;
THENCE NS91'0'55'W, A DISTANCE OF 565.00 FEET;
THENCE NS81'2'35'W, A DISTANCE OF 210.24 FEET TO A POINT OF CURVE;
THENCE ON THE ARC OF A CURVE TO THE RIGHT, HAVING A DELTA OF 26'35'09", A RADIUS OF 60.00 FEET AND A DISTANCE OF 27.84 FEET TO A POINT ON CURVE; THENCE S86"55"25"W, A DISTANCE OF 49.85 FEET TO A POINT ON CURVE;
THENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N86"55"25"E, HAVING
A DELTA OF 20"32"16", A RADIUS OF 520.00 FEET AND A DISTANCE OF 268.08 FEET TO A THENCE S57°23'09"W A DISTANCE OF 500 57 FFFT TO A POINT ON THE WEST LINE OF SAID THENCE NOO"14'34"W ON THE WEST LINE OF SAID SECTION 36, A DISTANCE OF 3327.71 FEET TO A POINT ON CURVE; THENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS \$33.01.51.W, HAVING A DELTA OF 38'24'48', A RADIUS OF 535.00 FEET AND A DISTANCE OF 358.69 FEET TO A POINT OF TANGENT;
THENCE S84'37'03'W, A DISTANCE OF 175.44 FEET TO A POINT OF CURVE; THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 11"3'59", A RADIUS OF 615.00 FEET AND A DISTANCE OF 120.57 FEET TO A POINT OF TANGENT; THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 2513'51", A RADIUS OF 615.00 FEET AND A DISTANCE OF 270.82 FEET TO A POINT OF TANGENT;

OF 615.00 FEET AND A DISTANCE OF 270.82 FEET TO A POINT OF TANGENT;
THENCE NS8'55'07'W, A DISTANCE OF 166.51 FEET TO A POINT OF TANGENT;
THENCE NON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 31'18'40", A RADIUS OF
535.00 FEET AND A DISTANCE OF 292.37 FEET TO A POINT OF TANGENT;
THENCE S89'46'13'W, A DISTANCE OF 1674.58 FEET TO A POINT OF TANGENT;
THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 24'52'43", A RADIUS OF
1960.00 FEET AND A DISTANCE OF 851.06 FEET TO A POINT OF TANGENT;
THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 24'52'47", A RADIUS OF
1040.00 FEET AND A DISTANCE OF 459.47 FEET TO A POINT OF TANGENT;
THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 21'22'27", A RADIUS
OF 1040.00 FEET AND A DISTANCE OF 692.41 FEET TO A POINT OF TANGENT;
THENCE S86'15'57'W, A DISTANCE OF 692.41 FEET TO A POINT OF TANGENT;
THENCE ON THE ARC OF A CURVE TO THE REFET TO A POINT OF TANGENT;
THENCE SS5'10'18'W, A DISTANCE OF 291.93 FEET TO A POINT OF TANGENT;
THENCE SS5'10'18'W, A DISTANCE OF 570.29 FEET TO A POINT OF TANGENT;
THENCE SS5'10'18'W, A DISTANCE OF 570.29 FEET TO A POINT OF TANGENT;
THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 53'07'49", A RADIUS
OF 615.00 FEET AND A DISTANCE OF 570.29 FEET TO A POINT OF TANGENT;
THENCE SS8'18'07'W, A DISTANCE OF 690.29 FEET TO A POINT OF TANGENT;
THENCE SS8'18'07'W, A DISTANCE OF 160.75 FEET TO A POINT OF TANGENT;
THENCE SS8'18'07'W, A DISTANCE OF 160.75 FEET TO A POINT OF TANGENT;

WAY LINE OF STATE HIGHWAY 83:

LEGAL DESCRIPTION CONTINUED SHEET 2 OF 10

OWNERS CERTIFICATE:
THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS
OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAVE
LAID OUT, SUBDIVIDED, AND PLATTED SAID LANDS INTO LOTS, TRACTS, STREETS, AND
ASSEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF FLYING HORSE
NORTH FILING NO. 1. ALL PUBLIC IMPROVEMENTS SO PLATTED ARE HEREBY
DEDICATED TO PUBLIC USE AND SAID OWNER DOES HEREBY COVENANT AND AGREE
THAT THE PUBLIC IMPROVEMENTS WILL BE CONSTRUCTED TO EL PASO COUNTY
STANDARDS AND THAT PROPER DRAINAGE AND EROSION CONTROL FOR SAME WILL BE
PROVIDED AT SAID OWNER'S EXPENSE, ALL TO THE SAITSFACTION OF THE BOARD OF
COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO. UPON ACCEPTANCE BY
RESOLUTION, ALL PUBLIC IMPROVEMENTS SO DEDICATED WILL BECOME MATTERS OF
MAINTENANCE BY EL PASO COUNTY, COLORADO. THE UTILITY EASEMENTS SHOWN
HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND COMMUNICATION SYSTEMS
AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES RESPONSIBLE FOR
PROVIDING THE SERVICES FOR WHICH THE LASEMENTS 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:

WITNESS MY HAND AND OFFICIAL SEAL. OF PRI #2, LLC A COLORADO LIMITED LIABILITY COMPANY STATE OF COLORADO COUNTY OF EL PASO THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS_____DAY . 20 . A.D. BY_ OF PRI #2, LLC A COLORADO LIMITED LIABILITY COMPANY WITNESS MY HAND AND OFFICIAL SEAL MY COMMISSION EXPIRES: NOTARY PUBLIC LIEN HOLDER: SHAMROCK PRESERVE, LLC HAS EXECUTED THIS INSTRUMENT THIS _____ DAY OF

OF SHAMROCK PRESERVE, LLC STATE OF COLORADO COUNTY OF EL PASO THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY , 20___, A.D. BY OF SHAMROCK PRESERVE, LLC.

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES:

NOTARY PUBLIC

LIEN HOLDER:

GREAT WESTERN BANK HAS EXECUTED THIS INSTRUMENT THIS DAY OF OF, 20, A.D.
BY: AS:
OF GREAT WESTERN BANK
STATE OF COLORADO) ss
COUNTY OF EL PASO)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF, 20, A.D. BY AS
OF GREAT WESTERN BANK.
WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES:

SURVEYOR'S STATEMENT:

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

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

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

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

THIS PLAT FOR FLYING HOSE NORTH FILING NO. 1 WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THIS DAY OF 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 LEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL, AND THE SUBDIVISION IMPROVEMENTS AGREEMENT.

CHAIR, BOARD OF COUNTY COMMISSIONERS	DATE
DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT	DATE
COLINTY ASSESSOR	DATE

CLERK AND RECORDER:

STATE OF COLORADO)

COUNTY OF FL PASO)

PHONE (719) 592-9333

REVISION

I HEREBY CERTIFY THAT THIS INSTRUME AT O'CLOCK M. THIS DA' AND IS DULY RECORDED AT RECEPTION NO RECORDS OF EL PASO COUNTY, COLORADO	DOF THE
CHUCK BROERMAN, RECORDER	
BY:	
DRAINAGE:	/ PRELIMINAR
BRIDGE FEES:	THIS DOCUMENT HAS NO
URBAN PARK:	PLAT CHECKED
REGIONAL PARK:	
SCHOOL FEE:	FLVING HODGE MODELL FILM
SURCHARGE:	FLYING HORSE NORTH FILIN 1096.11
FEE:	NOVEMBER 21, 2017
OWNER:	SHEET 1 OF 10
PRI #2, LLC 6385 CORPORATE DRIVE, SUITE 200 COLORADO SPRINGS, CO 80919	4

PRELIMINARY THIS DOCUMENT HAS NOT BEEN PLAT CHECKED

FLYING HORSE NORTH FILING NO. 1 NOVEMBER 21, 2017 SHEET 1 OF 10



(719)785-0799 (Fax)

THENCE N69'37'09 W. A DISTANCE OF 509.64 FEET;
THENCE N69'37'09 W. A DISTANCE OF 509.64 FEET;
THENCE S64'49'27'W, A DISTANCE OF 387.40 FEET TO A POINT OF CURVE;
THENCE ON THE ARC OF A CURVE TO THE RIGHT, HAVING A DELTA OF 71'05'00", A RADIUS
OF 180.00 FEET AND A DISTANCE OF 223.32 FEET TO A POINT ON CURVE;
THENCE S42'12'07'W, A DISTANCE OF 181.16 FEET;
THENCE S40'12'30'E, A DISTANCE OF 188.32 FEET TO A POINT OF CURVE; PCDD FILE NO.: ______

FLYING HORSE NORTH FILING NO. 1

A PORTION OF SECTIONS 34, 35 AND 36 TOWNSHIP 11 SOUTH, RANGE 66 WEST, AND A PORTION OF SECTIONS 30 AND 31, Township 11 South, range 65 west of the sixth principal meridian, el paso county, colorado

LEGAL DESCRIPTION(CONT.):

THENCE NO1*41'53"W. ON SAID EASTERLY RIGHT OF WAY LINE. A DISTANCE OF 90.00 FEET TO THE SOUTHWESTERLY CORNER OF LOT 1 AS PLATTED IN WESCOTT FIRE STATION NO. 3, RECORDED UNDER RECEPTION NO. 212713192 RECORDS OF EL PASO COUNTY, COLORADO;

THENCE ON THE SOUTHERLY, EASTERLY AND NORTHERLY BOUNDARY OF SAID LOT 1 THE

- N8818'07'E. A DISTANCE OF 165.75 FEET TO A POINT OF CURVE:
- NO THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 54-10-43°, A RADIUS OF 460.00 FEET AND A DISTANCE OF 434.97 FEET TO A POINT OF REVERSE CURVE; ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 15-19-05, A RADIUS OF 560.00 FEET AND A DISTANCE OF 149.72 FEET TO A POINT ON CURVE;
- N38'00'00'W, A DISTANCE OF 141.67 FEET;
 S88'20'00'W, A DISTANCE OF 587.56 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY
 OF SAID STATE HIGHWAY 83;

THENCE ON SAID EASTERLY RIGHT OF WAY THE FOLLOWING (3) THREE COURSES;

- N01'41'53"W, A DISTANCE OF 446.49 FEET;
- NO0'02'53"W, A DISTANCE OF 245.49 FEET TO A POINT ON CURVE;
- NOU 25 3W, A DISTANCE OF 245.49 FEET TO A POINT ON CORVE; S706/46 E, HAVING A DELTA OF 07'31'38', A RADIUS OF 1380.65 FEET AND A DISTANCE OF 181.38 FEET TO A POINT ON CURVE, SAID POINT BEING THE SOUTHWESTERLY CORNER OF HIGH FOREST RANCH FILING NO. 1, RECORDED UNDER RECEPTION NO. 201036672, SAID POINT ALSO BEING ON THE NORTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO

THENCE N89'54'54'E, ON THE SOUTHERLY BOUNDARY OF SAID HIGH FOREST RANCH FILING NO. 1, AND SAID NORTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34, A DISTANCE OF 584.61 FEET TO THE EAST SIXTEENTH CORNER OF SAID SECTION 74.

THENCE S89'57'36'E, ON THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 34 AND CONTINUING ON SAID SOUTHERLY BOUNDARY OF HIGH FOREST RANCH FILING NO. 1, A DISTANCE OF 1319.30 FEET TO THE NORTHEAST CORNER OF SAID SECTION 34.

SAID SECTION 34.

THENCE N8946'13'E, CONTINUING ON SAID SOUTHERLY BOUNDARY OF HIGH FOREST RANCH FILING NO. 1 AND ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, A DISTANCE OF 2660.56 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 35; THENCE N89'45'50'E, CONTINUING ON SAID SQU'THERLY BOUNDARY OF HIGH FOREST RANCH FILING NO. 1, ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 35 AND THE SQU'THERLY BOUNDARY OF HIGH FOREST RANCH FILING NO. 2, RECORDED UNDER RECEPTION NO. 202134767, A DISTANCE OF 2048.33 FEET;

THENCE ON SAID SOUTHERLY BOUNDARY OF HIGH FOREST RANCH FILING NO. 2, THE FOLLOWING

- N44°21'15"F. A DISTANCE OF 120.12 FFFT:
- N27'42'44"E, A DISTANCE OF 30.37 FEET; N83'51'56'E, A DISTANCE OF 62.76 FEET;
- \$79.32,21 F. A DISTANCE OF 69.45 FEET
- 349-32-21-, A DISTANCE OF 153.82 FEET TO A POINT ON SAID NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 35;

THENCE N89'48'10'E, ON SAID SOUTHERLY BOUNDARY OF HIGH FOREST RANCH FILING NO. 2 AND SAID NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 35, A DISTANCE OF 270.47 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION(CONT.):

PARCEL 2:

COMMENCING AT POINT "A" HEREIN DESCRIBED;

THENCE S77"19'50"E, A DISTANCE OF 99.91 FEET TO THE POINT OF BEGINNING

THENCE S66'22'10'E, A DISTANCE OF 418.60 FEET;
THENCE S65'50'19'E, A DISTANCE OF 926.31 FEET TO A POINT OF CURVE;
THENCE ON THE ARC OF A CURVE TO THE RIGHT, HAVING A DELTA OF 93'42'48", A RADIUS OF 178.44 FEET AND A DISTANCE OF 291.86 FEET TO A POINT ON CURVE; 178.44 FEET AND A DISTANCE OF 291.86 FEET TO A POINT ON CURVE;
THENCE S47'50'38*E, A DISTANCE OF 129.33 FEET TO A POINT OF CURVE;
THENCE ON THE ARC OF A CURVE TO THE RIGHT, HAVING A DELTA OF 141'44'47", A RADIUS
OF 74.72 FEET AND A DISTANCE OF 184.84 FEET TO A POINT OF TANGENT;
THENCE N85'14'20"W, A DISTANCE OF 773.82 FEET TO A POINT OF CURVE;
THENCE ON THE ARC OF A CURVE TO THE RIGHT, HAVING A DELTA OF 32'49'43", A RADIUS OF
180.00 FEET AND A DISTANCE OF 103.13 FEET TO A POINT OF TANGENT;
THENCE N85'20'15"W, A DISTANCE OF 614.62 FEET;
THENCE AY'70'74"W, A DISTANCE OF 614.62 FEET;
THENCE ON THE ARC OF A CURVE TO THE RIGHT, HAVING A DELTA OF 35'23'13", A RADIUS OF
222.71 FEET AND A DISTANCE OF 137.55 FEET TO A POINT ON CURVE;
THENCE S89'19'51"W, A DISTANCE OF 44.51 FEET;
THENCE ON THE ARC OF A CURVE TO THE RIGHT, HAVING A DELTA OF 35'23'13", A RADIUS OF
222.71 FEET AND A DISTANCE OF 44.51 FEET;
THENCE ON THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS BEARS \$78'39'56'E, HAVING A
DELTA OF 54'25'41", RADIUS OF 270.00 FEET AND A DISTANCE OF 256.49 FEET TO A POINT
OF TANGENT;
THENCE NS5'45'45'E, A DISTANCE OF 144.64 FEET TO THE POINT OF BEGINNING;

THENCE N65'45'45'E, A DISTANCE OF 144.64 FEET TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 20.131 ACRES.

CONTAINING A TOTAL CALCULATED AREA OF 552.466 ACRES.

GENERAL NOTES:

- 1. THE DATE OF PREPARATION IS NOVEMBER 21, 2017.
- INDIVIDUAL WELLS ARE THE RESPONSIBILITY OF EACH PROPERTY OWNER, PERMITS FOR INDIVIDUAL DOMESTIC WELLS MUST BE OBTAINED FROM THE STATE ENGINEER WHO BY LAW HAS THE AUTHORITY TO SET CONDITIONS FOR THE ISSUANCE OF THESE PERMITS.
- 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.
- ALL STRUCTURAL FOUNDATIONS SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER, CURRENTLY LICENSED IN THE STATE OF COLORADO.
- THE TRACT OF LAND HEREIN PLATTED LIES WITHIN SECTIONS 34, 35 AND 36, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, AND A PORTION OF SECTIONS 30 AND 31, TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN.
- UNLESS SHOWN OTHERWISE, ALL FRONT, SIDE AND REAR LOT LINES ARE HEREBY PLATTED WITH A 10.00 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT, WITH THE SOLE RESPONSIBILITY FOR THE SURFACE MAINTENANCE OF EASEMENTS BEING VESTED WITH THE INDIVIDUAL PROPERTY OWNER.
- THE FOLLOWING REPORTS HAVE BEEN SUBMITTED AND ARE ON FILE AT THE COUNTY DEVELOPMENT SERVICES DEPARTMENT: SOILS AND GEOLOGICAL STUDY; WATER AVAILABILITY STUDY; DRAINAGE REPORTS; EROSION CONTROL REPORT.

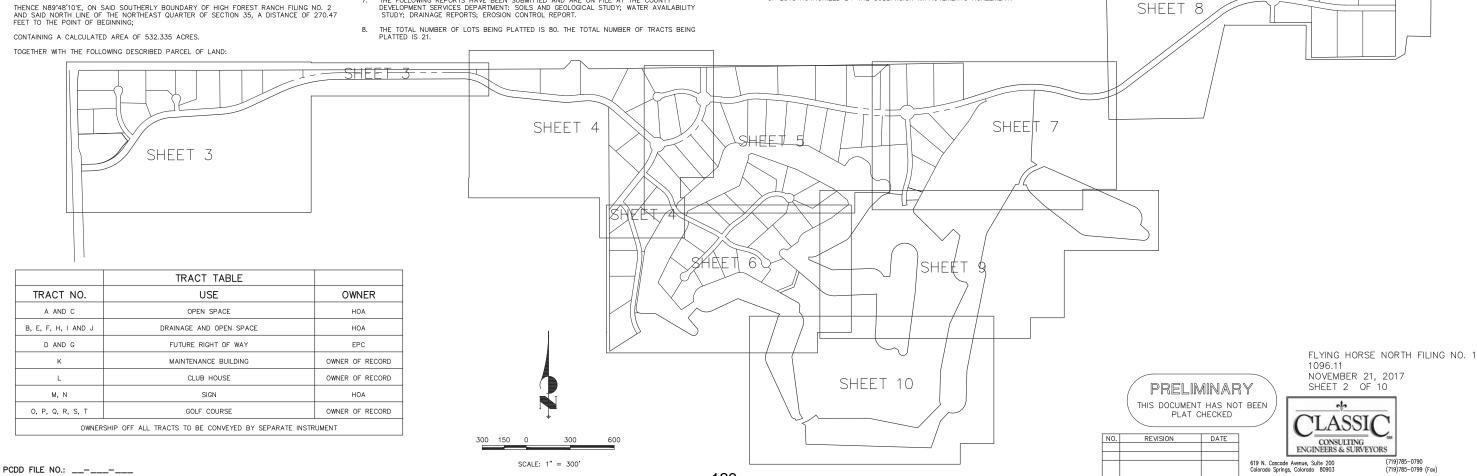
GENERAL NOTES (CONT.):

- 9. THE ARTICLES OF INCORPORATION FOR FLYING HORSE NORTH HOMEOWNER'S ASSOCIATION, INC., WERE FILED WITH THE COLORADO SECRETARY OF STATE UNDER IDENTIFICATION NUMBER 20171619083. THIS PLAT IS SUBJECT TO THE TERMS AND CONDITIONS AS SET FORTH IN THE RESTRICTIONS AND COVENANTS AS RECORDED AT RECEPTION NO.

 OF THE RECORDS OF EL PASO COUNTY, COLORADO.
- DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS, IF ANY, OF A APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DEPARTMENT OF WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORP. OF ENGINEERS, THE U.S. FISH & WILDLIFE SERVICE AND/OR COLORADO DEPARTMENT OF WILDLIFE REGARDING THE ENDANGERED SPECIES ACT
- 11. THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY, THEY THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE
- PURCHASERS OF LOTS WITHIN THIS SUBDIVISION ARE HEREBY ALERTED THAT THESE LOTS CONTAIN STORM WATER CONVEYANCE PATHS. SAID PURCHASERS ACKNOWLEDGE ACCEPTANCE OF THESE FLOWS ONTO, AND THROUGH, THESE LOTS. THE PURCHASER OF THESE LOTS SHALL BE RESPONSIBLE FOR MAINTAINING THESE PATHS AND FOR PROVIDING MEASURES TO ELIMINATE EROSION, IF SUCH SHOULD OCCUR.
- 13. WATER IN THE DENVER BASIN AQUIFERS IS ALLOCATED ON A 100 YEAR AQUIFER LIFE: WALER IN HE DENVER BASO COUNTY PLANNING PURPOSES, WATER IN THE DENVER BASIN AQUIFERS IS EVALUATED BASED ON A 300 YEAR AQUIFER LIFE. APPLICANTS AND ALL FUTURE OWNERS IN THE SUBDIVISION SHOULD BE AWARE THAT THE ECONOMIC LIFE OF WATER SUPPLY BASED ON WELLS IN A GIVEN DENVER BASIN AQUIFER MAY BE LESS THE LITHER THE 100 YEARS OR 300 YEARS INDICATED DUE TO ANTICIPATED WATER LEVEL
- 14. FLOODPLAIN STATEMENT: THIS SITE, FLYING HORSE NORTH FILING NO. 1, IS NOT WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, MAP NUMBER 08041C0295F AND 08041C0315F DATED MARCH 17, 1997.

GENERAL NOTES (CONT.):

- 16. DUE TO WILDFIRE CONCERNS, THE APPLICANTS AND SUBSEQUENT HOMEOWNERS ARE ENCOURAGED TO INCORPORATE WILDFIRE FUEL BREAKS PROVISIONS AS RECOMMENDED BY THE COLORADO STATE FOREST SERVICE AND ILLUSTRATED THROUGH PUBLICATIONS AVAILABLE THROUGH THE STATE FOREST SERVICE.
- 17. THIS PLAT IS REGULATED BY A P.U.D. DEVELOPMENT PLAN AS RECORDED UNDER RECEPTION NO. 217032585 AND P.U.D. DEVELOPMENT GUIDELINES AS RECORDED UNDER RECEPTION NO. ______ OF THE RECORDS OF EL PASO COUNTY.
- MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY DEPARTMENT OF TRANSPORTATION AND UNITED STATES POSTAL SERVICE REGULATIONS.
- 19. FIRE PROTECTION IS BY DONALD WESCOTT FIRE PROTECTION DISTRICT AND BLACK FOREST
- 20. THE FLYING HORSE NORTH HOMEOWNER'S ASSOCIATION SHALL MAINTAIN ALL IMPROVEMENTS YING WITHIN MEDIANS, ISLANDS AND SIMILAR AREAS LYING WITHIN THE PLATTED RIGHT OF
- 21. 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 STATE STATUE 18-4-508, C.R.S.
- 22. THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH TO DETERMINE OWNERSHIP OR EASEMENTS OR RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RICHT-OF-WAY AND TITLE OF RECORD, CLASSIC CONSULTING ENGINEERS AND SURVEYORS AND THE SURVEYOR OF RECORD RELIED UPON THE TITLE COMMITMENT ORDER NUMBER 171882-AMENDMENT NO. 1 ISSUED BY CAPSTONE TITLE DATED SEPTEMBER 6, 2017 AT
- 23. THE SUBDIVIDERS AGREE ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER THE SUBDIVIDERS AGREE ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER OR SUICCESSORS AND ASSIGNS THAT SUBDIVIDER AND/OR SAID SUCCESSORS AND ASSIGNS SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE COUNTYWIDE TRANSPORTATION IMPROVEMENT FEE RESOLUTION (RESOLUTION 12–382), AS AMENDED, 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.
- 24 A DRIVEWAY PERMIT IS REQUIRED TO BE APPLIED FOR AND APPROVED BY FL PASO COUNTY DEVELOPMENT SERVICES DEPARTMENT PRIOR TO THE ESTABLISHMENT OF ANY DRIVEWAY
- 25. THERE SHALL BE NO DIRECT LOT ACCESS TO STATE HIGHWAY 83 OR BLACK FOREST ROAD.
- 26. APPROVAL OF THIS PLAT HEREBY VACATES AND RELEASES ANY RIGHTS EL PASO COUNTY MAY HAVE ACQUIRED OR BE ENTITLED TO IN THE 30 FEET ON EACH OF THE SECTION LINES RECORDED IN ROAD BOOK A AT PAGE 78 AND BOOK 571 AT PAGE 55, AS THEY MAY AFFECT THIS PLAT.

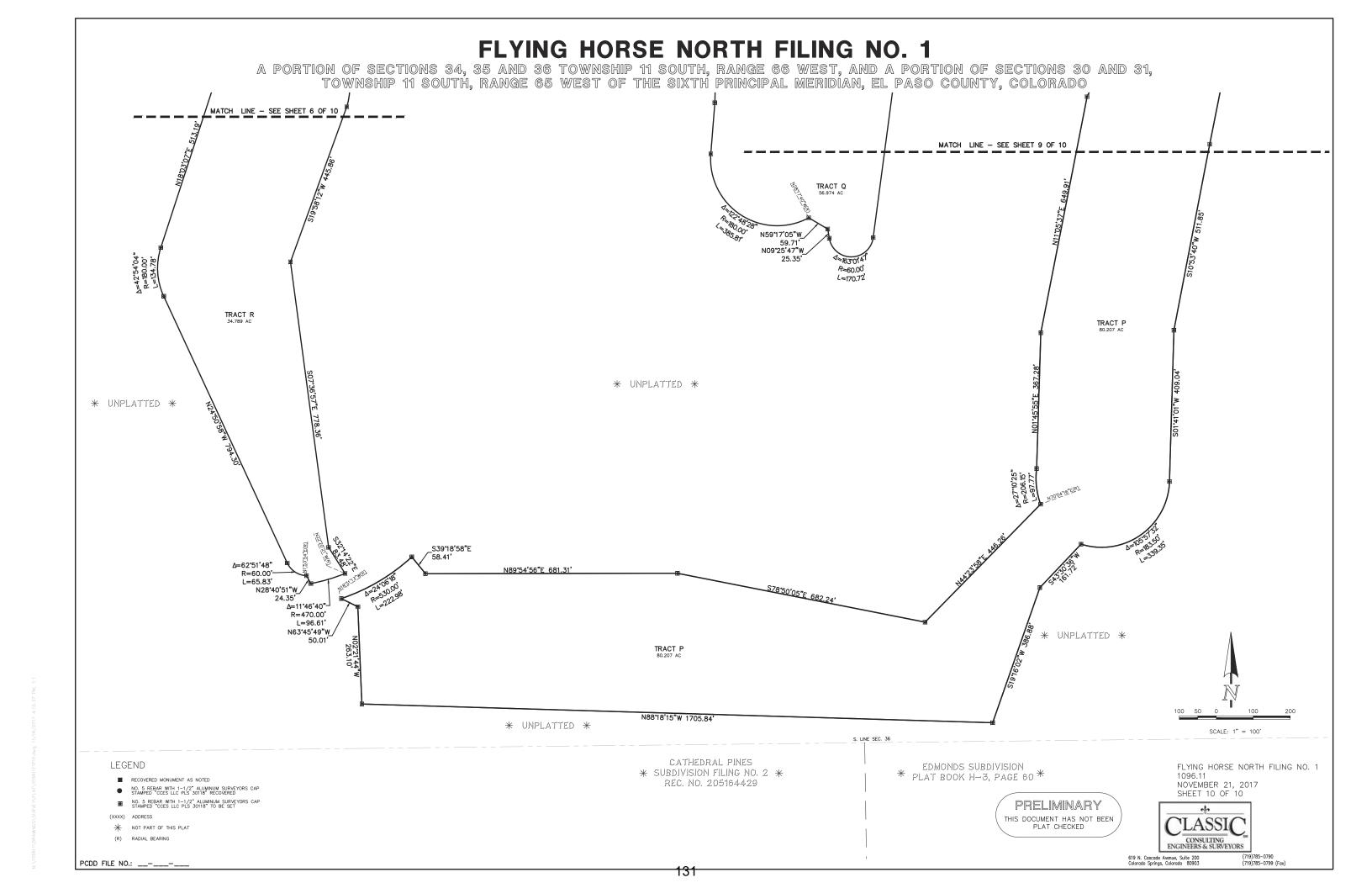


FLYING HORSE NORTH FILING NO. 1 A PORTION OF SECTIONS 34, 35 AND 36 TOWNSHIP 11 SOUTH, RANGE 66 WEST, AND A PORTION OF SECTIONS 30 AND 31, Township 11 South, range 65 West of the Sixth Principal Meridian, el paso county, colorado HIGH FOREST RANCH FILING NO. 1 * LOT 31 REC. NO. 201036672 LOT 29 LOT 34 LOT 35 LOT 36 LOT 37 LOT 38 LOT 33 NE COR. SEC. 34 2-1/2" ALUM. SURV CAP STAMPED "22564" W/ APPROPRIATE MARKINGS REC. LOT 30 E. 1/16 COR. SEC. 34 3-1/4" ALUM. CAP "9853" W/ APPROPRIATE MARKINGS REC. ŠI. N. LINE NW 1/4 NE 1/4 SEC. 34-N. LINE NE 1/4 NE 1/4 SEC. 34 N89°54'53"E 584.61' N89°46'13"E 2660.56 S89°57'36"E STAMPED "JR ENG 30118" REC. TRACT C LOT 12 2.501 AC LOT 7 2.682 AC LOT 3 3.426 AC _S87*06'46"E(R) O' PUBLIC UTILITY & DRAINAGE EASEMENT (TYP.) LOT 8 2.671 AC LOT 4 3.645 AC LOT 11 2.501 AC LOT 9 4.399 AC LOT 10 - S89*57'00"W(R)---00°02'53 245.49' Δ=35*36'33"_ L=37.29' S49*20'14"E(R Δ=35*39'33" R=100.00'-L=62.24' LOT 2 3.041 AC LOT 6 2.501 AC ∆=35'39'33' 20' PUBLIC UTILITY EASEMENT (TYP.) HUSTED COURT (60' R.O.W.) -TALBERT COURT-5' PUBLIC - IMPROVEMENT & DRAINAGE EASEMENT (TYP.) S8816'00"W - 600.67' N8675'57"E 692.41' STAGECOACH ROAD - 90' R.O.W. Δ=21'22'27, R=1040.00, L=387.97 LOT 5 N01*41*53"W 446.49 S86"15'57"W 692.41' TRACT B LOT 1 2.693 AC * STATE HIGH R.O.W. V BOOK 2035 * UNPLATTED * N51'34'37"E(R Δ=15°19'05" R=560.00'~ (H) L=149.72' LOT 1 WESTCOTT FIRE STATION NO. 3 REC. NO. 212713192 HIGH FOREST RANCH HIGH FOREST RANCH FILING NO. 1 LOT 38 FILING NO. 2 9 REC. NO. 201036672 TRACT D LOT 40 LOT 44 REC. NO. 202134767 불ઢ LOT 25 TRACT C 2.450 AC N8818'07"E LOT 39 N. LINE NE 1/4 SEC. 35 N. LINE NW 1/4 SEC. 3 N89'45'50"E PUBLIC UTILITY EASEMENT (TYP.) R=580.00' =31'18'40" TEMPORARY ACCESS EASEMENT REC. NO. 211080932 STAGECOACH ROAD - 90' R.O.W. S89°46'13"W 1674.58' R=535.00° L=292.37 * UNPLATTED * FLYING HORSE NORTH FILING NO. NOVEMBER 21, 2017 LEGEND SHEET 3 OF 10 ■ RECOVERED MONUMENT AS NOTED **PRELIMINARY** NO. 5 REBAR WITH 1-1/2" ALUMINUM SURVEYORS CAP STAMPED "CCES LLC PLS 30118" RECOVERED CLASSI(THIS DOCUMENT HAS NOT BEEN PLAT CHECKED CONSULTING ENGINEERS & SURVEYORS (R) RADIAL BEARING SCALE: 1" = 100' 619 N. Cascade Avenue, Suite 200 Colorado Springs, Colorado 80903 PCDD FILE NO .:

FLYING HORSE NORTH FILING NO. 1 A PORTION OF SECTIONS 34, 35 AND 36 TOWNSHIP 11 SOUTH, RANGE 66 WEST, AND A PORTION OF SECTIONS 30 AND 31, Township 11 South, range 65 West of the Sixth Principal Meridian, el paso county, colorado LOT 31 HIGH FOREST RANCH S79°32'21"E FILING NO. 2 N27'42'44"E_ N83'51'56"E 30.37' 62.76' HIGH FOREST RANCH LOT 32 REC. No. 202134767 FILING NO. 2 W. 1/16 COR SEC. 36 3-1/4" ALUM. SURV. CAP STAMPED "JR ENG LTD RIS 30118" W/ LOT 35 APPROPRIATE MARKINGS REC. NW COR SEC. 36 2-1/2" ALUM. SURV. CAP STAMPED "22564" W/ APPROPRIATE N. LINE NW 1/4 NW 1/4 SEC. 36 LOT 25 REC. No. 202134767 LOT 27 LOT 26 LOT 29 LOT 34 LOT 28 LOT 33 TRACT C 2.450 AC N89°48'10"E 270.47' N. LINE NE 1/4 SEC. 35 1332.12 N89°45'50"E 321.43' 20' PUBLIC UTILITY & DRAINAGE EASEMENT (TYP.) 44'55"w — 340.13 TRACT D 0.614 AC R=580.00' 40" COUNTY ROAD ORDER BOOK 571, PAGE 55 LOT 13 4.864 AC LOT 20 5.254 AC Δ=31*18'40' LOT 14 4.921 AC LOT 21 .10' PUBLIC UTILITY & DRAINAGE EASEMENT (TYP.) LOT 15 4.897 AC R=535.00° L=292.37° Δ=35*39'33' R=100.00' L=62.24' 20' PUBLIC UTILITY EASEMENT (TYP.) LOT 16 - - <u>S84'08'58"E</u> STAGECOACH ROAD - 90' R.O.W. N84°08'58" 684.98' Δ=38.24.48. □R=100.00' L=62.24' Δ=46'35'33" L=48.79' R=535.00° L=358.69° R=615.00' N81'40'47"W(R) L=120.57' LOT 19 2.883 AC LOT 41 LEGEND ■ RECOVERED MONUMENT AS NOTED LOT 17 LOT 18 3.448 AC NO. 5 REBAR WITH 1-1/2" ALUMINUM SURVEYORS CAP STAMPED "CCES LLC PLS 30118" RECOVERED * UNPLATTED * LOT 73 3.043 AC TRACT F 4.155 AC LOT 42 LOT 72 3.265 AC A MATCH LOT 67 2.515 AC LOT 43 * UNPLATTED * LOT 66 2.513 AC 10' PUBLIC UTILITY & DRAINAGE EASEMENT (TYP.) PRELIMINARY LOT 44 THIS DOCUMENT HAS NOT BEEN PLAT CHECKED TRACT F 4.155 AC LOT 68 TRACT H LOT 45 FLYING HORSE NORTH FILING NO. 1 TRACT R NOVEMBER 21, 2017 SHEET 4 OF 10 MATCH LASSI(LOT 67 2.515 AC SCALE: 1" = 100' CONSULTING ENGINEERS & SURVEYORS 619 N. Cascade Avenue, Suite 200 Colorado Springs, Colorado 80903 PCDD FILE NO .: _____

