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COMMUNITY SERVICES DEPARTMENT

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

Park Advisory Board

Meeting Agenda

Wednesday, January 10, 2018 – 1:30 p.m.

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

<u>Item</u>	<u>Presenter</u>	<u>Recommended Action</u>
1. Call Meeting to Order	Chair	
2. Approval of the Agenda	Chair	Approval
3. Approval of Minutes	Chair	Approval
4. Introductions / Presentations		
5. Citizen Comments / Correspondence on items not on the agenda (limited to five minutes unless extended by Chair)	Chair	
6. Development Applications		
A. The Retreat at TimberRidge PUD Development Plan	Ross Williams	Endorsement
B. Flying Horse North Preliminary Plan	Ross Williams	Endorsement



<u>Item</u>		<u>Presenter</u>	<u>Recommended Action</u>
7.	Information / Action Items		
A.	2018 Sunshine Law Memorandum	Tim Wolken	Endorsement
B.	Fox Run Regional Park Pet Memorial	Brian Bobeck	Information
C.	Fountain Creek Regional Trail Repairs	Jason Meyer / Brian Bobeck	Information
8.	Monthly Reports	Staff	Information
9.	Board / Staff Comments		
10.	Adjournment		

RECORD OF PROCEEDINGS

*Minutes of the December 13, 2017
El Paso County Park Advisory Board Meeting
CSU Extension, 17 N Spruce Street
Colorado Springs, Colorado*

Members Present:

Ann Nichols, 1st Vice Chair
Terri Hayes, 3rd Vice Chair
Julia Sands de Melendez, Secretary
Anne Schofield
Alan Rainville
Ed Hartl

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
Kyle Melvin, Central District Supervisor
Dana Nordstrom, Community Outreach Coordinator

Absent: Bob Falcone, Todd Weaver, Jane Dillon

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

1. Call to Order: The meeting was called to order at 1:30 p.m. by Ann Nichols, Vice Chair.
2. Approval of Agenda: Julia Sands de Melendez made a motion to approve the meeting agenda. Alan Rainville seconded the motion. The motion carried 5 - 0.
3. Approval of Minutes: Alan Rainville made a motion to approve the November 8, 2017 meeting minutes. Ed Hartl seconded the motion. The motion carried 5 - 0.
4. Introductions and Presentations:

Ann Nichols, Vice Chair, presented Marc Schendzielos with the 2017 Volunteer of the Year award for his significant volunteer contributions at the Bear Creek Dog Park.

(Terri Hayes joined the meeting at 1:41 p.m.)

5. Citizen Comments

None

6. Development Applications:

A. Arvidson Minor Subdivision

Ross Williams provided an overview of the Arvidson Minor Subdivision and answered questions by the Board.

Terri Hayes recommended to the Planning Commission and Board of County Commissioners that approval of the Arvidson Minor Subdivision include the following

condition: Require fees in lieu of land dedication for regional park purposes in the amount of \$814. Julia Sands de Melendez seconded the motion. The motion passed 6-0.

B. Grant Minor Subdivision

Ross Williams provided an overview of the Grant Minor Subdivision and answered questions by the Board.

Ed Hartl recommended to the Planning Commission and Board of County Commissioners that approval of the Grant Minor Subdivision include the following conditions: (1) Require a plat note stating the following: “Due to the currently indefinable nature of the proposed Smith Creek Secondary Regional Trail corridor, EPC may request a 25’ regional trail easement in the future,” and (2) require fees in lieu of land dedication for regional park purposes in the amount of \$814. Alan Rainville seconded the motion. The motion passed 6-0.

C. Judge Orr Ranchettes Rezone, Preliminary Plan, and Final Plat

Ross Williams provided an overview of the Judge Orr Ranchettes Rezone, Preliminary Plan, and Final Plat and addressed questions by the Board.

Alan Rainville recommended to the Planning Commission and Board of County Commissioners that approval of the Judge Orr Ranchettes Preliminary Plan include the following condition: Require fees in lieu of land dedication for regional park purposes in the amount of \$2,849. Ed Hartl seconded the motion. The motion passed 6-0.

Ed Hartl recommended to the Planning Commission and Board of County Commissioners that approval of the Judge Orr Ranchettes Final Plat include the following condition: Require fees in lieu of land dedication for regional park purposes in the amount of \$2,849. Anne Schofield seconded the motion. The motion passed 6-0.

D. Judge Orr Road PUD Development Plan

Ross Williams provided an overview of the Judge Orr Road PUD Development Plan. Alan Rainville asked if there would be any issues with having two easements at the same location. Williams stated that having two easements in the same area is normally not desired but if the County constructs the trail along Judge Orr Road, the trail could be taken out by any future expansion of the road which is likely given the rapid growth in the area. The selected trail location will allow us to coordinate with the Utility Company on the placement of the easements.

Alan Rainville recommended to the Planning Commission and the Board of County Commissioners that the approval of the Judge Orr Road PUD Development Plan includes the following conditions: (1) designate and provide to El Paso County a 25-foot trail easement along the north side of Judge Orr Road, that allows for public access, as well as construction and maintenance by El Paso County of the Judge Orr Road Secondary Regional Trail, (2) show the easement on the PUD Development Plan, and on the forthcoming Preliminary Plan and Final Plat(s), (3) dedicate the aforementioned easement

to El Paso County prior to the recording of the Final Plat(s). Terri Hayes seconded the motion. The motion passed 6-0.

E. Waterview East Preliminary Plan and Rezone

Ross Williams provided an overview of the Waterview East Preliminary Plan and Rezone. Alan Rainville stated that a larger area of the development is categorized as a future school and inquired if that parcel can be considered open space by the developer. Williams stated that the classification of a future school does not hold the developer to building a school. Ann Nichols voiced her concern that under the land classification of RS-5000 there are no obligations from the developers to provide any open spaces for the residents. Ross Williams confirmed this statement.

Terri Hayes recommended to the Planning Commission and the Board of County Commissioners that the approval of Waterview East Preliminary Plan and Rezone includes the following conditions: (1) the developer is encouraged to explore the addition of urban park opportunities within the development (2) fees in lieu of land dedication for regional park purposes in the amount of \$290,191 and urban park fees in the amount of \$183,241 will be required at time of the recording of the Final Plat. Alan Rainville seconded the motion. The motion carried 6-0.

F. Springs at Waterview Preliminary Plan and Final Plat

Ross Williams provided an overview and history of the Springs at Waterview development. He stated that the trail easement is not displayed on the Preliminary Plan, Final Plat and it is not included in the Letters of Intent. Alan Rainville inquired if the developer owns the land in question. Williams confirmed and stated that the land may not be developed in the future due its close proximity to a local drainage way. Williams stated that he will be in contact with the developer to make sure that trail is listed in the Final Plat before it goes to the Planning Commission and ultimately the Board of County Commissioners for final approval.

Alan Rainville recommended to the Planning Commission and the Board of County Commissioners that the approval of Springs at Waterview Preliminary Plan includes the following conditions: (1) designate and provide to El Paso County a 25-foot trail easement along the west side of Grinnell Boulevard, north of Bradley Road to Powers Boulevard, that allows for public access, as well as construction and maintenance by El Paso County of the Grinnell Boulevard Secondary Regional Trail, (2) fees in lieu of land dedication for regional park purposes in the amount of \$31,339 and urban park fees in the amount of \$19,789 will be required at time of the recording of the Final Plat. Ed Hartl seconded the motion. The motion passed 6-0.

Ed Hartl recommended to the Planning Commission and the Board of County Commissioners that the approval of Springs at Waterview Final Plat includes the following conditions: (1) show on the Final Plat and dedicate to El Paso County a 25-foot trail easement along the west side of Grinnell Boulevard, north of Bradley Road to Powers Boulevard, that allows for public access, as well as construction and maintenance by El Paso County of the Grinnell Boulevard Secondary Regional Trail, (2) require fees in lieu of land dedication for regional park purposes in the amount of \$31,339 and urban park fees in the amount of \$19,789. Julia Sands del Melendez seconded the motion. The motion carried 6-0.

G. Pioneer Landing at Lorson Ranch Filing No. 3 – Final Plat

Jason Meyer provided an overview of the Pioneer Landing at Lorson Ranch Filing No. 3 – Final Plat and addressed questions by the Board.

Ed Hartl recommended to the Planning Commission and Board of County Commissioners that approval of Pioneer Landing at Lorson Ranch Filing No. 3 Final Plat include the following condition: Require fees in lieu of land dedication for regional park purposes in the amount of \$4,884, and urban fees in the amount of \$2,544. Terri Hayes seconded the motion. The motion passed 6-0.

7. Information / Action Items:

A. Park Lands Agreement – GTL, Inc.

In March 2015, the El Paso County Board of County Commissioners approved the Stonebridge Filing No. 1 at Meridian Ranch Park Lands Agreement between GTL, Inc., and El Paso County, waiving urban park fees in the amount of \$42,148 in exchange for the construction and installation of trails and park amenities. The 2,650-acre mixed-use development is located north of the Town of Falcon, between Meridian Road and Eastonville Road. Since that time, the developer has commenced construction and installation of a recreation center, a park, trails, and other outdoor recreational amenities.

The property owner estimates the overall cost of the trail and park projects to be approximately \$257,000. The park will be maintained by the developer or the Meridian Ranch Metropolitan District.

Terri Hayes moved to endorse the approval of the Park Lands Agreement with GTL Inc. for Stonebridge Filing No. 3 at Meridian Ranch. Ed Hartl seconded the motion. The motion carried 6-0.

B. Park Lands Agreement – Forest Lakes Residential Development LLC

In September 2016, the El Paso County Board of County Commissioners approved the Forest Lakes Filing No. 2A Park Lands Agreement between Forest Lakes Residential Development, LLC, and El Paso County, waiving urban park fees in the amount of \$11,565 in exchange for the construction and installation of trails and park amenities. Since that time, the Forest Lakes Secondary Regional Trail has been constructed along Forest Lakes Drive, as well as Waterfront Park and its numerous recreational amenities along the northern shore of Bristlecone Lake. The projects included a parking lot for the park itself and county trailhead, gazebo, small amphitheater, low profile playground, small turf area, passive seating areas, signage, and landscape/irrigation. Outstanding requirements include minor language modification to Waterfront Park rules and regulation signage. The Property Owner estimates the overall cost of the trail and park projects to be \$400,000 to \$480,000.

Julia Sands de Melendez move to endorse the Park Lands Agreement with Forest Lakes Residential Development, LLC. Ed Hartl seconded the motion. The motion carried 5-0 with Ann Nichols abstaining from the vote.

C. 2018 Action Plan

Tim Wolken provided an overview of the 2018 Action Plan. The Action Plan includes specific objectives that will be completed by the respective divisions to address El Paso County's mission, vision and goals. The Park Advisory Board annually considers and / or endorses the upcoming year's Action Plan at the December meeting.

Julia Sands de Melendez moved to endorse the 2018 Action Plan. Terri Hayes seconded the motion. The motion carried 6-0.

8. Monthly Reports:

Anne Schofield inquired about the RecTrac new software system. Sabine Carter stated that six employees will be trained on the new system. The new system will be much more user-friendly for customers to reserve facilities or register for a program.

9. Board/Staff Comments:

Tim Wolken polled the Board to discontinue mailing the monthly meeting packet to save mailing and production costs with the understanding the packet will be posted online in advance of the meeting and hard copies will be provided to the Board at each meeting. The Board supported the change on a trial basis.

10. Adjournment: **The meeting adjourned at 3:20 p.m.**

Julia Sands de Melendez, Secretary

El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: The Retreat at TimberRidge PUD Development Plan

Agenda Date: January 10, 2018

Agenda Item Number: # 6 - A

Presenter: Ross Williams, Park Planner

Information: **Endorsement:** X

Background Information:

Request by N.E.S, Inc, on behalf of Arroya Investments, LLC, for approval of the Retreat at TimberRidge PUD Development Plan to rezone 263 acres from the RR-5 zoning designation to PUD. As this is only a rezoning application, preliminary plans and final plats are forthcoming, at which time residential lots will be platted, and fees and trail easement dedications required. The property is located along Vollmer Road, at the intersection of Arroyo Lane. The project is located within the bounds of the Black Forest Preservation Plan.

The 2013 El Paso County Parks Master Plan shows two proposed regional trail connections and one proposed bicycle route impacted by the project. The proposed Sand Creek Regional Trail alignment traverses the central portion of the property, along Sand Creek, while the Arroyo Lane Primary Regional Trail traverses east-west across the property, along Arroyo Lane. Furthermore, the proposed Vollmer Road Bicycle Route runs north/south adjacent to the western property boundary. The far northern edge of the property is located within the Black Forest South Candidate Open Space, although the impact is minimal, as these areas, Tract A and B, are designated as open space or future residential.

Before submitting the original PUD Rezone/Development Plan, which was endorsed by the Park Advisory Board in May 2017, the applicant met with El Paso County Parks staff to discuss the aforementioned trail corridors and other recreational opportunities planned within the proposed development. The applicant's Letter of Intent states the following:

"Applicant has met with County Park Staff regarding parkland. Only trail dedication has been requested. Initial review has indicated that the proposed 3.6 acre neighborhood park will satisfy the urban park requirement."

Staff Note: During early meetings with the applicant, Staff indicated that regional and urban park fees are required unless the developer entered into a park lands agreement prior to the recording of the final plats. The County typically does not give credit for regional park fees unless regional park land is requested.

"The Retreat at TimberRidge has been planned to have an internal focus on the Sand Creek Greenway and a 3.6 acre central neighborhood park with an additional focus on access to trails."

“This is a recreation focused community. Recreational amenities, including neighborhood park and trails, are a significant part of the Plan.”

Staff Note: El Paso County Parks encourages creation of the greenway. Its mission is to develop regional parks, but it encourages developers to provide urban park facilities, open space, and recreational amenities.

The original PUD Development Plan showed a 3.6 acre neighborhood park in addition to the Arroyo Lane and Sand Creek Primary Regional Trail corridors. Both trail corridors conform to the El Paso County Parks Master Plan, Trails Master Plan. The original PUD Development Plan also showed 69.12 acres of open space, or 23.6% of the total project area, dedicated to open space, regional trails, water detention, landscaping, and the neighborhood park. This plan far exceeded the required 10% dedicated open space requirement for PUD Development Plans.

Since the time at which the original PUD Development Plan was endorsed in May 2017, the applicant has met with members of the Black Forest Land Use Committee and has made significant changes to the current PUD Development Plan. As a result of those meetings, the applicant reduced the number of residential lots from 482 to 212, and revised the overall street layout. However, the current plan does not include the original 3.6 acre neighborhood park or the 30.23 acre Tract B open space located north of Arroyo Road, thus reducing significantly the amount of open space available for recreational uses from 23.6% to 9.1%. The loss of Tract B also removed a proposed alignment of the Sand Creek Primary Regional Trail north of Arroyo Lane.

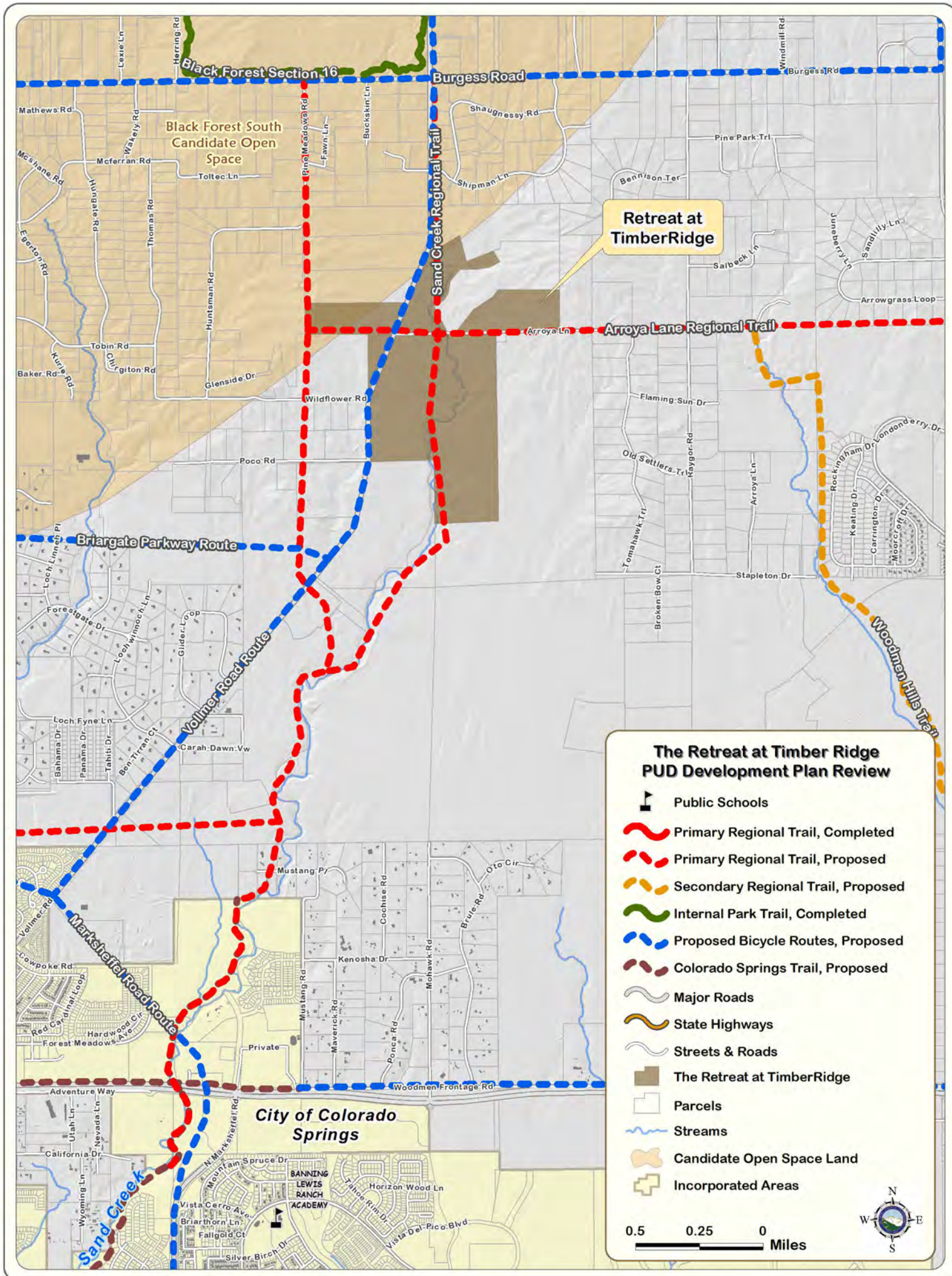
The current PUD Development Plan includes a revised residential lot layout, to be developed over five phases. Residential lot sizes range from 5 and 2.5 acres to a 12,000 square feet minimum lot size, with lot sizes increasing in acreage from southeast to northwest to better blend the density in with the surrounding neighborhoods and following guidelines set forth in the Black Forest Preservation Plan.

Based upon the current PUD Development Plan, The Retreat at TimberRidge covers 263 acres and has been preliminarily planned for 212 residential lots for a total density of 0.81 dwelling units per acre. Upon recording of forthcoming final plats, regional park fees in lieu of land dedication for regional park purposes in the amount of \$91,160 would be required, with no required urban park fees due to the revised density falling below the threshold of 2.5 units per acre.