FLYING HORSE NORTH FILING NO. 1 A PORTION OF SECTIONS 34, 35 AND 36 TOWNSHIP 11 SOUTH, RANGE 66 WEST, AND A PORTION OF SECTIONS 30 AND 31, Township 11 South, range 65 West of the Sixth Principal Meridian, el paso county, colorado W. 1/16 COR SEC. 36 3-1/4" ALUM. SURV. C3 \$TAMPED "JR. ENGLID RLS 30118" ** UNPLATED ** W APPROPRIATE MARKINGS REC. * UNPLATTED * N89°01'18"E 1331.92 N89°06'04"E 1332.12' 1 20' PUBLIC UTILITY & DRAINAGE EASEMENT(TYP.) TRACT 0.614 AC S89*34'00"E-LOT 20 LOT 22 4.666 AC LOT 21 3.974 AC LOT 23 LOT 24 5.004 AC I LOT 26 LOT 25 5.015 AC LOT 16 (XXXXX) Δ=22*16'06" R=600.00' — <u>579°10'39"E</u> <u>560.04"</u> STAGECOACH ROAD (XXXXX) LOT 19 20' PUBLIC UTILITY EASEMENT (TYP.) Δ=28*11'12" Δ=14*27'06" _____L=1721.83' LOT 17 LOT 18 LOT 39 3.361 AC LOT 40 3,468 AC LOT 38 3.624 AC LOT 41 3.371 AC LOT 37 3.504 AC LOT 36 3.446 AC 10' PUBLIC UTILITY & DRAINAGE EASEMENT (TYP.) LOT 34 4.078 AC LOT 32 LOT 33 2.547 AC LOT 35 36 23 N79 58 32 E MATCH LOT 42 2.966 AC 10' PUBLIC UTILITY & DRAINAGE EASEMENT (TYP.) LOT 72 N58*50'57"E 47.20 S851215"W(R)_ LOT 43 3.399 AC TRACT Q 56.974 AC TRACT L 6.793 AC 10' PUBLIC UTILITY & DRAINAGE EASEMENT (TYP.) LEGEND LOT 44 3.863 AC ■ RECOVERED MONUMENT AS NOTED LOT 50 2.708 AC NO. 5 REBAR WITH 1-1/2" ALUMINUM SURVEYORS CAP STAMPED "CCES LLC PLS 30118" RECOVERED * NOT PART OF THIS PLAT 10' PUBLIC UTILITY & DRAINAGE EASEMENT (TYP.) (R) RADIAL BEARING LOT 45 3.734 AC LOT 49 LOT 51 2.601 AC LOT 67 **PRELIMINARY** THIS DOCUMENT HAS NOT BEEN PLAT CHECKED SCALE: 1" = 100' TRACT Q 56.974 AC LOT 48 2.663 AC LOT 52 2.581 AC FLYING HORSE NORTH FILING NO. 1 LOT 66 SHEET, 6 OF NOVEMBER 21, 2017 SHEET 5 OF 10 Δ=49*18'10" L=51.63' 10' PUBLIC UTILITY EASEMENT (TYP.) CLASSI(LOT 53 CONSULTING ENGINEERS & SURVEYORS L=52.83' 619 N. Cascade Avenue, Suite 200 Colorado Springs, Colorado 80903 PCDD FILE NO .:

FLYING HORSE NORTH FILING NO. 1 A PORTION OF SECTIONS 34, 35 AND 36 TOWNSHIP 11 SOUTH, RANGE 66 WEST, AND A PORTION OF SECTIONS 30 AND 31, TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO E. 1/16 COR SEC. 36 1" YELLOW PLASTIC CAP STAMPED "18235" REC. N. LINE NE 1/4 NE 1/4 SEC. 36 N89'03'58"E 840.89' ** UNPLATTED ** COUNTY ROAD ORDER BOOK 571, PAGE 55 TRACT E * UNPLATTED * ∆=32°53'45" R=1640.00' L=941.59' LOT 28 5.035 AC | 12 LOT 27 5.026 AC LOT 26 5.011 AC Δ=32*53'45" S74*28'06"E Δ=52°50'29" R=760.00' Δ=0°45'53" R=3460.00' L=46.18' L=700.92 R=1560.00° L=372.28° Δ=52*50*29" -Δ=52.50.29 R=840.00 MATCH L=774.70 Δ=4*33'13" 20' PUBLIC UTILITY EASEMENT TRACT K 3.828 AC 10' PUBLIC UTILITY & DRAINAGE EASEMENT (TYP.) LOT 32 3.728 AC LOT 29 3.563 AC LOT 33 -10' PUBLIC UTILITY & DRAINAGE EASEMENT (TYP.) * UNPLATTED * 10' PUBLIC UTILITY & DRAINAGE ~ EASEMENT (TYP.) LOT 30 2.909 AC POINT "A" P.O.C. PARCEL 1 TRACT P TRACT L 6.793 AC N65°45'45"E LOT 31 2.509 AC SCALE: 1" = 100' N89*19'51"E 44.51' S83*30'56"W TRACT Q TRACT O LEGEND FLYING HORSE NORTH FILING NO. 1 TRACT S ■ RECOVERED MONUMENT AS NOTED N85°13'54",W(R) 198.71 MO. 5 REBAR WITH 1-1/2" ALUMINUM SURVEYORS CAP STAMPED "CCES LLC PLS 30118" TO BE SET NOVEMBER 21, 2017 SHEET 7 OF 10 ١Ę **PRELIMINARY** * NOT PART OF THIS PLAT * UNPLATTED * (R) RADIAL BEARING THIS DOCUMENT HAS NOT BEEN CLASSI(PLAT CHECKED CONSULTING ENGINEERS & SURVEYORS R=470.00' L=63.54' MATCH LINE - SEE SHEET 9 OF 10 619 N. Cascade Avenue, Suite 200 Colorado Springs, Colorado 80903 PCDD FILE NO .:



El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: Branding Iron at Sterling Ranch Filing No. 1 Final Plat

Agenda Date: February 14, 2018

Agenda Item Number: #6-E

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 Branding Iron at Sterling Ranch Filing No. 1 Final Plat, which includes 51 single-family residential lots on 10.55 acres. This Final Plat is a replat of Tract BB of Sterling Ranch Master Plat Filing No. 1, which was endorsed by the Park Advisory Board in September 2016. The property is currently zoned RS-5000, and is located along Vollmer Road, north of Woodmen Road and west of Meridian Road.

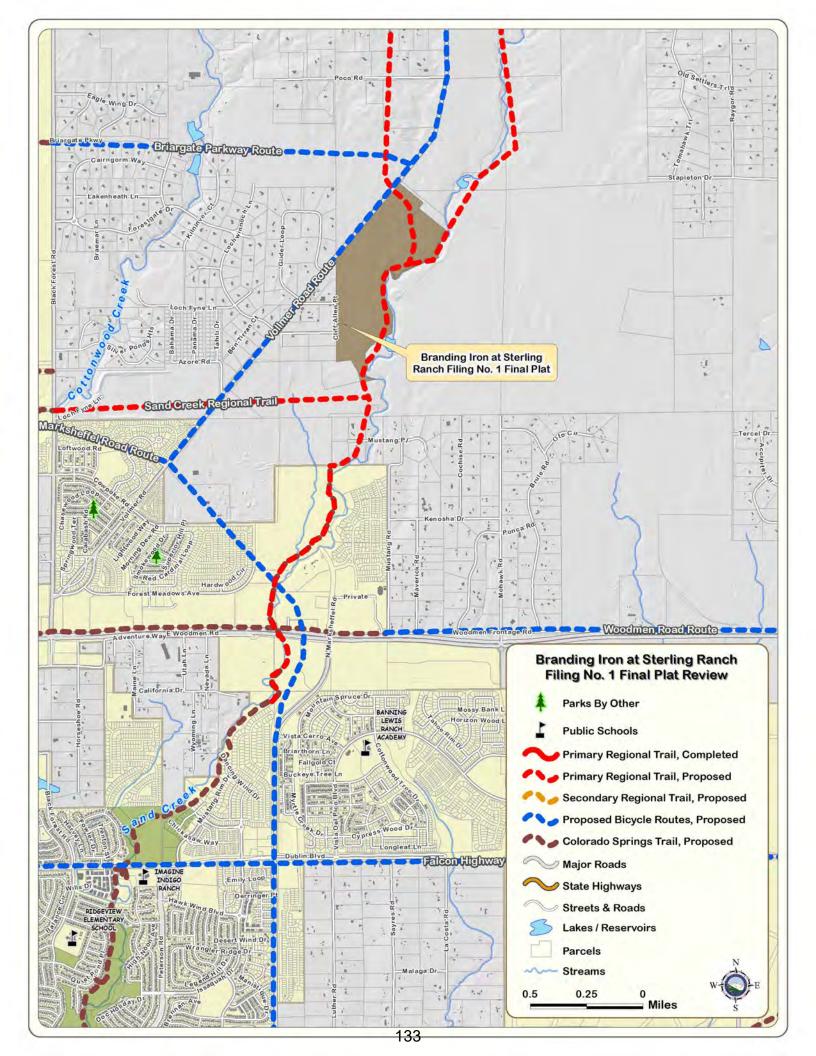
The 2013 El Paso County Parks Master Plan shows no parks, trails, or open space impacted by the project. The proposed Sand Creek Regional Trail is located approximately 0.25 mile east of the property, along Sand Creek. The proposed Vollmer Road Bicycle Route is located approximately 0.35 mile west of the project location. The property is not located within any candidate open space land, as the Black Forest South Candidate Open Space is located approximately 1.50 miles to the northwest.

Although the current application shows very little dedicated open space, 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 within Tract D along Sand Creek for the construction, maintenance, and public access of the Sand Creek Primary Regional Trail.

As no park land dedication or trail easements are necessary for this Final Plat, El Paso County Parks staff recommends fees in lieu of land dedication for regional and urban park purposes.

Recommended Motion:

Recommend to the Planning Commission and Board of County Commissioners that approval of the Branding Iron at Sterling Ranch Filing No. 1 Final Plat include the following condition: require fees in lieu of land dedication for regional park purposes in the amount of \$21,930 and urban park fees in the amount of \$13,872.



Development Application Permit Review



Community Services Department

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

February 14, 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.

Final Plat Name: Branding Iron at Sterling Ranch Filing No. 1 Final Plat Application Type: DSD Reference #: SF-17-024 CSD / Parks ID#: Total Acreage: 10.55 Total # of Dwelling Units Applicant / Owner: Owner's Representative: 51 SR Land, LLC Gross Density: 4.83 NES, Inc. 20 Boulder Crescent, Suite 102 **Andrea Barlow** Colorado Springs, CO 80903 619 North Cascade Avenue, Suite 200 2 Park Region: Colorado Springs, CO 80903 Urban Area: 3

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.

Urban Density:

LAND REQUIREMENTS

X (2.5 units or greater / 1 acre)

Regional Parks:

2

Urban Parks Area:

3

3

0.00375 Acres x 51 Dwelling Units = **0.19** acres

0.0194 Acres x 51 Dwelling Units = 0.99 acres

Neighborhood:

0.00075 A away w 51 Devalling Units = 0.22 a away

Community:

0.00625 Acres x 51 Dwelling Units = 0.32 acres

Total:

0.51 acres

FEE REQUIREMENTS

Regional Parks:

2

Urban Parks Area:

\$430.00 / Unit x 51 Dwelling Units = \$21,930.00

Neighborhood:

\$107.00 / Unit x 51 Dwelling Units =

\$5,457.00 \$8,415.00

Community:

\$165.00 / Unit x **51** Dwelling Units =

\$13,872.00

Total:

4.9.000

ADDITIONAL RECOMMENDATIONS

Staff Recommendation:

Recommend to the Planning Commission and Board of County Commissioners that approval of the Branding Iron at Sterling Ranch Filing No. 1 Final Plat include the following condition: require fees in lieu of land dedication for regional park purposes in the amount of \$21,930 and urban park fees in the amount of \$13,872.

Park Advisory Board Recommendation:

Sterling Ranch Letter of Intent

Branding Iron at Sterling Ranch Filing No. 1, a Replat of Tract BB, Sterling Ranch Filing No. 1 as recorded at Reception No. ______in the Office of the Clerk and Recorder of El Paso County, Colorado

November 15, 2017

Owners/Applicants: SR Land, LLC

20 Boulder Crescent Street Colorado Springs, CO 80903

(719) 471-1742

Consultants: N.E.S. Inc.

619 North Cascade Avenue, Suite 200 Colorado Springs, Colorado 80903

(719) 471-0073 (719) 471-0267

P. J. Anderson

31 North Tejon Street, Suite 500 Colorado Springs, CO 80903

(719) 331-2732 (719) 633/2926 (Fax) Email: pja5713@gmail.com

Engineering: M&S Civil Consultants, Inc.

15 North Nevada Avenue Colorado Springs, CO 80903

(719) 955-5485

Site Location: Branding Iron at Sterling Ranch Filing No. 1 is located

northeast of Vollmer Road and Marksheffel Road, in El Paso

County.

Request.: A request by SR Land, LLC (52330-00-011) for approval of the Branding Iron at Sterling Ranch Filing No. 1 Final Plat, a replat of Tract BB, Sterling Ranch Filing No. 1 Final Plat, as recorded at Reception No. ______ in the Office of the Clerk and Recorder of El Paso County, Colorado.

Tax Schedule Numbers: 52330-00-011

Plat and Site Information: The Branding Iron at Sterling Ranch Filing No. 1 Final Plat (the "Final Plat") will create fifty-one single family dwelling units. The Final Plat is a replat of a

Sterling Ranch Phase One Letter of Intent Page 2 of 3

Master Pad Site, Tract BB, as contemplated in Sterling Ranch Filing No. 1. The Final Plat contains approximately 10.545 acres and is wholly within and consistent with the 182.26 acre Sterling Ranch Preliminary Plan approved May 26, 2015 by the Board of County Commissioners. The zoning classification is RS 5000. 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. The Final Plat contains lots (8.384 acres) and streets (2.161 acres) only. Off-site open space, landscaping, and storm water tracts have been previously dedicated to Sterling Ranch Metropolitan District No. 1 as part of Sterling Ranch Filing No. 1.

Justification for Request:

- Consistency with County Plans. The proposed plat is consistent with the goals and objectives set forth in the Black Forest Preservation Plan, the Falcon-Peyton Small Area Plan, the Sterling Ranch Sketch Plan, approved in November of 2008, and the Sterling Ranch Preliminary Plan, approved in 2015. A detailed analysis of the relationship between the Sterling Ranch development and the goals and objectives of the two applicable Small Area Plans was previously provided at the sketch plan, zoning and preliminary plan stages with findings of consistency having been made by the Planning Commission and Board of County Commissioners. These included the provision of adequate buffering and transition from low density residential development, the provision of adequate urban services by Sterling Ranch Metropolitan District, an interconnected system of trails, open spaces and neighborhood parks, and the preservation of natural areas.
- Consistency with Plat Approval Criteria. The Final Plat is in substantial compliance with the approved preliminary plan and is consistent with the County's subdivision design standards and regulations. All areas of the proposed subdivision which may involve soil or topographical conditions presenting hazards or requiring special precautions have been identified and the proposed subdivision is compatible with such conditions. Adequate drainage improvements are proposed that comply with State Statute C.R.S. 30-28-133 (3)(c)(VIII) and the requirements of the Land Development Code and the Engineering Criteria Manual. 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 the Land Development Code. Necessary off-site improvements have been evaluated through the various reports submitted with the Final Plat, as well as the previously approved Preliminary Plan, and will mitigate the impacts of the subdivision in accordance with the applicable requirements of Chapter 8 of the Land Development Code. All public facilities and infrastructure reasonably related to the Final Plat have either been constructed or are financially

Sterling Ranch Phase One Letter of Intent Page 3 of 3

> guaranteed through the Subdivision Improvements Agreement so the impacts of the subdivision will be adequately mitigated. The extraction of any known commercial mining deposit will not be impeded by this subdivision.

Drainage: The drainage improvements associated with the Final Plat are consistent with the Master Development Drainage Plan and Preliminary Drainage Report for Sterling Ranch Phase One. The drainage improvements have been designed based upon the most current: El Paso County Engineering Criteria Manual, Sand Creek Drainage Basin Planning Study, 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.

An Intergovernmental Agreement between Sterling Ranch Metropolitan District No. 1 and the County is being entered into for the Establishment of The Sterling Ranch Drainage Escrow Account. Among other things, the Agreement provides for the payment of Sand Creek Drainage Basin Fees and an additional separate fee of \$1,000.00 per single family lot for Sand Creek channel improvements into the Escrow Account. 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.

Early Grading: Pursuant to previously approved grading and erosion control plans (on-site November 18, 2015 and off-site December 3, 2015), a significant amount of grading has been completed for the improvements to be constructed as part of this Final Plat.

Other:

- 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.

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 and trails will be maintained by Sterling Ranch Metropolitan District No. 1.

BRANDING IRON AT STERLING RANCH FILING NO. 1

A REPLAT OF TRACT BB. "STERLING RANCH FILING NO. 1". SAID TRACT BEING A PORTION OF THE E 1/2 W 1/2 OF SECTION 33. TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

BE IT KNOWN BY THESE PRESENTS:

THAT SR LAND, LLC, SPF INVESTORS, LLC, AND MORLEY-BENTLY INVESTMENTS, LLC BEING THE OWNERS OF THE FOLLOWING DESCRIBED TRACT OF LAND TO WIT:

LEGAL DESCRIPTION:

A REPLAT OF TRACT BB, "STERLING RANCH FILING NO. 1", AS RECORDED UNDER RECEPTION # __ IN THE EL PASO COUNTY RECORDS,

SAID TRACT BEING A PORTION OF THE E $\frac{1}{2}$ W $\frac{1}{2}$ OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO;

CONTAINING A CALCULATED AREA OF 459,341 SQUARE FEET (10.545 ACRES) MORE OR LESS.

ACCEPTANCE CERTIFICATE FOR TRACTS:

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

3Y	_ OF	STERLING	RANCH	METROPOLITAN	DISTRICT	NO. 1	
STATE OF COLORADO)							
) SS COUNTY OF EL PASO)							
ACKNOWLEDGED BEFORE ME THIS THIS			DAY 0)F		_, 201	7, A.D
	OF	STERLING	RANCH	METROPOLITAN	DISTRICT	NO. 1	

OWNERS CERTIFICATE/DEDICATION STATEMENT:

THE LINDERSIGNED BEING ALL THE OWNERS MORTGAGEES BENEFICIARIES OF DEEDS OF TRUST AND THE UNDERSIGNED, BEING ALL THE OWNERS, MONTGAGES, BENEFICIARIES OF DEEDS OF IRVST AND HOLDERS OF OTHER INTERSTS IN THE LAND DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED, AND PLATTED SAID LANDS INTO LOTS, TRACTS, STREETS, AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF "BRANDING IRON AT STEELING RANCH FILING NO. 1". ALL PUBLIC IMPROVEMENTS SO PLATTED ARE HEREBY DEDICATED TO PUBLIC USE AND SAID OWNER DOES HEREBY COVENANT AND AGREE THAT THE PUBLIC IMPROVEMENTS WILL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS AND THAT PROPER DRAINAGE AND EROSION CONTROL FOR SAME WILL BE PROVIDED AT SAID WINDSCRIPTION. STANDARDS AND THAT PROPER DRAINAGE AND EROSION CONTROL FOR SAME WILL BE PROVIDED AT SAID OWNER'S EXPENSE, ALL TO THE SATISFACTION OF THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO. UPON ACCEPTANCE BY RESOLUTION, ALL PUBLIC IMPROVEMENTS SO DEDICATED WILL BECOME MATTERS OF MAINTENANCE BY EL PASO COUNTY, COLORADO. THE UTILITY EASEMENTS SHOWN HEREON AFF 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.

THE AFOREMENTIONED, SR LAND, LLC HAS EXECUTED THIS INSTRUMENT THIS DAY OF	, 2017, A.D.
BY:	-
PRINTED NAME:	
AS:	OF SR LAND, LLC
STATE OF COLORADO)	
STATE OF COLORADO)) SS COUNTY OF EL PASO)	
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE NOF, 2017, A.D. BY	
AS, OF SR LAND,	LLC.
WITNESS MY HAND AND OFFICIAL SEAL:	

NOTARY PUBLIC

BURGESS RD COWPOKE R FOREST MEADOWS AVE VICINITY MAP N.T.S.

PLAT NOTES:

- BASIS OF BEARINGS BRAINGS 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. THE UNIT OF MEASUREMENT IS U.S. SURVEY FEET.
- 2. FLOODPLAIN STATEMENT 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, 199
- TITLE COMMITMENT ITEMS...
- 4 WATER SERVICE SHALL BE SUPPLIED BY STERLING RANCH METROPOLITAN DISTRICT
- 5. SEWER SERVICE SHALL BE SUPPLIED BY STERLING RANCH METROPOLITAN DISTRICT.
- 6. FIRE PROTECTION BY THE BLACK FOREST FIRE PROTECTION DISTRICT.
- 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
- 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
- 10. FASEMENTS ARE HEREBY PLATTED IN THE LOCATIONS ON SHEET 3 OF THIS PLAT. THE SOLE RESPONSIBILITY R THE SURFACE MAINTENANCE OF EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNER LINI ESS OTHERWISE NOTED
- 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 DIVISON OF WILDLIFE, COLORADO DEPARTMENT OT TRANSPORTATION, U.S. ARMY CORPS OF ROINICERS AND THE U.S. FISH AND WILDLIFE SERVICE REGARDING THE ENDANGERED SPECIES ACT, PARTICULARLY AS IT RELATES TO THE LISTED SPECIES (E.G., PREBLE'S MEADOW JUMPING
- 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 COMMEND DEVELOPMENT IMPROVEMENTS HAVE BEEN CONSTRUCTED AND PORTLIMINARILY ACCEPTED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE APPLICANT/ ACCEPTED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE APPLICANT/
 OWNER AND EL PASO COUNTY AS RECORDED UNDER RECEPTION NUMBER

 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
 ACCORDANGE 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 DEVLOPMENT 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 THIS PLAT RESTRICTION MAY BE REMOVED OR RESCONDED BY THE BOARD OF COUNTY COMMISSIONERS OR, II PREMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE DEVICE/DPIENT 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

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 IS APPROVED BY THE FLOODPLAIN ADMINISTRATOR, PROVIDED THIS CREATES NO CONFLICT WITH APPROVED PLANS OR CONDITIONS.)
- 16. 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
- 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. ALL PROPERTY WITHIN THIS SUBDIVISION IS INCLUDED IN STERLING RANCH METROPOLITAN DISTRICT NO. 1. 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.
- 19. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL
- 20. THE SUBDIVIDER(S) AGREES ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNES 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 INSTITUTION IN THE TECHNOLOGY OF THE PROPERTY.

 (RESOLUTION 12—382), OR ANY AMENDMENTS THERETO, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITIALS. 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.
- 21. THE FOLLOWING TRACTS HAVE BEEN FOUND TO BE IMPACTED BY GEOLOGIC HAZARDS, MITIGATION MEASURES AND A MAP OF THE HAZARO AREA CAN BE FOUND IN THE REPORT GEOLOGIC HAZARO MEPORT BY ENTECH ENGINEERING, INC, DATED JANUARY 2009, IN FILE SP-14-015 AVAILABLE AT THE EL PASO COUNTY DEVELOPMENT SERVICES DEPARTMENT. THE FOLLOWING TRACTS ARE IMPACTED:
- 22. THERE SHALL BE NO DIRECT RESIDENTIAL LOT ACCESS TO DINES BOULEVARD.

*SRMD#1 = STERLING RANCH METROPOLITAN DISTRICT NO. 1

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 DATE OF SURVEY, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONIMENTS 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.

- 1	ATTEST	THE	ADOVE	ON	THIC	DAY OF	

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 THEN DESCORE SUCH DEFECT. IN NO EVENT, MAY MAY 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 "BRANDING IRON AT STERLING RANCH FILING NO. 1" WAS APPROVED FOR FILING BY THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR ON THIS ______ DAY OF ______, 2017, SUBJECT TO ANY NOTES OR CONDITIONS SPECIFIED HEREON.

DIRECTOR, PLANNING AND COMMUNITY	-	DATE
NEVEL ODMENT DED ADTMENT		

BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

THIS PLAT FOR "BRANDING IRON AT STERLING RANCH FILING NO. 1" WAS APPROVED FOR FILING BY THE THIS PLAT FOR "BRANDING IRON AT STERLING RANCH FILING NO. 1" WAS APPROVED FOR FILING BY THE LP ASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THIS DAY OF 2017. 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 SUDDIVISIONAL IMPROVEMENTS OF SCREENING THE CONTROL OF THE LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL AND THE SUBDIVISION IMPROVEMENTS AGREEMENT.

CHAID	DOADD OF	COLINITY COMMISSIONEDS	D	TE.

CLEBK	VVID	RECORDER:
CLLIM	Δ	INLUUINDLIN.

STATE OF COLORADO)	
) SS	
COUNTY OF EL PASO)	
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN M	MY OFFICE AT
O'CLOCKM., THIS DAY OF	, 2017,
AND DULY RECORDED UNDER RECEPTION NO OF	THE RECORD
FL PASO COUNTY COLORADO	

BY:									
	CHLICK	BROFRMAN	FI	PASO	COUNTY (CLERK	AND	RECORDER	

FEES:	SUMMARY:			
DRAINAGE FEE:	51 LOTS 8 TRACTS		ACRES ACRES	78.97% 0.53%
BRIDGE FEE:	RIGHTS-OF-WAY		ACRES	20.50%
SCHOOL FEE:	TOTAL	10.545	ACRES	100.00
PARK FFF				

TRACT TABLE				
TRACT	SIZE (ACRES)	USE	MAINTENANCE	OWNERSHIP
Α	0.004	LANDSCAPE/PUBLIC IMPROVEMENTS/PUBLIC UTILITY/TIER IV TRAIL	SRDM#1	SRDM#1
В	0.004	LANDSCAPE/PUBLIC IMPROVEMENTS/PUBLIC UTILITY/TIER IV TRAIL	SRDM#1	SRDM#1
С	0.013	LANDSCAPE/PUBLIC IMPROVEMENTS/PUBLIC UTILITY/TIER IV TRAIL	SRDM#1	SRDM#1
D	0.008	LANDSCAPE/PUBLIC IMPROVEMENTS/PUBLIC UTILITY/TIER IV TRAIL	SRDM#1	SRDM#1
E	0.016	LANDSCAPE/PUBLIC IMPROVEMENTS/PUBLIC UTILITY/TIER IV TRAIL	SRDM#1	SRDM#1
F	0.001	LANDSCAPE/PUBLIC IMPROVEMENTS/PUBLIC UTILITY/TIER IV TRAIL	SRDM#1	SRDM#1
G	0.004	LANDSCAPE/PUBLIC IMPROVEMENTS/PUBLIC UTILITY/TIER IV TRAIL	SRDM#1	SRDM#1
н	0.006	LANDSCAPE/PUBLIC IMPROVEMENTS/PUBLIC UTILITY/TIER IV TRAIL	SRDM#1	SRDM#1

FINAL PLAT FINAL PLAT BRANDING IRON AT STERLING RANCH FILING NO. 1 JOB NO. 09–006 DATE PREPARED: 10/30/2017 DATE REVISED:

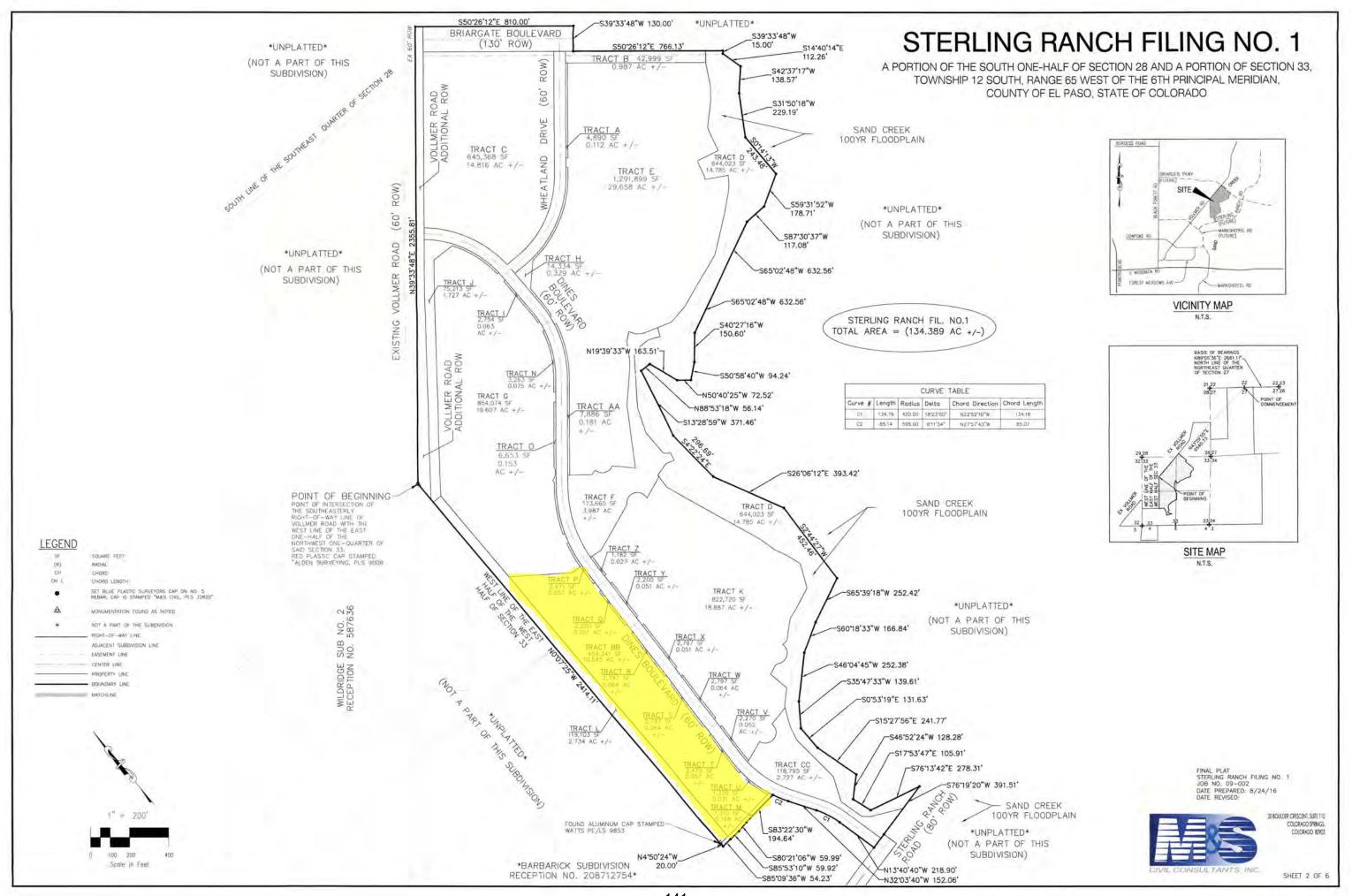


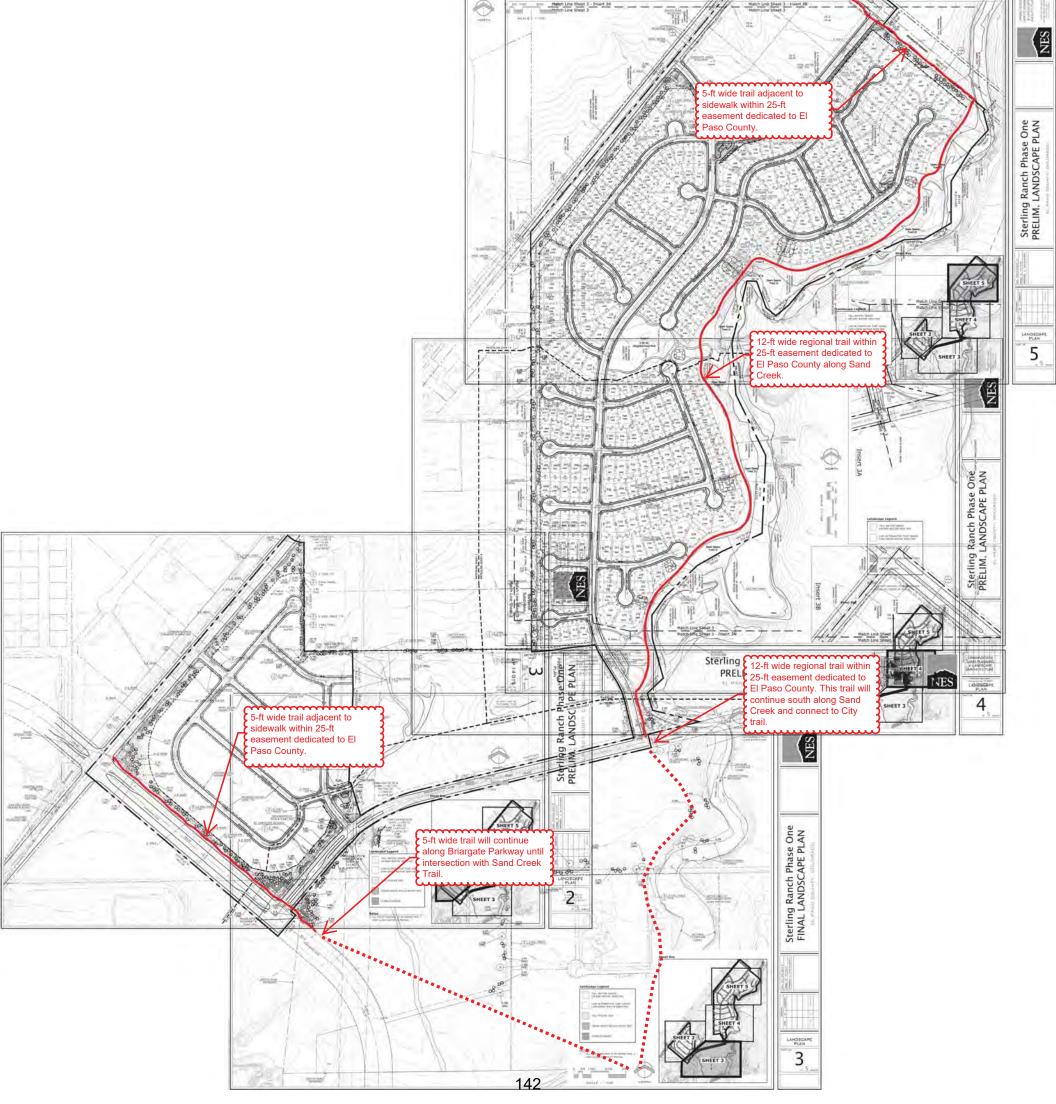
OF THE RECORDS OF

20 BOULDER CRESCENT, SUITE 11 COLORADO SPRINGS, CO 80900 PHONE: 719.955.5485

SHEET 1 OF 3

SHEET 2 OF 3





El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: Homestead at Sterling Ranch Filing No. 1 Final Plat

Agenda Date: February 14, 2018

Agenda Item Number: #6 - F

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 Homestead at Sterling Ranch Filing No. 1 Final Plat, which includes 72 single-family residential lots on 19.57 acres. This Final Plat is a replat of Tract G of Sterling Ranch Master Plat Filing No. 1, which was endorsed by the Park Advisory Board in September 2016. The property is currently zoned RS-5000, and is located along Vollmer Road, north of Woodmen Road and west of Meridian Road.

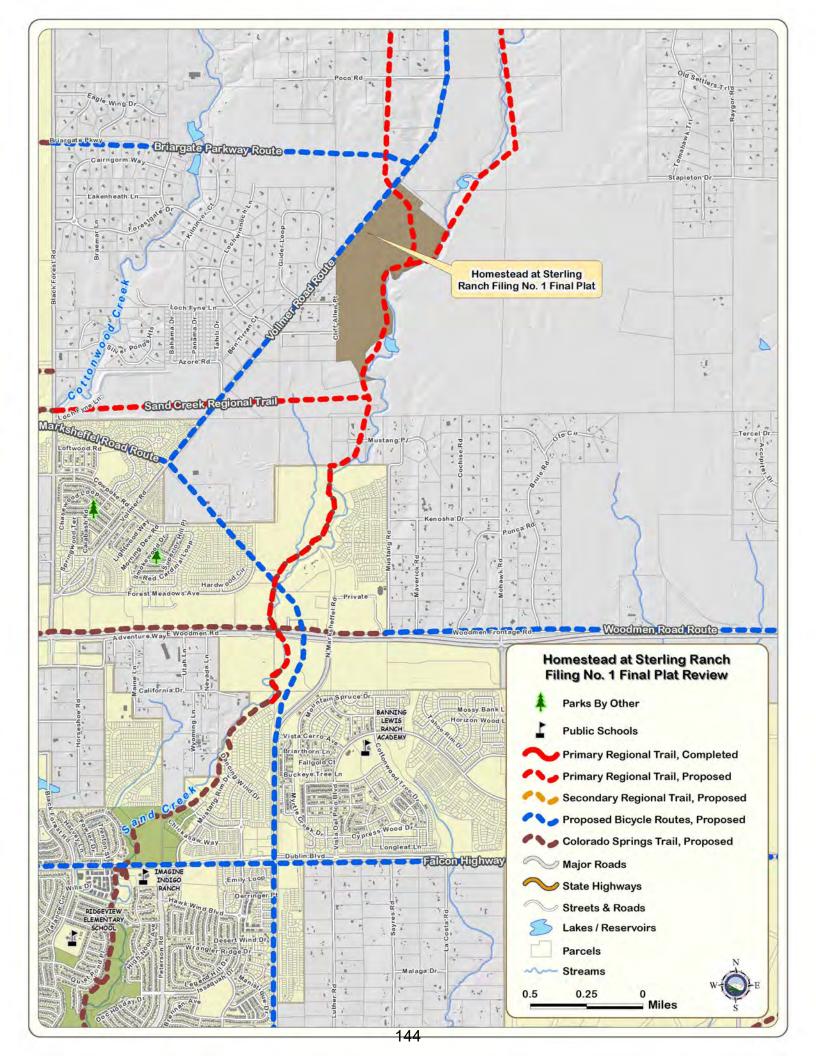
The 2013 El Paso County Parks Master Plan shows no parks, trails, or open space impacted by the project. The proposed Sand Creek Regional Trail is located approximately 0.25 mile east of the property, along Sand Creek. The proposed Vollmer Road Bicycle Route is located immediately west of the project 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-model transportation options will be developed within the rights-of-way in the future. The property is not located within any candidate open space land, as the Black Forest South Candidate Open Space is located approximately 1.50 miles to the northwest.

Although the current application shows no dedicated open space, 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 within Tract D along Sand Creek for the construction, maintenance, and public access of the Sand Creek Primary Regional Trail.

As no park land dedication or trail easements are necessary for this Final Plat, El Paso County Parks staff recommends fees in lieu of land dedication for regional and urban park purposes.

Recommended Motion:

Recommend to the Planning Commission and Board of County Commissioners that approval of the Homestead at Sterling Ranch Filing No. 1 Final Plat include the following condition: require fees in lieu of land dedication for regional park purposes in the amount of \$30,960 and urban park fees in the amount of \$19,584.



Development Application Permit Review



Community Services Department

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

February 14, 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:	Homestead at St	erling Ranch Filing No. 1 Final Plat	Application Type:	Final Plat
DSD Reference #:	SF-17-025		CSD / Parks ID#:	0
			Total Acreage:	19.57
Applicant / Owner:		Owner's Representative:	Total # of Dwelling Units	72
SR Land, LLC 20 Boulder Crescen	at, Suite 102	NES, Inc. Andrea Barlow	Gross Density:	3.68
Colorado Springs,	CO 80903	619 North Cascade Avenue, Suite 200	Park Region:	2
-1		Colorado Springs, CO 80903	Urban Area:	3

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

3

Urban Density:

X (2.5 units or greater / 1 acre)

Regional Parks:

2

Urban Parks Area:

Neighborhood:

 $0.0194 \text{ Acres } \times 72 \text{ Dwelling Units} = 1.40 \text{ acres}$

0.00375 Acres x 72 Dwelling Units = 0.27 acres

Community:

0.00625 Acres x 72 Dwelling Units = **0.45** acres

Total:

0.72 acres

FEE REQUIREMENTS

Regional Parks:

2

Urban Parks Area:

\$430.00 / Unit x 72 Dwelling Units = \$30,960.00

Neighborhood:

\$107.00 / Unit x 72 Dwelling Units =

its = \$7,704.00its = \$11,880.00

Community:

\$165.00 / Unit x 72 Dwelling Units =

\$19,584.00

Total:

ADDITIONAL RECOMMENDATIONS

Staff Recommendation:

Recommend to the Planning Commission and Board of County Commissioners that approval of the Homestead at Sterling Ranch Filing No. 1 Final Plat include the following condition: require fees in lieu of land dedication for regional park purposes in the amount of \$30,960 and urban park fees in the amount of \$19,584.

Park Advisory Board Recommendation:

Sterling Ranch Letter of Intent

Homestead at Sterling Ranch Filing No. 1, a Replat of Tract G, Sterling Ranch Filing No. 1 as recorded at Reception No. _______in the Office of the Clerk and Recorder

of El Paso County, Colorado November 15, 2017

Owners/Applicants: SR Land, LLC

20 Boulder Crescent Street Colorado Springs, CO 80903

(719) 471-1742

Consultants: N.E.S. Inc.

619 North Cascade Avenue, Suite 200 Colorado Springs, Colorado 80903

(719) 471-0073 (719) 471-0267

P. J. Anderson

31 North Tejon Street, Suite 500 Colorado Springs, CO 80903

(719) 331-2732 (719) 633/2926 (Fax) Email: pja5713@gmail.com

Engineering: M&S Civil Consultants, Inc.

15 North Nevada Avenue Colorado Springs, CO 80903

(719) 955-5485

Site Location: Homestead at Sterling Ranch Filing No. 1 is located northeast

of Vollmer Road and Marksheffel Road, in El Paso County.

Request.: A request by SR Land, LLC (52330-00-011) for approval of the Homestead at Sterling Ranch Filing No. 1 Final Plat, a replat of Tract G, Sterling Ranch Filing No. 1 Final Plat, as recorded at Reception No. ______ in the Office of the Clerk and Recorder of El Paso County, Colorado.

Tax Schedule Numbers: 52330-00-011

Plat and Site Information: The Homestead at Sterling Ranch Filing No. 1 Final Plat (the "Final Plat") will create seventy-two single family dwelling units. The Final Plat is a replat of a Master Pad Site, Tract G, as contemplated in Sterling Ranch Filing No. 1. The Final Plat

Sterling Ranch Phase One Letter of Intent Page 2 of 3

contains approximately 19.574 acres and is wholly within and consistent with the 182.26 acre Sterling Ranch Preliminary Plan approved May 26, 2015 by the Board of County Commissioners. The zoning classification is RS 5000. 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. The Final Plat contains lots (15.937 acres) and streets (3.637 acres) only. Off-site open space, landscaping, and storm water tracts have been previously dedicated to Sterling Ranch Metropolitan District No. 1 as part of Sterling Ranch Filing No. 1.

Justification for Request:

- Consistency with County Plans. The proposed plat is consistent with the goals and objectives set forth in the Black Forest Preservation Plan, the Falcon-Peyton Small Area Plan, the Sterling Ranch Sketch Plan, approved in November of 2008, and the Sterling Ranch Preliminary Plan, approved in 2015. A detailed analysis of the relationship between the Sterling Ranch development and the goals and objectives of the two applicable Small Area Plans was previously provided at the sketch plan, zoning and preliminary plan stages with findings of consistency having been made by the Planning Commission and Board of County Commissioners. These included the provision of adequate buffering and transition from low density residential development, the provision of adequate urban services by Sterling Ranch Metropolitan District, an interconnected system of trails, open spaces and neighborhood parks, and the preservation of natural areas.
- Consistency with Plat Approval Criteria. The Final Plat is in substantial compliance with the approved preliminary plan and is consistent with the County's subdivision design standards and regulations. All areas of the proposed subdivision which may involve soil or topographical conditions presenting hazards or requiring special precautions have been identified and the proposed subdivision is compatible with such conditions. Adequate drainage improvements are proposed that comply with State Statute C.R.S. 30-28-133 (3)(c)(VIII) and the requirements of the Land Development Code and the Engineering Criteria Manual. 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 the Land Development Code. Necessary off-site improvements have been evaluated through the various reports submitted with the Final Plat, as well as the previously approved Preliminary Plan, and will mitigate the impacts of the subdivision in accordance with the applicable requirements of Chapter 8 of the Land Development Code. All public facilities and infrastructure reasonably related to the Final Plat have either been constructed or are financially guaranteed through the Subdivision Improvements Agreement so the impacts of

Sterling Ranch Phase One Letter of Intent Page 3 of 3

the subdivision will be adequately mitigated. The extraction of any known commercial mining deposit will not be impeded by this subdivision.

Drainage: The drainage improvements associated with the Final Plat are consistent with the Master Development Drainage Plan and Preliminary Drainage Report for Sterling Ranch Phase One. The drainage improvements have been designed based upon the most current: El Paso County Engineering Criteria Manual, Sand Creek Drainage Basin Planning Study, 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.

An Intergovernmental Agreement between Sterling Ranch Metropolitan District No. 1 and the County has been entered into for the Establishment of The Sterling Ranch Drainage Escrow Account. Among other things, the Agreement provides for the payment of Sand Creek Drainage Basin Fees and an additional separate fee of \$1,000.00 per single family lot for Sand Creek channel improvements into the Escrow Account. 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.

Early Grading: Pursuant to previously approved grading and erosion control plans (on-site November 18, 2015 and off-site December 3, 2015), a significant amount of grading has been completed for the improvements to be constructed as part of this Final Plat.

Other:

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.

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 and trails will be maintained by Sterling Ranch Metropolitan District No. 1.

HOMESTEAD AT STERLING RANCH FILING NO. 1

A REPLAT OF TRACT G, "STERLING RANCH FILING NO. 1", SAID TRACT BEING A PORTION OF THE E ½ NW ¼ OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

BEHARCATE PRWY (FUTURE) SITE COMPOKE RD COMPOKE RD COMPOKE RD MARKSHEFFEL RD MARKSHEFFEL RD

VICINITY MAP

NTS

BE IT KNOWN BY THESE PRESENTS:

THAT SR LAND, LLC, SPF INVESTORS, LLC, AND MORLEY-BENTLY INVESTMENTS, LLC BEING THE OWNERS OF THE FOLLOWING DESCRIBED TRACT OF LAND TO WIT:

LEGAL DESCRIPTION:

A REPLAT OF TRACT G, "STERLING RANCH FILING NO. 1", AS RECORDED UNDER RECEPTION # _______ IN THE EL PASO COUNTY RECORDS,

SAID TRACT BEING A PORTION OF THE E ½ NW ¼ OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO;

CONTAINING A CALCULATED AREA OF 852,634 SQUARE FEET (19.574 ACRES) MORE OR LESS.

ACCEPTANCE CERTIFICATE FOR TRACTS:

THE DEDICATION OF TRACTS A IS 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	_ OF	STERLING	RANCH	METROPOLITAN	DISTRICT	NO.	1
STATE OF COLORADO)							
COUNTY OF EL PASO)							
ACKNOWLEDGED BEFORE ME THIS THIS			DAY 0)F		_, 20	17, A.
BY AS	OF	STERLING	RANCH	METROPOLITAN	DISTRICT	NO.	1

OWNERS CERTIFICATE/DEDICATION STATEMENT:

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED, AND PLATTED SAID LANDS INTO LOTS, TRACTS, STREETS, AND EASEMENTS AS SHOWN HEREON UNDED THE NAME AND SUBDIVISION OF "HOMESTEAD AT STERLING RANCH FILING NO. 1". ALL PUBLIC IMPROVEMENTS SO PLATTED ARE HEREBY ODVERIGITED 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 SAITSACTION OF THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO. UPON ACCEPTANCE BY RESOLUTION, ALL PUBLIC IMPROVEMENTS SO DEDICATED WILL BECOME MATTERS OF MAINTENANCE BY EL PASO COUNTY, COLORADO. THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND COMMUNICATION SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETULA RIGHT OF INGRESS AND GORERS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF UTILITY LINES AND

NEDATED TAGISTIES.	
THE AFOREMENTIONED, SR LAND, LLC HAS EXECUTED THIS INSTRUMENT THIS DAY OF	, 2017, A.D.
BY:	
PRINTED NAME:	
AS:	OF SR LAND, LLC
STATE OF COLORADO)	
STATE OF COLORADO)) SS COUNTY OF EL PASO)	
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE M	
AS, OF SR LAND,	
WITNESS MY HAND AND OFFICIAL SEAL:	
MY COMMISSION EXPIRES:	

NOTARY PUBLIC

PLAT NOTES:

- 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. THE
- FLOODPLAIN STATEMENT
 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.
- TITLE COMMITMENT:

UNIT OF MEASUREMENT IS U.S. SURVEY FEET.

- 4. WATER SERVICE SHALL BE SUPPLIED BY STERLING RANCH METROPOLITAN DISTRICT.
- 5. SEWER SERVICE SHALL BE SUPPLIED BY STERLING RANCH METROPOLITAN DISTRICT.
- 6. FIRE PROTECTION BY THE BLACK FOREST FIRE PROTECTION DISTRICT.
- ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER, CURRENTLY LICENSED IN THE STATE OF COLORADO.
- THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE PRELIMINARY PLAN OR FINAL PLAI FOR THIS SUBDIMISION AND ARE ON FILE AT THE COUNTY DEVELOPMENT SERVICES DEPARTMENT: TRANSPORTATION IMPACT STUDY; DRAINAGE REPORT; MATER RESOURCES REPORT; MASTEWATER DISSOSAL 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 THE DISSOSAL DESCRIPTION OF THE PROPERTY OF
- 9. ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DENIAGE 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. EASEMENTS ARE HEREBY PLATTED IN THE LOCATIONS ON SHEET 3 OF THIS PLAT. THE SOLE RESPONSIBILITY FOR THE SURFACE MAINTENANCE OF EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNER UNLESS OTHERWISE NOTED.
- 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 WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORPS OF ENGINEERS AND THE U.S. FISH AND WILDLIFE SERVICE REGARDING THE ENDANGERED SPECIES ACT, PARTICULARLY AS IT RELATES TO THE LISTED SPECIES (E.G., PREBLE'S MEADOW JUMPING MAILES!
- 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 ETHER THE REQUIRED PUBLIC AND COMMON DEVELOPMENT IMPROVEMENTS HAVE BEEN CONSTRUCTED AND COMPLETD 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 DOVEROPMENT 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 PARTAL RELEASE OF LOTS FOR SALE, CONVEYANCE OR TRANSFER MBY ONLY BE GRANTED IN ACCORDANCE WITH ANY PLANNED PARTIAL RELEASE OF LOTS AUTHORIZED BY THE SUBDIVISION

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 IS APPROVED BY THE FLOODPLAIN ADMINISTRATOR, PROVIDED THIS CREATES NO CONFLICT WITH APPROVED PLANS OR CONDITIONS.)
- 16. 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)
- 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 18-4-50R
- 18. ALL PROPERTY WITHIN THIS SUBDINISION IS INCLUDED IN STEPLING RANCH METROPOLITAN DISTRICT NO. 1.
 THE STEPLING RANCH METROPOLITAN DISTRICT NO. 1 WILL BE RESPONSIBLE FOR MAINTENANCE OF THE
 READAS UNTIL PRELIMINARY ACCEPTANCE OF THE PUBLIC MPROVEMENTS IN ACCORDANCE WITH THE
 REQUIREMENTS OF THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, AND THE SUBDIVISION
- MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATION.
- 20. THE SUBDIVIDER(S) AGREES ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNES THAT SUBDIVIDER AND/OR SAID SUCCESSORS AND ASSIGNES THAT SUBDIVIDER AND/OR SAID SUCCESSORS AND ASSIGNS SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE ELF 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.
- 21. THE FOLLOWING 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 ECOLOGIC HAZARD REPORT BY ENTECH ENGINEERING, INC, DATED JANUARY 2009, IN FILE SP-14-015 AVAILABLE AT THE EL PASO COUNTY DEVELOPMENT SERVICES DEPARTMENT. THE FOLLOWING TRACTS ARE IMPACTED:
- 22. THERE SHALL BE NO DIRECT RESIDENTIAL LOT ACCESS TO DINES BOULEVARD

		TRACT TABLE		
TRACT	SIZE (ACRES)	USE	MAINTENANCE	OWNERSHIP
А	0.067	LANDSCAPE/PUBLIC IMPROVEMENTS/ PUBLIC UTILITY	SRDM#1	SRDM#1
*SRMD#	= STERLING	RANCH METROPOLITAN DISTRICT NO. 1		

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 DATE OF SURVEY, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:10,000; AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISION, OR SURVEYING OF LAND AND ALL APPLICABLE PROVISIONS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE.

I ATTECT	T THE ABOVE	ON THIC	DAY OF	

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 REPOSED DECOVER SUCH DEFECT. IN NO EVENT, MAY MY 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 "HOMESTEAD AT STERLING RANCH FILING NO. 1" WAS APPROVED FOR FILING BY THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR ON THIS _____ DAY OF ______, 2017, SUBJECT TO ANY NOTES OR CONDITIONS SPECIFIED HEREON.

IRECTOR, PLANNING AND COMMUNITY	DATE

BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

THIS PLAT FOR "HOMESTEAD AT STERLING RANCH FILING NO. 1" WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THIS DAY OF 2017. 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 SURDIVISION IMPROVEMENTS AS REFERENT.

HAIR.	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 0'CLOCK _.M., THIS ___ DAY OF ___ ... 2017, A.D., AND DULY RECORDED UNDER RECEPTION NO. ___ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

BY:								
	CHILCK BBOI	EDMANI EI	DACO	COLINITY	CLEDY	AND	DECODDED	

FEES:	SUMMARY:		
DRAINAGE FEE:	72 LOTS 1 TRACT	15.871 ACRES 0.067 ACRES	81.089 0.34
BRIDGE FEE:	RIGHTS-OF-WAY	3.636 ACRES	18.582
SCHOOL FEE:	TOTAL	19.574 ACRES	100.00
PARK FEE:			

FINAL PLAT HOMESTEAD AT STERLING RANCH FILING NO. 1 JOB NO. 09-005 DATE PREPARED: 10/30/2017 DATE REVISED:

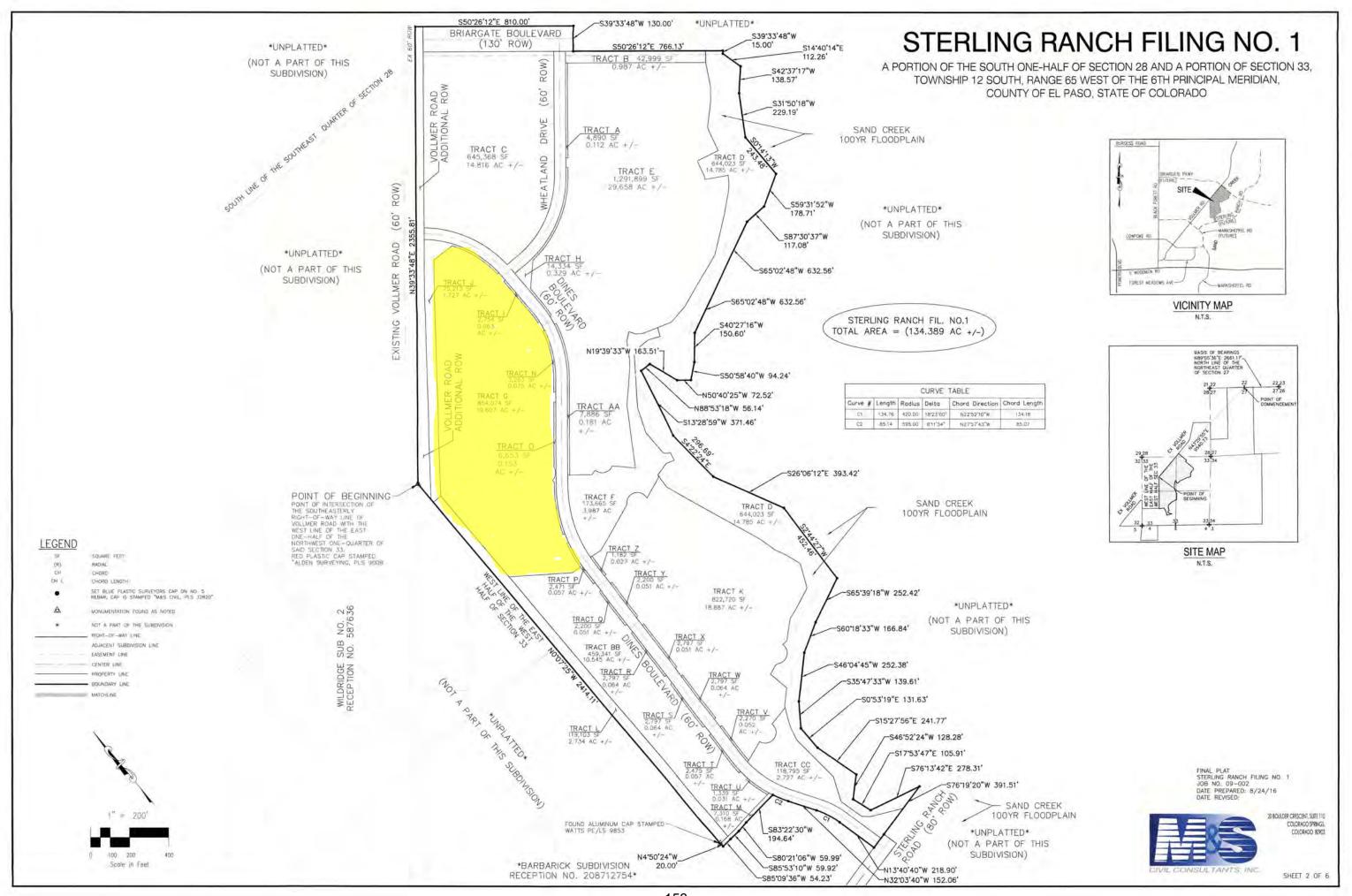


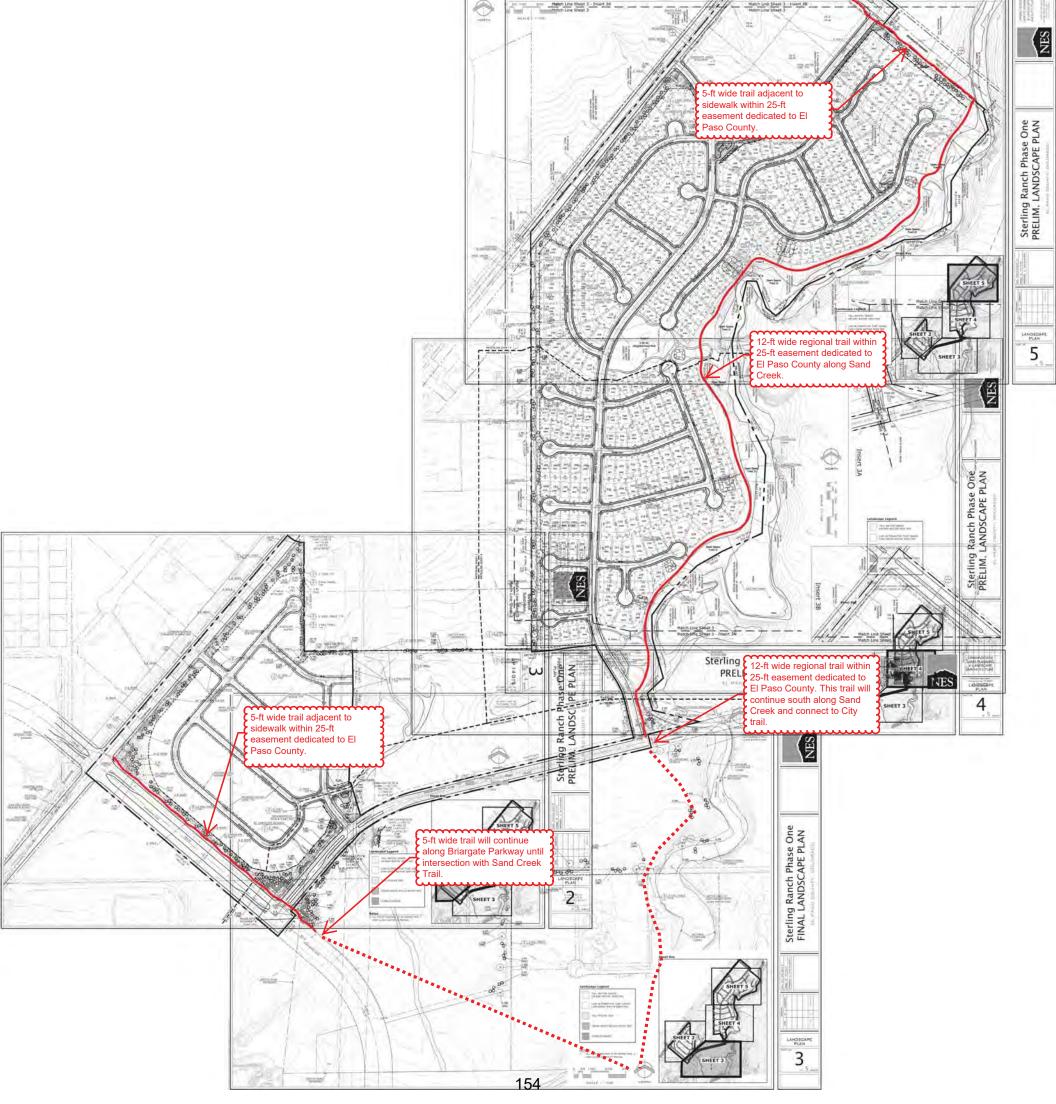
20 BOULDER CRESCENT, SUITE 110 COLORADO SPRINGS, CO 80903 PHONE: 719.955.5485

SHEET 1 OF 4

20 BOULDER CRESCENT, SUITE 11 COLORADO SPRINGS, CO 80903 PHONE: 719.955.5485

SHEET 4 OF 4





El Paso County Parks

Agenda Item Summary Form

Agenda Item Title: Mule Deer Villas PUD Development Plan

Agenda Date: February 14, 2018

Agenda Item Number: #6-G

Presenter: Ross Williams, Park Planner

Information: Endorsement: X

Background Information:

Request by N.E.S. Inc. on behalf of Mule Deer Investments, LLC, for approval of the Mule Deer Villas PUD Development Plan. Mule Deer Villas is currently zoned RR-5 and CS, with this application requesting a rezone to Planned Unit Development (PUD). The project is located at the intersection of North Carefree Circle and Akers Drive, west of Marksheffel Road. The proposed 11.56-acre townhome development will include 125 single-family units.

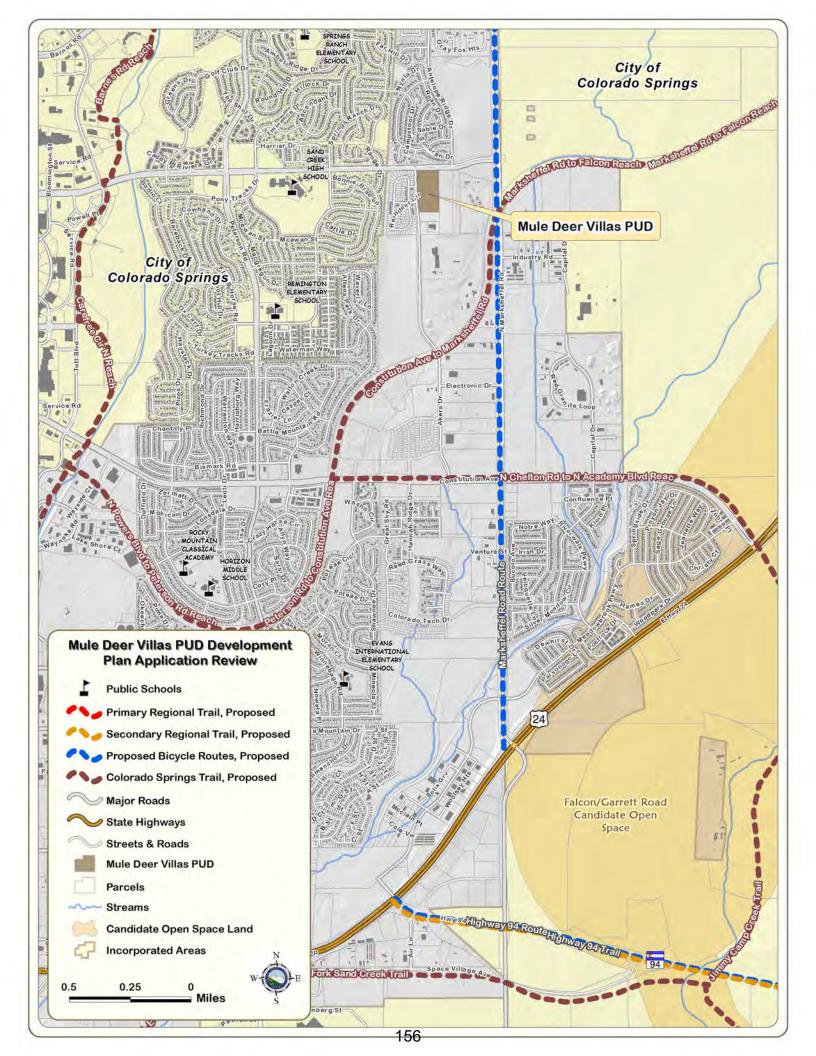
The 2013 El Paso County Parks Master Plan shows no impact to regional trails, parks, or open space. The proposed Marksheffel Road Bicycle Route and the City of Colorado Springs' proposed extension of the Rock Island Trail are both located approximately 0.25 mile east of the project. The project is not located within Candidate Open Space Lands.

The open space dedication proposed within Mule Deer Villas comprises 3.16 acres within various tracts, or 27% of the subdivision, and therefore exceeds the required open space dedication of 10%. The townhomes will open onto common open space areas with connecting sidewalks between buildings.

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

Recommended Motion (PUD Development Plan):

Recommend to the Planning Commission and the Board of County Commissioners that approval of Mule Deer Villas PUD Development Plan include the following condition: require fees in lieu of land dedication for regional park purposes in the amount of \$53,750 and urban park fees in the amount of \$34,000.



Development Application Permit Review



Community Services Department

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

February 14, 2018

PUD

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: Mule Deer Villas PUD Development Plan Application Type: CSD / Parks ID#: DSD Reference #: PUDSP-18-003 Total Acreage: 11.56 Total # of Dwelling Units Applicant / Owner: Owner's Representative: 125 Gross Density: 10.81 Mule Deer Investments, LLC N.E.S., Inc.