The PUD Development Plan shows 25-foot trail buffers along Sand Creek and Arroyo Lane. Parks staff recommends that all forthcoming preliminary plans and final plats show 25-foot trail easements along the Sand Creek drainage, as well as the 25-foot trail easement along Arroyo Lane, and shall dedicate these 25-foot wide regional trail easements to the County for the County's construction and maintenance of public multi-use trails on forthcoming final plats. Staff also recommends that the developer reestablish the neighborhood park in order to not only meet the recreational needs of residents, but also to increase the open space acreage to approximately 10%, thus meeting the PUD Development Plan open space requirement as dictated in the El Paso County Land Development Code. The applicant could apply for an Urban Park Grant to help facilitate the construction of the neighborhood park.

Recommended Motion:

Recommend to the Planning Commission and Board of County Commissioners that approval of the Retreat at TimberRidge PUD Rezone/Development Plan include the following conditions, to be implemented on all forthcoming preliminary plans and final plats: (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, and the aforementioned easements shall be dedicated to El Paso County on forthcoming 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 approximately 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.



Development Application Permit Review



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

January 10, 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:	The Retreat at TimberRidge PUD Rezone/Development Plan	Application Type:	PUD
DSD Reference #:	PUD-17-003	CSD / Parks ID#:	0
Applicant / Owner:	Owner's Representative:	Total Acreage:	263
Arroya Investments, LLC	N.E.S., Inc.	Total # of Dwelling Units	212
Jacob Decoto	John Maynard	Gross Density:	0.81
1283 Kelly Johnson Boulevard	619 North Tejon Street, Suite 200	Park Region:	2
Colorado Springs, CO 80920-3925	Colorado Springs, CO 80903	Urban Area:	2,3

Existing Zoning Code: RR-5 Proposed Zoning: PUD

REGIONAL AND URBAN PARK REQUIREMENTS

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

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

LAND REQUIREMENTS

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

Regional Parks: 2
0.0194 Acres x 212 Dwelling Units = 4.11 acres

Urban Parks Area:	2,3
Neighborhood:	0.00375 Acres x 0 Dwelling Units = 0.00 acres
Community:	0.00625 Acres x 0 Dwelling Units = 0.00 acres
Total:	0.00 acres

FEE REQUIREMENTS

Regional Parks: 2
\$430.00 / Unit x 212 Dwelling Units = \$91,160.00

Urban Parks Area:	2,3
Neighborhood:	\$107.00 / Unit x 0 Dwelling Units = \$0.00
Community:	\$165.00 / Unit x 0 Dwelling Units = \$0.00
Total:	\$0.00

ADDITIONAL RECOMMENDATIONS

Staff Recommendation:

Park Advisory Board Recommendation:

Recommend to the Planning Commission and Board of County Commissioners that approval of the Retreat at TimberRidge PUD Rezone/Development Plan include the following conditions, to be implemented on all forthcoming preliminary plans and final plats: (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, and the aforementioned easements shall be dedicated to El Paso County on forthcoming 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 approximately 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.

The Retreat @ TimberRidge

Letter of Intent

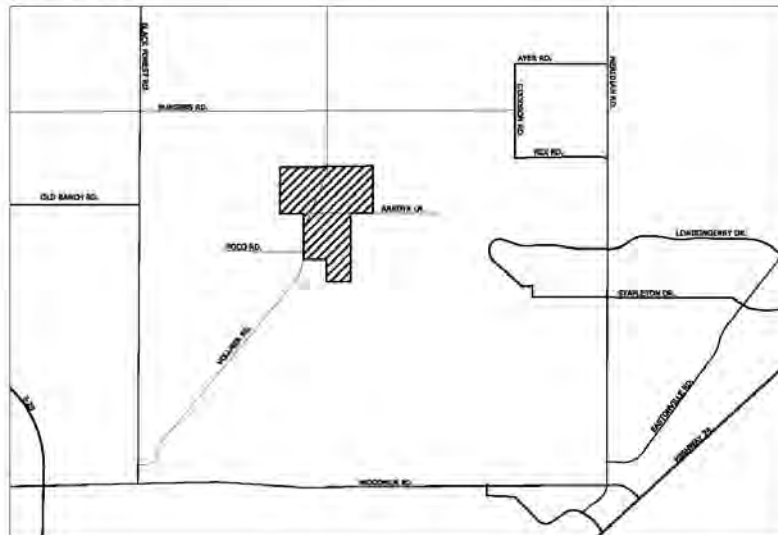
April 2017

(1st Revision June 2017; 2nd Revision November 2017)

Owners/Developers:	Arroya Investments LLC	Jacob Decoto
	1283 Kelly Johnson Blvd.	23045 Jones Road
	Colorado Springs, CO 80920	Calhan, CO 80808
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: The Retreat @ TimberRidge is located primarily on the east side of Vollmer Road, generally between Poco Road on the south and Arroya Lane on the north with some open space and low density land north of Arroya Lane. The Sterling Ranch bounds the site on the south and east. Portions of this application extend north of Arroya Lane as shown on the site location map below.

VICINITY MAP



INTRODUCTION: Arroya Investments LLC acquired 514 acres of land in late 2016. The acquisition included five quarter sections south of Arroya Lane and east of Vollmer Road. Land north of Arroya Lane on both sides of Vollmer Road and south of the Forest Gate Subdivision was also acquired as a part of the purchase. Subsequently, four 35 acre parcels were sold (located west of Vollmer Road) and two 50+ acre parcels were sold north of Arroya and east of Vollmer. One of these 35 acre parcels is included in this PUD application. The primary development property associated with this plan is the land located south of Arroya Lane where urban services are available and urban densities are proposed.

PROPOSAL: The applications covered by this Letter of Intent include a zone change for 263 acres from the RR 5 Zone to the PUD Zone and a PUD Development Plan. The PUD Development Plan proposes 212 lots at a gross density of 0.806 DU/AC.

THE PLAN: The Retreat @ TimberRidge is proposed as a planned residential community focused on the Sand Creek Greenway which bisects the property. Open space, parkland and trails are the centerpiece of the property. The Retreat @ TimberRidge also forms the transition between urban density development to the south and east, to rural residential development to the north and west, and within the project.

Access to the site will be from two locations on Vollmer Road at Poco Lane and at Arroya Lane. Arroya Lane is a Public Street for the western portion after which it is on private property owned by the applicant to the applicant's eastern boundary. Arroya Lane will be dedicated as a Public Street within the Retreat@ TimberRidge property. East of TimberRidge Arroya will continue to be a private road until/unless additional dedication is made by the Sterling Ranch.

Access to the site is planned at Arroya Lane in three locations, and in several locations via connections to the Sterling Ranch on the east and south. The primary and initial subdivision access will be from Poco Lane extended into the property. Arroya Lane is the second access to the site and is planned as a collector.

Residential land use is proposed in varying densities. North of Arroya Lane and east of Vollmer Road, ten lots of 2.5 acres and 5 acres are proposed. The land immediately south of Arroya Lane and west of Sand Creek will have a minimum lot size of 2.5 acres. The land west of Vollmer and south of Arroya Lane will have two lots of approximately 3.5 acres in size served by a common drive from Vollmer (Deviation approved). This property is owned by Jacob Decoto. The remainder of the Decoto property within the PUD is contained in Tract A and identified as having future development potential at a 5-acre lot density with a 2.5-acre lot size minimum, which will produce a maximum of 7 lots. These lots will all be on individual well and septic systems (IDS).

South of Arroya Lane and east of Sand Creek, all lots less than 2.5 acres in size will be served by central water and wastewater systems provided by the proposed TimberRidge Metropolitan District via an IGA with the Sterling Ranch Metropolitan District. Lots immediately south of and adjacent to Arroya Lane have a lot size 2.5 acres. These lots create a transition within the property from rural residential to urban densities farther south. South of these transitional lots urban density lots are proposed with lot size decreasing from south to north.

A total of 212 lots are proposed for the Timber Ridge PUD. The table below identifies the number of lots by size.

Lots Size (Minimum)	Phase A	Phase B	Phase C	Phase D	Phase E	Total Lot Count
2.5 Acre Lots	12	29			7	48
1 Acre Lots			11			11
100' x 150'			8			8
80' x 150'				145		145
						212

Trails are a major component of this plan. A County Regional Trail is planned along the west side of Sand Creek. An east/west County Regional Trail will be located on the south side of Arroya Lane. These County trails will be owned and maintained by El Paso County Parks after dedication of an easement for them per discussion with County Parks staff

Open space within the PUD Plan includes the Sand Creek Greenway. All open space and park areas will be owned and maintained by the proposed Retreat @ Timber Ridge Metropolitan District. The proposed major trails will be placed in easements and will be maintained by El Paso County.

PUD ZONE DISTRICT: The PUD Zone has been selected to implement The Retreat @ TimberRidge Land Use Plan. The PUD Zone will be employed to create a Zone District with varying residential densities in both an urban and rural residential form. Open space is also a part of the PUD Zone District.

USES/DEVELOPMENT REGULATIONS: Lots in this PUD District will provide sites for single family homes on rural residential and urban lots. Central water and wastewater will be provided for all urban lots. For lots 2.5 acres and greater, water will be provided by individual wells and wastewater will be provided by individual disposal systems.

Zoning details are shown on the PUD Development Plan.

BUFFERS and TRANSITIONS: The relationship to adjacent properties and the transition from nearby rural residential to urban land use has been addressed in three ways. First, Arroya

Investments LLC has sold portions of its original holdings to the north and the northwest of Arroya Lane for rural residential land use thereby creating the transition from urban to rural residential land use essentially on site. The result of these sales is that five 35 acre parcels and two 50+ acre parcels border the site on the north. These land owners support the proposed land use.

Second, land north of Arroya Lane is proposed for inclusion into the PUD zone as a rural residential subdivision of five acre and two and one half acre lots (10 lots). These land uses formalize the transition from urban land use to rural residential land use on site and within the PUD.

Third, land within the proposed PUD that borders Vollmer Road and located west of Sand Creek will have a minimum lot size of 2.5 acres. This land use, along with Vollmer Road, creates a transition to larger lots west of Vollmer Road. Lots backing to Vollmer Road that are not predominantly vegetated with Ponderosa Pines will have a setback from Vollmer Road of 100 feet.

Lots in the southeast portion of TimberRidge that border the Sterling Ranch property have a setback of 40 feet as noted on the PUD Plan. No additional land use transition or buffer is needed on the east or the south of The Retreat @ TimberRidge because urban development is planned for the adjacent Sterling Ranch. The owner of Sterling Ranch supports this proposal as stated in a letter to that effect. The letter also accepts the location of proposed streets in The Retreat @ TimberRidge that stub to Sterling Ranch.

JUSTIFICATION:

Conformance with the El Paso County Policy Plan

The Retreat @ TimberRidge 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 2.1.10 Encourage preservation of open space in subdivisions. Open space is preserved in the Sand Creek Greenway.

Policy 2.1.11 Encourage approaches to natural system preservation and protection which also accommodate reasonable development opportunities. ***The Sand Creek drainage has been preserved and planned as an amenity to this project.***

Policy 2.2.10 Encourage the preservation of open space in the design of subdivisions. ***Open space is preserved in the Sand Creek Greenway.***

Policy 2.3.1 Preserve significant natural landscapes and features. ***The Sand Creek drainage is the most important natural feature on this property. It is being preserved.***

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 being mitigated by preservation of existing Ponderosa pines along Vollmer Road.***

Policy 2.3.8 Encourage incorporating significant natural landscapes and waterways into parks and open space where feasible. ***This policy is being met by preservation of the Sand Creek Greenway.***

Goal 6.3 Continue to support existing and carefully planned future urban density development in the unincorporated County, provided the requisite level of urban services is available or will be available in a timely fashion. ***Urban services will be available to serve the urban land use portion of this project in conjunction with lot development.***

Policy 6.1.6 Direct development toward areas where the necessary urban-level supporting facilities and services are available or will be developed concurrently. ***Urban services will be available to serve the urban land use portion of this project.***

Policy 6.1.8 Encourage incorporating buffers or transitions between areas of varying use or density where possible. ***Transitions occur on the property both along Vollmer Road and Arroya Lane. Transitions are accomplished by providing 2.5 acre lots along Vollmer Road and along Arroya Lane. Transitions from rural residential land use to urban land use occur on site.***

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 land plan promotes this policy.***

Policy 6.1.3 Encourage new development which is contiguous and compatible with previously developed areas in terms of factors such as density, land use and access. ***This plan is integrated with the adjacent Sterling Ranch which is contiguous on the east and south. Stub streets insure connectivity between the two projects.***

Policy 6.1.14 Support development which compliments the unique environmental conditions and established land use character of each sub-area of the County. *See conformance with the Black Forest Preservation Plan discussed 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 this project will be the Sand Creek Greenway which includes the County Sand Creek Regional Trail.*

Policy 6.2.3 Encourage land use planning and design approaches which create or reinforce the neighborhood concept. . *The Retreat @ Timber Ridge has been planned to have an internal focus to the Sand Creek Greenway.*

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. *Transitions on site along Vollmer Road accomplish this.*

Policy 6.2.5 Encourage the development of unique and diverse neighborhoods within unincorporated areas. *The Retreat @ Timber Ridge has been planned to have an internal focus to the Sand Creek Greenway.*

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

Policy 6.2.10 Utilize buffer zones to promote mutually compatible transitions between neighborhoods and adjoining development with differing uses or densities. *Transitions on site along Vollmer Road accomplish this.*

Policy 8.2.1 Encourage implementation of the County's Parks, Trails and Open Space Master Plan. *The County Park Plan includes a Regional Trail along Sand Creek. This plan implements the trail through this section of the Sand Creek drainage. In addition an east/west County Regional Trail is provided along Arroya Lane as shown on the County Trails Plan.*

Policy 8.3.1 Encourage development plans which appropriately incorporate parks, trails and open space into their design. *Parks, trails and open space are incorporated into the design of The Retreat @ Timber Ridge.*

Policy 8.3.5 Ensure that publically dedicated open space is of sufficient overall quality that it adds value to the larger community. *Applicant has met with County Park Staff regarding parkland. Only trail dedication has been requested.*

Policy 8.4.3 Support the formation of new special districts to address the planning, development and maintenance of community parks, neighborhood parks, recreational facilities, local trails and community centers. *Open Space and parks and trails within The Retreat @ TimberRidge will be maintained by a Metropolitan District.*

Policy 9.2.3 Strictly limit direct access onto major transportation corridors in order to preserve their functional capacity. *Access to Vollmer Road meets the access criteria for this road classification.*

Policy 9.4.5 Encourage processes by which development can contribute a reasonable and fair share toward off-site transportation improvements. *This project will pay its fair share of transportation costs through the Countywide Transportation Fee Program.*

Policy 10.2.3 Promote cooperative ventures such as water authorities which maximize water supply options and economies through the pooling of resources. *This policy is met by the proposed IGA between Sterling Ranch Metropolitan District and the proposed TimberRidge Metropolitan District.*

Policy 10.2.4 Encourage the linking of systems among water providers in order to provide the highest assurance of available service. *This policy is met by the proposed IGA between Sterling Ranch Metropolitan District and the proposed TimberRidge Metropolitan District.*

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. *This property has significant off-site flows tributary to the Sand Creek Reach SC-9 that exists through the site. The intent is to provide improvements to this Reach for this off-site flow as needed to stabilize and control erosion and sediment transfer within the current 100 yr. floodplain limits. All on-site developed flows will be routed across a landscaped area or directly to proposed detention/SWQ facilities, treated and then released into Sand Creek. With the construction of these facilities, the pre-development flows within this Reach of Sand Creek will not be significantly altered, thus minimizing any downstream impacts. . All proposed 2.5 acre lots or larger do not require WQCV per ECM I.7.1.B*

Policy 11.1.14 Require development plans to effectively address both quantitative and qualitative impacts of drainage within the project site. *See response to 11.1.2 above.*

Policy 11.3.1 Where feasible, support the use of natural or naturalistic drainage approaches rather than hard line solutions. ***Portions of the development are not proposed for significant lot grading but just construction of the roadways.***

Policy 11.3.3 Fully evaluate the relative impact of proposed drainage improvements on the maintenance of water quality. ***All developed flows will be routed across a landscaped area or directly to proposed detention/SWQ facilities to be treated prior to release downstream. All proposed 2.5 acre lots or larger do not require WQCV per ECM 1.7.1.B***

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. ***See response to 11.3.3 above.***

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. ***See response to 11.1.2 above.***

Policy 11.3.6 Encourage the effective use of control measures to mitigate the short and long term erosion impacts of development. ***See response to 11.1.2 above.***

Policy 11.4.1 Strongly discourage land use development from locating in floodplains. ***All development will be outside of the Sand Creek floodplain.***

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. ***See response to 11.4.1 above.***

Policy 12.1.3 Approve new urban and rural residential development only if structural fire protection is available. ***Fire protection is available from the Black Forest Fire Protection District.***

Goal 14.1 Recognize and promote the essential role of special financing districts in the provision and maintenance of public facilities and services in unincorporated areas. ***A Metropolitan District is planned to accomplish this goal.***

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

Policy 15.5.2 Continue to support and facilitate public involvement in the planning and land development processes through effective and timely notice to potentially impacted property owners and representative community groups. ***A pre-application neighborhood meeting was held on March 21, 2017 with adjacent property owners and the Black Forest Land Use Committee. A post application meeting was held on July 26, 2017.***

Policy 15.5.3 Encourage pre-application information meetings between applicant, affected property owners and homeowners groups prior to submission to the County for large properties and/or properties in sensitive locations. ***A pre-application neighborhood meeting was held on March 21, 2017 with adjacent property owners and the Black Forest Land Use Committee. A post application meeting was held on July 26, 2017.***

Conformance with the Black Forest Preservation Plan

The Black Forest Preservation Plan is a Small Area Plan that includes The Retreat @ TimberRidge within its boundaries. The Plan was originally approved in 1974 and updated in 1987. In the past 30 years since the update to the Plan, a number of significant changes occurred. Those changes include:

- Voter approval of a County tax to fund County Sheriff activities
- 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
- Addition to the Code 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 especially five acre lots.
- Approval of the Sterling Ranch Sketch Plan
- Construction of the Cherokee Water System with pipeline in Arroya Lane and construction of the Sterling Ranch well and water tank adjacent to the NE corner of the proposed urban density lots. The effect of these infrastructure improvements is to provide urban water service to The Retreat @ TimberRidge property.

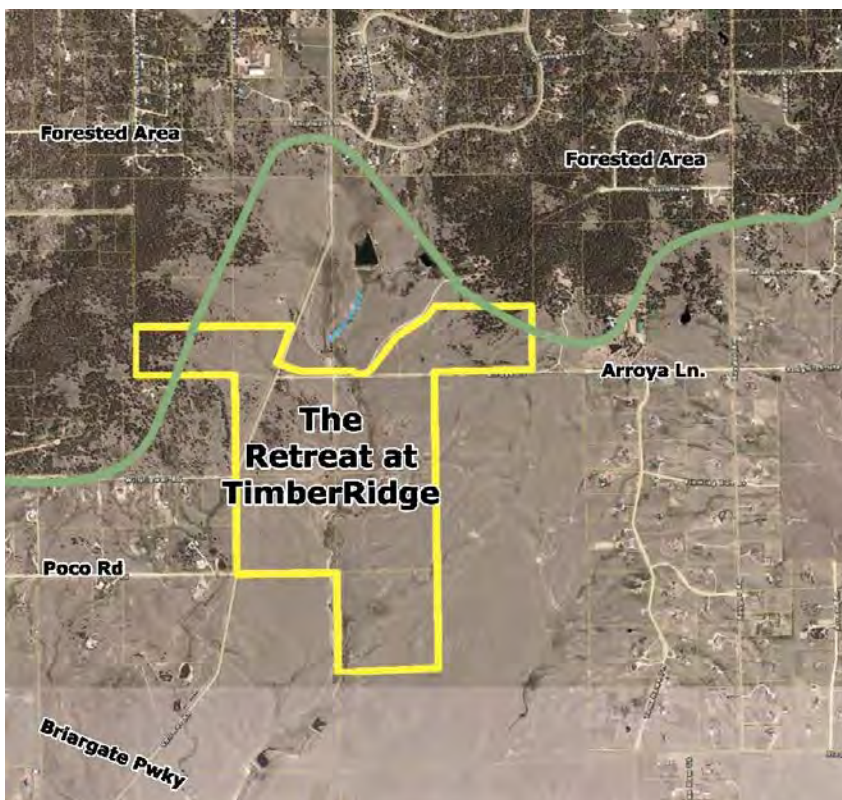
When viewed in the context of these changes, and while looking at the broad recommendations of the Black Forest Preservation Plan, this land situated north of

Stapleton/Briargate and south of the forested area of the Black Forest is where a transition from urban to rural residential land use is proposed.

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:

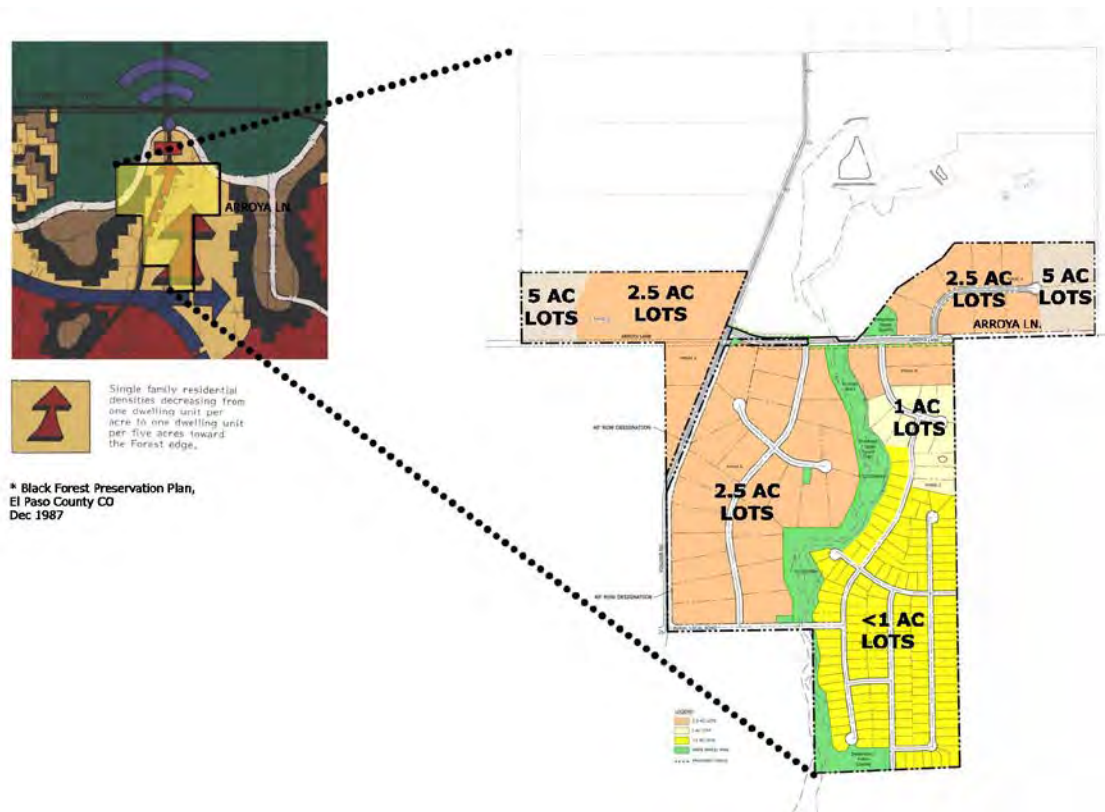
- Policy 1.5. Preserve open space as a means of retaining natural features and the separate identity of the Black Forest Planning Area. ***Open Spaces is provided in the Plan by the Sand Creek Greenway and by trails.***
- Action 1.c. All land use items concerning the Black Forest Planning Area should be forwarded to the Black Forest Land Use Committee or other appropriate citizens group for review and comment prior to public hearing. ***Applicants have met with the Black Forest Land Use Committee in the pre-application stage and after submittal.***
- 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. ***Parkland will be owned and maintained by a Metropolitan District. Clustering is proposed with the Sand Creek Greenway and other drainage features as focal points of residential land use.***
- Goal 3.A. Promote a residential environment which perpetuates the rural-residential character of the Black Forest Planning Area. ***Rural Residential lots and open space are the land use transitions from urban to rural residential land use on the north and west of this PUD.***
- 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. The primary natural resource is the Sand Creek Greenway which is preserved by this plan and made the focus of the development.***
- 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 a Metropolitan District.***
- 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. Crossings of Sand Creek are minimized while providing a safe transportation system.***

- 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. ***Access points to arterial roads (Vollmer) have been minimized while providing a safe and efficient network.***
- Action 7.c. Copies of all relevant land use petitions should be transmitted to the Black Forest Land Use Committee or other appropriate group for review and comment. It is suggested that proposals be informally presented by the applicant to planning area residents prior to formal submittal. Consistency with appropriate Master Plan elements should be specifically addressed at this time. ***Prior to application, a meeting with the Black Forest Land Use Committee was held on March 21, 2017.***
- 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. Sand Creek is preserved as a greenway.***
- 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 The Retreat @ TimberRidge is within two school districts. SD #49 and SD #20. A general discussion with SD #20 has indicated that no school site is required.***
- Policy 9.6. Support the provision and enhancement of both useable and perpetual open space ***County regional trails along Sand Creek and along Arroya Lane are a part of the Plan.***



The primary issue to be resolved with this application is the location of the interface between urban density and rural residential land use. This application proposes that the interface be south of Arroya Lane which is the boundary at which water and wastewater services can be provided. This boundary is south of the forested area of Black Forest.

The map component of the Black Forest Preservation Plan depicts The Retreat @ TimberRidge within subarea 10, the Southern Transitional Area as shown on the diagram below.



The plan for The Retreat @ TimberRidge clearly defines the transition from urban land use to rural residential land use and proposes that this transition occur within this PUD application. The intent of the Black Forest Preservation Plan to transition land use within the area south of the forested area of the Black Forest is met by this application. Land use intensity transitions from south to north with Arroya lane becoming the approximate boundary between where urban services, most notably water and wastewater, can be provided. The land north of Arroya Lane within the PUD is designated as rural residential and open space land uses. The overall density of the PUD is 0.806 units per acre.

There are several textural comments for the Southern Transitional Area of the Black Forest Preservation Plan which support this application. Applicable statements include:

- Any new urban development should be compatible with existing rural residential subdivisions. ***Existing rural residential land use exists on the north and west. The Retreat @TimberRidge has provided transitions to these subdivisions.***

- Overall densities should decrease to one dwelling unit per five acres at the Timbered Area edge. ***A density of one unit per five acres within The Retreat @TimberRidge is achieved where the Timber Area edge exists within the project.***
- Urban density should only be approved if adequate urban services are available. ***Urban services will be available to this development in conjunction with the Final Plats. Water is currently available adjacent to the property. Wastewater will be extended to the property from the south by the developer.***

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

1. The proposed PUD District zoning advances the stated purposes set forth in Section 4.2.6.A.
2. The PUD is in general conformity with the El Paso County Master Plan. ***See section above that identifies how this plan conforms to the El Paso County Master Plan.***
3. There has been a substantial change in the character of the area since the land was last zoned. ***See introductory discussion above that lists changes to the area since the adoption of the Black Forest Preservation Plan (and current zoning). In addition, approval of the Sterling Ranch Sketch Plan and construction of a water system adjacent to the property has occurred.***
4. The proposed development is in compliance with the requirements of this Code and all applicable statutory provisions and will not otherwise be detrimental to the health, safety, or welfare of the present or future inhabitants of El Paso County. ***This criterion is met. All County Code requirements are met with this application.***
5. The subject property is suitable for the intended uses and the use is compatible with both the existing and allowed land uses on the neighboring properties, will be in harmony and responsive with the character of the surrounding area and natural environment; and will not have a negative impact upon the existing and future development of the surrounding area. ***The planned land use is based on a Land Suitability Analysis to assess the development constraints and opportunities of the site.***
6. The proposed development provides adequate consideration for any potentially detrimental use to use relationships (e.g. commercial use adjacent to single family use) and provides an appropriate transition or buffering between uses of differing intensities both on-site and off-site. ***Buffering and transitional land uses have been proposed where there is a potential for use to use relationship concerns.***
7. The allowed uses, bulk requirements and required landscaping and buffering are appropriate to and compatible with the type of development, the surrounding neighborhood or area and the community. ***This criterion is met. Land Use transitions are used to provide compatibility with adjacent properties. Dimensional requirements of the PUD are designed to be compatible with rural residential zones.***
8. Areas with unique or significant historical, cultural, recreational, aesthetic or natural features are preserved and incorporated into the design of the project. ***The land use***

plan reflects the Land Suitability Analysis where the natural and man-made land use determinants were inventoried and analyzed.

9. Open spaces and trails are integrated into the development plan to serve as amenities to residents and provide reasonable walking and biking opportunities. ***This is a recreation focused community. Recreational amenities, including trails and the Sand Creek Greenway, are a significant part of the Plan.***
10. The proposed development will not overburden the capacities of existing or planned roads, utilities and other public facilities (e.g., fire protection, police protection, emergency services, and water and sanitation), and the required public services and facilities will be provided to support the development when needed. ***Public services consistent with the proposed development are being provided.***
11. The proposed PUD will benefit the community through the provision of interconnected open space, conservation of environmental features, aesthetic features and harmonious design, and energy efficient site design. ***All of these are features of the Plan.***
12. The proposed land use does not permit the use of any area containing a commercial mineral deposit in a manner which would unreasonably interfere with the present or future extraction of such deposit unless acknowledged by the mineral rights owner ***Entech Engineering, Inc. has evaluated the site for the presence of commercially viable mineral deposits and has found that such deposits are either absent or are not commercially viable.***
13. Any proposed exception or deviation from the requirements of the zoning resolution or the subdivision regulations is warranted by virtue of the design and amenities incorporated in the development plan and development guide. The following Deviations are requested. Deviation request forms are a part of the application package. ***Two deviations/PUD Modifications are requested:***
 1. ***A deviation to permit an access drive for two lots on the west side of Vollmer Road where access spacing is less than 660 feet.***
 2. ***A deviation to permit access to Arroya Lane for the 10 lots north of Arroya Lane onto Nature Refuge Road at a distance less than 660 feet from the proposed access roads on the south side of Arroya Lane.***

Justification for these deviations is included in the submittal package within the Traffic Report. Both deviations have been approved.

DRAINAGE: Classic Consulting Engineers & Surveyors has prepared a MDDP for the property.

IMPACT REPORTS:

- Wildfire. Of the land proposed for development, only a small portion of the site affecting one proposed lot in the very north east is rated above Low in terms of susceptibility to wildfire in the report prepared by Steve Spaulding and included in the submittal package.

- Wetlands. Wetland delineation by CORE Consultants is included in their Impact Report for the property. This data has been included in the Land Suitability Analysis for the site.
- Fire. Black Forest Fire and Rescue has provided a Fire Impact Report and a letter of commitment to provide fire and ambulance services.
- A Land Suitability Analysis has been prepared by N.E.S. Inc. This analysis summarizes site impacts.

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

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

JURISDICTIONAL IMPACTS

Districts Serving the Property

- Natural Gas – Black Hills Energy. Will Serve Letter included in application
- Electricity – Mountain View Electric. Will Serve Letter included in application.
- Water – Proposed TimberRidge Metropolitan District via an IGA with the Sterling Ranch Metropolitan District
- Wastewater - Proposed TimberRidge Metropolitan District via an IGA with the Sterling Ranch Metropolitan District
- Fire Protection – Black Forest Fire Protection District
- Schools – Falcon District #49; Academy School District No. 20
- El Paso County Conservation District

Reports Included by Reference

- Soil, Geology and Geologic Hazard Study for The Retreat @ TimberRidge by Entech Engineering, Inc.
- The Retreat at TimberRidge Traffic Impact Analysis by LSC Transportation Consultants, Inc.
- MDDP for the Retreat @ TimberRidge by Classic Consulting Engineers & Surveyors.
- Wildfire Hazard and Mitigation Report by Steve Spaulding
- Impact Identification Report by CORE Consultants

GENERAL PROVISIONS

- A. Authority.** 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.
- B. Applicability.** The provisions of this PUD shall run with the land. The landowners, their successors, heirs, or assigns shall be bound by this Development Plan, as amended and approved by the Planning and Community Development Department (Director or Board of County Commissioners).
- C. 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 The Retreat@TimberRidge 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 amended.
- D. Relationship to County Regulations.** The provisions of this Development Plan shall prevail and govern the development of The Retreat@TimberRidge, 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 any other applicable resolutions or regulations of El Paso County, shall be applicable.
- E. 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 granted by law.
- F. 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.
- G. 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 area is the maximum development requested for plating 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.
- H. Project Tracking.** At the time of any final plat application, the applicant shall provide a summary of the development, to date, to Planning and Community Development Department, in order to assure maximum development limits are not exceeded.
- I. Overall Project Standards.** The standard zoning requirements of El Paso County Land Use 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 PUD, except as modified in Development Guidelines.

LEGAL DESCRIPTION

RETREAT AT TIMBER RIDGE PARCEL 1

A PORTION OF SECTION 21 AND 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M., BEING MONUMENTED AT THE EAST END BY A FOUND 3-1/4" ALUMINUM CAP STAMPED E 115 S 82.0 E, 1125.985W, PLS 3633 AND MONUMENTED AT THE WEST END BY A FOUND 3-1/2" ALUMINUM CAP STAMPED N 41 S 21.0 E, 1125.985W, PLS 3634 ASSUMED TO BEAR S 84°14' W WITH A DISTANCE OF 1313.49 FEET.

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M., SAID POINT BEING THE POINT OF BEGINNING;

THENCE N00°25'32"W ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M., A DISTANCE OF 650.11 FEET;

THENCE N86°42'31"E, A DISTANCE OF 2077.12 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF VOLLMER ROAD AS DESCRIBED IN BOOK 2678 AT PAGE 430 OF THE RECORDS OF EL PASO COUNTY, COLORADO;

THENCE S27°14'10"W ON SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 2013.88 FEET TO INTERSECT WITH THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 28;

THENCE N00°14'11"W ON SAID EAST LINE, A DISTANCE OF 1217.12 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 28;

THENCE S88°45'14"W ON THE NORTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 28, A DISTANCE OF 1313.49 FEET TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 1,568.54 SQ. FEET, OR 35.609 ACRES.

RETREAT AT TIMBERLINE RIDGE PARCEL 2

A PORTION OF SECTION 21, 22, 27 AND 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: A LINE BETWEEN THE NORTHEAST CORNER OF THE NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER (NW1/4 NW1/4) OF SECTION 27 AND THE SOUTHWEST CORNER OF THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER (SW1/4 SW1/4) OF SAID SECTION 27, TOWNSHIP 12 SOUTH, RANGE 65 WEST, MONUMENTED AT THE NORTHERLY END BY A 3-1/4" ALUMINUM CAP STAMPED "2008 E31 PLS 10316" AND MONUMENTED AT THE SOUTHERLY END BY A 3-1/4" ALUMINUM CAP STAMPED "2008 E31 PLS 10316" AND IS ASSUMED TO BEAR S05°56'30"E, A DISTANCE OF 3025.64 FEET;

BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M.;

THENCE S05°56'30"E, A DISTANCE OF 3025.64 FEET TO THE WEST HALF OF THE WEST HALF OF SAID SECTION 27, A DISTANCE OF 3025.64 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 27;

THENCE S87°35'07"W ON THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 1322.78 FEET TO THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER;

THENCE N00°53'18"W ON THE WEST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 1316.78 FEET TO THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER;

THENCE S89°08'28"W ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, A DISTANCE OF 1328.64 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER;

THENCE N00°30'49"W ON THE WEST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, A DISTANCE OF 1272.77 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE AS RECORDED IN BOOK 2678 AT PAGE 430 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER;

THENCE N01°14'10"E ON SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1450.84 FEET TO THE POINT OF INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE AS DESCRIBED IN A DEED RECORDED IN BOOK 2678 AT PAGE 431 OF SAID COUNTY RECORDS;

THENCE ON THE SOUTHERLY, EASTERLY AND NORTHERLY RIGHT-OF-WAY LINES OF SAID DEED THE FOLLOWING FOUR COURSES:

1. N89°42'22"E, A DISTANCE OF 761.52 FEET TO A POINT ON THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 28;

2. N00°53'36"W ON SAID EAST LINE, A DISTANCE OF 30.00 FEET TO THE NORTHWEST CORNER OF SAID SECTION 27;

3. N00°37'14"W ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 22, A DISTANCE OF 30.00 FEET;

4. S89°42'22"W, A DISTANCE OF 758.82 FEET TO THE POINT OF INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE AS DESCRIBED IN A DEED RECORDED IN BOOK 2678 AT PAGE 431 OF SAID COUNTY RECORDS;

THENCE N01°14'10"E ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 113.86 FEET;

THENCE S89°25'02"E, A DISTANCE OF 147.67 FEET TO A POINT OF CURVE;

THENCE ALONG THE ARC OF A TANGENT CURVE TO THE LEFT WITH A RADIUS OF 560.00 FEET, A CENTRAL ANGLE OF 21°53'35" FOR A LENGTH OF 213.36 FEET;

THENCE N89°42'22"E, A DISTANCE OF 347.96 FEET;

THENCE N88°38'56"E, A DISTANCE OF 252.86 FEET;

THENCE S27°23'34"E, A DISTANCE OF 44.50 TO A POINT ON THE NORTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 27;

THENCE N88°38'56"E ON SAID NORTH LINE, A DISTANCE OF 149.36 FEET;

THENCE N47°35'40"E, A DISTANCE OF 105.25 FEET;

THENCE N00°59'01"E, A DISTANCE OF 517.58 FEET;

THENCE N06°32'31"E, A DISTANCE OF 488.24 FEET;

THENCE N38°17'19"E, A DISTANCE OF 162.67 FEET;

THENCE N89°41'56"E, A DISTANCE OF 1283.64 FEET TO A POINT THAT IS 30.00 FEET WESTERLY OF THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 22;

THENCE S00°18'04"E ON A LINE THAT IS 30.00 FEET WESTERLY OF AND PARALLEL TO SAID EAST LINE, A DISTANCE OF 862.14 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 22;

THENCE S88°38'59"W ON SAID SOUTH LINE, A DISTANCE OF 1302.52 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 8,884.108 SQ. FEET, OR 202.809 ACRES.

LEGAL DESCRIPTION STATEMENT

I, JONATHAN W. TESSIN, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE LEGAL DESCRIPTION WAS PREPARED UNDER MY RESPONSIBLE CHARGE AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF IS CORRECT.

JONATHAN W. TESSIN, PROFESSIONAL LAND SURVEYOR
COLORADO PLS NO. 33196
FOR AND ON BEHALF OF EDWARD JAMES SURVEYING, INC.