Heath Herber Andrea Barlow

2727 Glen Arbor Drive 619 North Cascade Avenue, Suite 200 2 Park Region: Colorado Springs, CO 80920 Colorado Springs, CO 80903 Urban Area: 3

Existing Zoning Code: RR-5, CS 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

3 Urban Parks Area:

Regional Parks:

0.0194 Acres x 125 Dwelling Units = 2.425 acres

Neighborhood: 0.00375 Acres x 125 Dwelling Units = 0.47 acres

Urban Density:

Community:

0.00625 Acres x 125 Dwelling Units = **0.78** acres

Total:

1.25 acres

(2.5 units or greater / 1 acre)

FEE REQUIREMENTS

Urban Parks Area: Regional Parks: 3

\$430.00 / Unit x 125 Dwelling Units= \$53,750.00

\$107.00 / Unit x 125 Dwelling Units =\$13,375.00 Neighborhood:

Community:

\$165.00 / Unit x 125 Dwelling Units = \$20,625.00

Total:

\$34,000.00

ADDITIONAL RECOMMENDATIONS

Staff Recommendation:

Recommend to the Planning Commission and the Board of County Commissioners that approval of Mule Deer Villas PUD Development Plan include the following condition: require fees in lieu of land dedication for regional park purposes in the amount of \$53,750 and urban park fees in the amount of \$34,000.

Park Advisory Board Recommendation:

MULE DEER VILLAS

LETTER OF INTENT

JANUARY 2018

OWNER/APPLICANT: CONSULTANT: Mule Deer Investments, LLC N.E.S. Inc.

2727 Glen Arbor Drive 619 North Cascade Avenue

Colorado Springs CO 80920 Colorado Springs, Colorado 80903

REQUEST

Mule Deer Investments LLC requests approval of the following applications:

- A Rezone from RR-5 (Rural Residential 5 acre lots) and CS (Commercial Service) to PUD (Planned Unit Development District);
- 2. A PUD Development Plan for Mule Deer Villas; a 125-unit townhome development, with a gross density of 10.8 dwelling units per acre and a maximum height of 35 feet.

LOCATION

Mule Deer Villas is located southeast of the intersection of North Carefree Circle and Akers Drive. The property is currently vacant, undeveloped land comprising 11.56 acres. The north of the site abuts North Carefree Circle, beyond which is the Pronghorn Meadows subdivision. The western boundary is bounded by Akers Drive, with the Mule Deer Crossing subdivision adjacent. Along the southern boundary of the site is the Sky High at Mule Deer Business Park.



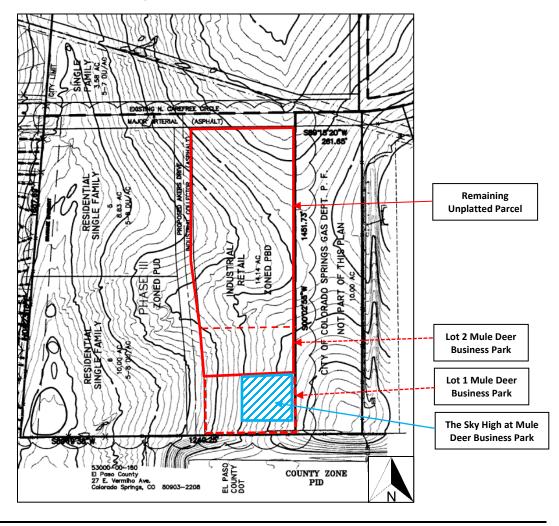
Page **1** of **7**

The building to the south is currently occupied by a Charter School, which is served by an unnamed private driveway running between the two properties. The western portion of the business park is currently undeveloped. To the east is property owned by Colorado Springs Utilities (CSU). Immediately adjacent to the site is a chain link fence and a 450-foot wide berm that provides a buffer to the active part of the CSU property, which is used as a gas storage facility.

SITE HISTORY

The property is part of a 14-acre parcel within the Pronghorn Meadows (Hilltop) Sketch Plan. The Sketch Plan was originally approved in 2001 (SKP-01-002) and designated the area of the subject site for industrial use. An amendment to the Sketch Plan was approved in August 2005 (SKP-04-001) which reclassified the land designation to Industrial/Retail development.

The southern part of the site was platted into Lots 1 and 2 Mule Deer Business Park in 2004. Subsequently, part of Lot 1 was replatted to The Sky High at Mule Deer Business Park and the existing condominium building was constructed in 2008. Lot 2 Mule Deer Business park and the unplatted land to the north have remained undeveloped.

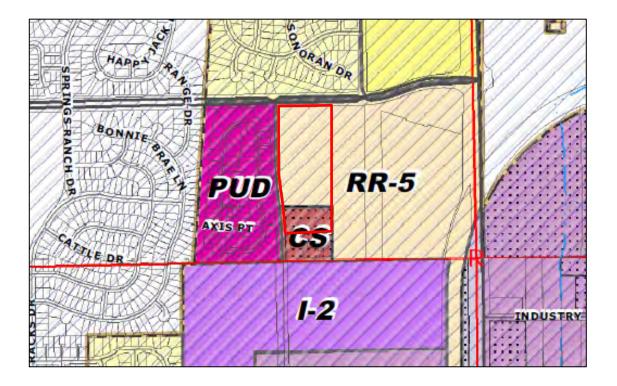


Page **2** of **7**

ZONING

The site is part of a County enclave within the City of Colorado Springs. The majority of the site is zoned RR-5 (Rural Residential – 5 acre lots), with the southern section is zoned CS (Commercial Service). To the north of North Carefree Circle is the Pronghorn Meadows subdivision, which is zoned RS-6000 and the lots are generally between 6,000 - 7,000 square feet. The western boundary of the site is bordered by Akers Drive, with the Mule Deer Crossing subdivision adjacent. This subdivision is zoned PUD and the lot sizes are generally between 4,000 - 4,500 square feet.

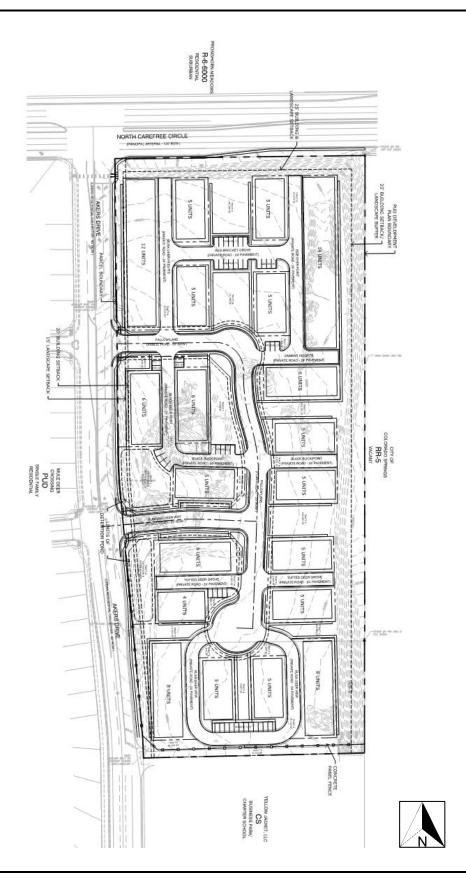
To the south is the Sky High at Mule Deer Business Park, which is a condominium complex zoned CS. The CSU property to the east is zoned RR-5 but is clearly not intended for use as 5-acre residential lots as it acts as a buffer to the active part of the CSU gas storage facility.



PROJECT DESCRIPTION

The project proposes 125 townhome lots on 11.56-acre site, for a gross density of 10.81 units per acre. The townhomes will have rear-loaded access off private alleys and will front onto landscaped greenways with sidewalks through the greenways providing access to front doors. A general building envelope is identified on the PUD Plan. This provides flexibility in the final footprint of the townhomes in order to accommodate different builder products.

There will be two points of access into the site off Akers Drive, both of which align with existing streets, Fallow Way and Running Deer Way, that serve the Mule Deer Crossing subdivision to the west. The main internal street through the development will be a public street with an Urban Local street



Page **4** of **7**

designation, with a 50-foot right-of-way and attached sidewalks. The roads serving as access to rear of the townhome units will be private roads with a 24-foot pavement to allow adequate access for emergency vehicles.

All units will have a 2-car garage and sufficient depth has been included within the building envelope to allow units to have full driveways. The parking calculation assumes the worst-case scenario of no driveways. Sufficient parking is provided within garages and parking bays, with additional parking available on the public street.

Setbacks will be determined with the Preliminary Plan. The typical scenario for this type of product is that the lots will be drawn tightly around each unit and that the remaining areas will be owned and maintained by the Home Owners Association. The building height maximum is 35 feet.

A six-foot concrete panel fence will be provided along the south boundary to create a buffer and separation from the business/charter school uses to the south. This wall will wrap around the southwest corner of the site. On site detention and water quality is included either side of the southern site entrance.

PROJECT JUSTIFICATION

The proposed PUD District zoning is consistent with the approval criteria set forth in Section 4.2.6.D of the LDC as follows:

1. The application is in general conformity with the Master Plan;

There is no adopted Small Area Plan for the area in which the site is located. The proposed townhome development satisfies the following policies of the County Policy Plan:

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

Policy 6.1.11: Plan and implement land development so that it will be functionally and aesthetically integrated within the context of adjoining properties and uses.

This development is consistent with the intent of the Comprehensive Plan, as it creates a transition between the existing single-family residential development to the west and north and the more intense business/charter school uses to the south and the CSU gas storage facility to the east.

2. The proposed development is in compliance with the requirements of this Code and all applicable statutory provisions and will not otherwise be detrimental to the health, safety, or welfare of the present or future inhabitants of El Paso County;

The proposed development complies with the requirements of the LDC and will not be detrimental to the health, safety, or welfare of the present or future inhabitants of El Paso County. The project offers additional housing choice in the area which is beneficial to the welfare of the County residents.

3. The subject property is suitable for the intended uses and the use is compatible with both the existing and allowed land uses on the neighboring properties, will be in harmony and responsive with the character of the surrounding area and natural environment; and will not have a negative impact upon the existing and future development of the surrounding area;

The property is suitable for the proposed townhome uses and will provide a transition between the existing single-family residential development to the west and north and the more intense business/charter school uses to the south and the CSU gas storage facility to the east.

The Soils and Geology Report prepared by Entech Engineering, Inc. indicates that artificial fill and loose and collapsible soils may impose minor constraints on development. These can be mitigated with proper engineering design and construction methods, such as spread footing foundations or over excavation.

- 4. The proposed development provides adequate consideration for any potentially detrimental use to use relationships (e.g. commercial use adjacent to single family use) and provides an appropriate transition or buffering between uses of differing intensities both on-site and off-site which may include innovative treatments of use to use relationships;
 - At the request of the adjacent owner, a fence is included along the southern boundary of the site to provide screening and buffering from the charter school. A previously proposed shared access drive was also removed at their request. Letters of support from the adjacent landowner to the south are attached. Landscaping is proposed along the west boundary to help the transition to the single-family subdivision to the west. Buffer planting is proposed to the east to screen the gas storage facility for the benefit of future townhome residents.
- The allowed uses, bulk requirements and required landscaping and buffering are appropriate to and compatible with the type of development, the surrounding neighborhood or area and the community;

The townhomes will be limited in height to 35 feet, which is compatible with the surrounding neighborhood.

- 6. Areas with unique or significant historical, cultural, recreational, aesthetic or natural features are preserved and incorporated into the design of the project;
 - There are no such features on the site.
- 7. Open spaces and trails are integrated into the development plan to serve as amenities to residents and provide a reasonable walking and biking opportunities;

The townhomes will front onto common open spaces tracts with connecting sidewalks that will serve as amenities to residents. The site is located close to the proposed extension of the Rock Island trail.

8. The proposed development will not overburden the capacities of existing or planned roads, utilities and other public facilities (e.g. fire protection, police protection, emergency services, and water and sanitation), and the required public services and facilities will be provided to support the development when needed;

All necessary utilities are available. Cherokee Metropolitan District will provide Water and Waste water services. The site lies within the Falcon fire protection district. The traffic report demonstrates that the development is within the capacity of existing roads.

 The proposed development would be a benefit through the provision of interconnected open space, conservation of environmental features, aesthetic features and harmonious design, and energy efficient site design;

The townhomes will front onto common open spaces tracts with connecting sidewalks. There are no environmental features on the site.

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

There are no mineral rights owners on this property.

11. Any proposed exception or deviation from the requirements of the zoning resolution or the subdivision regulations is warranted by virtue of the design and amenities incorporated in the development plan and development guide; and

No deviations are required.

12. The owner has authorized the application.

The owner is the applicant.

ACCOMPANYING REPORTS:

The following Reports are submitted to support this application:

Soils and Geology Report by Entech Engineering, Inc. Traffic Report by LSC Transportation Consultants Inc. Preliminary Drainage Report by Stantec Consulting, Inc.

P:\Wheatlands Capital\Mule Deer Villas\Admin\Submittals\Letter of Intent_Mule Deer_Jan 2018 (AutoRecovered).docx

ROTOLE, ROTOLE & BLANCHARD, LLC Attorneys-at-Law

400 S. Colorado Boulevard, Suite 590

Denver, Colorado 80246 (303) 399-1600

Fax: (303) 399-1607 Email: mail@rrbl.net

Web Address: www.rrbl.net

FAX COVER SHEET

Recipient	HEATH Henber	From	HAL BLANCHARE
Fax Number	2-Andrea BARION	Date	1/25/18
# Pages		Time	3-00 P.M.

Spages
- 2 letters of support.

Call me under any edits

Alt

CONFIDENTIALITY NOTICE

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ROTOLE, ROTOLE & BLANCHARD LLC

ATTORNEYS AT LAW
400 SOUTH COLORADO BOULEVARD, SUITE 590
DENVER, COLORADO 80246
(303) 399-1600
FAX (303) 399-1607
E-Mail Address: mxil@rtbl.nct

WEB Address: www.rrbl.nct

19039 EAST PLAZA DRIVE RUITE 278 PARKER, COLORADO 80134 (303) 841-1900

Legal Assistants:

JOHN F. ROTOLE

RICHARD J. ROTOLE

HALR, BLANCHARD

JESSICA L. ROTOLE

Carrie Reynolds Courney Rotolo January 25, 2018

Sent via U.S. Facsimile, Email, & U.S. Mail

To Whom It May Concern &
Andrea Barlow, N.E.S., Inc.
619 North Cascade Ave.
Suite 200
Colorado Springs, CO 80903

Re:

PUD Development Plan of Mule Deer Villas

El Paso County, Colorado

All,

I am witting to you on behalf of Mule Deer Business Park Condominium Association as its President. This Association oversees six office warehouse units leased to Rocky Mountain Classical Academy, a charter school, which enrolls approximately 450 students, ages 5-17, and grades K-12.

Our development is situated to the South of the proposed Mule Deer Villas PUD development. Thus, we are neighbors.

The developer, Heath Herber, principal of Wheatlands Capital, LLC, has presented his PUD development plan of Mule Deer Villas to us for review and consideration as a neighbor to the proposed development. Accordingly, I have had numerous conversations with Mr. Herber and reviewed several different plans. We have arrived at a, "Meeting of the Minds" that this current plan best meets the safety and security of the students of Rocky Mountain Classical Academy.

It is my understanding that the parents drop off the children at the school in the early morning and pick up their children in the late afternoon, thus creating a busy traffic issue on Akers Drive.

Our main concern is the <u>safety and security of the students attending Rocky Mountain Classical Academy</u>. This issue is addressed in the current Mule Deer PUD development by providing a permanent concrete barrier between the two properties.

January 25, 2018 Page 2

Separately, I am asking Carla Witmer, director of Rocky Mountain Classical Academy, to address her concerns via separate letter. I cannot sufficiently emphasize with you, as president of the Association, our upmost concern is the safety and security of the students of Rocky Mountain Classical Academy. I believe this plan, as presently configured, best meets this criterion.

Our Association supports the proposed Mule Deer Villas PUD development as presented.

Respectfully Submitted,

ROTQUE, ROTOUE & BLANCHARD, LLC

Hal R Blanchard

HRB/ly

cc: Carla Witmer & Lynn Kay

ROTOLE, ROTOLE & BLANCHARD LLC

ATTORNEYS AT LAW
400 SOUTH COLORADO BOULEVARD, SUITE 590
DENVER, COLORADO 80246
(303) 399-1600
FAN (303) 399-1607

JOHN F. ROTOLE RICHARD J. ROTOLE HAL R. BLANCHARD JESSICA L. ROTOLE

(303) 399-1600 FAX (303) 399-1607 E-Mail Address: <u>mail@crbl.net</u> WEB Address: <u>www.rrbl.net</u>

19030 BAST PLAZA DRIVE SUITE 275 PARKER, COLORADO 80134 (303) 841-1900

Legal Assistants:

Carrie Roynolds Courmey Rotolo January 25, 2018

Sent via U.S. Mail, Facsimile, & Email

To Whom It May Concern & Andrea Barlow, N.E.S., Inc. 619 North Cascade Ave. Suite 200 Colorado Springs, CO 80903

Re:

PUD Development Plan of Mule Deer Villas

El Paso County, Colorado

All,

I am the owner of four of six commercial office warehouse units in Mule Deer Business Park Association at 3525 Acres Drive, Colorado Springs, CO 80922. Additionally, I also own Lot 1 (vacant lot), which abuts Akers Drive and sits directly south of the proposed Mule Deer Villas PUD development.

I have been contacted by Heath Herber, principal of Wheatlands Capital, LLC, developer of Mule Deer Villas to review, critique, and provide a letter of recommendation on the Mule Deer Villas PUD development plan as it affects my properties and my property interests.

I have reviewed the proposed development plan of Mule Deer Villas, have had several conversations with Heath Herber, in concert with Carla Witmer, director of Rocky Mountain Classical Academy, (tenant of my four units), and I fully support the current proposed Mule Deer Villas PUD development plan.

Please be advised that Mule Deer Business Park Condo Association consists of six office warehouse units, all of which have been leased for approximately ten years to Rocky Mountain Classical Academy, a charter school, which enrolls approximately 450 students from ages 5-17, grades K through 12.

THE GREATEST CONCERN THAT I HAVE AS LANDLORD IS THE SAFETY AND SECURITY OF THE STUDENTS WHO ATTEND ROCKY MOUNTAIN CLASSICAL ACADEMY.

January 25, 2018 Page 2

Please note, on the south border of the Mule Deer Villas PUD development plan, there is a concrete panel fence planned which separates and provides a buffer barrier between our development and the proposed Mule Deer Villas PUD development. We are all aware of the multiple shootings of students throughout the country, thus "access" is a very important issue when constructing any development next to a school.

Heath Herber and I have discussed, not only the barrier between our two properties, and the type of barrier it should be. We both prefer a concrete panel fence as opposed to a chain-link fence. Recently, there was a reported incident where an intruder cut a chain-link fence and gained access to a school. The concrete fence is therefore a superior and more secure option.

In summary, the current proposed plan of Mule Deer Villas meets my approval and provides the best safety and security for the students attending Rocky Mountain Classical Academy.

Respectfully Submitted,

ROTOLE, ROTOLE & BLANCHARD, LLC

Hal R. Blanchald

HRB/ly cc: Carla Witmer Lynn Kay

MULE DEER VILLAS EL PASO COUNTY, COLORADO PUD DEVELOPMENT PLAN

GENERAL PROVISIONS:

- A. <u>Authority</u>. This PUD is authorized by Chapter 4 of the El Paso County Land Development Code, adopted pursuant to the Colorado Planned Unit Development Act of 1972, as amended.
- Applicability. The provisions of this PUD shall run with the land. The landowners, their successors, heirs, or assigns shall be bound by nent Plan, as amended and approved by the Development Services Department Director or Board of County Commissione
- Adoption. The adoption of this development plan shall evidence the findings and decisions of the El Paso County Board of County Commissioners that this Development Plan for Mule Deer Villas is in general conformity with the El Paso County Master Plan, El Paso County Policy Plan and applicable Small Area Plan; is authorized under the provision of the El Paso County Land Development Code; and that the El Paso County Land Development Code and this development plan complies with the Colorado Planned Unit Development Act of 1972, as
- D. Relationship to County Regulations. The provisions of this Development Plan shall prevail and govern the development of Mule Deer Villas, provided, however, that where the provisions of this Development Plan do not address a particular subject, the relevant provisions of the El Paso County Land Development Code in effect at the time of the PUD plan approval (or owner acknowledge the PUD changes with the Code), or any other applicable resolutions or regulations of El Paso County, shall be applicable
- Enforcement. To further the mutual interest of the residents, occupants, and owners of the PUD and of the public in the preservation of the integrity of this development plan, the provisions of this plan relating to the use of land and the location of common open space shall run in favor of El Paso County and shall be enforceable at law or in equity by the County without limitation on any power or regulation otherwise
- Conflict. Where there is more than one provision within the development plan that covers the same subject matter, the provision which is most restrictive or imposes higher standards or requirements shall govern
- Maximum Level of Development. The total number of dwellings or the total commercial, business, or industrial intensity shown on the development plan for development within the specified planning areas is the maximum development requested for platting or construction (plus any approved density transfers). The actual number of dwellings or level of development may be less due to subdivision or Site Development Plan requirements, land carrying capacity, or other requirements of the Board of County Commissioners.
- Project Tracking. At the time of any final plat application, the applicant shall provide a summary of the development, to date, to vices Department, in order to assure maximum development limits are not exceede
- Overall Project Standards. The standard zoning requirements of El Paso County Land Development Code, as amended, including
 off-street parking, landscaping, site development, accessory and temporary uses, and use by special review and variance processes shall apply to this PLID except as modified below

DEVELOPMENT GUIDELINES:

- Project Description: Mule Deer Villas is a planned residential community on 11.56 acres of land located Southeast of N. Carefree Circle and Akers Drive. The project is planned as a townhome community with open space greenways between buildings and vehicular access off
- Permitted Uses: Permitted uses within the Mule Deer Villas subdivision include townhomes, open space, and trails. The use of any property within the subdivision as a Child Care Center. Family Care Home or Group Home shall be subject to the regulations of Section 5 of the El Paso County Land Development Code, as may be amended in the future. Marijuana Clubs and Marijuana Grow Facilities are not permitted
- C. <u>Temporary Uses:</u> Temporary uses are limited to model home/subdivision sales office, yard sales, and seasonal produce sales, and are subject to the regulations of Section 5 of the El Paso County Land Development Code, as may be amended in the future. Vacation rentals are not permitted.
- Accessory Uses: Accessory uses shall be subject to the regulations of Section 5 of the El Paso County Land Development Code, as may be amended in the future. Accessory uses within this subdivision are limited to the following

Animal keeping of up to 2 pets (excludes chicken, pigeon or bee keeping) pation that does not require clients to visit the pre

- Accessory Structures. Accessory structures are not permitted either within the lot or within the common open space owned & maintained
- F. Signs. Signs shall be permitted to identify entryways to the Mule Deer Villas community. The maximum size of the Community Entryway Sign shall be 100 square feet. Sign size shall be measured by drawing the smallest rectangle around the text of the sign. For double sided signs, only one sign face shall contribute to the maximum size.
- - Development Standards.

 1. Maximum building height: thirty (35) feet.
 - Setback minimums: There are no minimum lot setbacks.
- No projections into the tracts owned and maintained by the Mule Deer Villas will be permitted.
- H. Lot Sizes. The PUD Development Plan identifies general building envelopes and the number of units permitted within these envelopes. The Preliminary Plan/Final Plat will establish the final number of lots and the lot size, provided this does not exceed the number of units identified within each respective building envelope or the total number of 123 units.
- Streets. Streets within Mule Deer Villas subdivision provide general vehicular circulation throughout the development. All allevs shall be vately owned and maintained by the Mule Deer Villas Home Owner's Association. All Streets shall be paved unless otherwise indicated on the velopment Plan. Sidewalks and parking spaces will be provided as illustrated on this plan.
- J. Architectural Control Committee Review/Covenants. Architectural elevations will be submitted with the preliminary plan. Covenants for Mule Deer Villas have been created by seperate document. The Covenants establish rules and regulations for the property within the subdivision and establish the governance mechanism of the subdivision, including architectural control.

PUD MODIFICATIONS

The Mule Deer Villas PUD includes the following modifications to the El Paso County Land Development Code (LDC) and Engineering Criterial Manual (ECM):

- LDC Section 8.4.4(E)(2) Allow Use of Private Roads
- 2. LDC Section 8.4.4(E)(3) Private Roads to be constructed and maintained to ECM standards with the a. Permanent hammerhead turnaround (ECM Section 2.3.8) - allows for more efficient design and
 - dead ends do not exeed 150' in length which meets fire access requirements
- b. Roadway cross section (ECM Section 2.2.4.B) The county does not have a public alley cross-section. Narrower alley allows for more efficient and traditional design, with sidewalk connectivity providing access to front of units.

SITE DATA

OWNER/APPLICANT Mule Deer Investments LLC 31 N. Tejon Street, Suite 500

Colorado Springs, CO 80903

Tax ID Number 5329411002 & 5329400012 11.56 acres

Current Zonina: RR-5 & CS Proposed Zoning: PUD Current Land Use: Vacant

Proposed Land Use Townhomes Number of Units: 10.81 DU/AC Density:

Building Height: Zone Setbacks:

> Front: 25' Minimum Side: 25' Minimum, Rear 25' Minimum.

GENERAL NOTES

See Final Landscape Plan for proposed buffering and screening from surrounding properties Facilities and common area landscape will be maintained by Mule Deer Villas Home Owners

35' Max

3. This site is not within a designated F.E.M.A. floodplain as determined by the flood insurance rate map, community panel number 08041C0276F, effective March 17, 1997

= 292 spaces

4. There will be no direct lot access from Akers Drive & North Carefree Circle

SITE PARKING CALCULATIONS

Required

125 townhomes (3-bedroom) - 2.0 spaces per dwelling unit = 250 spaces Plus 1 space per 3 dwelling units for guests (rounded) = 42 spaces

2 garage parking spaces per unit * = 250 spaces

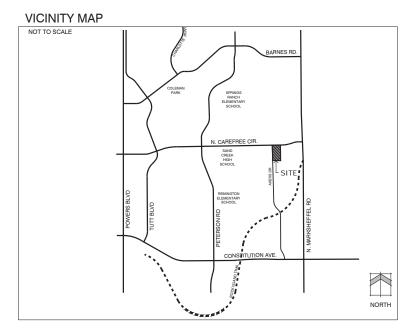
= 46 spaces Parking bays

On-street parking available = 26 spaces approximatley **Total Provided** = 322 spaces

Total Required

TRACT TABLE

TRACT	CT SIZE USE		OWNERSHIP	MAINTENANCE	
Α	106,360 SF	Open space, public access, public utilities, drainage, landscaping, signage	Mule Deer Villas HOA	Mule Deer Villas HOA	
В	27,279 SF	Private road, private parking, utilities	Mule Deer Villas HOA	Mule Deer Villas HOA	
С	1,065 SF	Public access, landscaping, utilities	Mule Deer Villas HOA	Mule Deer Villas HOA	
D	10,776 SF	Public open space, landscaping, utilities, public improvements	Mule Deer Villas HOA	Mule Deer Villas HOA	
E	3,939 SF	Public access, public utilities, public improvements, drainage, landscaping, signage	Mule Deer Villas HOA	Mule Deer Villas HOA	
F	9,368 SF	Common open space, public improvements, landscaping, mail boxes	Mule Deer Villas HOA	Mule Deer Villas HOA	
G	27,279 SF	Private road, private parking, utilities	Mule Deer Villas HOA	Mule Deer Villas HOA	
н	2,952 SF	Private road, utilities	Mule Deer Villas HOA	Mule Deer Villas HOA	
I	800 SF	Public access, landscaping, utilities, public improvements	Mule Deer Villas HOA	Mule Deer Villas HOA	
J	10,532 SF	Drainage, landscaping, utilities, signage	Mule Deer Villas HOA	Mule Deer Villas HOA	
K	552 SF	Public access, landscaping, utilities, public improvements	Mule Deer Villas HOA	Mule Deer Villas HOA	
L	2,990SF	Private road, utilities	Mule Deer Villas HOA	Mule Deer Villas HOA	
М	4,552 SF	Private road, utilities	Mule Deer Villas HOA	Mule Deer Villas HOA	
N	966 SF	Public access, landscaping, utilities, public improvements	Mule Deer Villas HOA	Mule Deer Villas HOA	
0	9,647 SF	Drainage, landscaping, utilities, signage	Mule Deer Villas HOA	Mule Deer Villas HOA	
Р	10,302 SF	Public open space, landscaping, utilities, public improvements	Mule Deer Villas HOA	Mule Deer Villas HOA	
Q	900 SF	Public open space, landscaping, utilities, public improvements	Mule Deer Villas HOA	Mule Deer Villas HOA	
R	4,887 SF	Public access, landscaping, utilities, public improvements	Mule Deer Villas HOA	Mule Deer Villas HOA	
S	16,646 SF	Private road, utilities	Mule Deer Villas HOA	Mule Deer Villas HOA	
Т	6,704 SF	Public access, landscaping, utilities, public improvements	Mule Deer Villas HOA	Mule Deer Villas HOA	



LEGAL DESCRIPTION

BEING LOT 2, MULE DEER BUSINESS PARK FILING NO.1 AND A TRACT OF LAND LOCATED IN THE EAST 1/2 OF SECTION 29, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS

BEGINNING AT THE NORTHEAST CORNER OF AKERS DRIVE (80 FEET WIDE) AS PLATTED IN MULE DEER BUSINESS PARK FILING NO.1, RECORDED DEGINATION NO. 2007/12353 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY OF NORTH CAREFREE CIRCLE (120 FEET WIDE) AS PLATTED IN PRONGHORN MEADOWS FILING NO. 1, RECORDED WITH RECEPTION NO. 20216557 OF SAID RECORDS;

THE FOLLOWING FIVE (5) COURSES ARE ON THE EASTERLY RIGHT-OF-WAY OF SAID AKERS DRIVE;

- 1) THENCE S00°41'40"E A DISTANCE OF 552.98 FEET TO A POINT OF CURVE TO THE LEFT;
- THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 960,00 FEET, A DELTA ANGLE OF 04°35'19", AN ARC LENGTH OF 76.88 FEET, WHOSE LONG CHORD BEARS S02°59'19"E A DISTANCE OF 76.86 FEET;
- THENCE S05°16'59"E A DISTANCE OF 277.56 FEET TO THE NORTHWEST CORNER OF LOT 2, OF SAID MULE DEER BUSINESS PARK FILING NO.1;
- THENCE S05°16′59″E ON THE WESTERLY LINE OF SAID LOT 2, A DISTANCE OF 142.31 FEET TO A POINT OF CURVE TO THE RIGHT
- 5) THENCE ON THE ARC OF SAID CURVE AND SAID WESTERLY LINE OF LOT 2, HAVING A RADIUS OF 1040,00 FEET, A DELTA ANGLE OF 03°59'26', AN ARC LENGTH OF 72.43 FEET, WHOSE LONG CHORD BEARS S03°17'16"E A DISTANCE OF 72.42 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2;

THENCE N88°42'27"E ON THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 413.10 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2;

THENCE N00°02'55"E ON THE EAST LINE OF SAID LOT 2, A DISTANCE OF 209.74 FEET TO THE NORTHEAST CORNER OF SAID LOT 2;

THENCE S89°18'20"W ON SAID SOUTHERLY RIGHT-OF-WAY, A DISTANCE OF 467.50 FEET TO THE POINT OF BEGINNING

THENCE N00°02'55"E A DISTANCE OF 906 69 FEET TO A POINT ON THE SQUITHERLY RIGHT-OF-WAY OF SAID NORTH CAREFREE CIRCLE:

THE ABOVE TRACT OF LAND CONTAINS 503,669 SQUARE FEET OR 11.563 ACRES, MORE OR LESS.

PROJECT CONTACTS

Planner & Landscape Architect 619 N. Cascade Ave., Suite 200 Colorado Springs, CO 80903

County Certification his rezoning request to PUD has been reviewed and found to be omplete and in accordance with the _____(E resolution or motion #) _____ (date) approving the PUD and all applicable El Paso County regulations. Chair, Board of County Commissioners Director, Planning & Community Development Department date

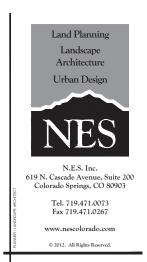
Clerk and	d Recorder Certification
State of Cold	
)ss.
El Paso Coun	ity)
	ifly that this Plan was filed in my office on this(day) of(month), 20 ato'clock a.m./p.m. and was Reception No
El Paso Coun	ty Clerk and Recorder

Civil Engineers: 31 Teion Street, Suite 500 Colorado Springs, CO 80903

Name of Lar	ndownor
Name of Lai	ndowner
Landowner's	s Signature, notarized
Ownershin	Certification
	a (one of the following: qualified title
	pany, title company, title attorney, or attorney at law) du
	ed, or licensed by the State of Colorado, do hereby certify
	examined the title of all lands depicted and described
hereon and that	t title to such land is owner in fee simple by
at the time of th	nis application.
Notarized signa	ture
	orney and registration number

SHEET INDEX

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Sheet 5 of 10:	Grading & Erosion Control Details
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Mule Deer Villas

DEVELOPMENT PLAN

TE:	
OJECT MGR:	
EPARED BY:	

COVER

1 of 10

^{*}This assumes worst case scenario of townhomes without full driveways

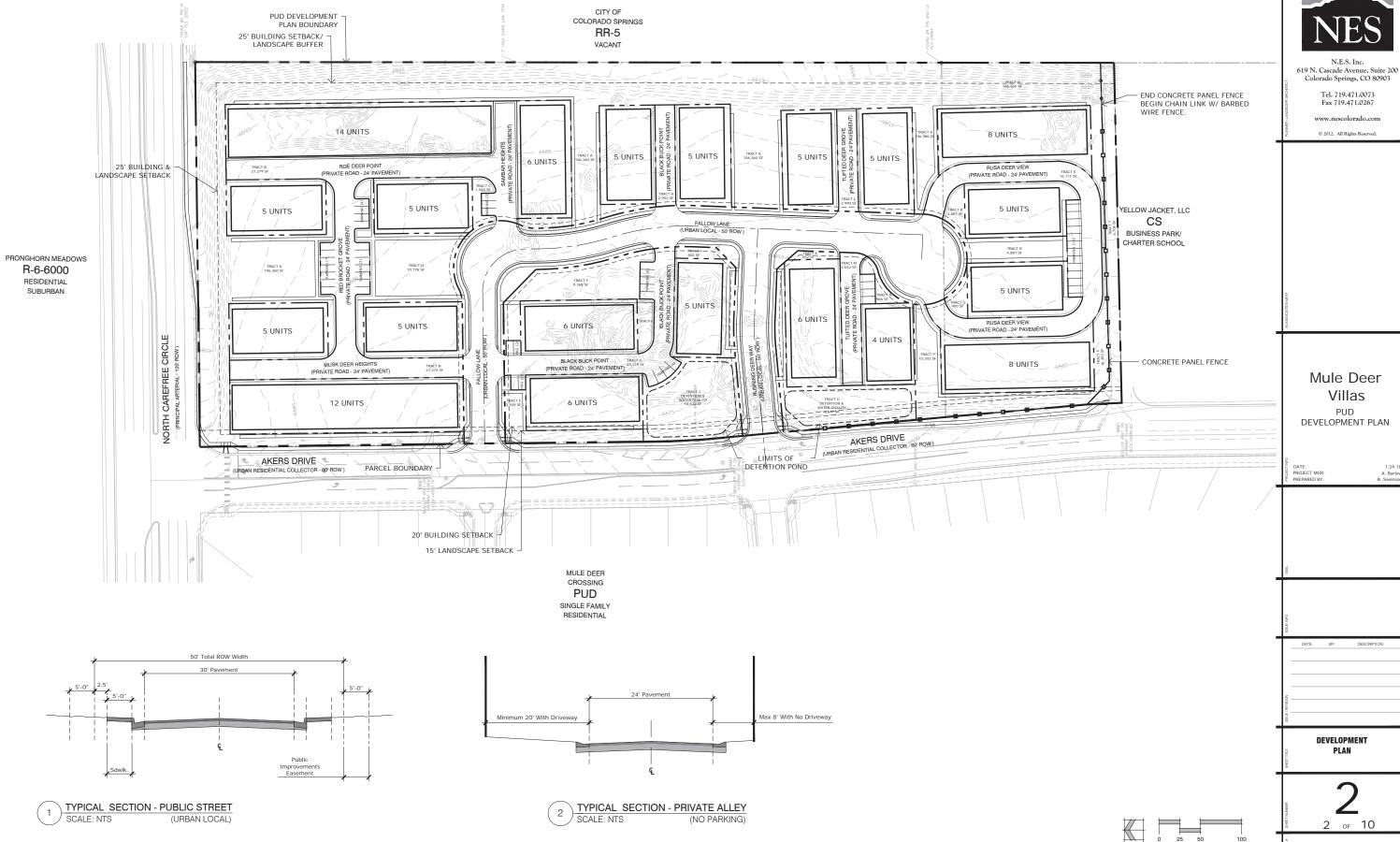
MULE DEER VILLAS EL PASO COUNTY, COLORADO PUD DEVELOPMENT PLAN

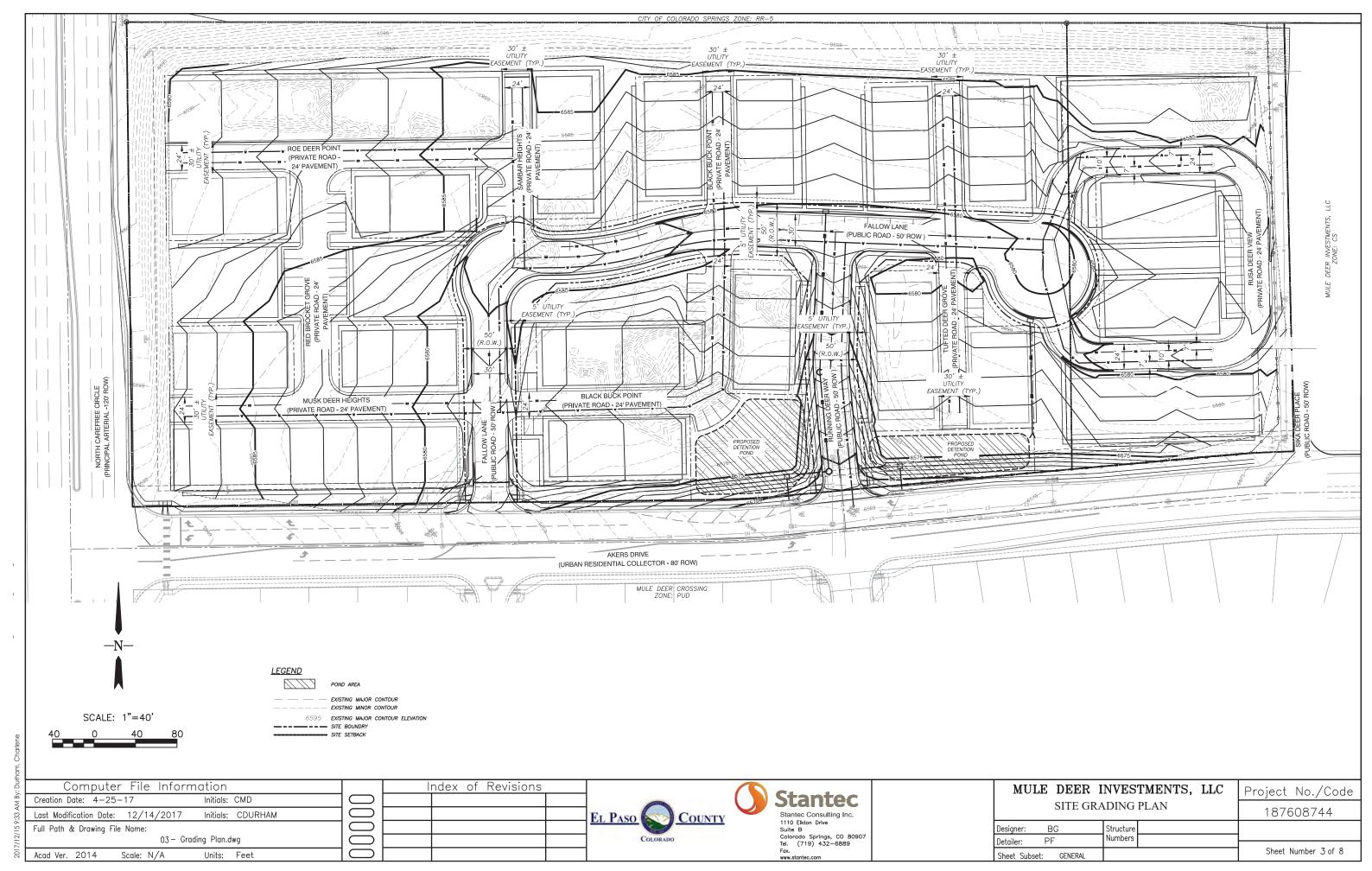
Land Planning

Landscape

Architecture Urban Design

SCALE: 1" = 50'





STANDARD NOTES FOR EL PASO COUNTY GRADING AND EROSION CONTROL PLANS

REVISED 7/07/10

- CONSTRUCTION MAY NOT COMMENCE UNTIL A CONSTRUCTION PERMIT IS OBTAINED FROM DEVELOPMENT SERVICES AND A PRECONSTRUCTION CONF
- STORMWATER DISCHARGES FROM CONSTRUCTION SITES SHALL NOT CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR DEGRADATION OF STATE WATERS. ALL WORK AND EARTH DISTURBANCE SHALL BE DONE IN A MANNER THAT MINIMIZES POLLUTION OF ANY ON-SITE OR OFF SITE WATERS, INCLUDING WEITLANDS.
- NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRIANGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL THE DRAINAGE CRITERIA MANUAL OF THE RELEVANT OF THE REPORT OF THE RELEVANT O
- A SEPARATE STORMWATER MANAGEMENT PLAN (SWMP) FOR THIS PROJECT SHALL BE COMPLETED AND AN EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESOCP) ISSUED PRIOR TO COMMENCING CONSTRUCTION. DURING CONSTRUCTION THE SWMP IS THE RESPONSIBILITY OF THE DESIGNATED STORMWATER MANAGER, SHALL BE LOCATED ON SITE AT ALL TIMES AND SHALL BE KEPT UP TO DATE WITH WORK PROGRESS AND CHANGES IN THE FIELD.
- ONCE THE ESOCP HAS BEEN ISSUED, THE CONTRACTOR MAY INSTALL THE INITIAL STAGE EROSION AND SEDIMENT CONTROL BMPS AS INDICATED ON THE GEC. A PRECONSTRUCTION MEETING BETWEEN THE CONTRACTOR, ENGINEER, AND EL PASO COUNTY WILL BE HELD PRIOR TO ANY CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE APPLICANT TO COORDINATE THE MEETING TIME AND PLACE WITH COUNTY DSD INSPECTIONS STAFF.
- SOIL EROSION CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, OR ANY DISTURBED LAND AREA SHALL BE COMPLETED WITHIN 21 CALENDAR DAYS AFTER FINAL GRADING, OR FINAL EARTH DISTURBANCE, HAS BEEN COMPLETED. DISTURBED AREAS AND STOCKPIELS WHICH ARE NOT AT FINAL GRADE BILL WILL REMAIN DORMANT FOR LONGER THAN 30 DAYS SHALL ALSO BE MULCHOE WITHIN 21 DAYS AFTER INTERIM GRADING. AN AREA THAT IS COING TO REMAIN IN AN INTERIM STATE FOR MORE THAN 60 DAYS SHALL ALSO BE SEEDED. ALL TEMPORARY SOIL EROSION CONTROL MEASURES AND BMPS SHALL BE MAINTAINED UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED AND ESTRALISHED.
- TEMPORARY SOIL EROSION CONTROL FACILITIES SHALL BE REMOVED AND EARTH DISTURBANCE AREAS GRADED AND STABILIZED WITH PERMANENT SOIL EROSION CONTROL MEASURES PURSUANT TO STANDARDS AND SPECIFICATION PRESCRIBED IN THE DOM VOLUME II AND THE ENGINEERING CRITERIA MANUAL (ECM) APPENDIX I.
- ALL PERSONS ENGAGED IN EARTH DISTURBANCE SHALL IMPLEMENT AND MAINTAIN ACCEPTABLE SOIL EROSION AND SEDIMENT CONTROL MEASURES INCLUDING BMPS IN CONFORMANCE WITH THE EROSION CONTROL TECHNICAL STANDARDS OF THE DRAINAGE CRITERIA MANUAL (DCM) VOLUME II AND IN ACCORDANCE WITH THE STORMWATER MANAGEMENT PLAN (SWMP).
- ALL TEMPORARY EROSION CONTROL FACILITIES INCLUDING BMPS AND ALL PERMANENT FACILITIES INTENDED TO CONTROL EROSION OF ANY EARTH DISTURBANCE OPERATIONS, SHALL BE INSTALLED AS DEFINED IN THE APPROVED PLANS, THESWMP AND THE DCM VOLUME II AND MAINTAINED THROUGHOUT THE DURATION OF THE EARTH DISTURBANCE OPERATION.
- ANY EARTH DISTURBANCE SHALL BE CONDUCTED IN SUCH A MANNER SO AS TO EFFECTIVELY REDUCE ACCELERATED SOIL EROSION AND RESULTING SEDIMENTATION. ALL DISTURBANCES SHALL BE DESIGNED, CONSTRUCTED, AND COMPLETED SO THAT THE EXPOSED AREA OF ANY DISTURBED LAND SHALL BE LIMITED TO THE SHORTEST PRACTICAL PERIOD OF TIME.
- 10. ANY TEMPORARY OR PERMANENT FACILITY DESIGNED AND CONSTRUCTED FOR THE CONVEYANCE OF STORMWATER AROUND, THROUGH, OR FROM THE EARTH DISTURBANCE AREA SHALL BE DESIGNED TO LIMIT THE DISCHARGE TO A NON-EROSIVE VELOCITY.
- 11. CONCRETE WASH WATER SHALL BE CONTAINED AND DISPOSED OF IN ACCORDANCE WITH THE SWMP. NO WASH WATER SHALL BE DISCHARGED TO OR ALLOWED TO RUNOFF TO STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES.
- 12. EROSION CONTROL BLANKETING IS TO BE USED ON SLOPES STEEPER THAN 3:1.
- 13. BUILDING, CONSTRUCTION, EXCAVATION, OR OTHER WASTE MATERIALS SHALL NOT BE TEMPORARILY PLACED OR STORED IN THE STREET, ALLEY, OR OTHER PUBLIC WAY, UNLESS IN ACCORDANCE WITH AN APPROVED THAFFIC CONTRIOL PLAN. BMP'S MAY BE REQUIRED BY EL PASO COUNTY EXIGINEERING IF DETMED NECESSARY, BASED ON SPECIFIC CONDITIONS AND CIRCUMSTANCES.
- 14. VEHICLE TRACKING OF SOILS AND CONSTRUCTION DEBRIS OFF-SITE SHALL BE MINIMIZED. MATERIALS TRACKED OFFSITE SHALL BE CLEANED UP AND PROPERLY DISPOSED OF IMMEDIATELY.
- 15. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL WASTES FROM THE CONSTRUCTION SITE FOR DISPOSAL IN ACCORDANCE WITH LOCAL AND STATE REGULATORY REQUIREMENTS. NO CONSTRUCTION DEBRIS, TREE SLASH, BUILDING MATERIAL WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURIED, DUMPED, OR DISCHARGED AT THE SITE.
- 16. THE OWNER, SITE DEVELOPER, CONTRACTOR, AND/OR THEIR AUTHORIZED AGENTS SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL CONSTRUCTION DEBRIS, DIRT, TRASH, ROCK, SEDIMENT, AND SAND THAT MAY ACCUMULATE IN THE STORM SEWER OR OTHER DRAINAGE CONVEYANCE SYSTEM AND STORMWATER APPURTENANCES AS A RESULT OF SITE DEVELOPMENT.
- 17. THE QUANTITY OF MATERIALS STORED ON THE PROJECT SITE SHALL BE LIMITED, AS MUCH AS PRACTICAL, TO THAT QUANTITY REQUIRED TO PERFORM THE WORK IN AN ORDERLY SEQUENCE. ALL MATERIALS STORED ON-SITE SHALL BE STORED IN A NEAT, ORDERLY MANNER, IN THEIR ORIGINAL CONTAINERS, WITH ORIGINAL MANUFACTURER'S LABELS.
- 18. NO CHEMICALS ARE TO BE USED BY THE CONTRACTOR, WHICH HAVE THE POTENTIAL TO BE RELEASED IN STORMWATER UNLESS PERMISSION FOR THE USE OF A SPECIFIC CHEMICAL IS GRANTED IN WRITING BY THE ECM ADMINISTRATOR. IN GRANTING THE USE OF SUCH CHEMICALS, SPECIAL CONDITIONS AND MONITORING MAY BE REQUIRED.
- 19. BULK STORAGE STRUCTURES FOR PETROLEUM PRODUCTS AND OTHER CHEMICALS SHALL HAVE ADEQUATE PROTECTION SO AS TO CONTAIN ALL SPILLS AND PREVENT ANY SPILLED MATERIAL FROM ENTERING STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OF FACILITIES.
- 20. NO PERSON SHALL CAUSE THE IMPEDIMENT OF STORMWATER FLOW IN THE FLOW LINE OF THE CURB AND GUTTER OR IN THE DITCHLINE.
- 21. INDIVIDUALS SHALL COMPLY WITH THE "COLORADO WATER QUALITY CONTROL ACT" (TITLE 25, ARTICLE 8, CRS), AND THE "CLEAN WATER ACT (33 USC 1344), IN ADDITION TO THE REQUIREMENTS INCLUDED IN THE DCM VOLUME II AND THE ECM APPENDIX I.
 ALL APPROPRIATE PERMITS MUST BE OBTAINED BY THE CONTRACTOR PRIOR TO CONSTRUCTION
 (NPDES, FLOODPLAIN, 404, FUGITIVE DUST, ETC.), IN THE EVENT OF CONFLICTS BETWEEN THESE REQUIREMENTS AND LAWS, RULES,
 OR REGULATIONS OF OTHER FEDERAL, STATE, OR COUNTY AGENCIES, THE MORE RESTRICTIVE LAWS, RULES, OR REGULATIONS SHALL
- 23. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
- 24. PRIOR TO ACTUAL CONSTRUCTION THE PERMITEE SHALL VERIFY THE LOCATION OF EXISTING UTILITIES.
- 26. THE SOILS REPORT FOR THIS SITE HAS BEEN PREPARED BY KUMAR AND ASSOCIATES AND SHALL BE CONSIDERED A PART OF THESE PLANS.
- 27. AT LEAST TEN DAYS PRIOR TO THE ANTICIPATED START OF CONSTRUCTION, FOR PROJECTS THAT WILL DISTURB 1 ACRE OR MORE, THE OWNER OR OPERATOR OF CONSTRUCTION ACTIVITY SHALL SUBMIT A PERMIT APPLICATION FOR STORMWATER DISCHARGE TO THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT, WATER QUALITY DIMISION. THE APPLICATION CONTAINS CERTIFICATION OF COMPLETION OF A STORMWATER MANAGEMENT PLAN (SWMP), OF WHICH THIS GRADING AND EROSION CONTROL PLAN MAY BE A PART, FOR INFORMATION OR PPLICATION MATERIALS CONTROL.

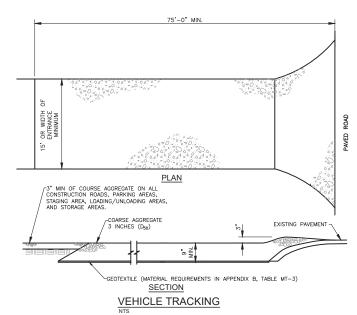
COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT WATER QUALITY CONTROL DIVISION WOCD — PERMITS 4300 CHERRY CREEK DRIVE SOUTH DENVER, CO. 08246—1530 ATTN: PERMITS UNIT

SILT FENCE NOTES:

INSTALLATION REQUIREMENTS

- 1. SILT FENCES SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.
- 2. WHEN JOINTS ARE NECESSARY, SILT FENCE GEOTEXTILE SHALL BE SPLICED TOGETHER ONLY AT SUPPORT POST AND SECURELY SEALED.
- 3. METAL POSTS SHALL BE "STUDDED TEE" OR "U" TYPE WITH MINIMUM WEIGHT OF 1.33 POUNDS PER LINEAR FOOT. WOOD POSTS SHALL HAVE A MINIMUM DIAMETER OR CROSS SECTION DIMENSION OF 2 INCHES.
- 4. THE FILTER MATERIAL SHALL BE FASTENED SECURELY TO METAL OR WOOD POSTS USING WIRE TIES, OR TO WOOD POSTS WITH 3/4" LONG #9 HEAVY-DUTY STAPLES. THE SILT FENCE GEOTEXTILE SHALL NOT BE STAPLED TO EXISTING TREES.
- 5. WHILE NOT REQUIRED, WIRE MESH FENCE MAY BE USED TO SUPPORT THE GEOTEXTILE. WIRE FENCE SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY-DUTY WIRE STRALES AT LEAST 3/4* LONG, TIE WIRES OR HOG RINGS. THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF 6* AND SHALL NOT EXTEND MORE THAN 3* ABOVE THE ORIGINAL GROUND SURFACE.
- ALONG THE TOE OF FILLS, INSTALL THE SILT FENCE ALONG A LEVEL CONTOUR AND PROVIDE AN AREA BEHIND THE FENCE FOR RUNOFF TO POND AND SEDIMENT TO SETTLE. A MINIMUM DISTANCE OF 5 FEET FROM THE TOE OF THE FILL IS RECOMMENDED.

- 1. CONTRACTOR SHALL INSPECT SILT FENCES IMMEDIATELY AFTER EACH RAINFALL, AT LEAST DAILY DURING PROLONGED RAINFALL, AND WEEKLY DURING PERIODS OF NO RAINFALL. DAMAGED, COLLAPSED, UNENTRENCHED OR INEFFECTIVE SILT FENCES SHALL BE PROMPTLY REPAIRED OR REPLACED.
- 2. SEDIMENT SHALL BE REMOVED FROM BEHIND SILT FENCE WHEN IT ACCUMULATES TO HALF THE EXPOSED GEOTEXTILE HEIGHT.
- 3. SILT FENCES SHALL BE REMOVED WHEN ADEQUATE VEGETATIVE COVER IS ATTAINED AS APPROVED BY THE CITY.



VEHICLE TRACKING NOTES

INSTALLATION REQUIREMENTS

- INSTALLATION REQUIREMENTS

 ALE ATTENDESS TO THE CONSTRUCTION SITE ARE TO BE STABILIZED PRIOR TO CONSTRUCTION ENTENDESS.

 CONSTRUCTION ENTRANCES ARE TO BE BUILT WITH AN APRON TO ALLOW FOR TURNING TRAFFIC, BUT SHOULD NOT BE BUILT OVER EXISTING PAVEMENT EXCEPT FOR A SLIGHT OVERLAP.

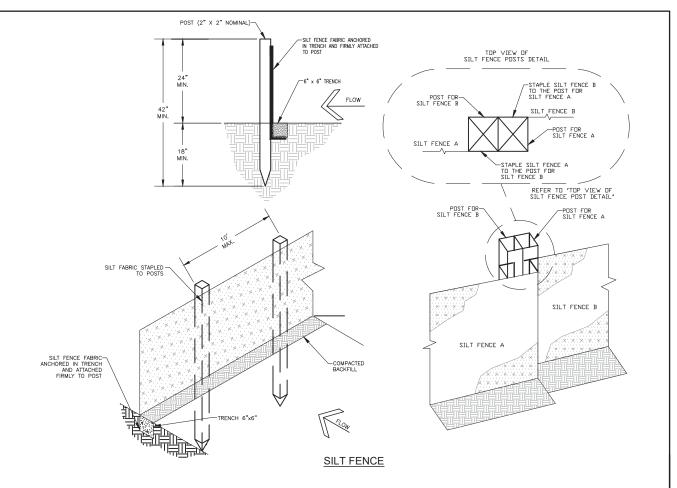
 AREAS TO BE STABILIZED ARE TO BE PROPERLY GRADED AND COMPACTED PRIOR TO LAYING DOWN GEOTEXTILE AND STONE.

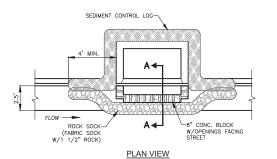
 CONSTRUCTION ROADS, PARKING AREAS, LOADING/UNLOADING ZONES, STORAGE
- LOADING/UNLOADING ZONES, STORAGE AREAS, AND STAGING AREAS ARE TO BE STABILIZED.

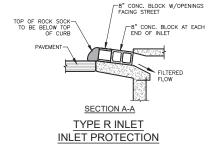
 5. CONSTRUCTION ROADS ARE TO BE BUILT TO CONFORM TO SITE GRADES, BUT SHOULD NOT HAVE SIDE SLOPES OR ROAD GRADES THAT ARE EXCESSIVELY STEEP.

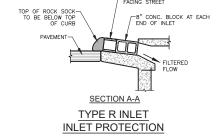
MAINTENANCE REQUIREMENTS

- REGULAR INSPECTIONS ARE TO BE MADE OF ALL STABILIZED AREAS, ESPECIALLY AFTER STORM EVENTS.
 STONES ARE TO BE REAPPLIED PERIODICALLY AND WHEN REPAIR IS NECESSARY.
 SEDIMENT TRACKED ONTO PAYED ROADS IS TO BE REMOVED DALLY BY SHOVELING OR SHOWN STORM SEWER RANGE TO BE WASHED OWN STORM SEWER RANGE IS TO BE WASHED AS TO BE WELLEY AND STORM SEWER INC. IN STORM IS TO BE IN PLACE, INSPECTED, AND CLEANED IF
- PLACE, INSPECTION, AND SECURITY OF THE ASSOCIATED SEDIMENT CONTROL MEASURES ARE TO BE INSPECTED TO ENSURE GOOD WORKING CONDITION.





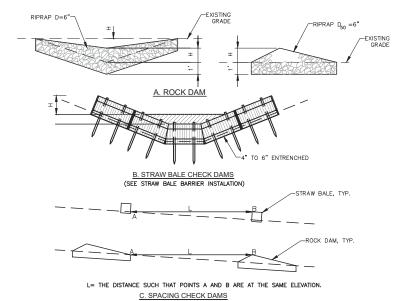




Computer File Information		Index of Revisions	
Creation Date: 4—25—17 Initials: CMD			
Last Modification Date: 7/3/2017 Initials: CDURHAM			EL PASO COUNTY
Full Path & Drawing File Name:			EET ASO COUNT
04 — Grading and Erosion Details 1.dwg			Colorado
Acad Ver. 2014 Scale: N/A Units: Feet			

Stantec Stantec Consulting Inc. 1110 Flkton Drive Suite B Colorado Springs, CO 80907 Tel. (719) 432-6889 www.stantec.co

MULE DEER I	Project No./Code	
GRADING AND EROSIONS CONTROL DETAILS		187608744
Designer: BG	Structure	
Detailer: PF	Numbers	
Sheet Subset: GENERAL		Sheet Number 4 of 8



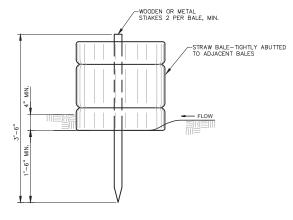
CHECK DAM

CHECK DAM NOTES INSTALLATION REQUIREMENTS M.

- STRAW BALES USED AS CHECK DAMS ARE TO MEET THE REQUIREMENTS STATED IN FIGURE SBB-2.
- 2. THE "H" DIMENSION SHALL BE SELECTED TO PROVIDE WEIR FLOW CONVEYANCE FOR 2—YEAR FLOW OR GREATER.

MAINTENANCE REQUIREMENTS

- 1. REGULAR INSPECTIONS ARE TO BE MADE OF ALL CHECK DAMS, ESPECIALLY AFTER STORM EVENTS.
- 2. REPLACE STONE AS NECESSARY TO MAINTAIN THE CORRECT HEIGHT OF THE DAM.
- 3. ACCUMULATED SEDIMENT AND DEBRIS IS TO BE REMOVED FROM BEHIND THE DAMS AFTER EACH STORM OR WHEN 1/2 OF THE ORIGINAL HEIGHT OF THE DAM IS REACHED.
- 3. CHECK DAMS ARE TO REMAIN IN PLACE AND OPERATIONAL UNTIL THE DRAINAGE AREA AND CHANNEL ARE PERMANENTLY STABILIZED.
- 4. WHEN CHECK DAMS ARE REMOVED THE CHANNEL LINING OR VEGETATION IS TO BE RESTORED.



STRAW BALE BARRIER NOTES

- STRAW BALE BARRIERS SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.
- BALES SHALL CONSIST OF APPROXIMATELY 5
 CUBIC FEET OF CERTIFIED WEED FREE HAY
 OR STRAW AND WEIGH NOT LESS THAN 35
 POUNDS.
- 3. BALES ARE TO BE PLACED IN A SINGLE ROW WITH THE END OF THE BALES TIGHTLY ABUTTING ONE ANOTHER.
- 4. EACH BALE IS TO BE SECURELY ANCHORED WITH AT LEAST TWO STAKES AND THE FIRST STAKE IS TO BE DRIVEN TOWARD THE PREVOUSLY LAID BALE TO FORCE THE BALES TOGETHER.
- STAKES ARE TO BE A MINIMUM OF 42
 INCHES LONG, METAL STAKES SHALL BE
 STANDARD "" OR "U" TYPE WITH MINIMUM
 WIGHT OF 1.33 POUNDS PER LINEAR
 FOOT, WOOD STAKES SHALL HAVE A
 MINIMUM DIAMETER OR CROSS SECTION
 DIMENSION OF 2 INCHES.
- BALES ARE TO BE BOUND WITH EITHER WIRE OR STRING AND ORIENTED SUCH THAT THE BINDINGS ARE AROUND THE SIDES AND NOT ALONG THE TOPS AND BOTTOMS OF THE BALE.
- 7. GAPS BETWEEN BALES ARE TO BE CHINKED (FILLED BY WEDGING) WITH STRAW OR THE SAME MATERIAL OF THE BALE.
- END BALES ARE TO EXTEND UPSLOPE SO
 THE TRAPPED RUNOFF CANNOT FLOW
 AROUND THE ENDS OF THE BARRIER.

MAINTENANCE REQUIREMENTS

- CONTRACTOR SHALL INSPECT STRAW BALE BARRIERS IMMEDIATELY AFTER EACH RAINFALL, AT LEAST DAILY DURING PROLONGED RAINFALL, AND WEEKLY DURING PERIODS NO RAINFALL.
- 2. DAMAGED OR INEFFECTIVE BARRIERS SHALL PROMPTLY BE REPAIRED, REPLACING BALES IF NECESSARY, AND UNENTRENCHED BALES NEED TO BE REPAIRED WITH COMPACTED BACKFILL MATERIAL.
- 3. SEDIMENT SHALL BE REMOVED FROM BEHIND STRAW BALE BARRIERS WHEN IT ACCUMULATES TO APPROXIMATELY 1/2 THE HEIGHT OF THE BARRIER.
- 4. STRAW BALE BARRIERS SHALL BE REMOVED WHEN ADEQUATE VEGETATIVE COVER IS ATTAINED AS APPROVED BY THE CITY.

CHARLES K. COTHERN, P.E. 24997

THIS GRADING AND EROSION CONTROL PLAN WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. SAID PLAN HAS BEEN PREPARED ACCORDING TO THE CRITERIA ESTABLISHED BY THE COUNTY FOR GRADING AND EROSION CONTROL PLANS. I ACCEPT RESPONSIBILITY FOR ANY LIABILITY CAUSED BY ANY NEGLIGENT ACTS, ERRORS OR ONISSIONS ON MY PART IN PREPARING THIS PLAN.

THE OWNER WILL COMPLY WITH THE REQUIREMENTS OF THE EROSION CONTROL PLAN.

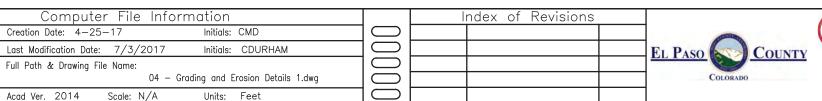
OWNER/REPRESENTATIVE DA

COUNTY PLAN REVIEW IS PROVIDED ONLY FOR GENERAL CONFORMANCE WITH COUNTY DESIGN CRITERIA. THE COUNTY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, DIMENSIONS, AND/OR ELEVATIONS WHICH SHALL BE CONFIRMED AT THE JOB STEE. THE COUNTY PROUGH THE APPROVAL OF THIS DOCUMENT ASSUMES NO RESPONSIBILITY FOR COMPLETENESS AND/OR ACCURACY OF THIS DOCUMENT.

FILED IN ACCORDANCE WITH THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, DRAINAGE CRITERIA, AND ENGINERING CRITERIA MANUAL AS AMENDED.

JENNIFER IRVINE, P.E. COUNTY ENGINEER/ECM ADMINISTRATOR

MAINICTPATOR DATE



Stantec
Stantec Consulting Inc.
1110 Elkton Drive
Suite B
Colorado Springs, CO 80907
Tel. (719) 432-6889
Fax.
www.stantec.com

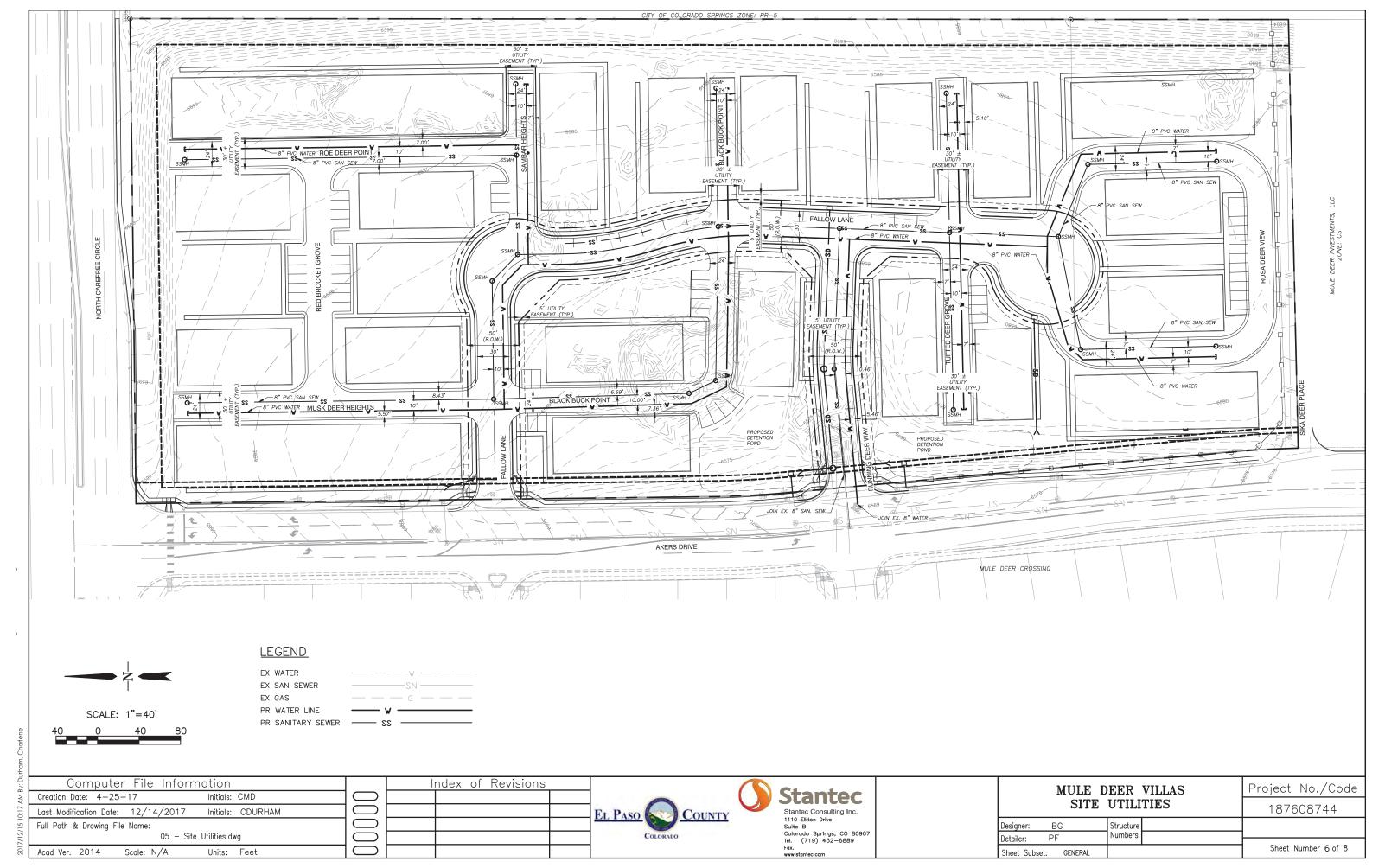
MULE DEER INVESTMENTS, LLC
GRADING AND EROSIONS CONTROL
DETAILS

Designer: BG
Detailer: PF
Sheet Subset: GENERAL

Numbers

Project No./Code
187608744

Sheet Number 5 of 8



El Paso County Parks

Agenda Item Summary Form

Agenda Item Title: Contreras Vacation and Replat

Agenda Date: February 14, 2018

Agenda Item Number: #6-H

Presenter: Ross Williams, Park Planner

Information: Endorsement: X

Background Information:

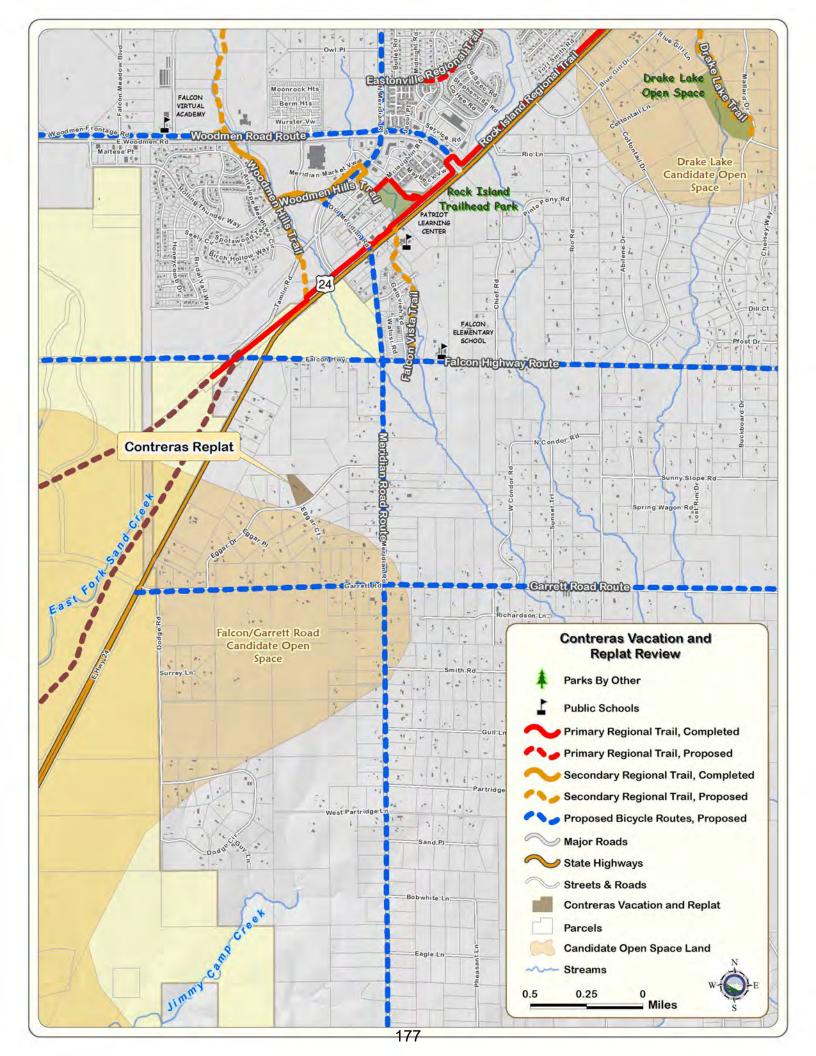
Request for approval by Pinnacle Land Surveying Company on behalf of Jose and Mary Contreras for a one lot residential vacation and replat totaling 5.10 acres. The property is located south of the Town of Falcon, northwest of the intersection of Garrett Road and Meridian Road.