DEVELOPMENT GUIDELINES

- A. Project Description**
The Retreat@TimberRidge is a planned residential community located generally east of Vollmer Road between Poco Road and Arroyo Lane in El Paso County, Colorado. The property consists of 262.92 acres of land. The Retreat@TimberRidge is planned as an upscale, amenitized residential community focused on the Sand Creek Open Space Greenway that bisects the property from north to south.
- B. Permitted Uses within The Retreat@TimberRidge PUD include Single Family Homes; open space; parks and trails.**
- For lots 2.5 acres or greater in size the following additional uses are permitted:
- Agricultural Space
 - Educational Institution, Public
 - Farm (Minimum Lot Size 10 Acres)
 - Manufactured Home
 - Public Building, Way or Space
 - Ranch (Minimum Lot Size 10 Acres)
 - Riding Academy (Minimum Lot Size 10 Acres)
 - Stables, Private
 - Dwelling, Detached Single-Family
 - Family Care Home
 - Firewood Sales (Minimum Lot Size 10 Acres)
 - Nursery, Wholesale
 - Public Park and Open Space
 - Religious Institution
 - Stables, Commercial (Minimum Lot Size 10 Acres)
 - Tree Farm
- For lots 2.5 acres or greater in size the following uses are permitted as use as Special Use:
- Bed and Breakfast Inns
 - Community Building
 - Educational Institution, Private
 - Greenhouse
 - Hospital, Veterinary
 - Recreation Camp
 - Child Care Center
 - Dwelling, Two-Family
 - Golf Course
 - Greenhouse >1 Acre
 - Library
 - Wind/Meteorological Measuring Facilities
- For lots 2.5 acres or greater in size, the following uses are permitted as use as Temporary Use:
- Yard Sales
- C. Accessory Uses**
For lots less than 2.5 acres in size, accessory uses shall be limited to:
- Residential home occupations where no clients visit the home
 - Animal keeping of up to four pets, excluding chicken, pigeon and bee keeping
- For lots 2.5 acres or greater in size, accessory uses shall be limited to:
- Agricultural Accessory Structures and Uses (Associated with an allowed use)
 - Animal Keeping
 - Bed and Breakfast Home
 - Bee Keeping
 - Cemetery, Personal (Minimum Lot Size 10 Acres)
 - Construction Equipment Storage and Field Office, Accessory
 - Family/Ranch Residence (Minimum Lot Size 35 Acres)
 - Guest House
 - Hobby Farm
 - Home Occupation, Residential
 - Home Occupation, Rural
 - Mother-in-Law Apartment
 - Personal Use Greenhouse
 - Residential Accessory Structures and Uses (Associated with an allowed use)
 - Solar Energy System
 - Stables, Private
 - Storage and Repair of Vehicles and Machines
 - Tower, Private (Minimum Lot Size 10 Acres)
 - Wildlife Rehabilitation
 - Wind Powered Generator
- D. Restrictions to Permitted & Accessory Uses:**
For all lots, the following uses shall not be permitted:
- Marijuana (recreational or medical) and hemp growing
- E. Permitted Accessory Structures for lots less than 2.5 acres in size shall be limited to:**
- Storage Shed
 - Deck (attached, detached, covered or uncovered)
 - Private Greenhouse
 - Antennas, radio facilities and satellite dishes
 - Gazebo
 - Hot Tub
 - Fence, wall and hedges
 - Solar energy systems
- F. Signs shall be permitted to identify entryways to and within The Retreat@TimberRidge community. There are two classes of signs: Major and Minor. The maximum size of a Major Community Entryway Sign shall be 100 square feet. The maximum size of a Minor Community Entryway Sign shall be 80 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.**

- F. Development Requirements**
1. Maximum lot coverage:
 - a. For lots less than 20,000 Sq. Ft. - 35%
 - b. For lots with a minimum lot size of 20,000 Sq. Ft. - 30%
 - c. For lots 2.5 acres and greater including Tract A - 20%
 2. Maximum building height: thirty (35) feet.
 3. Minimum Lot Size: 12,000 Sq. Ft.
 4. Setback minimums:
 - a. For lots less than 20,000 square feet:
 - Front - 25 feet minimum
 - Corner Lots - 10 feet for non-garage front
 - Side - 7.5 feet minimum
 - Rear - 25 feet minimum, except that lots 41 - 65 shall have a rear yard setback of 40 feet minimum
 - b. For lots with a minimum lot size of 20,000 square feet:
 - Front - 25 feet minimum
 - Corner Lots - 15 feet for non-garage front
 - Side - 15 feet minimum
 - Rear - 35 feet minimum
 - c. For lots 2.5 acres and greater including Tract A:
 - Front - 35 feet minimum
 - Side - 25 feet minimum
 - Rear - 50 feet minimum, except that lots R20 - R26 shall have a rear yard setback of 100 feet minimum
 5. Tract A may be subdivided into lots with an average lot size of 5 acres per lot without amendment to the PUD Development Plan. The minimum lot size shall be 2.5 acres. Development regulations in paragraph F, above shall apply. A maximum of 7 lots may be created on Tract A.
 6. Accessory building must comply with the setbacks established above, except that the rear yard setback may be reduced to twenty (20) 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.
 7. Projections into setbacks are governed by the Land Development Code in effect at the time of PUD Plan approval.
- H. Lot Sizes**
1. The PUD Development Plan establishes minimum lot sizes. No lot may be less than 12,000 Sq. Ft. in size.
 2. No subdivision of any lot will be permitted if such subdivision results in the creation of additional building lots except that Tract A may be subdivided into a maximum of 7 lots with an average density of 5 acres per lot.

- I. Streets**
Streets within The Retreat@TimberRidge Subdivision provide general vehicular circulation throughout the development. All streets shall be publicly owned and maintained. Construction will be to El Paso County Standards except for deviations and PUD Modifications described in the Letter of Intent. All Streets shall be paved unless otherwise indicated on the Development Plan.
- J. Landscape Plan**
The Retreat@TimberRidge is exempt from LDC Section 6.2.2.B, Table 6.1 requiring trees on local residential streets. Landscape Plans shall be submitted in conjunction with each Final Plat application.
- K. Architectural Control Committee Review/Covenants**
Covenants for The Retreat@TimberRidge have been created by separate documents. The Covenants establish rules and regulations for the property within the subdivision and establish the governance mechanism of the subdivision, including the creation of the Architectural Control Committee.

SITE DATA

OWNERS: Arroyo Investments LLC
1283 Kelly Johnson Blvd.
Colorado Springs, CO 80903

APPLICANT: Jacob Decoto
10620 Vollmer Rd
Colorado Springs, CO 80910

TAX ID NUMBER: N.E.S. Inc.
619 N Cascade Ave., Suite 200
Colorado Springs, CO 80903

DEVELOPMENT SCHEDULE: 5227700004; 5228000019;
5227000003; 5227000001;
5200000386; 5200000387;
5222000023; 5222000024;
5200000393; 5200000394

SITE ACREAGE: 2018
262.92 AC

CURRENT ZONING: RR-5

PROPOSED ZONING: PUD

CURRENT LAND USE: Vacant

PROPOSED LAND USE: Residential: 212 Total Lots, 0.806 DU/AC

Phase A: 12 Lots
"R" Lots 1-12, 2.5 AC Minimum
3.1 AC Average Lot Size

Phase B: 29 Lots
"R" Lots 13-41, 2.5 AC Minimum
2.64 AC Average Lot Size

Phase C: 19 Lots
"A" Lots, 1 AC Minimum
Lots 14-21: 100x150 Minimum
38,680 SF Avg. Lot Size

Phase D: 145 Lots
80' x 160' Minimum
15,890 SF Avg. Lot Size

Phase E: 7 Lots Maximum
2.5 AC Minimum Lot Size
4.15 AC Average Lot Size

Open Space: 23.97 AC, 9.1% of Total site

- Open Space: 19.89 AC

- Sign/Landscape: 5,047 SF, 19.12 AC

- Detention/Water Quality: 4.05 AC

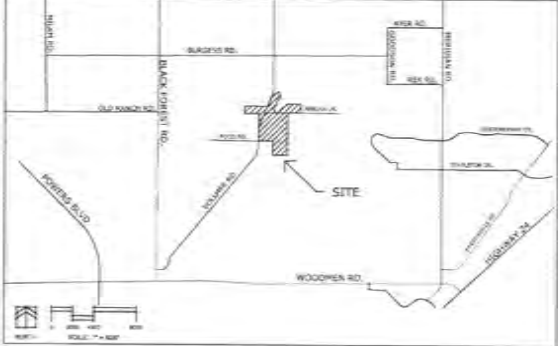
TRACT TABLE

TRACT	SIZE	USE	OWNERSHIP	MAINTENANCE
A	29,027 AC (1,264,419 SF)	Future Residential Lots	TimberRidge MetroDistrict	TimberRidge MetroDistrict
B	1,296 AC (55,448 SF)	Detention, Water Quality	TimberRidge MetroDistrict	TimberRidge MetroDistrict
C	0.116 AC (5,047 SF)	Signage, Landscaping	TimberRidge MetroDistrict	TimberRidge MetroDistrict
D	0.251 AC (10,955 SF)	Detention, Water Quality	TimberRidge MetroDistrict	TimberRidge MetroDistrict
E	0.241 AC (10,500 SF)	Detention, Water Quality	TimberRidge MetroDistrict	TimberRidge MetroDistrict
F	16,308 AC (710,377 SF)	Regional & Local Trails, Existing Drainageway, Open Space	TimberRidge MetroDistrict	TimberRidge MetroDistrict + El Paso County Parks
G	3,493 AC (152,146 SF)	Existing Drainageway, Open Space	TimberRidge MetroDistrict	TimberRidge MetroDistrict
H	2,262 AC (98,526 SF)	Detention, Water Quality, Local Trail	TimberRidge MetroDistrict	TimberRidge MetroDistrict

Arroyo Investments LLC Name of Landowner
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 Colorado, 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.
Notarized signature
OR Name of Attorney and registration number

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

VICINITY MAP



SHEET INDEX

Sheet 1 of 3: Cover Sheet
Sheet 2 of 3: PUD Development Plan
Sheet 3 of 3: PUD Development Plan

Land Planning
Landscape
Architecture
Urban Design

NES

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

Tel. 719.471.0073
Fax 719.471.0267

www.nescolorado.com

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Retreat at TimberRidge

PUD Development Plan

EL PASO COUNTY, CO

DATE: 04/07/17
PROJECT MGR: J. MAYNARD
PREPARED BY: K. MARSHALL

COVER SHEET

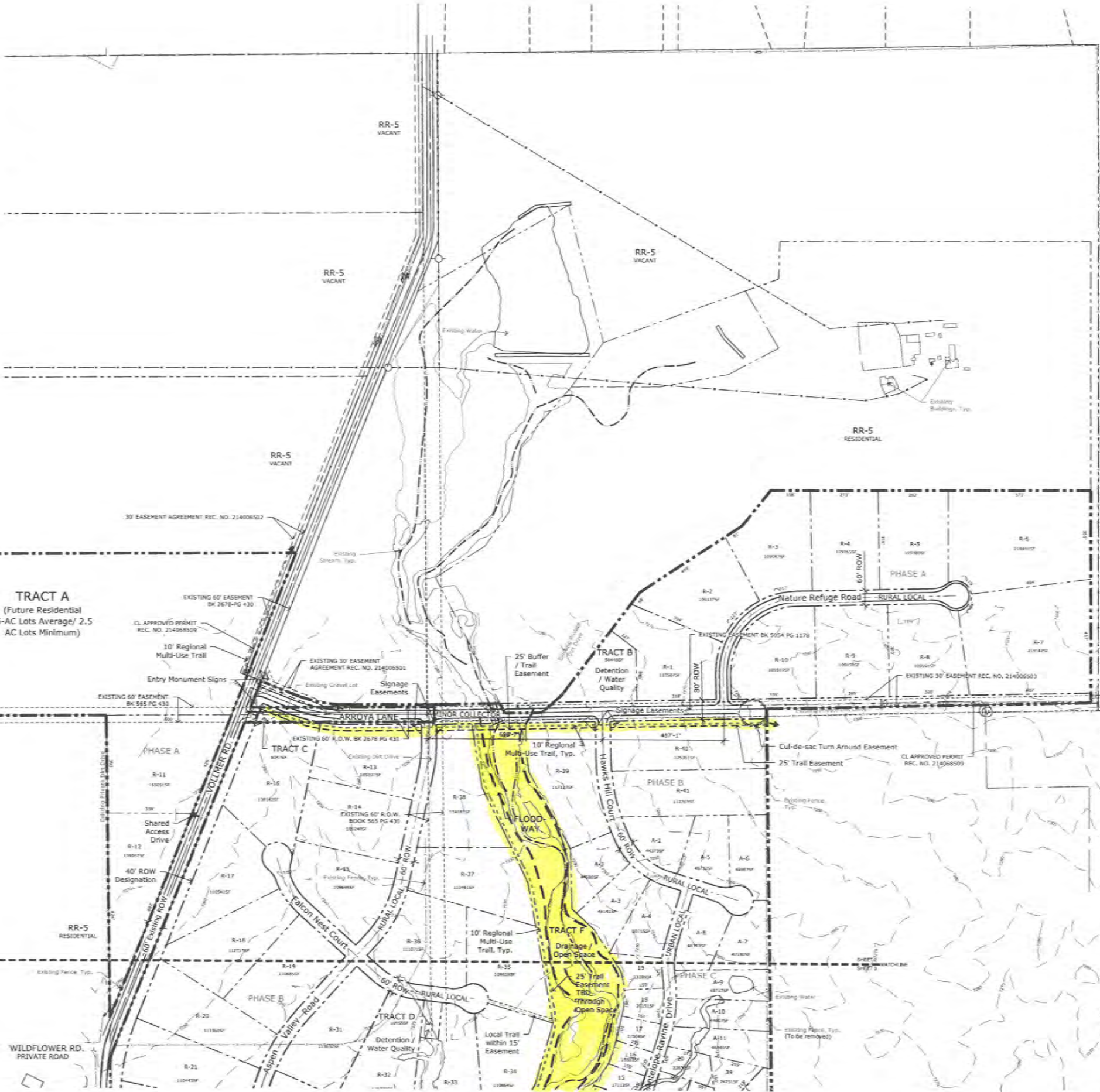
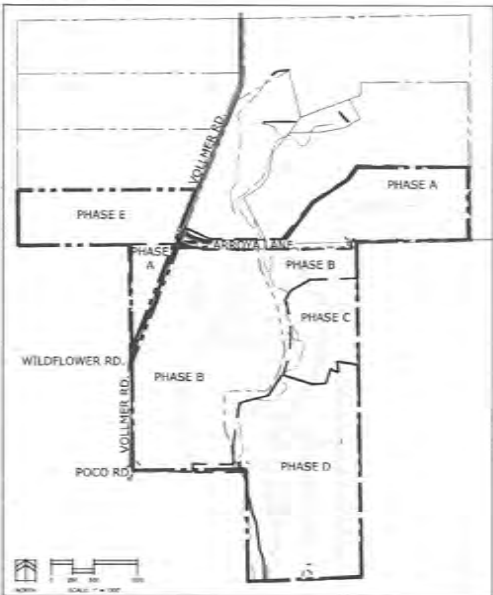
1

OF

3

PUD 17-003

PHASE MAP



PROPOSED RESIDENTIAL LOTS:

- PHASE A
Lots R-1 to R-12
12 Lots
Minimum 2.5 AC
- PHASE B
Lots R-13 to R-41
29 Lots
Minimum 2.5 AC
- PHASE C
Lots A-1 to A-11 & 14-21
19 Lots
"A" Lots Minimum 1 AC
Other Lots Min 100' x 150'
- PHASE D
Lots 1-13 & 22-153
145 Lots
Minimum of 80' x 150'
- PHASE E
Future Residential Lots
7 Lots Maximum
Minimum 2.5 AC



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Colorado Springs, CO 80903
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Fax 719.471.0267
www.nescolorado.com
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Retreat at TimberRidge
PUD Development Plan
EL PASO COUNTY, CO.

DATE: 04/17/17
PROJECT MGR: J. WARD
PREPARED BY: K. MARSHALL

DATE	BY	DESCRIPTION
06-21-17	KMM	Per County Review Comments
09-05-17	KMM	Per County Review Comments
09-14-17	KMM	Minor Review Revision
12-04-17	KMM	Density Revisions Per Review Comments

PUD DEVELOPMENT PLAN

PHASE MAP

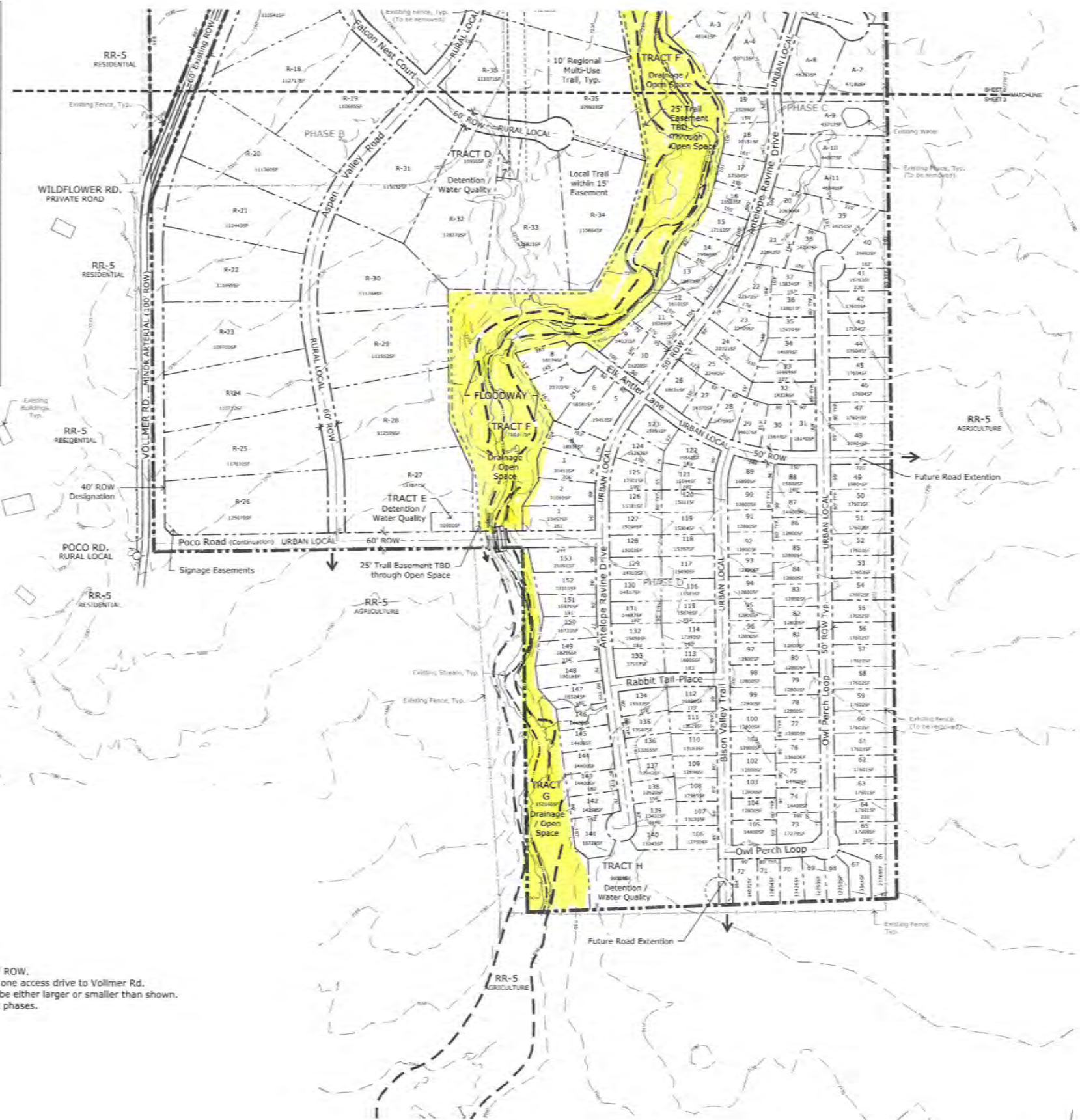


PROPOSED RESIDENTIAL LOTS:

- PHASE A
Lots R-1 to R-12
12 Lots
Minimum 2.5 AC
- PHASE B
Lots R-13 to R-41
29 Lots
Minimum 2.5 AC
- PHASE C
Lots A-1 to A-11 & 14-21
19 Lots
"A" Lots Minimum 1 AC
Other Lots Min 100' x 150'
- PHASE D
Lots 1-13 & 22-153
145 Lots
Minimum of 80' x 150'
- PHASE E
Future Residential Lots
7 Lots Maximum
Minimum 2.5 AC

GENERAL NOTES:

- Arroyo Lane will be reclassified as a Rural Collector with a 80' ROW.
- Lots R-11 and R-12 will have a shared access easement with one access drive to Vollmer Rd.
- Phases as shown are a general depiction and may change to be either larger or smaller than shown. No additional Land Use approvals are to be required to adjust phases.
- 25' Sand Creek Trail Easement to be field located.



Land Planning
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Retreat at
TimberRidge

PUD Development Plan

EL PASO COUNTY, CO

DATE: 04/07/12
PROJECT MGR: J. MAYNARD
PREPARED BY: K. MARSHALL

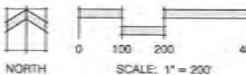
DATE	BY	DESCRIPTION
06-21-12	KMM	Per County Review Comments
09-05-12	KMM	Per County Review Comments
09-14-12	KMM	Minor Review Revision
12-04-12	KMM	Density Revisions Per Review Comments

PUD
DEVELOPMENT
PLAN

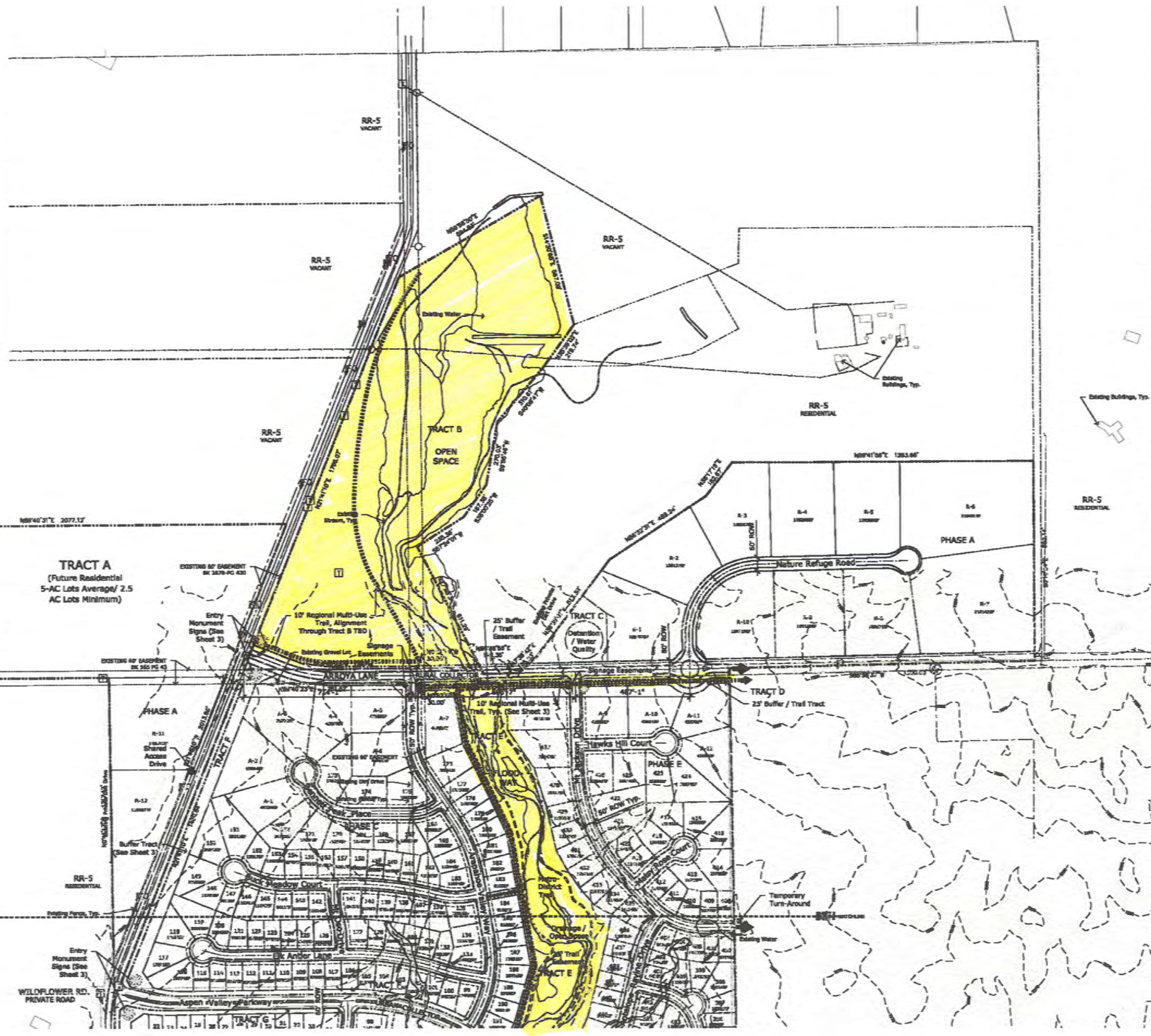
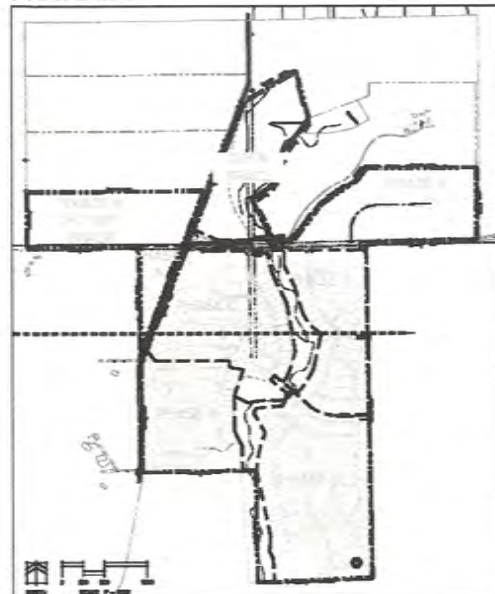
3

OF 3

PUD 17-003



PHASE MAP



PROPOSED RESIDENTIAL LOTS:

- PHASE A
Lots R-1 to R-10
10 Lots
Minimum 2.5 AC
- PHASE B
Lots 1-98
98 Lots
Minimum 60' by 120'
- PHASE C
Lots A-1 to A-7 & 99-191
100 Lots
"A" Lots Minimum 1 AC
Other Lot Sizes Vary to Minimum of 70' x 120'
- PHASE D
Lots 192-381
190 Lots
Minimum of 60' x 125'
- PHASE E
Lots A-8 to A-12 & 382-458
82 Lots
"A" Lots Minimum 1 AC
Other Lot Sizes Vary to Minimum of 60' x 125'
- PHASE F
Lots R-11 & R-12
2 Lots
Minimum 2.5 AC

Land Planning
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Original PUD

Retreat at TimberRidge

PUD Development Plan
EL PASO COUNTY, CO

DATE: 04/11/17
PROJECT NO: 170004
PREPARED BY: J. MARSHALL

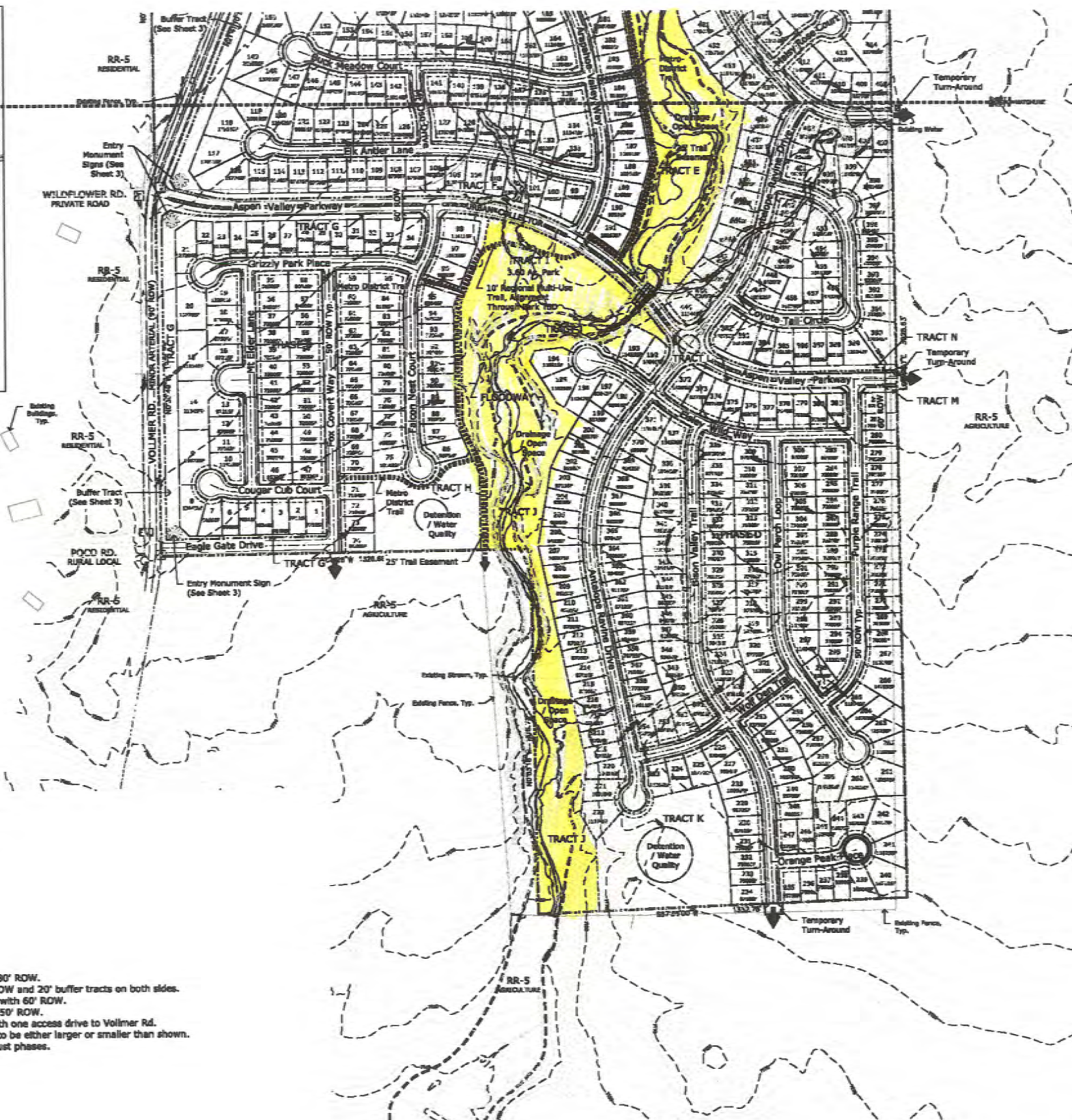
DATE	BY	DESCRIPTION
04-21-17	1004	Per County Review Comments

PUD DEVELOPMENT PLAN

2
OF 4



PHASE MAP



PROPOSED RESIDENTIAL LOTS:

PHASE A
Lots R-1 to R-12
12 Lots
Minimum 2.5 AC

PHASE B
Lots 1-98
98 Lots
Minimum 60' by 120'

PHASE C
Lots A-1 to A-7 & 99-191
100 Lots
"A" Lots Minimum 1 AC
Other Lot Sizes Vary to Minimum of 70' x 120'

PHASE D
Lots 192-381
190 Lots
Minimum of 60' x 125'

PHASE E
Lots A-8 to A-12 & 382-458
82 Lots
"A" Lots Minimum 1 AC
Other Lot Sizes Vary to Minimum of 60' x 125'

GENERAL NOTES:

- Arroyo Lane will be reclassified as a Rural Collector with a 80' ROW.
- Aspen Valley Parkway is to be a Urban Collector with 60' ROW and 20' buffer tracts on both sides.
- Nature Refuge Road in Phase A is to be a Rural Local Road with 60' ROW.
- All other proposed roads are to be Urban Local Roads with 50' ROW.
- Lots R-11 and R-12 will have a shared access easement with one access drive to Vollmer Rd.
- Phases as shown are a general depiction and may change to be either larger or smaller than shown. No additional Land Use approvals are to be required to adjust phases.

Land Planning
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Urban Design

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Fax 719.471.0367

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Original
PUD

Retreat at TimberRidge

PUD Development Plan

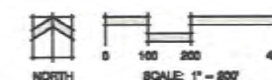
EL PASO COUNTY, CO

DATE: 04/10/17
PROJECT MANAGER: J. WATKINS
PREPARED BY: K. MARSHALL

DATE: 06-21-17 BY: KMM DESCRIPTION: Per County Review Comments

PUD
DEVELOPMENT
PLAN

3
OF 4



El Paso County Parks

Agenda Item Summary Form

Agenda Item Title: Flying Horse North Preliminary Plan

Agenda Date: January 10, 2018

Agenda Item Number: # 6 - B

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 Preliminary Plan. The proposed subdivision totals 1,417 acres and includes 283 single-family residential lots with a minimum lot size of 2.5 acres, 117.1 acres of 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 Park Advisory Board endorsed the Flying Horse North PUD Development Plan in May 2016. Consistent with the endorsed PUD Development Plan, the Flying Horse North Preliminary Plan proposes a dedication of open space that exceeds the 10% minimum requirement by providing 324.6 acres, or nearly 23% of the site, as open space. This includes a 207.5-acre golf course, two open space parks totaling 92.2 acres, and 24.9 acres of other open space tracts. The Preliminary Plan also includes landscape buffers along boundaries with adjacent subdivisions, including the southern boundary with Cathedral Pines, where El Paso County Parks owns several narrow bands of property to accommodate internal Black Forest Regional Park trails.

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. Additionally, the applicant is proposing an internal trail system throughout the project area to be owned and maintained by a Homeowners Association. The applicant is including equestrian restrictions on these internal trails, however the County trail will be designated as multi-use and allow equestrian access.

In addition to regional park fees, 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 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).

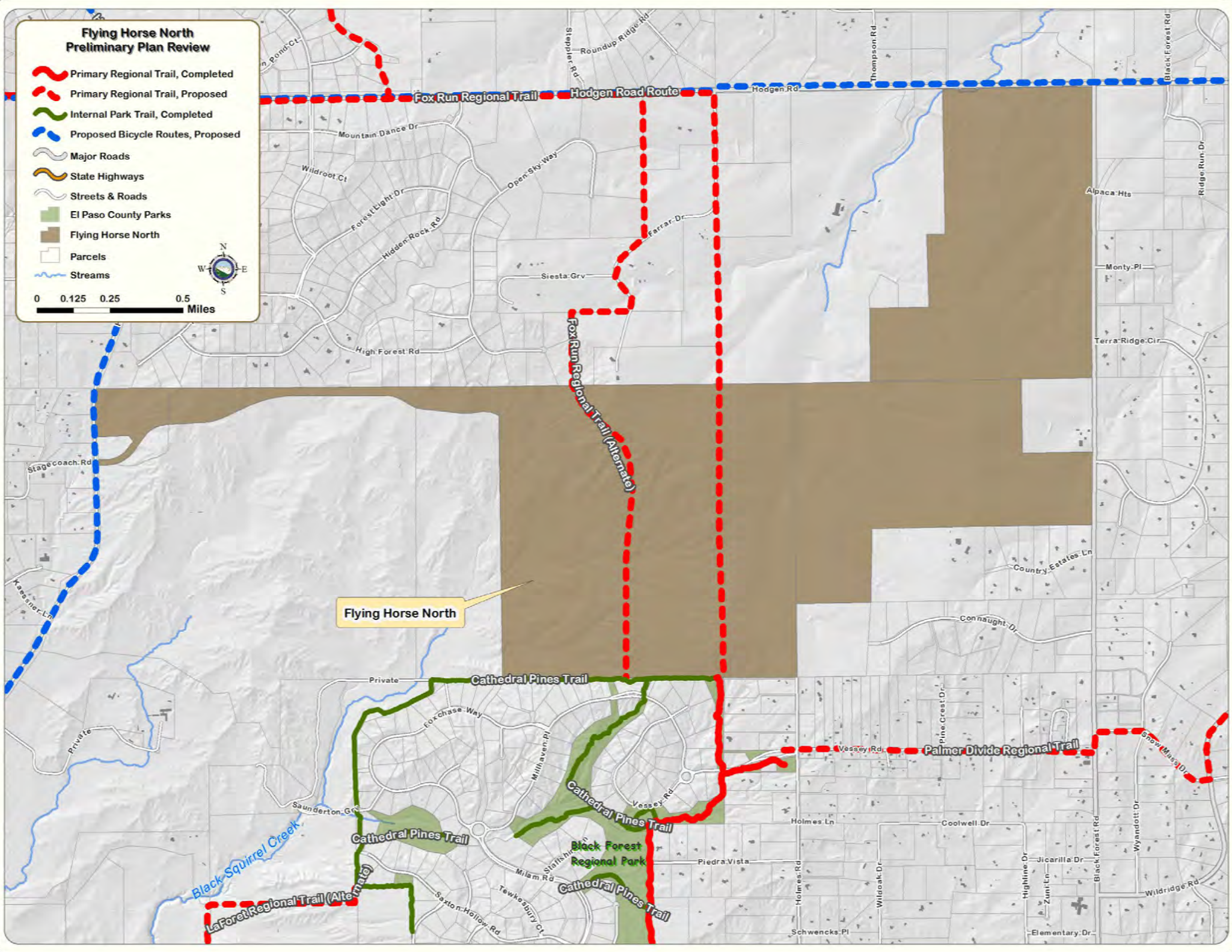
Flying Horse North Preliminary Plan Review

- Primary Regional Trail, Completed
- Primary Regional Trail, Proposed
- Internal Park Trail, Completed
- Proposed Bicycle Routes, Proposed

- Major Roads
- State Highways
- Streets & Roads
- El Paso County Parks
- Flying Horse North
- Parcels
- Streams



0 0.125 0.25 0.5
Miles



Development Application Permit Review



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

January 10, 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:	Flying Horse North Preliminary Plan	Application Type:	Preliminary Plan
DSD Reference #:	SP-17-012	CSD / Parks ID#:	0
Applicant / Owner:	Owner's Representative:	Total Acreage:	1417
PRI 2, LLC	NES, Inc.	Total # of Dwelling Units	283
6385 Corporate Drive, Suite 200	John Maynard	Gross Density:	0.20
Colorado Springs, CO 80919	619 North Cascade Avenue	Park Region:	2
	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: ☐ (1 unit / 2.5 acre or greater)

Regional Parks: **283**

0.0194 Acres x 283 Dwelling Units = 5.49 acres

Urban Parks Area: **0**

Neighborhood: **0.00375 Acres x 0 Dwelling Units = 0.00 acres**

Community: **0.00625 Acres x 0 Dwelling Units = 0.00 acres**

Total: **0.00 acres**

FEE REQUIREMENTS

Regional Parks: **283**

\$430.00 / Unit x 283 Dwelling Units = \$121,690.00

Urban Parks Area: **0**

Neighborhood: **\$107.00 / Unit x 0 Dwelling Units = \$0.00**

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

Total: **\$0.00**

ADDITIONAL RECOMMENDATIONS

Staff Recommendation:

Recommend to the Planning Commission and Board of County Commissioners that approval of the 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).