The El Paso County Parks Master Plan (2013) shows no open space, park facilities, or trails intersected by or within the project area. The existing Rock Island Regional Trail is located across East Highway 24, approximately 1.35 miles north of the site. The proposed Falcon Highway, Meridian Road, and Garrett Road Bicycle Routes all pass within 0.50 mile of the project location. The subject property is located immediately north of the Falcon/Garrett Road Candidate Open Space.

As no park land dedication or trail easements are necessary, El Paso County Parks staff recommends fees in lieu of land dedication for regional park purposes.

Recommended Motion:

Recommend to the Planning Commission and Board of County Commissioners that approval of the Contreras Vacation and Replat include the following condition: Require fees in lieu of land dedication for regional park purposes in the amount of \$430.



Development Application Permit Review



Community Services Department

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

February 14, 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: Contreras Vacation and Replat				Application Type: Vacation / I			
DSD Reference #: VR-17-017				CSD / Parks ID#:		0	
				Total Acreage:		5.10	
Applicant / Owner:	Owner's Represen	tative:		Total # of Dwelling	y Units	1	
Jose and Mary Contreras 10684 Ross Lake Drive	Pinnacle Land Su John W. Towner	Pinnacle Land Surveying Company				0.20	
Peyton, CO 80831	121 County Road 5 Divide, CO 80814			Park Region:		4	
				Urban Area:		3	
Existing Zoning Code: RR-5	Proposed Zoning:	RR	-5				
REG	IONAL AND URBA	N PARK R	EQUIREMI	ENTS			
Regional Park land dedication shall be 7.76 acres o 1,000 projected residents. The number of projected shall be based on 2.5 residents per dwelling unit.	residents projected		e number of pro	cres of park land per 1,000 jected residents shall be be			
LAND REQUIREMENTS			Urba	n Density: (2.5	units or gre	eater / 1 acre)	
Regional Parks: 4	Urban	Parks Area:	3				
0.0194 Acres x 1 Dwelling Units = 0.019 acres		Community: 0.00625 Acres x 0 Dwelling Units = 0			0.00 acres 0.00 acres 0.00 acres		
FEE REQUIREMENTS	2.50						
Regional Parks: 4	Urban	Parks Area:	3				
\$430.00 / Unit x 1 Dwelling Units= \$430	0.00 Neighb Comm	orhood: unity:		Jnit x 0 Dwelling Un Jnit x 0 Dwelling Un		\$0.00 \$0.00 \$0.00	

ADDITIONAL RECOMMENDATIONS

Total:

Staff Recommendation:

Recommend to the Planning Commission and Board of County Commissioners that approval of the Contreras Vacation and Replat include the following condition: Require fees in lieu of land dedication for regional park purposes in the amount of \$430.

Park Advisory Board Recommendation:

\$0.00

Jose and Mary Contreras 10684 Ross Lake Drive Peyton, Colorado 80831 HP 719-495-9203 Cell 660-4344 / 660-7138 July 4, 2017

Raimere Fitzpatrick
Project Manager, Planner II
El Paso County Planning and Community Development

Dear Raimere Fitzpatrick:

This letter of intent concerns our application to legalize our 5-acre residential parcel, 11480 Eggar Drive, Peyton Colorado, 80831. The EA number for this application is EA -17-017. Our goal/intent is to build what will become our retirement/primary residence.

As soon as this application is approved, we plan to begin building an approximately 3000 sq. ft. house with a 1300 sq. ft. garage (2000 sq. ft. basement). Other buildings that will eventually be built are a shed, a greenhouse, possibly a workshop. All of the buildings will take up approximately 2.5% of the 5-acre lot.

Water to the property will be provided via a well and for sewage, a septic tank will be installed. Landscaping specifics will be determined at a later date and will primarily be focused around the house. Fencing will be installed around the perimeter of the property once the house is built. Access to the property will be via a driveway from Eggar road.

Please let us know if you have any question or need additional information.

grea Gentreros Illary Cellor Heras

Sincerely,

Jose and Mary Contreras

HADDEN HEIGHTS NO. 2 A VACATION AND REPLAT OF A PORTION OF LOT 18, HADDEN HEIGHTS

A portion of the Southeast One-quarter (SE1/4) of Section 13 Township 13 South (T13S), Range 65 West (R65W) of the 6TH P.M. County of El Paso, State of Colorado

KNOW ALL MEN BY THESE PRESENTS:

That Jose A. Contreras and Mary W. Contreras, being the owners of the described tracts of land, to wit:

A tract of land located in a portion of the Souteast One-quarter (SE1/4) of Section 13, Township 13 South (T13S), Range 65 West (R65W) of the 6TH P.M., County of El Paso, State of Colorado, being more particularly described as

A vacation and replat of a portion of Lot 18, Hadden Heights, recorded under Reception No. 04040 as described in Warranty Deed, recorded under Reception No. 001479902, all in the records of the Clerk and Recorder's Office, County of El Paso, State of Colorado.

Said Tract contains 5.105 acres (222,395 s.f.) 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 lats and easements as shown hereon under the name and subdivision of HADDEN HEIGHTS No. 2. All public improvements so plated are hereby dedicated to public use and said owner does hereby covenant and agree that the public improvements will be constructed to EI Pass County standards and that proper drainage and erosin control for same will be provided at said owner's expense, all to the satisfaction of the Board of County Commissioners of EI Pass County, Colorado. Upon acceptance by resolution, all public improvements shown hereon are hereby dedicated for maintenance by EI Pass County, Colorado. The utility easements shown hereon are hereby dedicated for public utilities and communication systems and other purposes as shown hereon. The entities responsible for providing the services for which the easements are established are hereby granted the perpetual right of ingress and egress from and to adjacent properties for installation, maintenance, and replacement of utility lines and related facilities.

Jose A. Contreras (Owner East Half Lot 18) Mary W. Contreras (Owner East Half Lot 18)

NOTARIAL:

STATE OF COLORADO) COUNTY OF EL PASO)

The foregoing instrument was acknowledged before me this ____ day of ______, 20__ A.D., by Jose A. Contreras and Mary W. Contreras.

Notary Public My Commission Expires:_____

BASIS OF BEARINGS STATEMENT:

The bearings of this plat are based upon the West line of the tract of land described in Deed recorded at Reception No. 213118086 in the records of the Clerk and Recorder's Office, County of El Poso, State of Colorado, being monumented at the Southwest corner of said tract by a found #4 rebar and at the Northwest corner of said tract by a found #4 rebar. Said line bears N1752'20'W a distance of 759.40 feet measured (759.49 feet deeded).

EASEMENTS:

(10') foot public utility and drainage easement. All rear lot lines are hereby platted with a twenty (20') foot public utility easement. All front lot lines are hereby platted with a fifteen (15') foot Equatrian easement as noted on the original plat of Hadden Heights. The sole responsibility for maintenance of these easements is hereby vested with the individual property

APPROVALS:

This plat for HADDEN HEIGHTS NO. 2 was approved for filing by the El Paso County, Colorado Development Services Department Director on the ______ day of ______, 20____, subject to any notes or conditions specified hereon.

Previous plat name in entirety is amended for the areas described by this Vacation and Replat is subject to all covenants, conditions, and restrictions recorded against and appurtenant to the original plat recorded in the Office of the El Paso County Clerk and Recorder at Reception No. 04040.

Director, Development Services

RECORDING:

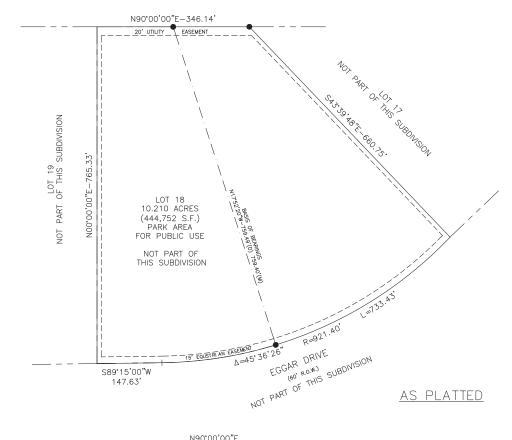
STATE OF COLORADO) COUNTY OF FL PASO)

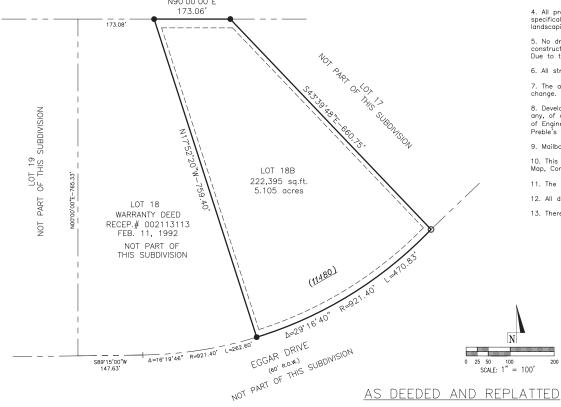
I hereby certify that this instrument was filed for record in my office at ____ o'clock ____M., this ____ day of ______, 20__ A.D., and is duly recorded at Reception No. ___
____ of the records of El Paso County, Colorado.

CHUCK BROERMAN, Recorder SCHOOL FEE - DISTRICT# __N/A___: _. PARK FEES:

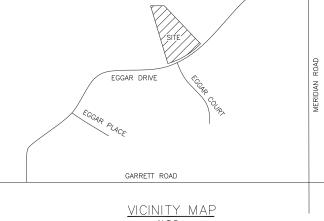
NEIGHBORHOOD: __N/A_____

DRAINAGE BASIN:____N/A_____ DRAINAGE FEE: ___N/A_____ BRIDGE FEE: ____N/A_____





LEGEND ---- EASEMENT LINE — — ADJACENT LOT LINE SET #4 REBAR & CAP MARKED "PLSC RLS 25968" FOUND #4 REBAR



1. This survey does not constitute a title search by Pinnacle Land Surveying Company to determine ownership of easements of record. For all information regarding easement, rights—of—way and title of record, Pinnacle Land Surveying Company relied upon an a Commitment for Title Insuance, prepared by Commonwealth Land Title Insuance Company, effective date May 30, 2017, Commitment No. 598—H0506202—072—DR8.

- 8. 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, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, 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 set forth below: Recording Date: August 2, 1973 Recording No: Plat Book Z2 at Page 24.
- 9. 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, familial 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 June 26, 1974 in Book 2686 at Page 759 and any and all amendments or supplements thereto.
- Terms, conditions, provisions, agreements and obligations contained in the resolution as set forth below: Recording Date: March 10, 1981 Recording No.: 751613.
- 2. Individual wells are the responsibility of each property owner. Permits for individual wells must be obtained from the State Engineer who by law has the authority to set conditions for the issuance of these permits.
- 3. Sewage treatment is the responsibility of each individual property owner. The El Paso County Department of Health and Environment must approve each system and, in some cases the Department may require an engineer designed system prior to permit approval. These systems may cost more to design, install, and maintain.
- 4. 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.
- 5. No driveway shall be established unless an access permit has been granted by El Paso County. Individual lot purchasers are responsible for constructing driveways, including necessary drainage culverts from Black Forest Road per Land Development Code Section 6.3.3.C.2 and 6.3.3.C.3. Due to their length, some of the driveways will need to be specifically approved by the Black Forest Fire Protection District.
- 6. All structural foundations shall be located and designed by a Professional Engineer, currently registered in the State of Colorado.
- 7. The addresses (10000) exhibited on this plat are for informational purposes only. They are not the legal descriptions and are subject to
- 8. Developer shall comply with federal and state laws, regulations, ordinances, review and permit requirements, and other agency requirements, if any, of applicable agencies including, but not limited to, the Colorado Division of Wildlife, Colorado Department of Transportation, U.S. Army Corps of Engineers and the U.S. Fish and Wildlife Service regarding the Endangered Species Act, particularly as it relates to the listed species (e.g., Preble's Meadow Jumping Mouse)
- 9. Mailboxes shall be installed in accordance with all El Paso County Department of Transportation and United States Postal Service regulations.
- 10. This property is located in Flood Zone X determined to be outside the 500-year floodplain as determined by the FEMA Flood Insurance Rate Map, Community Map Number 08041C0575 F, effective date March 17, 1997.
- 11. The approval of this plat vacates the Lot 18 plat restrictions regarding "Park Area Dedicated to Public Use".
- 12 All distances shown hereon are in U.S. Feet
- 13. There is one lot within this subdivision

DRAWN BY:MWW JOB NO.: 16003

I John W. Towner, 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 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 110,000; and that said plot 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.

y
I attest the above on this day of, 200
PINNACLE LAND SURVEYING CO., INC.
John W. Towner, Date
Colorado registered PLS No. 25968

DSD FILE NO.

HADDEN HEIGHTS NO. 2 CHECKED BY: JWT DWG: 16003900-AP.DWG

PINNACLE LAND SURVEYING COMPANY, INC. 121 COUNTY ROAD 5, DIVIDE, CO 687-7360 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.

El Paso County Parks

Agenda Item Summary Form

Agenda Item Title: Yarbrough Minor Subdivision

Agenda Date: February 14, 2018

Agenda Item Number: #6-1

Presenter: Ross Williams, Park Planner

Information: Endorsement: X

Background Information:

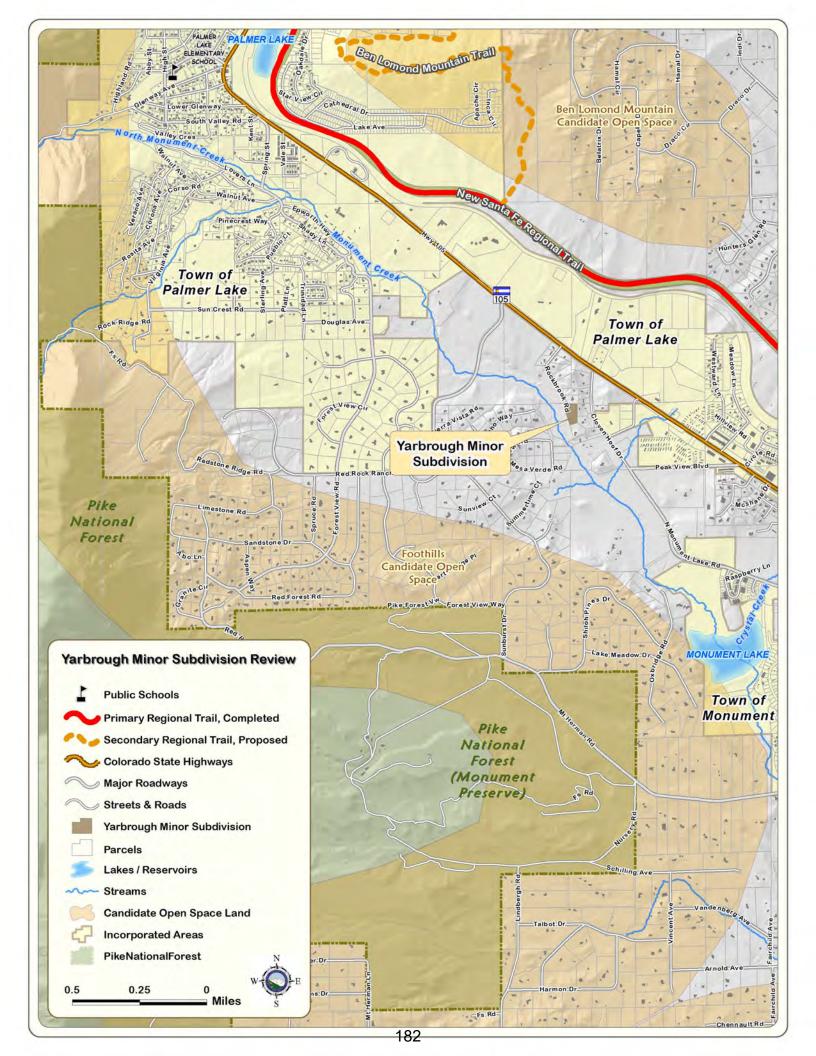
Request for approval by Richard and Amy Yarbrough for Yarbrough Minor Subdivision, a one lot minor subdivision totaling 1.72 acres. The property is located south of the Town of Palmer Lake and west of the Town of Monument on Rockbrook Road.

The 2013 El Paso County Parks Master Plan shows no parks, trails/routes, or open space directly impacted by the proposed subdivision. The New Santa Fe Regional Trail and proposed Ben Lomond Mountain Secondary Regional Trail are both located 0.75 mile north of the property. The property is not located within any Candidate Open Space land.

El Paso County Parks staff recommends fees in lieu of land for regional park purposes in the amount of \$430 as shown on the attached Subdivision Review Form.

Recommended Motion:

Recommend to the Planning Commission and Board of County Commissioners that approval of the Yarbrough Minor Subdivision include the following condition: Require fees in lieu of land dedication for regional park purposes in the amount of \$430.



Development Application Permit Review



Community Services Department

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

February 14, 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: Yarbrough Mir	or Subdivision		Applicati	ion Type: Minor	r Subdivision
DSD Reference #: MS-18-001			CSD / Pa		0
			Total Ac		1.72
Applicant / Owner:	Owner's Repre	sentative:		of Dwelling Units	
Richard and Amy Yarbrough 18385 White Fawn Drive	~ Same as Ap		Gross De		0.58
Monument, CO 80132			Park Reg	ion:	1
			Urban A	rea:	1
Existing Zoning Code: RR-0.5	Proposed Zoni	ng: RR	-0.5		
RI	GIONAL AND UR	BAN PARK RI	EQUIREMENTS		
Regional Park land dedication shall be 7.76 acre 1,000 projected residents. The number of proje shall be based on 2.5 residents per dwelling unit	cted residents proj		tion shall be 4 acres of park la e number of projected residen elling unit.		
LAND REQUIREMENTS			Urban Density:	(1 unit / 2.5	acre or greater)
Regional Parks: 1	Urb	oan Parks Area:	1		
0.0194 Acres x 1 Dwelling Units = 0.		ghborhood: mmunity: al:	0.00375 Acres x 0 1 0.00625 Acres x 0 1	_	
FEE REQUIREMENTS					
Regional Parks: 1	Urt	an Parks Area:	1		
\$430.00 / Unit x 1 Dwelling Units= \$4		ghborhood: nmunity:	\$107.00 / Unit x 0 Dv \$165.00 / Unit x 0 Dv	0	\$0.00 \$0.00 \$0.00

ADDITIONAL RECOMMENDATIONS

Total:

Staff Recommendation:

Recommend to the Planning Commission and Board of County Commissioners that approval of the Yarbrough Minor Subdivision include the following condition: Require fees in lieu of land dedication for regional park purposes in the amount of \$430.

Park Advisory Board Recommendation:

Richard & Amy Yarbrough 18385 White Fawn Drive Monument Co. 80132

Re: Letter of Intent for Minor Subdivision

Please accept this letter of intent from owners, Richard and Amy Yarbrough, as part of our application package for a minor subdivision. Our intent is to create one legal subdivision on the 1.72 acres, with only one residential home on it, eventually.

The location is currently zoned as RR 0.5, Rural Residential and is surveyed at 1.72 acres as is recorded in the El Paso Cty Assessors Office.

This request is made in order to make the mentioned land parcel a legal plot of land per El Paso County Code for the purpose of being able to obtain a building permit at a later date.

This land was purchased 04/2006 as a ready to build parcel and remains vacant due to minor subdivision having never been completed by previous owner. The parcel was unable to be grandfathered into the current subdivision considerations. They are an ingress \ egress easements on the land (recorded Feb 09/1982, Book 3530 @ page 799).

Please contact: Rick Yarbrough, 719.210.3336, with any questions or if more information is needed on the application.

Rick and Amy Yarbrough

YARBROUGH SUBDIVISION

A PORTION OF THE SOUTH ONE-HALF OF THE SOUTHEAST ONE-QUARTER (S1/2 SE1/4) OF SECTION 9, T. 11 S., R. 67 W. OF THE 6th P.M., EL PASO COUNTY, COLORADO

KNOW ALL MEN BY THESE PRESENTS:

THAT MAY M YARBROUGH, BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND:

TO WIT:

A TRACT OF LAND IN THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 5th PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE MORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 9;
THONCE NORTH 89'52'40' EAST ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 9, 115,00 FEET TO THE
MORTHWEST CORNER OF LOT 2. IN CLOVEN HOSP ESTATES, SHE PLUNG ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 0.72 AT PARE 45;
HENCE ANGLE RICHT SOUTH 00'35'37' EAST ALONG THE WESTERLY LINE OF LOTS 2. AND 3.05 SAID SUBDIVISION, 389.01 FEET TO THE MOST MORTHERLY
CORNER OF THAT TRACT OF LAND GONVEYED TO OWEN G. HASSLER BY DEED RECORDED IN BOOK 250B AT PARE 984 UNDER RECEPTION 02938;
HENCE ANGLE RICHT NORTH 181'32'7 WEST, ALONG THE MORTHEALY LIDE OF SAID HASSLER THACT, 158.41 FEET TO THE MOST MORTHEALY
THENCE ANGLE RICHT NORTH 181'32'7 WEST, 357'85 FEET;
HENCE ANGLE RICHT NORTH 181'32'7 WEST, 357'85 FEET;
HENCE ANGLE RICHT MORTH 181'32'7 WEST, 358' SAID CORRESS FEED OF THE POINT OF BEGINNING, SUBJECT, HOWEVER TO A
A STRP OF LAND 15 FEET IN MORTH LYING EASTERLY AND ADJACENT TO A LINE BEGINNING AT THE SOUTHWEST CORNER OF THE ABOVE DESCRIBED'
TRACT PRUNING NORTH 161'35'7 WEST 357.85 FEET;
HENCE NORTH 62*45'25' EAST 25 FEET TO A POINT IN THE BOUNDARY LINE OF THE CUL-OE-SAC IN ROCKBROOK ROAD ACCORDING TO THE PLAT
THEREOF RECORDED IN PLAT BOOK P-2 AT PAGE 23 UNIDER RECEPTION NO. 774171; AND THE POINT OF TERMINATION OF SAID LINE, COUNTY OF EL
PASO, STATE OF COLORADO.

SAID TRACT CONTAINS 1.71 ACRES OF LAND, MORE OR LESS.

DEDICATION:

IN WITNESS WHEREOF

THE AFOREMENTIONED, AMY M. YARBROUGH, HAS EXECUTED THIS INSTRUMENT THIS	DAY 0
ANY M. YARBROUGH, OWNER	
STATE OF COLORADO) COUNTY OF EL PASO)	
THE ABOVE AND AFOREMENTIONED INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS , 2010, A.D., A.D. BY AMY M. YARROUGH, OWNER.	DA
WITNESS MY HAND AND OFFICIAL SEAL:	
MY COMMISSION EXPIRES:	
NOTARY PUBLIC:	
COUNTY APPROVAL:	
APPROVAL IS GRANTED THIS DAY OF	, 2010, A.D.
CHAIRMAN, BOARD OF COUNTY COMMISSIONERS	
COUNTY APPROVAL:	

SUMMARY:

TOTAL	1-22	APRES	100.003
2 TRACTS	0.19	ACRES.	0.111
1 LOT	1.58	ACRES	0.892

EL PASO COUNTY DIRECTOR OF DEVELOPMENT SERVICES



SURVEYOR'S CERTIFICATION:

N F. LLDYD AND ON BEHALF OF:	DATE
PART SURVEYS, INC. BOX 5101	
DLAND PARK, CO 80866) 687-0920	

FEES:

DRAINAGE FEE:	
BRIDGE FEE!	
SCHOOL FEE:	
PARK FEF-	

FLOOD PLAIN CERTIFICATION:

MARCH 17, 1997). A PORTION OF THE SUBJECT PROPERTY USES WITHIN ZOUNE X - AREA SEY 5500—TEAR FLOOD, AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAININGS AREAS LESS THAN 1 SQUARE MILE; AND AREAS POPTECTED BY LEVES FROM 100-YEAR FLOOD AND WITHIN ZONE & — SPECIAL FLOOD HAZARD AREA (NUNDATED BY 100-YEAR FLOOD ELEVATIONS HAVE BEEN DETERMINED.

UNLESS OTHERWISE SHOWN, ALL SIDE LOT LINES ARE HEREBY PLATTED WITH A FIVE FOOT (5") DRAINAGE AND PUBLIC UTILITY EASEMENT, ALL REAR LOT LINES ARE HEREBY PLATTED WITH A TEN FOOT (10") DRAINAGE AND PUBLIC UTILITY EASEMENT, THE SOLE ALL FRONT LOT LINES ARE HEREBY PLATTED WITH A TEN FOOT (10") DRAINAGE AND PUBLIC UTILITY EASEMENT. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF ALL HIGRON DESORBED EASEMENTS IS VESTED WITH THE INJURDAL PROBERTY OWNERS.

1, ALL BEARINGS USED HEREIN ARE BASED ON AN ASSUMED BEARING OF N1616'37"W (PER THE RECORDED DEED), A DISTANCE OF 357.51 FEET (357.85 FEET OF RECORD), BETWEEN A REBAR AND RED CAP STAMPED "CONARO" AT THE SOUTHWEST CORNER OF THAT TRACT AS RECORDED UNIDER RECOPPTION NO. 20649118 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, SAD POINT ALSO BEIGN THE NORTHWEST CORNER OF THE HASSER TRACT AS DESCRIBED IN BOOK 2508 PAGE 984, MUDRET RECEPTION NO. 205093829 OF THE RECORDS OF EL PASO COUNTY RECORDS.

255CREED UNDER RECORDS OF EL PASO COUNTY RECORDS.

2. THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY RAMPART SURVEYS FOR EITHER DWINERSHIP OR EASEMENTS OF RECORD, FOR EASEMENTS OF RECORD, SHOWN HEREON RAMPART SURVEYS RELEED ON A TITLE FOLICY ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, POLICY NO. TOD40924 (POLICY DATE: APRIL 5, 2006 AT 5:30 P.M.), AS PROVIDED TO RAMPART SURVEYS BY THE CLIENT. NO THER EASEMENTS OF RECORD ARE SHOWN EXCEPT AS FOUND THEREIN. THE NUMBERS USED BELOW CORRESPOND WITH THE NUMBERS USED ON SCHEDULE B — EXCEPTIONS IN THE ABOVE REFERENCED POLICY.

(1., 3. & 5.) RAMPART SURVEYS DID NOT ADDRESS THESE ITEMS.

(2.) THE PROPERTY IS SUBJECT TO AN INGRESS AND EGRESS EASEMENT AS DESCRIBED IN DEED RECORDED FEBRUARY DR, 1982 IN BOOK 3530 AT PAGE 799. (AS SHOWN ON THE PLAT)

(4.) THE PROPERTY IS SUBJECT TO A GRAVEL ACCESS THROUGH INGRESS/EGRESS RIGHT OF WAY AND ONTO NEIGHBORING PROPERTY AS SHOWN ON THE IMPROVEMENT LOCATION CERTIFICATE PREPARED BY ALESSI & ASSOCIATES, INC. DATED MARCH 20, 2006.

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

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

6. WATER SERVICE FOR THIS SUBDIMSION IS PROVIDED BY THE FOREST VIEW ACRES WATER DISTRICT, SUBJECT TO THE DISTRICT'S RULES, REGULATIONS AND SPECIFICATIONS.

7. WASTEWATER SERVICE FOR THIS SUBDIVISION IS PROVIDED BY THE PALMER LAKE SANITATION DISTRICT, SUBJECT TO THE DISTRICT'S RULES, REGULATIONS AND SPECIFICATIONS.

5. THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY, THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANCE.

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

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

11. 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 ACREEMENT BETWEEN THE APPLICANT AND LIPAGE CONTRACT OF THE CLIPAGE OF THE CLIPAGE AND RECORDED OF SE I PASS COUNTY, COLORADO, OR IN THE ALTERNATIVE, OTHER COLLATERAL IS PROVIDED WHICH IS SUFFICIENT IN THE JUDGMENT OF THE BIGARD OF COUNTY COMMISSIONERS, TO MAKE PROVISION FORTHE COMPLETION OF SAID IMPROVEMENTS.

13. MAXIMUM BUILDING HEIGHT: 30 FEET

14. DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS, IF ANY, OF APPLICABLE AGENCES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DEPARTMENT OF WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ABMY CORP. OF ENDINEERS, THE U.S. FISH AND WILDLIFE SERVICE AND/ OR COLORADO DEPARTMENT OF WILDLIFE REGARDING THE ENDANGERED SPECIES ACT, PARTICULARLY AS IT RELAYES TO THE PREBLE'S MEADOW JUMPING MOUSE AS A LUSTED THREATENED SPECIES.

15. THERE ARE I LOT AND 2 TRACTS PLATTED IN THIS SUBDIVISION.

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

17. ELECTRIC SERVICE TO BE PROVIDED BY IREA. GAS SERVICE TO BE PROVIDED BY BLACK HILLS ENERGY:

18. AN ADMINISTRATIVE PLOT PLAN CONFORMING TO THE STANDARDS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE DESIGNED BY A PROFESSIONAL ENGINEER SHALL BE. REVIEWED AND APPROVED BY THE LE PASO COUNTY DEVELOPMENT SERVICES DEPARTMENT PRIDE TO THE ESSUANCE OF ANY BUILDING PREMITS FOR ANY OF THE LOTS CONTAINED WITHIN THIS PROPOSED SUBJUNISION, ALL PLOT PLAN SUBSTITIALS SHALL CONFORM TO THE REQUIREMENTS IN EFFECT AT THE TIME OF SUBSTITIALS SHALL CONFORM TO THE REQUIREMENTS IN EFFECT AT THE TIME OF SUBSTITIALS SHALL CONFORM TO THE REQUIREMENTS IN EFFECT AT THE TIME OF SUBSTITIALS SHALL CONFORM TO THE REQUIREMENTS IN EFFECT AT THE TIME OF SUBSTITIALS SHALL CONFORM TO THE REQUIREMENTS.

19. THE PROPERTY IS LOCATED WITHIN AND SERVICED BY THE FOLLOWING DISTRICTS:

LEWIS-PALMER SCHOOL NO. 38 TRI-LAKES MONUMENT FIRE FOREST VIEW ACRES WATER DISTRICT

21. DRAINAGE EASEMENTS ARE HEREBY DESIGNATED AS NO-BUILD AREAS, TO BE OWNED AND MAINTAINED BY THE INDIVIDUAL LOT DWINER. THE LOCATIONS OF THESE AREAS ARE SHOWN ON SHEET 2 OF THE PLAT. LOT OWNERS ARE ALSO HEREBY NOTHED THAT OTHER AREAS OF GEOLOGIC CONCESN MAY EXIST WITHIN THIS SUBDIVISION, PROSPECTIVE LOT OWNERS SHOULD REVIEW ANY AND ALL REPORTS ON THE WITH EL PASS COUNTY TO FAMILIARIZE THEMBELOF FAMY COMMITTIONS THAT MAY EFFECT BUILDING.