Park Advisory Board Recommendation:

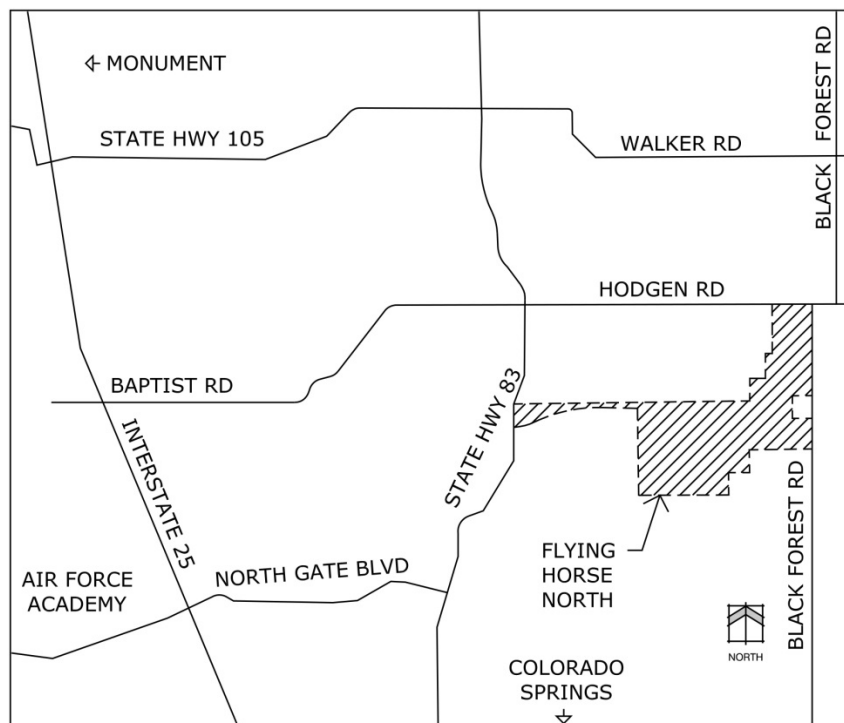
LETTER OF INTENT
FLYING HORSE NORTH PRELIMINARY PLAN and PHASE ONE FINAL PLAT
November 2017

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 acre 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 off-site 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. 1 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

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

FLYING HORSE NORTH

PRELIMINARY PLAN

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

LEGAL DESCRIPTION

EAST PARCEL

A PARCEL OF LAND BEING ALL OF SECTION 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, ALL IN EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASES OF BEARINGS: THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE WEST END BY A 2" ALUMINUM CAP STAMPED "24864" AND THE EAST END BY A 2 1/2" ALUMINUM CAP STAMPED "CCCS LPLS 30118", IS ASSUMED TO BEAR S89°53'59"E, A DISTANCE OF 1516.85 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 OF BEGINNING;

THENCE N89°04'41"E, ON THE SOUTHERLY BOUNDARY OF HIGH FOREST RANCH PLUMB NO. 2, RECORDED UNDER RECEPTION NO. 202134767, RECORDS OF EL PASO COUNTY, COLORADO AND THE NORTH LINE OF NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, A DISTANCE OF 1474.13 FEET TO THE WEST SIXTEENTH CORNER OF SAID SECTION 31;
THENCE N89°00'00"E, ON THE NORTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 36, A DISTANCE OF 1331.32 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 36;
THENCE N89°01'48"E, ON THE NORTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 36, A DISTANCE OF 1331.92 FEET TO THE EAST SIXTEENTH CORNER OF SAID SECTION 36;
THENCE N89°02'58"E, ON THE NORTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 36, A DISTANCE OF 1332.29 FEET TO THE NORTH-EAST CORNER OF SAID SECTION 36;
THENCE N89°02'00"E, ON THE NORTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, A DISTANCE OF 1474.13 FEET TO THE WEST SIXTEENTH CORNER OF SAID SECTION 31;
THENCE N89°00'00"E, ON THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, A DISTANCE OF 1265.49 FEET TO THE SOUTHWEST SIXTEENTH CORNER OF SAID SECTION 30;
THENCE N89°02'00"E, ON THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 30, A DISTANCE OF 802.27 FEET TO THE SOUTHWEST CORNER OF THE EASTERLY TWELVE (12) ACRES OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 30;
THENCE N89°01'00"E, ON THE WEST LINE OF SAID EASTERLY (12) TWELVE ACRES OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 30, A DISTANCE OF 1326.26 FEET TO THE NORTHWESTERLY CORNER OF SAID EAST (12) TWELVE ACRES OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 30, SAID POINT BEING ON THE NORTH LINE OF SAID NORTH-EAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 30, 46.0 MONUMENTS DETECTED ON LAND SURVEY PLAT SPORESD UNDER RECEPTION NO. 4100688 BY BERKE-BROWER & ASSOCIATES, INC. ON JULY 30, 1991;
THENCE N89°07'31"E, ON THE NORTH LINE OF SAID NORTH-EAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 30, A DISTANCE OF 390.45 FEET TO THE CENTER QUARTER OF SAID SECTION 30;
THENCE N89°04'08"E, ON THE WEST LINE OF THE NORTH-EAST QUARTER OF SAID SECTION 30, A DISTANCE OF 2604.74 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF A PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 210981318;
THENCE ON SAID SOUTHERLY BOUNDARY, THE FOLLOWING (3) THREE COURSES:

1. N89°35'40"E, A DISTANCE OF 2270.00 FEET;
2. S71°21'27"E, A DISTANCE OF 35.72 FEET;
3. N89°35'40"E, A DISTANCE OF 2806.96 FEET TO A POINT ON A LINE 30.00 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID NORTH-EAST QUARTER OF SECTION 30;

THENCE S00°10'45"W, ON SAID PARALLEL LINE, A DISTANCE OF 256.84 FEET TO A POINT ON A LINE 30.00 FEET WEST OF AND PARALLEL TO THE EAST LINE OF THE SOUTHWEST QUARTER SAID SECTION 30;
THENCE S00°05'50"W, ON SAID PARALLEL LINE, A DISTANCE OF 2666.27 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 30;
THENCE S89°04'27"W, ON SAID SOUTH LINE, A DISTANCE OF 1260.01 FEET TO THE EAST SIXTEENTH CORNER OF SAID SECTION 31;
THENCE S00°01'00"E, ON THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 31, A DISTANCE OF 1326.47 FEET TO THE NORTH-EAST SIXTEENTH CORNER OF SAID SECTION 31;
THENCE N89°01'00"E, ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTH-EAST QUARTER OF SAID SECTION 31, A DISTANCE OF 1289.47 FEET TO A POINT ON A LINE 30.00 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE NORTH-EAST QUARTER OF SECTION 31;
THENCE S00°05'50"W, ON SAID PARALLEL LINE, A DISTANCE OF 1326.00 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 31, SAID POINT BEING ON THE NORTHERLY BOUNDARY OF COUNTRY VIEW ESTATES, RECORDED UNDER RECEPTION NO. 9801204;
THENCE S89°11'43"W, ON SAID SOUTH LINE AND THE NORTHERLY BOUNDARY OF SAID COUNTRY VIEW ESTATES AND ITS WESTERLY EXTENSION, A DISTANCE OF 2608.28 FEET TO THE CENTER QUARTER CORNER OF SAID SECTION 31;
THENCE S89°11'00"W, ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 31, A DISTANCE OF 1320.84 FEET TO THE CENTER-SEVENTH SIXTEENTH CORNER OF SAID SECTION 31;
THENCE S00°05'50"W, ON THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 31, A DISTANCE OF 1320.16 FEET TO THE SOUTHWEST SIXTEENTH CORNER OF SAID SECTION 31, SAID POINT BEING ON THE NORTHERLY BOUNDARY OF PALMER DINDE, RECORDED UNDER RECEPTION NO. 200946416;
THENCE S89°21'17"W, ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 31 AND SAID NORTHERLY BOUNDARY OF PALMER DINDE AND ITS WESTERLY EXTENSION, A DISTANCE OF 1440.21 FEET TO THE SOUTH SIXTEENTH CORNER OF SAID SECTION 31;
THENCE S00°22'00"E, ON THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 36, A DISTANCE OF 1323.57 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 36, SAID POINT ALSO BEING THE NORTHEASTERN CORNER OF EDMONDS SUBDIVISION RECORDED IN PLAT BOOK H-3 AT PAGE 85;
THENCE S89°02'00"W, ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 36, THE NORTHERLY BOUNDARY OF SAID EDMONDS SUBDIVISION AND THE NORTHERLY BOUNDARY OF CATHEDRAL PINES SUBDIVISION PLUMB NO. 2, RECORDED UNDER RECEPTION NO. 202164426, A DISTANCE OF 2674.51 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 36;
THENCE S89°22'00"W, ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 36, CONTINUING THE NORTHERLY BOUNDARY OF CATHEDRAL PINES SUBDIVISION PLUMB NO. 2, AND ON THE NORTHERLY BOUNDARY OF CATHEDRAL PINES SUBDIVISION PLUMB NO. 3, RECORDED UNDER RECEPTION NO. 206712206, A DISTANCE OF 2674.51 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 36;
THENCE N00°14'54"W, ON THE WEST LINE OF SAID SECTION 36, A DISTANCE OF 5288.38 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 1346.825 ACRES.

IN ADDITION TO WEST PARCEL.

WEST PARCEL

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

BASES OF BEARINGS: THE EAST LINE OF SECTION 36, 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 "22664" AND THE SOUTH END BY A 2 1/2" ALUMINUM CAP STAMPED "91332", IS ASSUMED TO BEAR S00°14'54"E, A DISTANCE OF 5288.38 FEET.

COMMENCING AT THE NORTH-EAST CORNER OF SECTION 35, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, SAID POINT BEING THE POINT OF BEGINNING;

THENCE S00°14'54"E, ON THE EAST LINE OF SAID SECTION 35, A DISTANCE OF 5238.92 FEET TO A POINT ON CURVE;
THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 36°04'46", A RADIUS OF 536.00 FEET AND A DISTANCE OF 358.89 FEET TO A POINT OF TANGENT;
THENCE S84°37'58"W, A DISTANCE OF 174.44 FEET TO A POINT OF CURVE;
THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 11°11'09", A RADIUS OF 615.00 FEET AND A DISTANCE OF 120.57 FEET TO A POINT OF TANGENT;
THENCE N84°00'58"W, A DISTANCE OF 684.98 FEET TO A POINT OF CURVE;
THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 25°19'51", A RADIUS OF 615.00 FEET AND A DISTANCE OF 270.85 FEET TO A POINT OF TANGENT;
THENCE N85°58'17"W, A DISTANCE OF 168.51 FEET TO A POINT OF CURVE;
THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 31°18'40", A RADIUS OF 536.00 FEET AND A DISTANCE OF 292.47 FEET TO A POINT OF TANGENT;
THENCE S89°48'15"W, A DISTANCE OF 674.84 FEET TO A POINT OF CURVE;
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 S84°58'17"W, A DISTANCE OF 454.47 FEET TO A POINT OF CURVE;
THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 21°22'07", A RADIUS OF 1040.00 FEET AND A DISTANCE OF 387.97 FEET TO A POINT OF TANGENT;
THENCE S89°19'57"W, A DISTANCE OF 662.41 FEET TO A POINT OF CURVE;
THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 31°02'58", A RADIUS OF 536.00 FEET AND A DISTANCE OF 477.29 FEET TO A POINT OF TANGENT;
THENCE S00°10'45"W, A DISTANCE OF 261.85 FEET TO A POINT OF CURVE;
THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 30°05'49", A RADIUS OF 615.00 FEET AND A DISTANCE OF 570.28 FEET TO A POINT OF TANGENT;
THENCE S89°18'07"W, A DISTANCE OF 160.75 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF STATE HIGHWAY 83;
THENCE N01°41'45"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 FOLLOWING (5) FIVE COURSES:

1. N88°19'07"E, A DISTANCE OF 165.75 FEET TO A POINT OF CURVE;
2. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 54°19'43", A RADIUS OF 480.00 FEET AND A DISTANCE OF 434.37 FEET TO A POINT OF REVERSE CURVE;
3. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 15°19'37", A RADIUS OF 560.00 FEET AND A DISTANCE OF 149.72 FEET TO A POINT ON CURVE;
4. N89°00'00"W, A DISTANCE OF 141.67 FEET;
5. S88°20'00"W, A DISTANCE OF 567.56 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:

1. N01°14'19"SW, A DISTANCE OF 448.49 FEET;
2. N00°02'50"W, A DISTANCE OF 245.49 FEET TO A POINT ON CURVE;
3. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S87°00'00"E, HAVING A DELTA OF 67°31'48", A RADIUS OF 1380.00 FEET AND A DISTANCE OF 191.38 FEET TO A POINT ON CURVE, SAID POINT BEING THE SOUTHWESTERLY CORNER OF HIGH FOREST RANCH PLUMB NO. 1, RECORDED UNDER RECEPTION NO. 201004805, SAID POINT ALSO BEING ON THE NORTH LINE OF THE NORTHWEST QUARTER OF THE NORTH-EAST QUARTER OF SECTION 34, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO;

THENCE N89°54'41"E, ON THE SOUTHERLY BOUNDARY OF SAID HIGH FOREST RANCH PLUMB NO. 1, AND SAID NORTH LINE OF THE NORTHWEST QUARTER OF THE NORTH-EAST QUARTER OF SECTION 34, A DISTANCE OF 5646.61 FEET TO THE EAST SIXTEENTH CORNER OF SAID SECTION 36;
THENCE S89°05'15"E, ON THE NORTH LINE OF THE NORTH-EAST QUARTER OF SAID SECTION 34 AND CONTINUING ON SAID SOUTHERLY BOUNDARY OF HIGH FOREST RANCH PLUMB NO. 1, A DISTANCE OF 1318.00 FEET TO THE NORTH-EAST CORNER OF SAID SECTION 34;
THENCE N89°48'15"E, CONTINUING ON SAID SOUTHERLY BOUNDARY OF HIGH FOREST RANCH PLUMB 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 2665.66 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 35;
THENCE N89°48'15"E, CONTINUING ON SAID SOUTHERLY BOUNDARY OF HIGH FOREST RANCH PLUMB NO. 1, ON THE NORTH LINE OF THE NORTH-EAST QUARTER OF SAID SECTION 35 AND THE SOUTHERLY BOUNDARY OF HIGH FOREST RANCH PLUMB NO. 2, RECORDED UNDER RECEPTION NO. 202104767, A DISTANCE OF 2048.33 FEET;

THENCE ON SAID SOUTHERLY BOUNDARY OF HIGH FOREST RANCH PLUMB NO. 2, THE FOLLOWING (6) FIVE COURSES:

1. N44°21'15"E, A DISTANCE OF 120.10 FEET;
2. N26°12'44"E, A DISTANCE OF 30.37 FEET;
3. N48°57'48"E, A DISTANCE OF 62.76 FEET;
4. S73°32'01"E, A DISTANCE OF 60.46 FEET;
5. S48°40'23"E, A DISTANCE OF 153.82 FEET TO A POINT ON SAID NORTH LINE OF THE NORTH-EAST QUARTER OF SAID SECTION 35;

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

CONTAINING A CALCULATED AREA OF 703.928 ACRES.

LEGAL DESCRIPTION STATEMENT:

I, DOUGLAS P. REINELT, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE LEGAL WAS PREPARED UNDER MY RESPONSIBLE CHARGE AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, IS CORRECT.

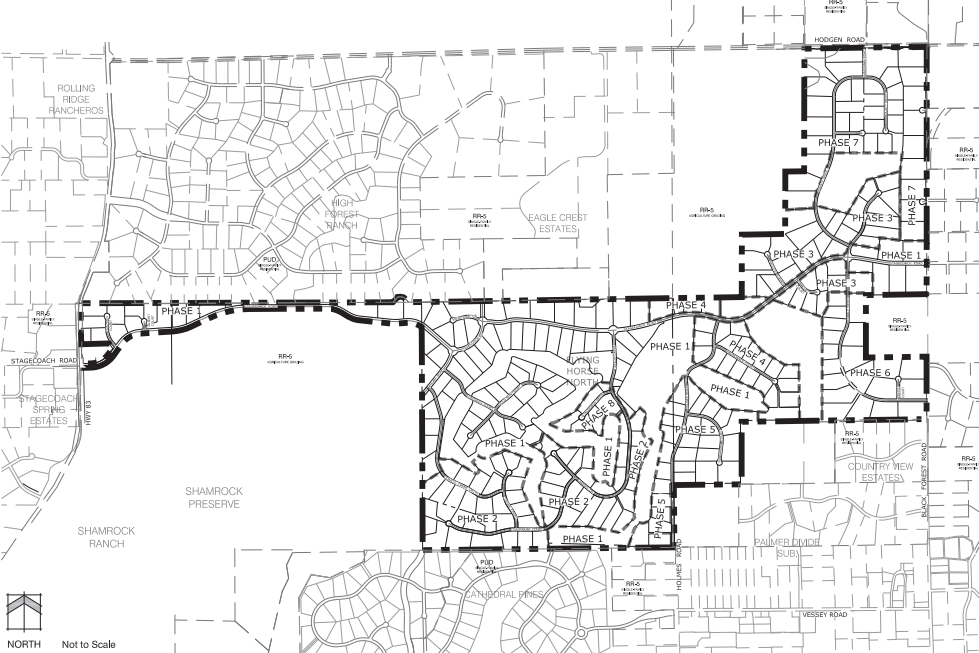
DOUGLAS P. REINELT, PROFESSIONAL LAND SURVEYOR
COLORADO P.L.S. NO. 30118
FOR AND ON BEHALF OF CLASSIC CONSULTING
ENGINEERS AND SURVEYORS

DATE:

GENERAL NOTES:

1. All roads will be asphalt with gravel shoulders.
2. Drainage easements will be shown on Final Plats.
3. 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.
4. This property is subject to the findings summary and conclusions of a geologic hazard report prepared by Entech dated February 22, 2016. A copy of said report has been submitted with this zone change request for Flying Horse North PUD. Contact the El Paso County Land use review team. If you would like to review said report.
5. Development Requirements:
 - A. Maximum lot coverage: twenty (20) percent
 - B. Maximum building height: thirty (30) feet. The golf clubhouse or recreational facility may have a maximum height of forty five (45) feet.
 - C. Setback minimums:
 - a. Front yard: thirty (30) feet minimum
 - b. Side yard: ten (10) feet minimum
 - c. Rear yard: thirty five (35) feet minimum
 - D. Minimum Lot Size: 2.5 Acres
 - E. Accessory building must comply with the setbacks established above, except that the rear yard setback may be reduced to twenty (20) feet for any lots that do not abut a public street or the golf course. Accessory structures are governed by architectural covenants regarding building colors and materials to be consistent with the primary structure of the site.
6. All development of lots are subject to the development guidelines and provisions of the approved PUD Resolution File No#216145436.

PHASING PLAN

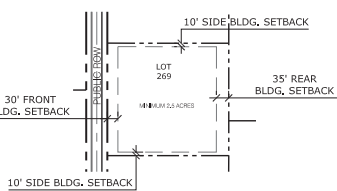


TRACT TABLE

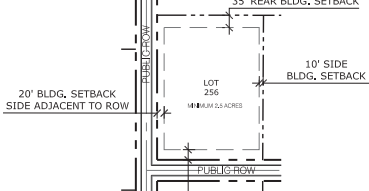
TRACT NO.	USE	OWNER
FILING 1		
A AND C	OPEN SPACE	HOA
B, E, F, H, I, J	DRAINAGE AND OPEN SPACE	HOA
D AND G	FUTURE RIGHT OF WAY	EPC
K	MAINTENANCE BUILDING	OWNER OF RECORD
L	CLUB HOUSE	OWNER OF RECORD
M, N	SIGN	HOA
O, P, Q, R, S, T	GOLF COURSE	OWNER OF RECORD
FUTURE FILING		
BB, GG	OPEN SPACE	HOA
X, Y, Z, AA, DD, EE	DRAINAGE AND OPEN SPACE	HOA
U, V, W	GOLF COURSE	OWNER OF RECORD
CC, DD, FF	OPEN SPACE, FUTURE PARK	HOA
OWNERSHIP OFF ALL TRACTS TO BE CONVEYED BY SEPARATE INSTRUMENT		

LOT TYPICALS*

* LOT TYPICALS ARE GENERAL RULE TO MINIMUM BUILDING SETBACKS. LOCATIONS FOR REAR, SIDE, AND FRONT SETBACKS MAY VARY DUE TO ROW AND LOT LAYOUT. SEE PRELIMINARY PLAN FOR ADDITIONAL BUFFER SETBACKS.

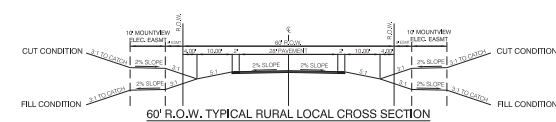
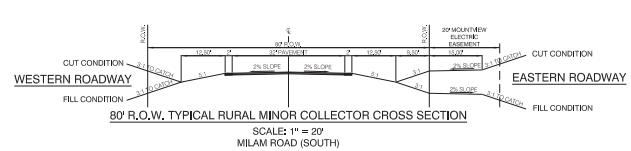
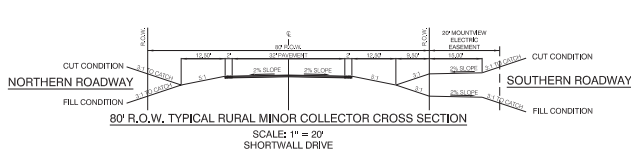
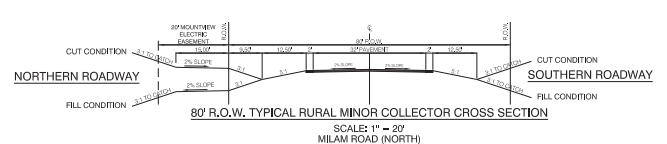
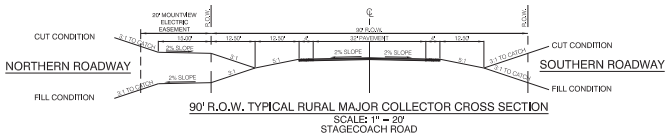


TYPICAL LOT

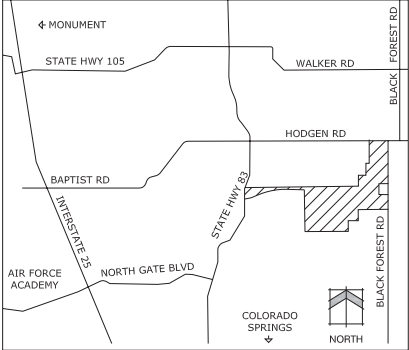


CORNER LOT

STREET SECTIONS

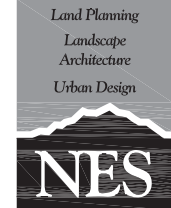


VICINITY MAP



SITE DATA

OWNER / SUBDIVIDER:	PR12 LLC 6385 Corporate Drive, Suite 200 Colorado Springs, CO 80919
APPLICANT:	N.E.S. Inc. 619 N Cascade Ave., Suite 200 Colorado Springs, CO 80903
TAX ID NUMBER:	5100000334 5100000463 6100000075 6100000526 6100000527
SITE ACREAGE:	1417.751 AC
ZONING:	PUD
PROPOSED LAND USE:	Residential Lots: 989.2 AC, 283 Lots, Gross Density: 0.200 DU/AC Net Density: 0.286 DU/AC -Minimum lot size: 2.50 AC
Open Space Tracts:	324.6 AC, 22.9% of site -Recreation (Golf): 207.5 AC -Park: 92.2 AC -Private Open Spaces: 24.9 AC
Public ROW:	104.0 AC



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

Tel. 719.471.0073
Fax 719.471.0267

www.nescolorado.com

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FLYING HORSE NORTH

PRELIMINARY PLAN

DATE: 11-30-2017
PROJECT MGR: J. MAYNARD, J. ROMERO
PREPARED BY: K. MARSHALL

ENTITLEMENT

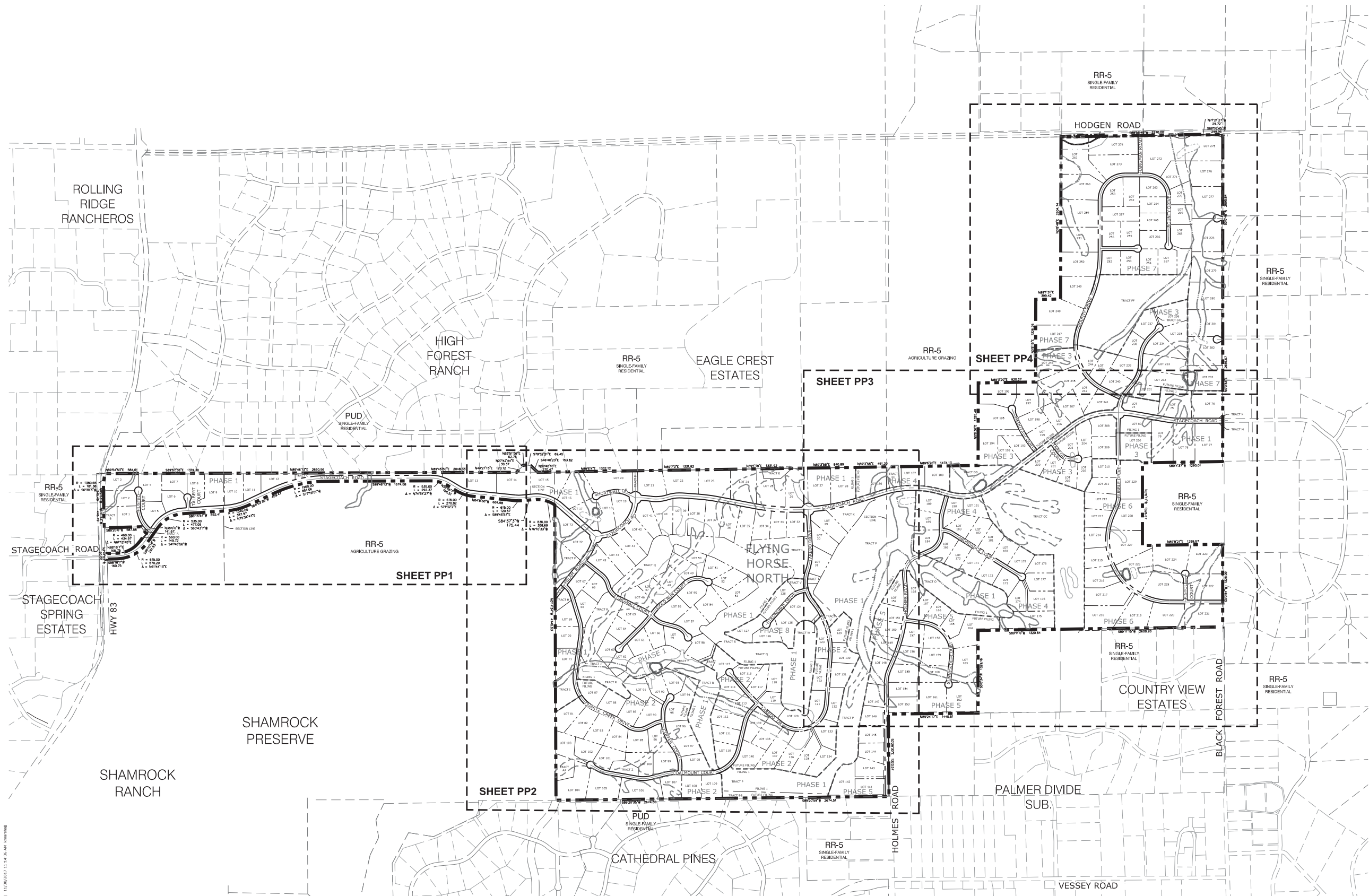
DATE:	BY:	DESCRIPTION:

COVER SHEET

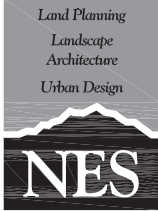
C
1 OF 6

SHEET INDEX

Sheet 1 of 6:	C	Cover Sheet
Sheet 2 of 6:	PP	Overall Site Plan
Sheet 3 of 6:	PP1	Preliminary Plan and Street Sections
Sheet 4 of 6:	PP2	Preliminary Plan
Sheet 5 of 6:	PP3	Preliminary Plan
Sheet 6 of 6:	PP4	Preliminary Plan & Street Sections



OVERALL SITE PLAN AND SHEET KEY



N.E.S. Inc.
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Colorado Springs, CO 80903

Tel. 719.471.0073
Fax 719.471.0267

www.nescolorado.com

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FLYING HORSE NORTH

PRELIMINARY PLAN

DATE: 11-30-2017
PROJECT MGR: J. MAYNARD, J. ROHERO
PREPARED BY: W. MARSHALL

ENTITLEMENT

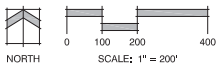
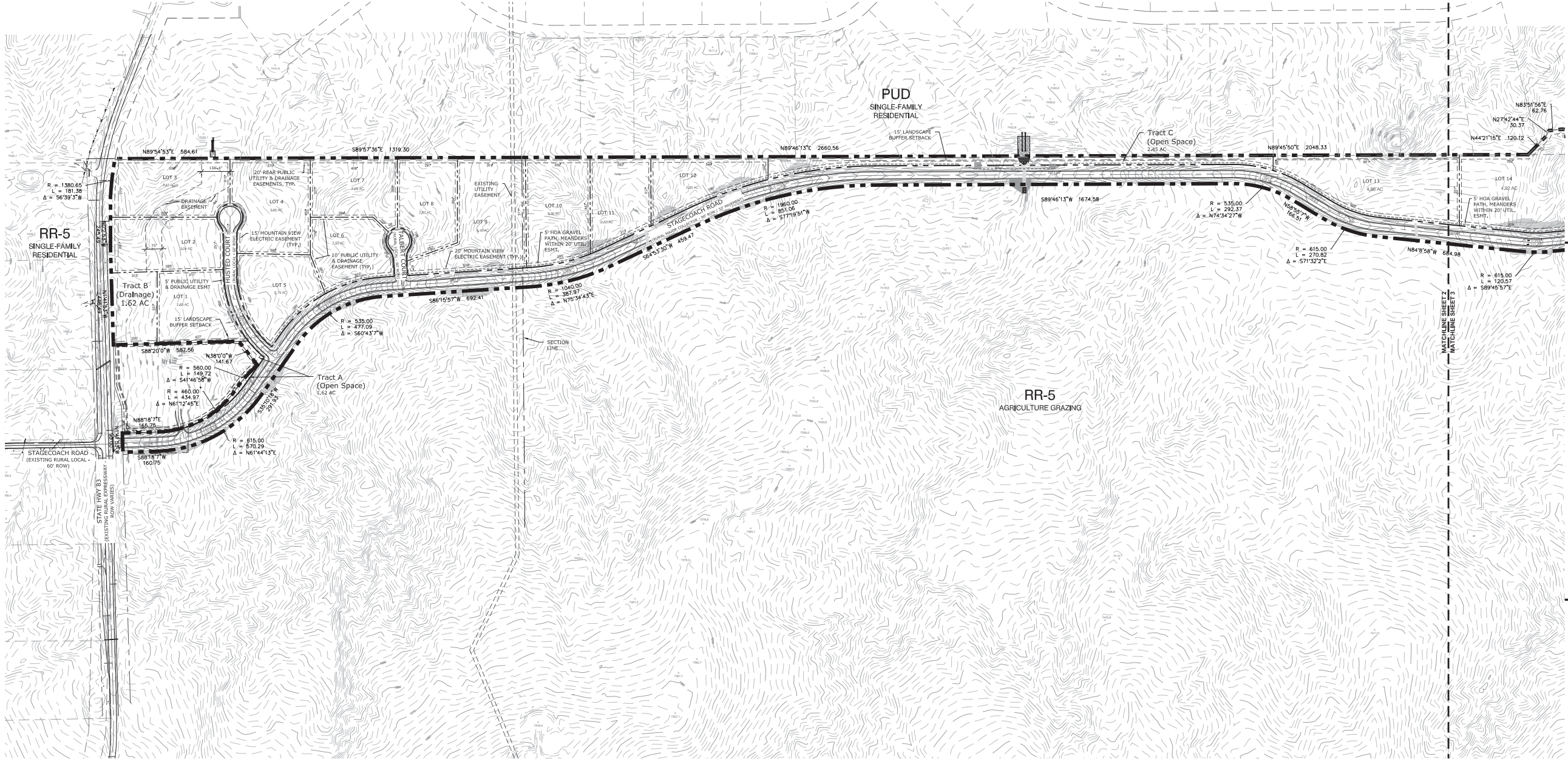
DATE	BY	DESCRIPTION

OVERALL
SITE PLAN

PP
2 OF 6

- LEGEND
- EXISTING GEOLOGIC HAZARDS*
- FLOODPLAIN
 - EXISTING PONDED WATER
 - SEASONAL SHALLOW GROUNDWATER
 - POTENTIAL SEASONAL SHALLOW GROUNDWATER
 - DOWNSLOPE CREEP
 - EROSION
 - MAN-MADE ARTIFICIAL FILL

*BASED ON THE FINDINGS SUMMARY AND CONCLUSIONS OF A GEOLOGIC HAZARD REPORT PREPARED BY INTECH DATED FEBRUARY 22, 2016. IF ANY DISCREPANCIES ARE FOUND BETWEEN THIS PLAN AND SAID REPORT, THE REPORT SUPERSEDES.



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Colorado Springs, CO 80903
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FLYING HORSE
NORTH

PRELIMINARY PLAN

DATE: 11-30-2017
PROJECT MGR: J. MAYNARD, J. ROHERO
PREPARED BY: K. MARSHALL

ENTITLEMENT

DATE	BY	DESCRIPTION

PRELIMINARY PLAN

PP1
3 OF 6

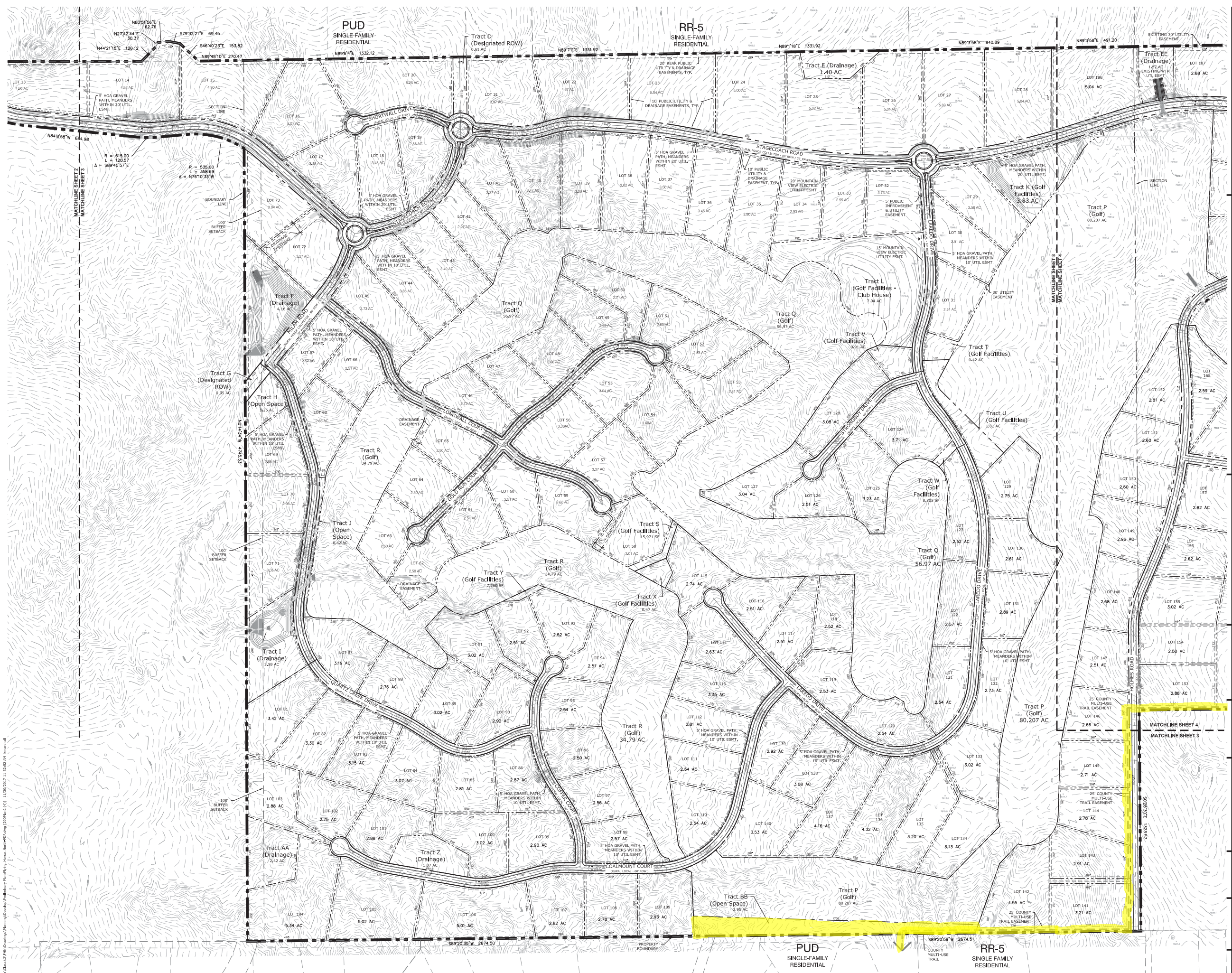


PRELIMINARY PLAN

ENTITLEMENT

PRELIMINARY PLAN

PP2





PRELIMINARY PLAN

ENTITLEMENT

BY:	DESCRIPTION:
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PRELIMINARY PLAN

PP3
5 OF 6

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PLANNER / LANDSCAPE ARCHITECT