TRACT A IS HEREBY DEDICATED TO EL PASO COUNTY FOR ADDITIONAL HOAD RIGHT-OF-WAY.

RECORDING:

STATE OF COLORADO	1)	
)ac	
COUNTY OF EL PASO		
I HEREBY CERTIFY TH	HAT THIS INSTRUMENT WAS FILED FOR RECORD AT MY OFFICE AT D'CLOCK THIS DAY OF	, 2010, A.D., AND IS DUL
RECORDED UNDER RE	ECEPTION NUMBER OF THE RECORDS OF EL PASO COUNTY, COLORADO.	
	The state of the s	
ROBERT C. BALINK, R	RECORDER	
FEE	BY:	
	DEPUTY	

YARBROUGH SUBDIVISION
SEC. 9, T. 11 S., R. 67 W., EL PASO CO., COLORADO

RAMPART SURVEYS. INC.

DRAWING: 09188FP.DWC

YARBROUGH SUBDIVISION A PORTION OF THE SOUTH ONE-HALF OF THE SOUTHEAST ONE-QUARTER (S1/2 SE1/4) OF SECTION 9, T. 11 S., R. 67 W. OF THE 6th P.M., EL PASO COUNTY, COLORADO UNPLATTED ECEPTION NO. 202232 SYDNI'S SUBDIVISION FOUND REBAR AND RED CAP STAMPED "CONARD" FOUND REBAR AND RED CAP STAMPED "PLS 2_875" FOUND REBAR AND YELLOW CAP STAMPED "CORNERSTONE PLS 25875" FOUND 3-1/4" ALUMINUM CAP STAMPED "PLS 10108" LOT 2 CLOVEN HOOF ESTATES 2ND FILING PLAT BOOK D-2 PAGE 43 RECEPTION NO. 240574 JOB NO.: 09188 MAY 5, 2010

DATE OF PREPARATION: MAY 5, 2010

YARBROUGH SUBDIVISION
SEC. 9, T. 11 S., R. 67 W., EL PASO CO., COLORADO

RAMPART SURVEYS, INC.

P.O. Box 5101 Woodland Park, CO.

DRAWING: 09188FP.DWG

PACE 2 OF 2

LOT 4

Agenda Item Summary Form

Agenda Item Title: Memorandum of Understanding – CONO Neighbor Up!

Week

Agenda Date: February 14, 2018

Agenda Item Number: #7 - A

Presenter: Tim Wolken, Director, Community Services Department

Information: Endorsement: X

Background Information

The Council of Neighbors and Organizations (CONO) is coordinating the CONO Neighbor Up! Week from May 4 to May 13, 2018. The week will include events to support and strengthen neighborhoods in El Paso County.

CONO has requested that El Paso County support the event by providing the free use of up to ten pavilions for neighborhood events. Please find attached a Memorandum of Understanding (MOU) for consideration and / or endorsement by the Park Advisory Board. If endorsed by the Park Advisory Board, the MOU will be presented to the Board of County Commissioners for consideration and / or approval.

A CONO representative will attend the February 14 meeting to provide additional information on the CONO Neighbor Up! Week.

Recommended Motion:

Move to endorse the CONO Neighbor Up! Week Memorandum of Understanding with the Council of Neighbors and Organizations.

MEMORANDUM OF UNDERSTANDING BETWEEN EL PASO COUNTY AND THE COUNCIL OF NEIGHBORS AND ORGANIZATIONS REGARDING PARKS PAVILION USE FOR 2018 NEIGHBOR UP! WEEK

This Memorandum of Understanding ("MOU") is made by and between the EI Paso County Board of County Commissioners, for the benefit of the EI Paso County Community Services Department ("County"), whose address is 2002 Creek Crossing, Colorado Springs, Colorado 80905 and the Council of Neighbors and Organizations ("CONO") a Colorado non-profit corporation whose address is 309 South Cascade Avenue, Colorado Springs, CO, 80903. County and CONO may hereinafter be referred to individually as "Party" or collectively as the "Parties".

1. Purpose and Authority

This MOU addresses the County's support for the 2018 CONO Neighbor Up! Week events that are designed to support and strengthen neighborhoods in El Paso County. The County desires to allow for CONO and Neighbor Up! Week participants to utilize unreserved Park Pavilions and waive any associated fees thereof, which will be a direct benefit to both the County and its residents. This MOU is made in accord with, and subject to, the El Paso County Parks Rules and Regulations ("Rules").

2. County Responsibilities:

- A. Subject to individual review and approval by County pursuant to Section 3 of the Rules, County agrees to waive pavilion use fees for CONO's Neighbor Up! Week participants from May 4 to May 13, 2018. Only non-reserved pavilions may be scheduled for Neighbor Up! activities.
- B. Pavilion fee waivers will be limited to ten (10) in 2018 without written approval by the County to increase the number of waivers.
- Provide CONO with the County logo and park maps for marketing materials.
- D. Assist with marketing efforts for Neighbor Up! Week with County departments and among County partners.
- E. Actively participate on the 2018 Neighbor Up! Event Committee.
- F. Coordinate the reservation of the pavilions.

3. CONO Responsibilities:

- A. Promote NeighborUp! Week activities to neighborhoods in El Paso County.
- B. Coordinate the reservation of pavilions with Sabine Carter, Administrative Coordinator for County Parks (sabinecarter@elpasoco.com / 520-6980). CONO will be responsible for all Neighbor Up! Week pavilion reservations. Either CONO or its participant shall provide County with the requisite documentation and information as contemplated by the Park Permit Requirements in Section 3 of the Rules for consideration by County.

- C. Develop toolkits for neighborhood organizations to coordinate Neighbor Up! Week events in County Park pavilions.
- D. During and following the event, coordinate neighborhood leadership meetings / training.
- E. Inform the County of NeighborUp! Week events occurring in County Parks and allow a County representative(s) to attend the events to provide information regarding programs and services provided by the County to promote safe, resilient, healthy and productive neighborhoods.
- F. Promote the County Parks System and provide information to participants as may be requested by County.

4. Mutual Understanding and Agreement By and Between the Parties Both Parties are fiscally accountable for their own responsibilities and portion of work as detailed in Section 2 and Section 3 of this MOU. Both Parties agree and understand that nothing in this MOU shall obligate County to issue any Park Permit to a CONO participant whose use is deemed inconsistent or incompatible with any of the Rules.

5. Changes or Modifications

Any modification, amendment, notation, change, alternation, renewal, extension, or other alteration of this MOU shall not be valid unless the County and the CONO mutually agree to the same in writing.

6. Assignment, Subcontracting, and Third Parties

The CONO shall not assign its interest in this MOU, nor shall it subcontract any of its obligations herein, without obtaining written approval from the County. Nothing in this MOU shall be construed to create any right or obligation to any third party outside of this MOU.

7. Severance

In the event any section, subsection, sentence, clause or phrase of this MOU is held to be invalid by a court of competent jurisdiction, such holding shall not affect the remaining portions of this MOU.

8. Integration and Merger Clause

This MOU constitutes the entire understanding of the County and the CONO. The County and the CONO state and warrant and represent that, as of the time of execution of this MOU, there are no other terms, conditions, requirements or obligations affecting this MOU that are not specifically set forth herein. Further, any and all rights and obligations are strictly limited to the Parties of this MOU, thus, nothing in this MOU is intended to confer upon any third party any right or cause of action related to this MOU.

9. Jurisdiction

In the event of any litigation arising under this MOU, the exclusive jurisdiction and venue shall be in the District or County Courts of the County of El Paso, Colorado.

10. Notice

Any written notice required to be given under this MOU shall be effective when sent if deposited in the regular United States mail, first class, postage prepaid, and addressed to the following:

Council of Neighborhoods and Organizations

Executive Director Council of Neighborhoods and Organizations 309 South Cascade Avenue, Colorado Springs, CO, 80903

El Paso County

Director Community Services Department 2002 Creek Crossing Colorado Springs, CO 80905

11. Insurance

Each party will be responsible for providing insurance coverage for their respective responsibilities described in this MOU.

12. Term, Termination for Convenience / Termination for Cause

This MOU shall be effective upon approval by the El Paso County Board of County Commissioners in a regularly scheduled, open and public meeting. This MOU shall expire May 14, 2018, unless terminated sooner below.

Either party may terminate this MOU at any time and for any reason by providing written notice of the intent to terminate and which notice shall contain the effective date and time of the termination of the MOU, which date and time shall be no earlier than thirty (30) days from the date of service of the notice.

13. Modifications

The signatures below indicate agreement with all terms in this MOU. Modifications can only be made in writing when agreed upon by both parties.

14. Non-Appropriation

The financial obligations of the County as set forth herein after the current fiscal year are contingent upon funds for that purpose being appropriated, budgeted and otherwise available.

BOARD OF COUNTY COMMISSIONERS EI PASO COUNTY, COLORADO

Ву:
By: President
Date:
ATTEST:
By:County Clerk & Recorder
APPROVAL AS TO FORM:
By: County Attorney's Office
County Attorney's Office
COUNCIL OF NEIGHBORS & ORGANIZATIONS
By: Executive Director Council of Neighborhoods and Organizations
Council of Neighborhoods and Organizations
Date:

Agenda Item Summary Form

Agenda Item Title: Intergovernmental Agreement – El Paso County

Conservation District

Agenda Date: February 14, 2018

Agenda Item Number: #7 - B

Presenter: Tim Wolken, Director, Community Services Department

Information: Endorsement: X

Background Information

The Falcon Regional Park Master Plan that was endorsed by the Park Advisory Board and approved by the Board of County Commissioners in February, 2015 included the dedication of approximately 45 acres within Falcon Regional Park to the El Paso Conservation District (CD) for the development of an office building with community meeting space, demonstration gardens, and erosion control demonstration areas.

Please find attached an Intergovernmental Agreement between El Paso County and the EPC Conservation District regarding the use of the property for consideration and / or endorsement by the Park Advisory Board.

An EPC Conservation District Board Member will be present to address questions.

Recommended Motion:

Move to endorse the Intergovernmental Agreement between El Paso County and the El Paso County Conservation District.

INTERGOVERNMENTAL AGREEMENT BETWEEN EL PASO COUNTY AND THE EL PASO COUNTY CONSERVATION DISTRICT

This Intergovernmer	ntal Agreement ("Agreement") is made and entered into this
day of	, 2018 ("Effective Date") by and between the Board of
County Commissioners of E	I Paso County Colorado, a political subdivision of the State
of Colorado ("County") and	the El Paso County Conservation District, a political
subdivision of the State of C	Colorado ("District"). The County and the District may be
referred to herein individuall	y as a "Party" and collectively as the "Parties."

WHEREAS, the County acquired through donation a parcel of property known as Falcon Regional Park; and

WHEREAS, the District desires to use a portion of Falcon Regional Park to conduct its activities to further its statutory purposes, and to that end participated in the process for development of the Falcon Regional Park Master Plan; and

WHEREAS, the County consents to allow the District to use a portion of Falcon Regional Park subject to the terms and condition of this Agreement.

NOW, THEREFORE, in consideration of the mutual covenants and agreements contained herein, the sufficiency of which are acknowledged, the Parties agree as follows.

1. Description of Premises. The County hereby agrees to allow the District to occupy and use a 45-acre a portion of the vacant, unimproved land owned by the County and known as Falcon Regional Park, which portion is legally described in Exhibit A, attached hereto and incorporated herein by this reference, and shall be referred to herein as the "Premises."

2. Use of Premises.

- a. The District's use of the Premises shall be limited to the following: office space, public meeting space, classroom space, parking, and conservation education and activities. The District shall make available to the County any public meeting or classroom space constructed on the Premises at no charge to the County. The District may make such space available to other users for a reasonable fee.
- b. The District's use of the Premises shall be consistent with this Agreement, the Falcon Regional Park Master Plan, Park Rules and Regulations (including but not limited to hours of operation), the Development and Park Lands Agreement Meridian Ranch approved pursuant to County Resolution No. 14-313 ("Park Lands Agreement"), and all applicable federal, state and local rules and regulations. The District shall be responsible for obtaining all necessary permits and land

use approvals, including but not limited to County driveway permits and County approvals of location.

- c. No open storage of construction materials or operational supplies by the District shall be permitted after initial construction of improvements. Materials and supplies shall be enclosed in the primary building, in an accessory structure, or in a bermed and landscaped exterior storage area.
- d. Access to the Premises shall be from Eastonville Road and may cross the portion of Falcon Regional Park not subject to this Agreement necessary for such access.
- 3. Improvements to Premises. In furtherance of the uses identified above, the District may construct at its sole expense the following improvements to the Premises.
 - a. A primary building used for District office space, a public meeting room, classroom space, restroom facilities, and a kitchen. The building shall also include separate restroom facilities for men and women that open to the outside and are available for public use.
 - b. A parking lot.
 - c. Accessory storage structures of the same quality and visual character as the primary building.
 - d. A tree farm, which may be fenced.
 - e. Demonstration gardens and experimental crop cultivation plots, which may be individually fenced.
 - f. A solar array for the purpose of generating electricity for the District's operations on the Premises. The District may, on terms mutually agreeable with the County and recorded as an addendum to this Agreement, construct sufficient solar facilities to support County operations in Falcon Regional Park

The District may not construct a fence of any type around the perimeter of the Premises.

- 4. County Use of Premises. The County reserves the right to construct and maintain trails and recreational facilities on the Premises and to open such trails and facilities to the public. The County shall consult with the District prior to such construction to ensure compatibility with the District's use of the Premises. The Parties may also cooperatively construct, use and maintain facilities including, but not limited to, parking or storage areas and service access.
- 5. Utilities. The District shall be responsible for all costs to install, maintain, repair and use all electric, water and wastewater utilities on or provided to the Premises. The District shall also be responsible for all costs to provide and maintain telephone and

internet service, trash removal, janitorial services and snow and ice removal services for the Premises.

- 6. Construction of Improvements and Utilities.
 - a. Prior to commencing the construction of any improvements to or the installation of any utilities upon the Premises, the District shall submit plans and specifications identifying the type, location and extent of all uses, permanent and non-permanent improvements, and utilities to the County for approval, which approval shall not be unreasonably withheld. Such plans may add to or amend the uses or improvements identified in Sections 2 and 3 above but shall not be inconsistent with the Falcon Regional Park Master Plan, the Park Lands Agreement, or local, state and federal regulations. The final site plan and any supporting plans and specifications shall be approved by the El Paso County Community Services Department Director and recorded as an addendum to this Agreement.
 - b. The District shall commence construction of the improvements identified in Sections 3.a and 3.b above within three (3) years and complete such construction and occupy the building within five (5) years of the Effective Date of this Agreement.
 - c. The Park Lands Agreement allows the County to install up to two (2) engineered evaporative septic systems within Falcon Regional Park and use each septic system until such time as a sanitary sewer line is installed within four hundred (400) feet thereof. The County hereby expressly assigns to the District the right to install and use one (1) engineered evaporative septic system subject to the terms of the Park Lands Agreement. The District shall connect to central sanitary sewer service pursuant to the Park Lands Agreement when available, at its sole expense.
 - d. Prior to commencing the construction of any improvements to or the installation of any utilities upon the Premises, the Parties shall discuss the rights and restrictions contained in the Park Lands Agreement regarding water and sanitary sewer service and use of the Dawson Well in Falcon Regional Park. Any mutual agreement reached by the Parties regarding assignment to the District of any of those rights and restrictions shall be approved and recorded as addendum to this Agreement.
 - e. Construction and installation of all improvements and utilities on or within the Premises shall comply with all applicable federal, state and local rules and regulations.
 - f. Design, construction and installation of any structure, fencing or other improvements, whether of a permanent or non-permanent nature, shall comply with the Falcon Regional Park Master Plan and any other applicable County Parks policies or planning documents and must be approved by the County, which approval shall not be

unreasonably withheld. The District may submit a request for a waiver of or deviation from such policies and planning documents to the County for approval, which approval shall not be unreasonably withheld.

- 7. Maintenance of Premises. The District shall be responsible for maintaining the Premises and any of its improvements thereon in good repair and in a clean and safe condition. The District shall not alter the existing drainage of the Premises without the prior written consent of the County. The District shall employ best management practices to mitigate impacts of its operations on surface and groundwater quality.
- 8. Acceptance of Premises. The District agrees that, upon taking possession of the Premises, the District shall be deemed to have accepted the Premises "as is" and subject to existing covenants, conditions, restrictions, easements and encumbrances affecting the Premises. Upon possession of the Premises, the District shall be deemed to have waived any warranties of habitability, suitability for habitation, fitness for a particular purpose or merchantability, express or implied, related to the Premises.
- 9. Compliance with Laws. The District shall be responsible for obtaining at its sole expense all necessary permits and other approvals for any of its activities on or within the Premises. The District shall not make or permit any use of the Premises that is unlawful or contrary to any applicable local government resolution, regulation or ordinance, including without limitation any and all zoning, building or sanitary statutes, codes, rules, regulations, resolutions or ordinances
- 10. Agreement Subject to Park Lands Agreement and Master Plan. The District understands and agrees that the provisions of this Agreement are subject to the Park Lands Agreement and that the County can grant no rights to the District which it does not hold under the Park Lands Agreement. In the event of a conflict between the terms of this Agreement and the provisions of the Park Lands Agreement, the Park Lands Agreement shall control.
- 11. Insurance. The District shall carry at all times sufficient casualty and property insurance to cover the cost of rebuilding or repairing the Premises and any of the District's improvements thereon in the event of partial or total destruction thereof. The District shall also carry at all times comprehensive general liability insurance in the total aggregate sum of at least \$1,000,000 with the County named as an additional insured, and the District shall provide the County with a certificate of insurance so indicating. The County shall have the right to require that it receive notice of any termination of the District's insurance policies. The District may meet the insurance requirements contained in this paragraph through self-insurance. The District shall provide to the County, upon request, written evidence of the insurance required.
- 12. Limitation of Liability. The County shall not be liable for loss or damage to property or injuries or death to persons which may arise from or are incidental to the District's use and occupation of the Premises, or injuries or death to the District's officers, employees, agents and representatives, or third parties, including the public, who may on the Premises unless caused by or attributable to the willful misconduct of the County, its officers, directors, employees or agents. Nothing in this Agreement shall

limit or prevent the protections afforded to the County or the District under the Colorado Governmental Immunity Act, C.R.S. §24-10-101, et seq.

- 13. Assignment. The District may not assign any of its rights or obligations under this Agreement without the prior written consent of the County.
- 14. County's Access to Premises. The County shall have the right at any time to enter the Premises or any improvements thereon to examine and inspect the same.
- 15. Mechanics' Liens/Other Liens and Encumbrances. The Premises are publicly owned property. Therefore, it is the County's position that neither the District nor anyone claiming by or through the District shall have the right to file a mechanic's lien or any other kind of lien or encumbrance on the Premises or Falcon Regional Park. The District shall keep the Premises free and clear of any and all mechanics', materialmens', and other liens arising out of or in connection with work or labor done, services performed or materials or appliances furnished for the District, and the District shall at all times shall fully pay and discharge any and all claims on which any such lien may or could be based, and shall indemnify, defend and hold harmless the County against all such liens and claims of liens, and suits or other proceedings pertaining thereto.
- 16. Termination. This Agreement shall terminate and all rights of the District shall cease if one or more of the following occurs:
 - a. The District's default of any of the terms of this Agreement, which default is not cured within thirty (30) days following the County's written notice of the default. The 30-day period may be extended by the County for good cause. If such default is not corrected to the satisfaction of the County, the Agreement shall terminate on the 31st day following notice or such later date as provided by the County. In the event of termination pursuant to this paragraph 16.a, the District shall have ninety (90) days to vacate the Premises and to remove all personal property and non-permanent improvements and restore the Premises to its original condition on the Effective Date, ordinary wear and tear excepted. The County may waive the requirement to remove personal property and non-permanent improvements or agree to accept the Premises in a different condition, in its sole discretion.
 - b. Abandonment of the Premises by the District. The District shall be deemed to have abandoned the Premises if it does not acknowledge its intent to continue use of the Premises within thirty (30) days of receipt of written notice by the County, which notice the County may send at any time after the District has failed to use the Premises for a period of sixty (60) days.
 - c. Written notice of termination by the District at least ninety (90) days in advance without cause. The District shall vacate the Premises on or before the expiration of the 90-day notice period and shall remove all personal property and non-permanent improvements and shall restore the Premises to its original condition on the Effective Date, ordinary wear and

tear excepted. The County may waive the requirement to remove personal property and non-permanent improvements or agree to accept the Premises in a different condition, in its sole discretion.

- d. Written notice of termination by the County at least twelve (12) months in advance without cause. The District shall vacate the Premises on or before the expiration of the 12-month notice period and shall remove all personal property and non-permanent improvements and shall restore the Premises to its original condition on the Effective Date, ordinary wear and tear excepted. The County may waive the requirement to remove personal property and non-permanent improvements or agree to accept the Premises in a different condition, in its sole discretion. In the event of termination pursuant to this paragraph 16.d, the County shall reimburse the District for the primary building on the Premises. The amount of reimbursement shall be equal to fair market value of the primary building as determined by a mutually acceptable third-party appraisal.
- e. If the Premises or the primary building constructed thereon by the District is destroyed or rendered uninhabitable by natural causes, through no act or failure of the District, either by fire, act of God or otherwise, then the District may forthwith terminate this Agreement. The District shall remove all personal property and non-permanent improvements and shall apply any available insurance proceeds or self-insurance funds first toward removing any health, safety or environmental hazards from the Premises, and second toward restoring the Premises to as near its original condition on the Effective Date as possible.
- 17. No Waiver. The failure of the County or the District to insist upon the strict performance of any provision of this Agreement, or the failure of the County or the District to exercise any right, option or remedy reserved shall not be construed as a waiver for the future of any such provision, right, option or remedy or as a waiver for the subsequent breach thereof. The District shall not construe the consent or approval by the County of any act by the District requiring the County's consent or approval to waive or render unnecessary the requirement for the County's consent or approval of any subsequent similar act.
- 18. Amendment or Modification. The County and the District acknowledge and agree that neither has relied upon any statements, representations, agreements or warranties, except such as are expressed herein, and that no amendment or modifications of this Agreement shall be valid or binding unless expressed in writing and executed by the Parties hereto in the same manner as the execution of this Agreement.
- 19. Binding Effect. It is agreed that this Agreement shall be binding upon the heirs, successors in interest and/or assigns of the Parties hereto.
- 20. Severability. The provisions of this Agreement are severable. Illegality or unenforceability of any provision herein shall not affect the validity or enforceability of the remaining provisions in this Agreement.

- 21. Relationship of Parties. Nothing contained in this Agreement shall be deemed to constitute or be construed or implied to create the relationship of principal and agent, partnership, joint venture or any other relationship between the Parties hereto.
- 22. Notices. Except as otherwise expressly provided, any notice or other communication given or made under this Agreement shall be in writing and sent by first class mail, and a copy thereof may also be sent by facsimile or other electronic means. Any such notice or other communication shall be addressed as follows and, if so addressed, shall be effective upon the postmark date.

TO COUNTY: Director, El Paso County Community Services Department

2002 Creek Crossing

Colorado Springs, CO 80906

With a copy to: El Paso County Attorney's Office

200 S. Cascade Ave.

Colorado Springs, CO 80903

TO DISTRICT: District Manager

El Paso County Conservation District 5610 Industrial Place, Suite 100 Colorado Springs, Colorado 80916

23. Governing Law; Venue. The Parties agree that this Agreement shall be construed in accordance with the laws of the State of Colorado. In the event of any dispute over the terms and conditions of this Agreement, the exclusive venue and jurisdiction for any litigation arising hereunder shall be in the District Court for El Paso County, Colorado.

IN WITNESS WHEREOF, the Parties hereto have caused this Agreement to be executed and delivered as of the day and year first above written.

ATTEST:	BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO
County Clerk & Recorder	By:President
APPROVED AS TO FORM:	
County Attorney's Office	

EL DASO COLINTY CONSEDVATION DIS	гріст

By:

Agenda Item Summary Form

Agenda Item Title: Annual City / County Park Advisory Board Meeting

Agenda Date: February 14, 2018

Agenda Item Number: #7 - C

Presenter: Tim Wolken, Director

Community Services Department

Information: X **Endorsement:**

Background Information:

The City of Colorado Springs and El Paso County Park Advisory Boards annually conduct a joint meeting to provide updates and discuss collaborative projects.

The 2018 meeting will be conducted on Wednesday, March 14, 2018 at 11:30 a.m. at the Bear Creek Nature Center, 245 Bear Creek Rd, Colorado Springs.

The March, 2018 County Park Advisory Board Meeting will be conducted following the joint Park Advisory Board meeting.

Recommended motion:

Information item

Agenda Item Summary Form

Agenda Item Title: Park Advisory Board Membership

Agenda Date: February 14, 2018

Agenda Item Number: #7 - D

Presenter: Tim Wolken, Director

Community Services Department

Information: X Endorsement:

Background Information:

Please find attached the current Park Advisory Board roster.

As indicated, Ann Nichol's second term will end in May, 2018 and Ann is not eligible for reappointment.

Julia Melendez's first term will end in May, 2018 and Julia is eligible for reappointment for a second term.

Recommended motion:

Information item

Park Advisory Board					
Last Name	First Name	Term Started	Current Term Start	Term End	Commissioner District
Rainville	Alan	May,2016		May, 2019	District 4
Dillon	Jane	April, 2014	May, 2017	May, 2020	District 4
Schofield	Anne	May, 2017		May, 2020	District 3
Hayes	Terri	April, 2013	May, 2016	May, 2019	District 1
Nichols	Ann	May, 2012	May, 2015	May, 2018	District 3
Melendez	Julia	Jan, 2016		May, 2018	District 1
Falcone	Bob	Dec, 2014	May, 2017	May, 2020	District 5
Weaver	Todd	May, 2016		May, 2019	District 2
Hartl	Ed	May, 2017		May, 2020	District 2

Agenda Item Summary Form

Agenda Item Title: Pikes Peak Urban Gardens - Facility Use Agreement

Agenda Date: February 14, 2018

Agenda Item Number: #7 - E

Presenter: Brian Bobeck, Park Operations Division Manager

Information: Endorsement: X

Background Information:

El Paso County (County) and Pikes Peak Urban Gardens (PPUG) have been collaboratively developing and constructing the Duckwood Community Garden in Fountain Creek Regional Park. The 2016 Master Plan Survey for Fountain Creek Regional Park provided community feedback with developing a community garden ranking as one of the top proposed park improvements.

PPUG was formed in 2007 and has successfully demonstrated the ability and responsibility to operate community gardens while closely working with community organizations throughout the Pikes Peak Region. A collaborative relationship between the County and PPUG will provide new urban gardening opportunities and benefit our community.

PPUG will manage and operate Duckwood Community Garden while also developing a future Friends of Duckwood Community Garden group. PPUG will operate and maintain a garden facility and program that is responsible and conducive to the surrounding environment while adding aesthetic and beneficial value to the general public; ensure the Garden is cleaned and returned to its natural condition every fall; remove and dispose any plant or organic material generated from Garden activities; implement reasonable rules and regulations governing the use and maintenance of Garden facilities; abide by County Parks Rules and Regulations regarding operation of the Garden.

The County will permit PPUG to operate Duckwood Community Garden as an organic community garden; provide well water for gardening activities each year from May 1 to October 31; and make any necessary repairs to fencing, irrigation, gates, etc.

County staff has developed the attached Facility Use Agreement that shall commence on the date approved by the County and continue until December 31, 2023. Staff would appreciate the Park Advisory Board's consideration and/or endorsement of this facility use agreement.

Recommended action:

Move to endorse the Facility Use Agreement with Pikes Peak Urban Gardens to manage Duckwood Community Garden located in Fountain Creek Regional Park through December 31, 2023.

FACILITY USE AGREEMENT

This Facility Use Agreement ("Agreement") is made this _____ day of February, 2018, by and between the Board of County Commissioners of El Paso County, for the benefit of the El Paso County Community Services Department ("COUNTY"), whose address is 200 South Cascade Avenue, Colorado Springs, Colorado 80903, and Pikes Peak Urban Gardens, Corp., a Colorado non-profit corporation ("PPUG"), whose principal street address is 702 East Boulder Street, Colorado Springs, CO 80903. COUNTY and PPUG may be collectively referred to herein as the Parties.

Recitals

WHEREAS, COUNTY owns and manages Fountain Creek Regional Park (Park). The County has created the Duckwood Community Garden (Garden) within the Park.

WHEREAS, PPUG's mission is to cultivate, educate, and serve the community through urban garden projects in the Pikes Peak region.

WHEREAS, PPUG has successfully demonstrated, since formation in 2007, its ability to operate community gardens in a responsible manner and to work in close cooperation with community organizations.

WHEREAS, the Parties hereto desire to set forth their agreement to operate the Duckwood Community Garden.

Agreement

NOW THEREFORE, for and in consideration of the mutual promises contained herein, the sufficiency of which are hereby acknowledged, the Parties agree as follows:

- 1. <u>Incorporation of Recitals.</u> The Parties incorporate the above-stated Recitals into this Agreement as if fully stated herein.
- 2. <u>The Premises.</u> "The Premises" shall mean the Fountain Creek Regional Park and specifically, the section outlined within the Park at Exhibit A. COUNTY reserves the right to have its employees and/or agents enter the Premises at reasonable times for the purpose of inspecting PPUG's operations.

PPUG agrees to:

a. Continuously operate and maintain a community garden facility and program in a manner which is responsible and conductive to the surrounding environment, and which is of an aesthetic and beneficial value to the general public. At all times during the term of this Agreement, PPUG agrees to utilize the described premises in compliance with all federal, state, and local laws, ordinances, and rules.

- b. Ensure that the Garden is returned to a clean and natural condition with a seasonal clean-up in the fall of each year or upon termination of this agreement, within 30 days or a mutually agreed upon date, weather permitting.
- c. Be responsible for trash and organic plant material removal generated from Garden activities.
- d. To charge, at PPUG's discretion, for the use of Garden plots at a reasonable rate for PPUG's operating costs, upgrades at the Garden, and administrative expenses.
- e. Implement reasonable rules and regulations governing the use, care and maintenance of the garden facilities (Exhibit B). Such rules and regulations shall be submitted to the Executive Director of Community Services for review and / or approval prior to implementation. PPUG agrees to abide by all County Parks Rules and Regulations regarding the operation of the garden (Exhibit C).
- f. Seek written approval by the County before constructing or installing additional improvements on the premises that may reasonably be necessary for PPUG's authorized use. All improvements made by PPUG within the garden facilities shall become the property of the County, unless otherwise agreed upon.
- g. Require all garden club participants to execute an appropriate waiver of liability form prior to commencing any gardening activity (Exhibit D).
- h. Provide an annual financial statement to COUNTY no later than February 1 of each year regarding the operation of the Duckwood Community Garden for the previous year.

COUNTY agrees to:

- a. Permit PPUG to operate the Duckwood Community Garden, an .25 acre fenced garden that contains eighty, 4'x 8' raised beds and six, 15'x15' bed as an organic community garden.
- b. Allow gardeners to use El Paso County's existing trash receptacles for disposal of non-plant material (i.e. plastic, soil bags, coffee cups, etc.).
- c. Provide well water for use by the gardeners. The water will be available from May 1 to October 31. The COUNTY will activate and winterize the system each year.
- d. Be responsible for repairs to the community garden (i.e. fence, water lines, gate, locks, etc.).
- 3. <u>Term and Commencement of Agreement.</u> The Agreement shall commence on the date COUNTY approves this Agreement in a publicly noticed, open and public meeting, and it

shall continue until December 31, 2023. This Agreement may be extended in writing by mutual agreement of the Parties.

- 4. <u>Termination.</u> This Agreement may be terminated for convenience by either Party upon thirty (30) days' written notice to the other Party. In the event that PPUG is in violation of any term of this Agreement, or of any term of the Parks Rules and Regulations, COUNTY, in its sole subject discretion, may immediately terminate this Agreement with no notice requirement to PPUG. In the event this Agreement is terminated during garden season, then PPUG will reimburse fees to gardeners on a pro rata basis.
- 5. <u>Indemnification.</u> To the maximum extent permitted by law, PPUG shall defend, indemnify and hold the COUNTY, its elected officials, officers, appointees, employees, and agents free and harmless from and against any and all liabilities, demands, claims, damages, suits, judgments and decrees, and Court awards including costs, expenses and attorneys' fees, on account of injuries to or death or any person or persons or damage to any property arising out of or related to PPUG'S willful misconduct or negligent acts, errors or omissions or that of its agents, officers, servants and employees, subcontractors or assignees, whether contractual or otherwise, during the term of this Agreement and pursuant to its terms. It is expressly understood that PPUG, during the term of this Agreement, shall utilize space in the Premises "at its own risk" and will assume all responsibility and liability for PPUG'S use of the Premises. Nothing in this section shall be deemed to waive or otherwise limit the defenses available to the COUNTY pursuant to the Colorado Governmental Immunity Act or otherwise provided by law.
- 6. <u>Insurance</u>. PPUG shall provide a certificate of insurance showing coverage in minimum amounts of \$1,000,000 for personal injury and property damage (combined, single limit), with such insurance policy amended to name El Paso County, Colorado and its elected officials and employees as additional insured for PPUG activities on COUNTY property.
- 7. <u>Assignment/Transfer.</u> PPUG shall not assign its rights and obligations under this Agreement without the express written consent of the COUNTY.
- 8. <u>Remedies and Jurisdiction.</u> In the event of any breach of this Agreement, the non-breaching party may pursue any and all remedies or causes of action available to it at law or in equity. Venue and jurisdiction shall be exclusively that of the Fourth Judicial District of Colorado.
- 9. <u>Entire Agreement.</u> This Agreement, together with all exhibits attached hereto, constitutes the entire agreement between the Parties hereto, and all other representations or statements heretofore made, verbal or written, are merged herein, and this Agreement may be amended only in writing, and executed by duly authorized representatives of the Parties hereto.
- 10. <u>No Third Party Beneficiaries.</u> This Agreement does not and shall not be deemed to confer on any third party the right to the performance of or proceeds under this Agreement, to claim any damages, or to bring any legal action or other proceeding against any Party for any breach or other failure to perform this Agreement.

- No Real Estate Interest Created. This Agreement only creates to PPUG a nonexclusive, revocable license and, therefore, each Parties' rights and obligations stated hereunder are exclusively contractual. Thus, PPUG agrees and understands that the COUNTY has not granted or conveyed to any real estate interest of whatsoever kind or nature.
- Disclaimer of Warranties. THE COUNTY DOES NOT MAKE ANY 12. WARRANTY OR REPRESENTATION, EITHER EXPRESS OR IMPLIED, AS TO THE VALUE, DESIGN, CONDITION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE OR FITNESS FOR USE OF THE PREMISES OR ANY OTHER REPRESENTATION OR WARRANTY WITH RESPECT TO THE PREMISES.
- Notices. All notices or other communications to the Parties shall be either be personally delivered or be sent by United States Mail, return receipt requested, postage prepaid, to the addresses set forth or to any other address which the Parties may substitute in writing. Such notices shall be deemed received when personally delivered, or if mailed, notice shall be deemed received within three (3) days after the date of mailing the same.

COUNTY: **Executive Director**

El Paso County Community Services Department

2002 Creek Crossing Street Colorado Springs, CO 80905

PPUG: **Executive Director**

ATTECT.

Pikes Peak Urban Gardens 702 East Boulder Street Colorado Springs, CO 80903

Made and entered into on the effective date set forth in paragraph 3.

ATTEST:	BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO
By:Clerk and Recorder	By:President
APPROVED AS TO FORM:	PIKES PEAK URBAN GARDENS
By:County Attorney	By: Executive Director



Duckwood Active-Use Area

Site-Specific Improvements Plan

Proposed Improvements

- 1. Develop outdoor amphitheater in the northwest corner
- of area near trailhead.

 2. Create demonstration gardens along berms on west side
- Lay out community gardens west of active use area and proposed demonstration gardens.
 Relocate volleyball court to location adjacent to west
- parking lots. Create sculpted playground south of existing traditional
- Create sculpted playground south of existing traditional playground.
 Improve lighting in park area and parking lots.
 Promote the planting of mixed disease- and drought-resistant deciduous trees throughout park.
 Extend the western parking lot to the south to allow for increased parking capacity.
 Develop a 5-acre fenced off-leash dog park for the southwestern area of the Duckwood Active-Use Area.
 Lay out new multi-use athletic field in southwest corner of active use area, west of Duckwood Pond.
 Install picnic pavilion, small playground, and restroom

- 11. Install picnic pavilion, small playground, and restroom near the proposed multi-use athletic field and dog park.
 12. Install toddler playground and climbing rocks near current east parking lots and restroom.
- 13. Create retaining/sitting wall with adjacent sidewalk to accent the elevated topography between the north and south halves of the active use area.
- 14. Expand east parking lot to the south to allow for increased parking capacity.
- 15. Renovate the turf in both of the existing multi-use athletic fields.



Multi-Use Athletic Field and Restroom



Duckwood Pond

Scale = 1:600 1 Inch = 50 Feet





El Paso County	Parks		
2018 Action P	lan		
Recreation / Cultural Services	Project Manager	Priority	Status
Develop a Junior Camp Counselors Training Program	Nancy Bernard	High	
Develop a Junior Naturalist Certification Guide	Maria Petkash	High	
Develop a Fairgrounds Volunteer Program	Stacy Reavis	High	
Develop a marketing plan for the Fairgrounds Rentals	Janice Brewer	High	
Develop a Rainbow Falls Historic Site Volunteer Training Program	Theresa Odello	High	
Coordinate a feasibility study for a northern nature center	Todd Marts	High	
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	Theresa Odello	Medium	
Create a podcast for self-guided tours on FCNC trails	Emily Henselin	Low	
Create an evening middle school nature camp	Mary Jo Lewis	Low	
Develop father / daughter programs at the Fairgrounds	Stacy Reavis	Low	
Implement a Pikes Peak Outdoor Challenge program	Maria Petkash	Low	
Develop a "Nature in the Classroom" Teachers Workshop	Emily Henselin	Low	
Create an East District 5K Run	Janice Brewer	Low	
Park Operations Division	Project Manager	Priority	Status
Complete irrigation renovation plan	Brian Bobeck	Low	
Develop individual park operation plans	Brian Bobeck	Low	
Establish a second County Parks Security Officer	Brian Bobeck	High	
Planning Division	Project Manager	Priority	Status
Complete the Elephant Rock Open Space Master Plan	Ross Williams	High	
Complete the Kane Ranch Open Space Master Plan	Ross Williams	High	
Complete the Jones Park Master Plan	Tim Wolken	Low	
Establish a Planning Division Internship Program	Jason Meyer	Low	
Capital Improvement Projects	Project Manager	Priority	Status
Jones Park Improvements	Tim Wolken	Medium	
Ute Pass Regional Trail Expansion	Jason Meyer	High	Secure design firm
Pineries Open Space - Phase 1	Ross Williams	High	Bid Construction
Black Forest Regional Park - Drainage / Trail Improvements	Jason Meyer	High	Construction
Rainbow Falls Historic Site Improvements	Tim Wolken	High	Bid Construction
Bear Creek Regional Park Improvements	Jason Meyer	Medium	
County Fairground Improvements	Brian Bobeck	High	Construction
Fox Run Regional Park Improvements	Brian Bobeck	Medium	
Nature Center Improvements	Todd Marts	High	Bid Construction
Meridian Ranch / Eastonville Road Improvements	Jason Meyer	Low	Grant Submittal
Drake Lake Repairs	Tim Wolken	High	Bid Design
Disaster Recovery Projects	Jason Meyer	High	
Bear Creek Nature Center Exhibit Upgrades	Todd Marts	High	Design
Fountain Creek Nature Center Cultural History Exhibit	Todd Marts	High	Design
Fountain Creek Regional Park Improvements	Ross Williams	High	Bid Design
Widefield Community Park Improvements	Ross Williams	High	Bid Design
Kane Ranch Open Space Improvements	Ross Williams	High	Bid Master Plan
Falcon Regional Park Dog Park	Jason Meyer	Low	

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

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

	January 2018 Month	าly F	Report							
Facility Revenue Totals To Date	2018 2017							2017		
			Budget		Current		<u>Balance</u>		Tota	ls to Date
Parks Facility Reservation Revenue		\$	180,000	\$	24,308	\$	155,692		\$	29,194
County Fair / Fairgrounds		\$	257,800		400	\$	257,400		\$	1,985
Total		\$	437,800	\$	24,708	\$	413,092		\$	31,179
Fundraising Revenue					2018					2017
	<u>Purpose</u>		<u>Goal</u>		<u>Amount</u>		<u>Balance</u>	Totals		ls to Date
County Fair Sponsorships	Fair Operations	\$	65,000	\$	5,000	\$	60,000			
Partners in the Park Program	Park Operations	\$	30,000	\$	5,000	\$	25,000		\$	5,000
Trust for County Parks	Park Operations	\$	10,000	\$	3,656	\$	6,344			
Nature Center Fundraising	Nature Center Support	\$	25,000			\$	25,000			
County Fairgrounds Support (Fairgrounds Corp)	Programming/Facility Support	\$	40,000	\$	44,000	\$	(4,000)			
Total		\$	170,000	\$	57,656	\$	112,344		\$	5,000
Parks Division Reservations			2018		_			2017		2017
<u>Year to Date</u>			Rentals Attend			<u>Evaluation</u>		<u>Rentals</u>	<u>Attendance</u>	
January			10		426		N/A	29		1064
February										
March										
April										
May										
June										
July										
August										
September										
October										
November										
December										
Total			10		426			29		1064

Parks Facility Reservations		2018		2017	2017
January	Rentals Attendance			Rentals	Attendance
Bear Creek Regional Park					
Archery Lanes					
Athletic Fields					
Pavilions					
Trails		1	350	1	675
Vendor		'	1 000	'	010
Tennis Courts					
Vita Course					
Meeting Room		9	76	26	289
Black Forest Regional Park			+ ' '	1	10
Athletic Fields					10
Pavilions					
Vendor					
Tennis Courts					
Falcon Regional Park					
Baseball Fields					
Fountain Creek Regional Park					
Athletic Fields					
Pavilions					
Trails					
Disc Golf Course				1	90
Vendor					
Fox Run Regional Park					
Athletic Fields					
Gazebo					
Warming Hut					
Pavilions					
Trails					
Homestead Ranch Regional Park					
Pavilions					
Athletic Fields					
Trails					
Palmer Lake Recreational Area					
Palmer Lake Santa Fe Trail					
New Santa Fe Trail					
Monument Trail Head New Santa Fe Trail					
Baptist Road Santa Fe Trail					
AFA Santa Fe Trail					
Vendor					
Paint Mines Trail					
Rock Island Trail					
Black Forest Section 16					
Total Park Facility Reservations		10	426	29	1064

2018	2017	2017		
<u>Rentals</u>	<u>Attendance</u>	Evaluation	<u>Rentals</u>	Attendance
14	366	N/A	17	463
			+ +	
15	381		17	463
20	149	204	7	
<u>Rentais</u>	Attendance	Rentais	Attendance	
1				
1		1		
1		1		
2	120	1	54	
1		1	18	
1	50			
1	70	1	50	
		1	200	
1	15			
1	10			
1	20	1	16	
			<u> </u>	
	Rentals 14	Rentals	Rentals	Rentals

Exhibit Hall - Fairgrounds						
Fitness Challenge				8	64	
Arena						
Month Total Fair Facility Reservations		15	381	17	463	
Vandalism Report						
Incident	<u>Date</u>	<u>Location</u>	Area	Cost		
		Bear Creek				
Turf damage by vehicle	1/6/2018	Regional Park	Field #3	\$250		
Misc. Grafitti	1/17/2018	Rock Island Trail	Bridge	\$50		
		Fox Run Regional				
Turf damage by vehicle	1/23/2018	Park	Field	\$500		
			Total	\$800		
<u>Volunteerism</u>		201	8	2017	7	
					<u>Total</u>	
Total for Year	<u>Goal</u>	<u>Volunteers</u>	Total Hours	<u>Volunteers</u>	<u>Hours</u>	
January		151	820	132	648	
February						
March						
April						
May						
June						
July						
August						
September						
October						
November						
December						,
Totals	20,000 hours	151	820	132	648	

		2018		1		
January		Volunteers	Total Hours	<u>.</u> 1		
Parks Advisory Board		9	27	†		
Fair Advisory Board		14	56	-		
Fairgrounds Corporation		5	20	-		
Friends of the Nature Centers		54	312	-		
Adopt-A-Park / Trail / Volunteer Projects		68	365	<u>-</u>]		
Front Range Community Service		1	40	-		
Total		151	820	1		
Total		101	020	1		
Programming	Goal		2018		2017	2017
Totals for Year		Programs	Attendance	Evaluation	Programs	Attendance
January		35	631	5.00	19	461
· ·		33	031	5.00	19	401
February						
March					+	
April						
May						
June July						
3						
August						
September						
October						
November						
December	000 / 04 000	25	C04	5.00	40	404
Totals	800 / 21,000	35	631	5.00	19	461
January	<u>Facility</u>	Programs	Attendance	Evaluation	7	
Discover Bear Creek	BCNC	1	23	5.00		
Community Intersection	BCNC	3	28			
Birthday Party: All About Animals	BCNC	3	50	5.00		
Community Link	BCNC	1	12			
Kaaum	BCNC	2	15		1	
Stellar Care	BCNC	1	10		1	
Kids' Winterrific Night Out	BCNC	1	20	4.96	1	
Winter Hike at Fox Run	BCNC	1	17	5.00	1	
Nature Explorers: Birding for Tots	BCNC	2	38	5.00	1	
Aiken Audubon Meeting: 25 Years of Bird Counts	BCNC	1	48		1	
Foothills Animals: Program at Morningstar Senior	BCNC	1	15	5.00	1	
Little Wonders: Hibernation Station	BCNC	1	28	5.00	1	
Volunteer Orientation	BCNC	1	3		1	
Birthday Party: Mountain Lions & Snakes	BCNC	1	19		1	
Bear Den Rental: Noodles & Co. Meeting	BCNC	1	12		1	
Active Adults: Full Moon Hike	BCNC	1	22	5.00	_	
Bear Aware Video - Junior Rangers	BCNC	2	6		_	
Nature Adventures: Mighty Eagles	FCNC	1	19	5.00		
Saturday Morning Hike & Campfire	FCNC	1 1	23	5.00	1	

Discover the Wonders of the Wetlands video	FCNC	1	12	
2's & 3's Outdoors: Silly Squirrels	FCNC	1	13	5.00
Winter Bird Count	FCNC	1	45	5.00
City of Fountain	FCNC	1	15	
Exhibit Proposal Site Visit	FCNC	1	4	
Creek Week Steering Committee Meeting	FCNC	1	15	
Birthday Party: Nature Detectives	FCNC	1	34	5.00
Target Associates	FCNC	1	15	
Webster Elementary	FCNC	1	70	
TOTALS		35	631	5.00



STAN VANDERWERF LONGINOS GONZALEZ, JR. PEGGY LITTLETON

COMMUNITY SERVICES DEPARTMENT

 $Park\ Operations \sim Planning \sim CSU\ Extension \sim Community\ Outreach$ $Environmental\ Services \sim Veterans\ Services \sim Recreation/Cultural\ Services$

ADMINISTRATIVE SERVICES MONTHLY REPORT

SABINE CARTER, ADMINISTRATIVE SERVICES COORDINATOR
DEBRA REID, ADMINISTRATIVE SUPERVISOR

January 2018

General Updates:

- 1. Facility rental revenue is down by \$4,886 from this time in 2017.
- 2. There were 10 reservations made in January for a total of \$1,500.

Special Events:

1. The Pikes Peak Road Runners took to the trails at Bear Creek Regional Park and kicked-off the 2018 special event season with their Winter Series II run. Nearly 600 runners participated in the race.





STAN VANDERWERF LONGINOS GONZALEZ, JR. PEGGY LITTLETON

COMMUNITY SERVICES DEPARTMENT

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

COMMUNITY OUTREACH and GRANTS Monthly Report – January 2018

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

Community Outreach

- 1. **Community Outreach:** In January, Staff has attended committee meetings for the Pikes Peak Birding & Nature Festival, County Fair, Great American Cleanup, Creek Week and Friends Groups.
- 2. The Partners in the Park Program has brought in over \$140,000 to County Parks since it was started.
 - Robert & Ellen Hostetler for Fox Run Regional Park: The Hostetler's are founding partners and have supported Fox Run Regional Park since 2009.
 - GE Johnson Construction Company for Bear Creek Regional Park: GE Johnson has been a valuable partner supporting Bear Creek Regional Park for the past four years. GE Johnson also constructed a new bridge in the Bear Creek Regional Park in 2013 at no cost to the County.
 - Heuberger Motors, Subaru for Bear Creek Dog Park and Fox Run Dog Park:
 Heuberger Motors has supported the Bear Creek Dog Park since 2010 and provided
 additional support for the Fox Run Dog Park starting in 2013.
 - Gold Hill Mesa is our neighborhood partner supporting the Bear Creek Nature Center for the past three years. They hosted a fundraiser for BCNC and invited us to some of their concerts this year!
 - FedEx is our newest Partner in the Park, supporting Black Forest Regional Park.

Grants

- 1. A grant request was submitted to the Colorado Springs Utilities Community Focus Fund to support a pollinator garden at the Bear Creek Nature Center.
- 2. If you have an interest working with us on researching grant opportunities and/or writing grants to support park projects, please call Christine Burns at 520-6996.





STAN VANDERWERF LONGINOS GONZALEZ, JR. PEGGY LITTLETON

COMMUNITY SERVICES DEPARTMENT

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

RECREATION & CULTURAL SERVICES DIVISION MONTHLY REPORT – JANUARY 2018

SUBMITTED BY: TODD MARTS, DIVISION MANAGER

General

1. The Request for Proposal (RFP) for an exhibit designer/manufacturer for the Cultural History Exhibit, "Fountain Creek is the Pathway of History" went out on January 10 and the pre-proposal site visit took place on January 19.

Projects, Fundraising & Grants:

 Bear Creek Nature Center Supervisor and El Paso County Community Outreach Coordinator met with Gold Hill Mesa representatives on January 30, resulting in Gold Hill Mesa signing another three-year contract as Bear Creek Nature Center's 'Partner in the Park.' BCNC will collaborate with Gold Hill Mesa for two fundraising events in 2018. A concert on June 9 and a Fall Festival on October 13.

Programs & Events:

- 1. Bear Creek Nature Center hosted 'Kids' Winterrific Night Out' on January 12. The program gave children in grades 1 through 6 the opportunity to spend the evening at the nature center learning about nocturnal animals, cooking dinner over a fire, and enjoying a night hike and educational games and activities. Parents had an opportunity to drop their children off and have an evening to themselves. The event had a maximum number of participants and received an evaluation score of 5/5.
- 2. Bear Creek Nature Center staff led a winter hike at Fox Run Regional Park on January 13. Seventeen participants of all ages enjoyed hiking, searching for animal signs, and learning about winter adaptations of plants and animals in the Ponderosa Pine habitat. All attendees were residents of Northern El Paso County who appreciated the opportunity to participate in nature center programming in the northern region. A KOAA reporter filmed a segment about the hike that aired on KOAA news several times on January 13.
- 3. Aiken Audubon hosted their annual monthly meeting and program at Bear Creek Nature Center. Approximately fifty participants enjoyed the presentation '25 Years of Christmas Bird Counts' by local birder Tyler Stuart. Monthly Audubon meetings at Bear Creek have been a good opportunity to connect with a new audience and promote El Paso County Nature Centers and their programs.



- 4. Bear Creek offered two sessions of Nature Explorers programs in January, themed 'Birding for Tots' and one session of Little Wonders, themed 'Hibernation Station.' All were well-attended and received evaluation scores of 5/5
- 5. The Fountain Creek Winter Bird Count was excellent with 45 attendees. The El Paso County Public Information Office filmed the birders for the newest edition of Explore Our Parks. It can be viewed at the EPC Facebook page.
- 6. The Snow & Go Gymkhana Series continues monthly in the Owens Livestock Arena at the Fairgrounds. Riders of all ages enjoy timed events and are awarded ribbons 1st- 4th place.
- 7. The Silver Buckle Gymkhana Series Banquet was held Saturday, January 27. Seventy attendees enjoyed a family style supper, and presentation of 11 silver belt buckles to very deserving recipients.
- 8. The 2018 El Paso County Fair planning is well underway with the major evening ticketed events scheduled. The Fair will feature an Auto Race, Rodeo, Truck & Tractor Pull and the always-popular Demolition Derby. Don't miss El Paso County Day on Monday, July 16 when admission is FREE and will feature Prepare at the Fair! Parking at the El Paso County Fair is always FREE.



STAN VANDERWERF LONGINOS GONZALEZ, JR. PEGGY LITTLETON

COMMUNITY SERVICES DEPARTMENT

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

PARKS PLANNING DIVISION MONTHLY REPORTS JANUARY 2018

ACTION PLAN:

Capital Project Management:

1. <u>Black Forest Regional Park:</u>

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.

The drainage plan by AECOM is being revised to remove the detention pond and now includes an energy dissipater and other non-engineered improvements in the park. Staff is developing an IFB package to procure a contractor in spring, 2018.

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. Work will being in February, 2018.

- 2. <u>Elephant Rock Open Space</u>: 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. <u>Pineries Open Space</u>: 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 early 2018. Staff completed marking of singletrack trail corridors in July, and Mile High Youth Corp crews completed approximately 1.5 miles of singletrack trail.



- 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. CDOT has advised that the County will need to rebid the project, and Parks has elected to wait until the fall, when contractors are more available and physical conditions are less challenging. In the meantime, Parks is evaluating different bridge options and has reopened the park for the summer.
- 5. <u>Ute Pass Regional Trail</u>: 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 solicitation for professional engineering services was issued in January with proposals due in February, 2018. 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. <u>City of Colorado Springs Bike Master Plan:</u> Planning Staff is serving on the Technical Advisory Committee for the update of the plan. The final TAC meeting was on August 2 to review the initial draft. A draft plan is now available for public review and will be presented to the City Parks and Recreation Advisory Board in February, 2018.
- 2. <u>Fountain Creek Regional Park Master Plan</u>: Planning and Park Operations Divisions have launched on implementation of Phase I improvements. The dog park and Cottonwood Meadows parking lot and trails RFP was published in June. One bid was received, considerably over budget. Staff canceled the solicitation and will resubmit an RFP Phase I Improvement design, to include all items listed in the 2018 Action Plan. 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.
- 3. <u>Widefield Community Park Master Plan</u>: The Master Plan was approved by the Board of County Commissioners on March 30. Specifications are under development for Phase 1 improvements. Parks has received the \$150,000 Community Development Block Grant Notice to Proceed in October 2017. Parks also received the \$110,000 Colorado Springs Health Foundation notice of award in October, 2017. These two grants will fund the installation of exercise equipment, restroom renovation, updated playground and trails, and basketball / pickleball court improvements. An RFP for Phase I Improvement design, as listed in the 2018 Action Plan, will go out for bids in February 2018.
- 4. <u>Elephant Rock Open Space Master Plan</u>: Staff has initiated preliminary work, such as base map development, in preparation for the upcoming master plan process.
- 5. <u>Regional Open Space Committee</u>: 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. <u>2015 Flood Recovery</u>: Jason Meyer continues to serve on the County Financial Impact Team to collaboratively advance projects. A contract to complete the Black Forest Section 16 and Drake Lake repairs was awarded to RMC and work was completed in May, 2017. A contract to complete Fountain Creek Regional Trail flood repairs was awarded to Wyoming Efficiency Contractors and work was completed on September 8. The Willow Springs design contract was awarded to J3 Engineering, and design is under FEMA review. A RFP for Hanson Trailhead design was advertised with bids due October 10. The RFP was canceled after receiving no qualified bids. An IFB for New Santa Fe Trail repairs was advertised with bids due November 2. The IFB 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 will also be completed utilizing internal resources while the design of the permanent repairs is under FEMA review. Work includes construction of a riprap berm along the damaged creek embankment. Work at both locations is scheduled to be completed in March, 2018.

- 2. <u>Highway 85/87/Maxwell Street Trailhead Bank Stabilization</u>: 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. <u>Upper Fountain Creek Restoration</u>: 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. <u>Culturally Modified Tree Project</u>: 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. <u>Development Permit Application Reviews</u>: Staff reviewed ~20 development permit applications in December, including nine that will be presented to the Park Advisory Board on February 14th.
- 3. <u>Fountain Creek Watershed, Flood Control and Greenway District</u>: 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. <u>Geographic Information Systems (GIS)</u>: Staff is working with the County Information Technology Department to expand El Paso County Parks' use of GIS for data collection, operational, and planning applications. New regional park maps have been completed or are in process, and new and/or improved datasets have been received.
- 5. Grants for Capital Projects: Planning Staff wrote a GOCO mini-grant application for the Falcon Regional Park dog park and a GOCO planning grant application for Kane Ranch Open Space for funding in 2017. The GOCO Board awarded both grants. A State Trails Grant to construct a segment of the Eastonville and Meridian Ranch Regional Trails through Falcon Regional Park was submitted in November, 2017. Staff also applied for a CDBG grant for Phase I Improvements at Widefield Community Park for funding in 2017-2018, and was awarded the \$150,000 grant in July 2017. Staff has also submitted and was awarded a \$110,000 grant application to the Colorado Springs Health Foundation for the installation of exercise equipment, updated trails, and basketball/pickleball court improvements at Widefield Community Park. A CDBG grant to improve the Fountain Creek Regional Trail through the Stratmoor Valley neighborhood for funding in 2018-2019 will be submitted in February.
- 6. <u>Internships</u>: 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. <u>Website</u>: Staff has created the new Planning Division for use in the new El Paso County website design, to be launched in April 2018. New pages and content will created as new projects are initiated.



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 JANUARY, 2018

Operations/Miscellaneous Projects

Fairgrounds RV Electric – Morton Electric has completed the installation of the RV pedestals at the Fairgrounds. A final walk through with county staff and TKA representatives revealed some small items that Morton will address at the beginning of February. Morton Electric will finish the final tie in to the transformer on Monday, February 5th. MVEA will be contacted to authorize the release so the system can be energized. The electrical final inspection will be schedule for the week of February 5th. Once completed this will be a much needed addition to the Fairgrounds. It will aid in alleviating the over taxed electrical grid at the County Fairgrounds.

Insurance Claims Update:

Palmer Lake Recreation Area – The roof replacement of Palmer Lake restroom has been completed.

This is the last roof to be replaced that was damaged by the wind storms during January 2017 and the hail damage from 2016. The Parks Department has had over \$90,000.00 in roof replacements completed in 2017, but cost has only been \$15,000.00 for the insurance deductible.

Willow Springs Pond Bridge – The County is still attempting to schedule with AIG a reinspection of the bridge structural integrity after a crack was discovered in the concrete late 2017. AIG claims that due to the recent disasters in Houston and California that they do not have a structural inspector available. County Safety and Risk is prompting AIG to provide an answer soon before the claim deadline of July 2018.

Maxwell Street Trailhead – A pre-construction meeting was conducted the end of January with County Parks and Public Works Engineers. Staff began securing materials and equipment for the project. Construction is anticipated to be complete by end of February.



Central District

Bear Creek Regional Park - January has been unusually warm and we have not received any measurable precipitation. The unfavorable weather conditions have stressed many newly planted evergreen varieties and turf in high traffic areas. Staff continues to winter water as much as possible but remains concerned that turf loss may be a reality come spring. On a positive note the warm, dry conditions have allowed staff to make progress on several large scale projects.

The Central team completed culvert clearing and ditch grading efforts in Bear Creek Dog Park and have begun building rip-rap check dams to catch sediment. The overall goal of the project is to improve drainage within the park and we feel that significant improvements have been made thus far.

Staff began construction of the advanced steps obstacle for the Equestrian Skills Course. We are busy terracing a large area and building retaining walls to stabilize a base for the course. Staff hauled nearly 200 tons of fill material to the flats obstacle to raise grade which will provide a better surface for obstacles, providing for a better riding experience. A work day is scheduled for 2/10/18 and volunteers will help with obstacle construction for the flats obstacle; general repairs will be made to the pond obstacle and the group is also planning to help with fire mitigation work in Bear Creek.

Staff continues with forestry management efforts in BCRP. The Central team removed several diseased / dead trees in active use areas. Stumps were ground six inches below grade and backfilled with topsoil. Staff completed corridor clearing along the regional trail systems and is now focused on single track sections. Fire mitigation efforts continue along Bear Creek and have been a major deterrent against illegal camping.

Illegal Camp Removal - Illegal camping has tapered off for now. Reduced camping seems to be a result of fuel mitigation efforts along Bear Creek. Staff continues to remove abandoned camps and loose trash but few new camps have been spotted.

Bear Creek Nature Center - Staff continues routine maintenance of grounds, trails, landscaped areas and performs daily janitorial duties.

Rainbow Falls - Staff continue to perform routine maintenance of the site. Staff met with a Version representative to discuss analytics involving the new security cameras.

Bear Creek Dog Park - Staff began writing a scope of work for the fence replacement project. Several minor gate and fence repairs were made and staff is working with a fence contractor to upgrade the main entrance gate hinges. Routine daily maintenance tasks continue to be a challenge as the park has seen a significant increase in visitors most likely due to favorable weather conditions.

Volunteer Group- Many of the dog park Friends continue to assist with maintenance tasks including waste removal and stocking bag dispenser stations. The Equestrian Skills Course Friends are scheduled to host a workday on 2/10/18 to perform a variety of tasks including obstacle repair / construction, trash removal and fire mitigation.

Downtown Facilities - The downtown team continues to perform fall clean-up efforts and provide trash removal for all sixteen properties. The crew is making progress with annual pruning efforts and has completed all major properties and is now mulching high profile areas. The downtown team completed phase 1 of the Regional Development Center landscape project by adding and grading 180 tons of grade-A topsoil. Staff is currently in the design layout phase of the project and hopes to begin plant installation during the first week of May.

Ute Pass Trail System - Staff visited trailheads and parking lots to complete general maintenance tasks.

Jones Park - No new maintenance to report.

Training - Steven Rodbourn and Tyler Watters obtained their CDL temporary permit and are preparing for final testing. Aaron Rimmer and Steven Rodbourn are attending Master Gardener training. All Central employees attended the County Annual Harassment training.

East District

County Fairgrounds - Staff continues working on the completion of winter projects. All of the sliding gate and bucking shoot repairs for the outdoor arena have been completed. Staff also repainted and reinstalled the sliding gates.

Staff began resurfacing and painting the picnic tables throughout the Fairgrounds. This included removing old damaged pieces of wood, replacing with new lumber, and repainting the metal frames. Additional lumber will be purchased to complete this project in the coming weeks.

Staff has remodeled the raceway announcer's booth. The booth had old vinyl tiles that were beginning to peel and come loose. All of the old tiles were removed and the adhesive was sanded off the sub flooring. New tiles and baseboards were purchased at the end of 2017 and have been installed. The walls were painted gray and the trim white. The damaged doorknob was removed and replaced.

The final project staff started this month was stripping and waxing restroom floors. Both restrooms have been stripped in the Livestock Arena Building and the men's restroom in the Whittemore Building. Staff began waxing a few of the floors and anticipates completion by the end of the month.

Rock Island Regional Trailhead – Staff had noticed an area of willow trees near the trailhead with broken limbs which created a safety hazard. A tree service contractor was hired to remove some of the dangerous limbs. The contractor has completed their work which has made the area much safer. Many of the smaller limbs were chipped and the larger limbs where left onsite. Staff will begin removing the larger limbs within the next few days. Additional funds will be allocated in 2018 to continue mitigation in this area.

North District

General Information - January has been a busy month with staff training and winter projects. Jonathan Mandry has completed CDL training. Isaac Nabeta was promoted to Skilled Craftsman II position and also began Master Gardner training. Staff continues to attend free irrigation training at Denver Brass Company and has completed the County Annual Harassment training. Staff continues to remove snow from County and Park facilities.

Both North and East Districts conducted the Christmas tree recycling in January. This year we had a record amount of Christmas trees as well as donations. Staff chipped and removed all trees for offsite recycling.

Fox Run Regional Park - Fox Run maintenance shop is receiving some much needed maintenance. Staff is painting the entire interior as well as updating restrooms, the breakroom, and flooring. With the unseasonably warm weather we have had additional concerns for thin ice on Spruce and Aspen Lake. Staff has added six additional signs to help detour individuals from venturing onto the lakes. We have also invited Black Forest and Tri-Lakes Fire Departments to

practice hose training on our athletic fields and provide additional winter watering due to the lack of snow. In addition we have added additional trail base to eroded areas of the dog park including gaps under gates and areas around ADA ramp.

Black Forest Regional Park – El Paso County Wildland Fire continues working on reducing fuels and creating fire breaks. Staff has assisted in this mitigation and is focusing on trail safety and private property lines.

Pineries Open Space - Staff removed an old existing culvert pipe in preparation for phase one constriction. Staff continues removal of previous fire mitigation material offsite to reduce fuels and to improve aesthetics.

Palmer Lake Recreation Area - Staff continues weekly trail inspections and trash removal.

Santa Fe Regional Trail

(Baptist Road Trailhead, Highway 105 Trailhead, Ice Lake, North Gate Trailhead) – Staff continues weekly trail inspections and trash removal.

Section 16 Trailhead - Staff continues daily maintenance and trash removal.

Hodgen Road Trail – Staff continues weekly trail inspections and trash removal.

South District

General Overview and Staffing – January has continued with dry weather patterns thus requiring staff to spend time winter watering. With the warmer weather, staff has completed a variety of tasks we are not normally able to complete during winter months.

Equipment – Staff completed routine equipment maintenance. Staff compiled a priority list of equipment needed to upgrade our assets and allow us to work with greater efficiency. The District is requesting a new Kubota mower and new utility vehicle. The district may be facing the possibility of losing our large GMC utility 5 ton dump truck which has a brake issue that may not be able to be repaired.

Training - Staff received training in irrigation, valve troubleshooting, and workplace harassment.

Fountain Creek Regional Park – Staff continued work on the Duckwood Community Gardens and has completed about 75% of the exterior fence for the north garden. Staff completed winter watering of turf, trees, and shrubs. Minor repairs to Duckwood playground have been completed. Staff completed routine maintenance. Staff confirmed that Duckwood Pond will be stocked by Division of Wildlife in the Spring of 2018 at no cost to the County. Duckwood Pond will be designated a free children's fishing area for children under the age of 16.

Fountain Creek Regional Trail - Staff completed relocation of the trail north of mile marker 20 on the Craddock property easement. This area of the trail had been closed since July 2017 due to flood damage. Approximately 400 liner feet of trail was constructed 100 feet west of Fountain Creek and a new 72" culvert was installed. A contractor will install new fencing at the beginning of February. The trail has been reopened to the public.

FC Nature Center – In addition to daily maintenance, staff installed tree trunk logs into the ground to make a more permanent seating arrangement for the Nature Center outdoor classroom.

Willow Springs – Unfortunately the park experienced harm to some water fowl and we have not been able to capture the responsible party(s). We have increased our on-site checks in hopes that it will deter the public from harming the ducks. Staff completed routine maintenance.

Our extremely dedicated volunteer, Randy Fiedler, has done a great deal of work helping parks thin overgrown forest areas and pick up trash.

Widefield Park – Additional tree trimming work was completed around the memorial pavilion. Staff cleaned up some illegal dumping that occurred at different times through the month.

Stratmoor Valley Park – Staff completed repairs to irrigation valve box lids that were damaged and completed routine maintenance.

Stratmoor Hills Park – Staff completed routine maintenance.

Hanson Open Space Trailhead – Remains closed. Staff still checks on the trailhead weekly.

Maxwell Trailhead - Army Corp of Engineers completed their bridge work north of the trailhead and reopened the trail that had been closed for the last three months. Staff met with Planning and have begun the process to repair the flood damaged bank and trailhead. The project will reinforce the creek bank and prevent additional bank erosion. The project will also realign the trail and improve parking lot surface drainage.

Grinnell Boulevard – Staff conducted routine maintenance.

Clear Springs Ranch – Staff conducted routine maintenance.

Additional Sites – Staff performed routine maintenance checks at the following locations: McCrea Reservoir, Crews Gulch Trail