PLASTOCYTOXIN MEM

PRELIMINARY PLAN

PROJECT INFO	
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ENTITLEMENT

119

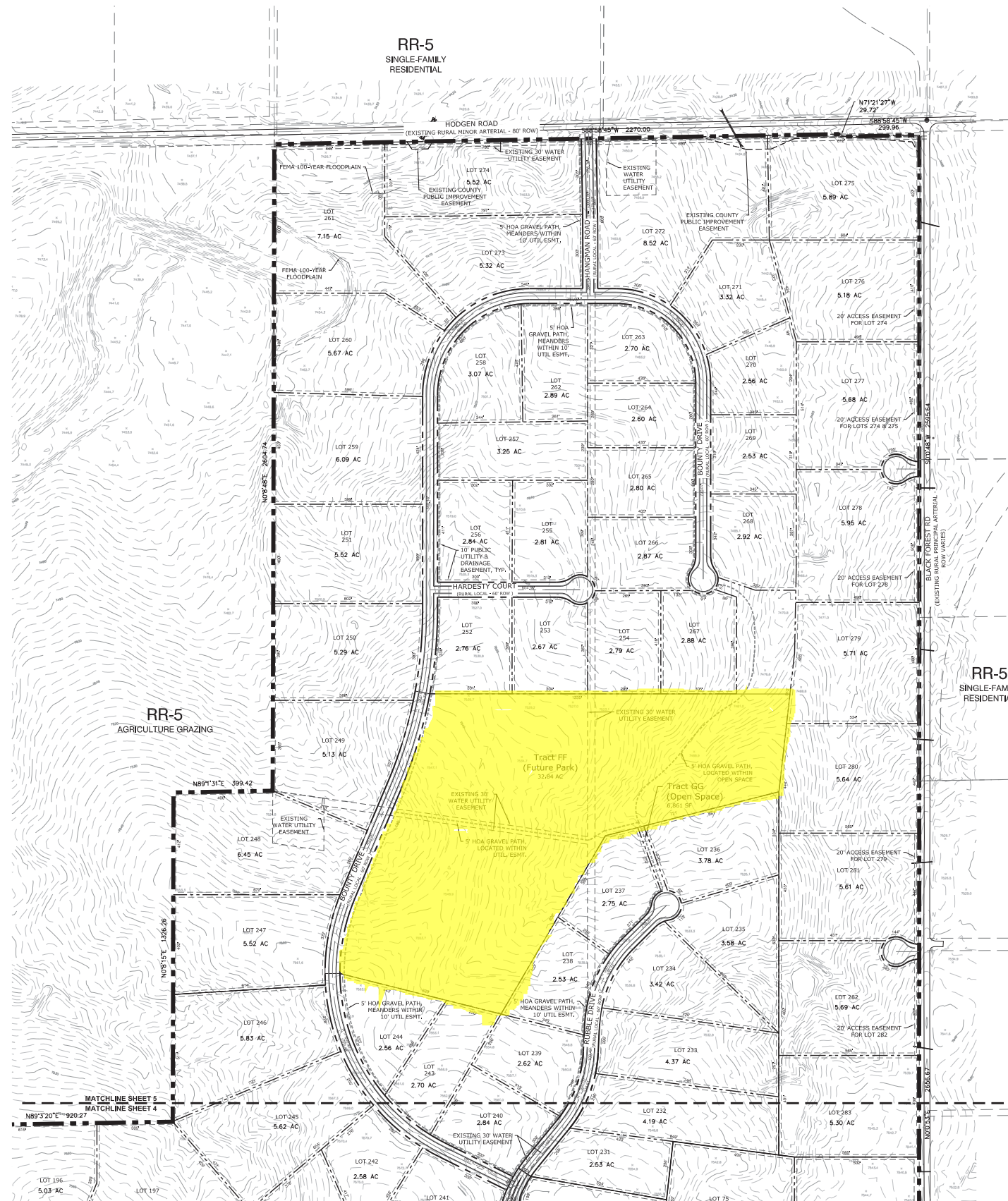
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Volume 38 Number 1 2004

PRELIMINARY PLAN & STREET SECTIONS

PP4
6 OF 6

EXAMPLE 1



El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: 2018 Sunshine Act Memorandum

Agenda Date: January 10, 2018

Agenda Item Number: #7 - A

Presenter: Tim Wolken, Director of Community Services

Information: **Endorsement:** X

Background Information:

Pursuant to guidelines established by the Board of County Commissioners for compliance with the Colorado Open Public Meeting Sunshine Act, 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.

Please find enclosed the draft memorandum for consideration and / or endorsement.

Recommended Motion:

Move to endorse the 2018 Sunshine Act Memorandum.

MEMORANDUM

TO: Vicki Ratterree, Clerk to the Board Manager

FROM: Tim Wolken, Director, Community Services Department

RE: 2018 Sunshine Act Memorandum
Park Advisory Board / Park Fee Advisory Committee

DATE: January 10, 2018

Pursuant to guidelines established by the Board of County Commissioners for compliance with the Colorado Open Public Meeting Sunshine Act (Sunshine Act), the following information addresses whereby each county Board or Commission shall notify the Clerk to the Board Manager of 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.

The Director of Community Services, or his designee, shall be responsible for ensuring that appropriate notice of Park Advisory Board (PAB) and the Park Fee Advisory Committee (PFAC) meetings. The respective agendas will be displayed on the county's official bulletin board located at Centennial Hall, 200 South Cascade, Colorado Springs, Colorado and will be posted on the County's website. Notice will be given in the form of an agenda which will state the date, time, and place of the respective meetings as required by the Sunshine Act.

The Director of Community Services, or his designee, shall serve as the official custodian of the PAB and PFAC meeting minutes. The record of all meeting minutes will be on file at the Community Service Department, 2002 Creek Crossing, Colorado Springs, Colorado, 80905, and are available at this location for public review and will be posted on the website.

This procedure for compliance with the Sunshine Act for the 2018 calendar year was endorsed by the El Paso County Park Advisory Board at their meeting on January 10, 2018.

Please contact me if you have questions or need additional information.

El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: Fox Run Regional Park Pet Memorial

Agenda Date: January 10, 2018

Agenda Item Number: #7 - B

Presenter: Brian Bobeck, Park Operations Division Manager

Information: X **Endorsement:**

Background Information

Over the past several years, residents living in the Fox Run Regional Park area have decorated several trees at Fox Run Regional Park as a memorial to their pets that have passed. The memorial trees have normally been decorated from approximately Thanksgiving to New Years.

The North District Maintenance staff were 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. This is especially true of bears who will regularly return to food source areas. This led our 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.

In addition to wildlife concerns, El Paso County Parks is dedicated to preserving the native environments within our parks. El Paso County Parks has hundreds of thousands of users each year and we have developed rules to help ensure that the natural environments in our parks are protected. Please see several park rules below that relate to this issue:

Section 5.1 ENVIRONMENT: DAMAGE TO TREES; GRASS: It shall be unlawful for any unauthorized person to attach any rope, wire, or other contrivances to any tree or plant on park property. It shall be unlawful for any unauthorized person to dig or otherwise disturb grass, plant, or natural areas, or in any other way to injure or impair the natural beauty or usefulness of any area in any park.

Section 5.2 WILDLIFE: It shall be unlawful for any unauthorized person to hunt, molest, harm, frighten, kill, trap, chase, tease, shoot, feed or throw missiles at any animal, reptile or bird in any park unless such action is taken in defense of self or others. It shall be unlawful for any unauthorized person to remove from a park or possess young of any wild animal, or the eggs, nest, or young of any reptile or bird; nor shall any unauthorized person collect, remove, possess, give away, sell, offer to sell, buy, offer to buy, or accept as a gift a specimen of any animal, reptile or bird whether dead or alive.

El Paso County Parks appreciates the good intentions of decorating trees to celebrate the lives of our pets. We have been very involved in the establishment of a permanent monument in Bear Creek Dog Park to honor family pets that have passed. We are certainly open to a similar monument in Fox Run Dog Park.

Staff was able to determine the pet memorial trees organizer and held a meeting on January 4, 2018 to discuss potential options for the pet memorial. The following items were discussed:

- 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 same general location of previously decorated trees and Park Operations will check into having the tree donated or purchase.
- There will be authorized volunteer(s) that will organize the decorating of the memorial tree, provide maintenance/removal of unauthorized decorations, remove and store ornaments. Park Operations will also monitor the tree and remove any unauthorized decorations or treats.
- Ornaments may be placed on memorial tree starting Thanksgiving and removed by January 2nd.
- A sign will be placed in front of tree providing information and guidelines on placing ornaments.
- Ornaments placed on trees other than 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

Pet Memorial Tree organizers have been invited to attend the Parks Advisory Board meeting to provide additional input.

Recommended Motion:

Information only





SEASONS GREETINGS

FROM THE SPIRITS OF DAISY MAE, OTIS & DUKE

Three days before Christmas in 2007 our beloved 10-year-old Golden Retriever, Daisy Mae unexpectedly became ill and died. Since then my son and his wife's Boxer, Otis, and my daughter's family Golden, Duke, have died.

We are celebrating their lives and our love for them. We would ask you to join us in this celebration. Daisy Mae loved the park, especially during the winter, and this spot was her absolute favorite. She spent hours and hours running and walking with us and rolling in the snow right in this clearing.

If you are with your canine companion, please celebrate with us and accept the gift of a cookie for your companion. If perchance your pup's name is Daisy or Otis or Duke and you would like a Christmas stocking for them, please feel free to take one as a gift. It was always stuffed with wonderful doggie things every Christmas.

If you would just like the stockings for your pets, also feel free to take them, but leave the treats behind for the squirrels (those pesky little creatures that Daisy Mae could never catch.)

So many fellow hikers have commented about our celebration, that we ask you to officially join in again this year. **IF YOU HAVE LOST A PET – DOG, CAT, HORSE, ETC – AND WANT TO CELEBRATE THEIR LIVES AND WHAT THEY MEANT TO YOU, PLEASE HANG AN ORNAMENT IN THEIR HONOR!** The week after Christmas I will remove, repair, and store until next year the ornaments that remain.

Many of you know the special Golden Retriever that has joined our family. Aspen is 6 ½ this year and this fall my son and his wife introduced their new boxer puppy, Bernie, to the park. Please help the tradition continue!

Merry Christmas and Happy New Year.

El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: Fountain Creek Regional Trail Repair Update

Agenda Date: January 10, 2018

Agenda Item Number: #7 – C

Presenter: Jason Meyer, Project Manager
Brian Bobeck, Park Operations Division Manager

Information: X **Endorsement:**

Several areas on the Fountain Creek Regional Trail have been impacted by flooding issues. Please find below repair updates that will be completed in 2018.

Trail Relocation

A section of the Fountain Creek Regional Trail north of Camping World is located on private property owned by Craddock. The County holds a conservation easement on the property along Fountain Creek and a 25 foot trail easement for the regional trail. The trail easement is fully-fenced as it passes through agricultural grazing pasture and several prairie dog colonies.

Earlier this year after several rain events a large portion of the bank eroded away making the trail impassible. Staff met with representatives from Craddock and discussed the need to relocate the trail away from the Creek. Craddock was agreeable and resources have been allocated to relocate a 400 foot section of the regional trail in early 2018.

Repairs will be completed by Parks staff and include construction of new trail and decommissioning of old trail; installation of new fencing and removal of old fencing; installation of a 72" dia. culvert; and associated earthwork. The repairs are anticipated to be completed in February and cost approximately \$20,000.

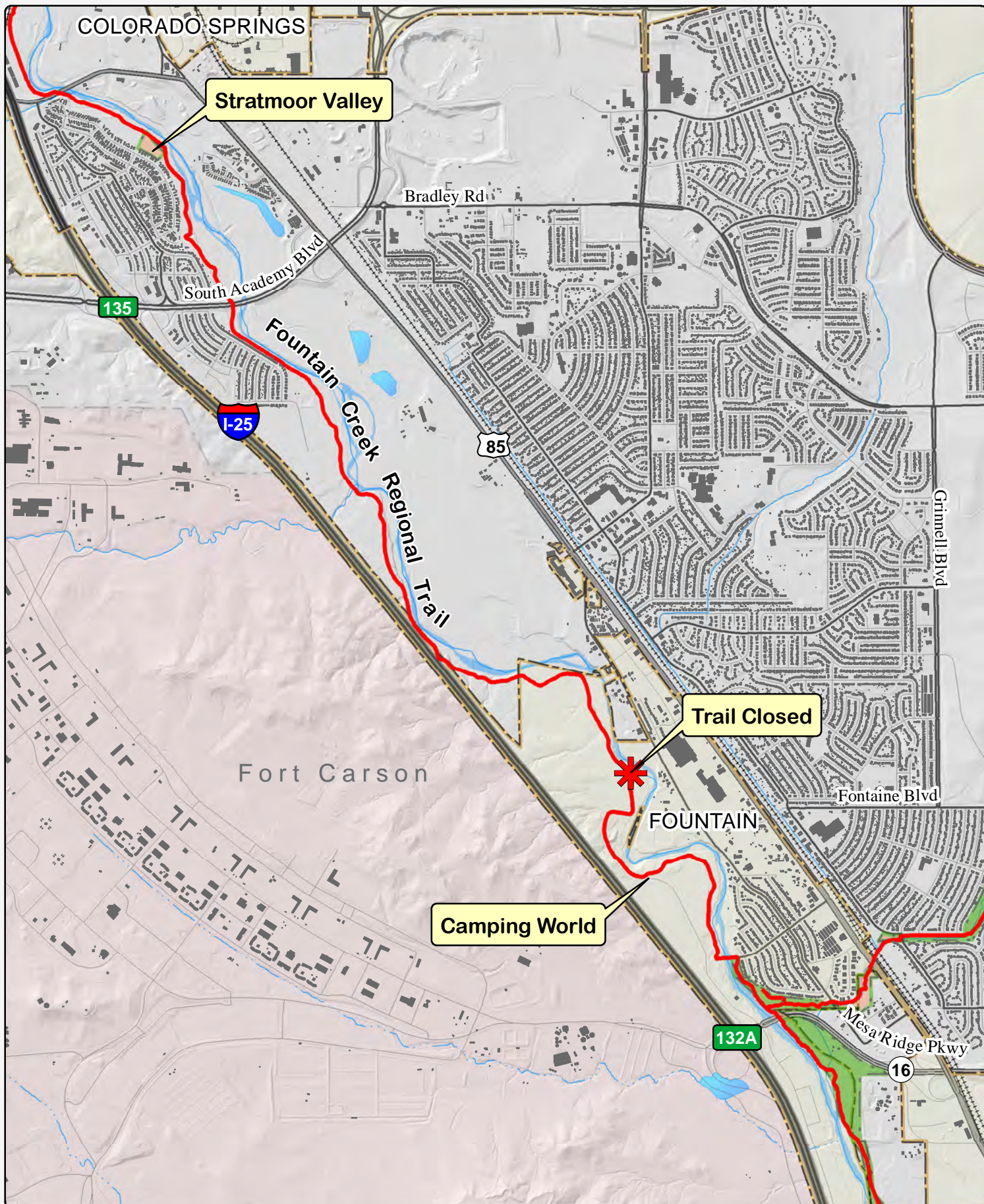
Maxwell Street Trailhead

The Maxwell Street Trailhead is a section of the Fountain Creek Regional Trail which 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 repaired through FEMA project funding.

The upper portion of the embankment has eroded in areas due to concentrated storm water flows from street and parking lot which is encroaching the trails edge. The project is anticipated to receive FEMA reimbursement with Parks staff completing the work.

Project scope consists of re-aligning and constructing approximately 300 LF of new trail; grading and drainage improvements; installation of new 12" diameter culvert for storm water runoff collection; rip rap treatments; haul and place approximately 340 tons embankment fill; embankment native seeding. Repairs are anticipated to be completed in March and will cost approximately \$20,000.

Recommended Motion: Information only



1 in = 2,500 feet
0 625 1,250 2,500 Feet

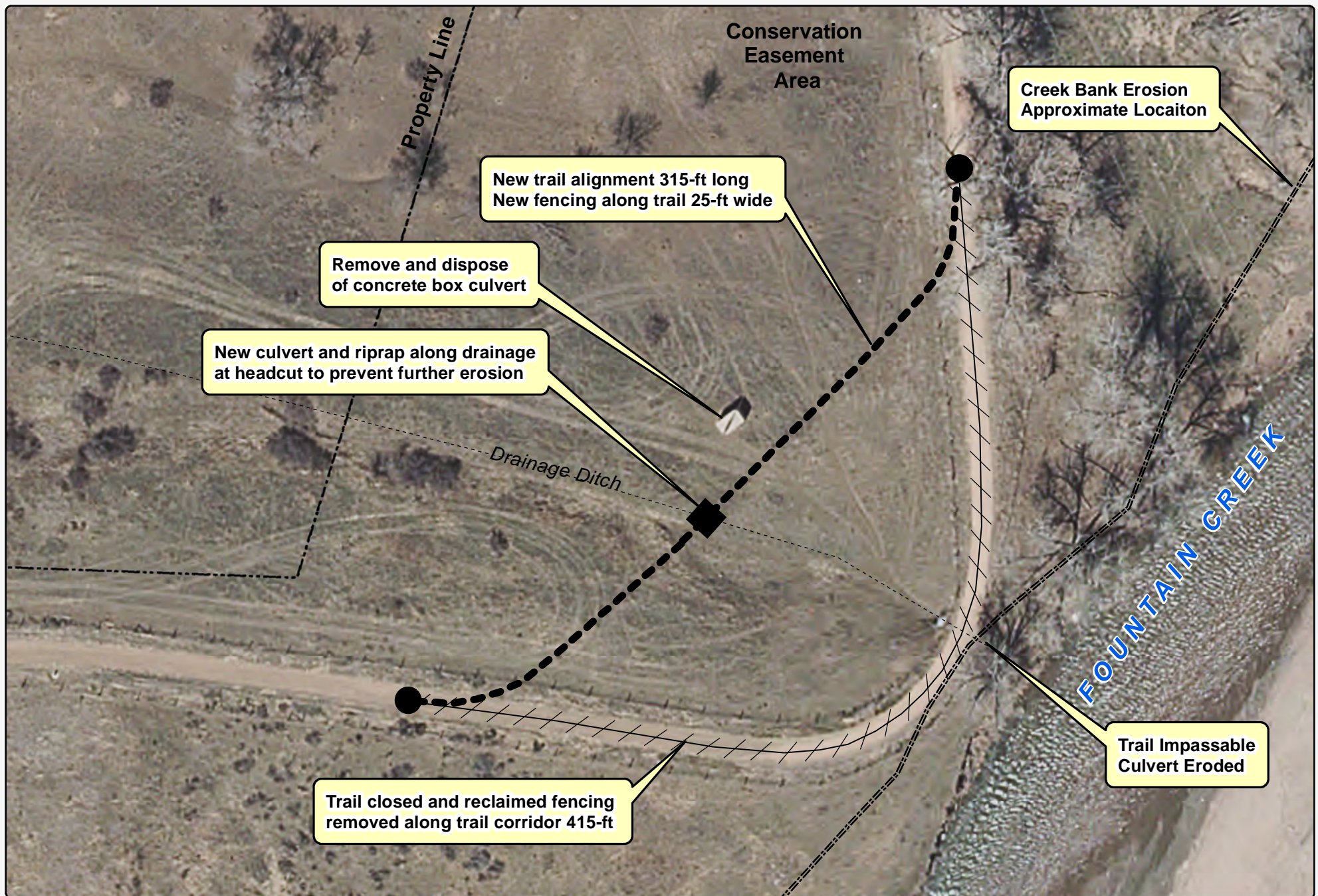


FOUNTAIN CREEK TRAIL CLOSURE

8/14/2017



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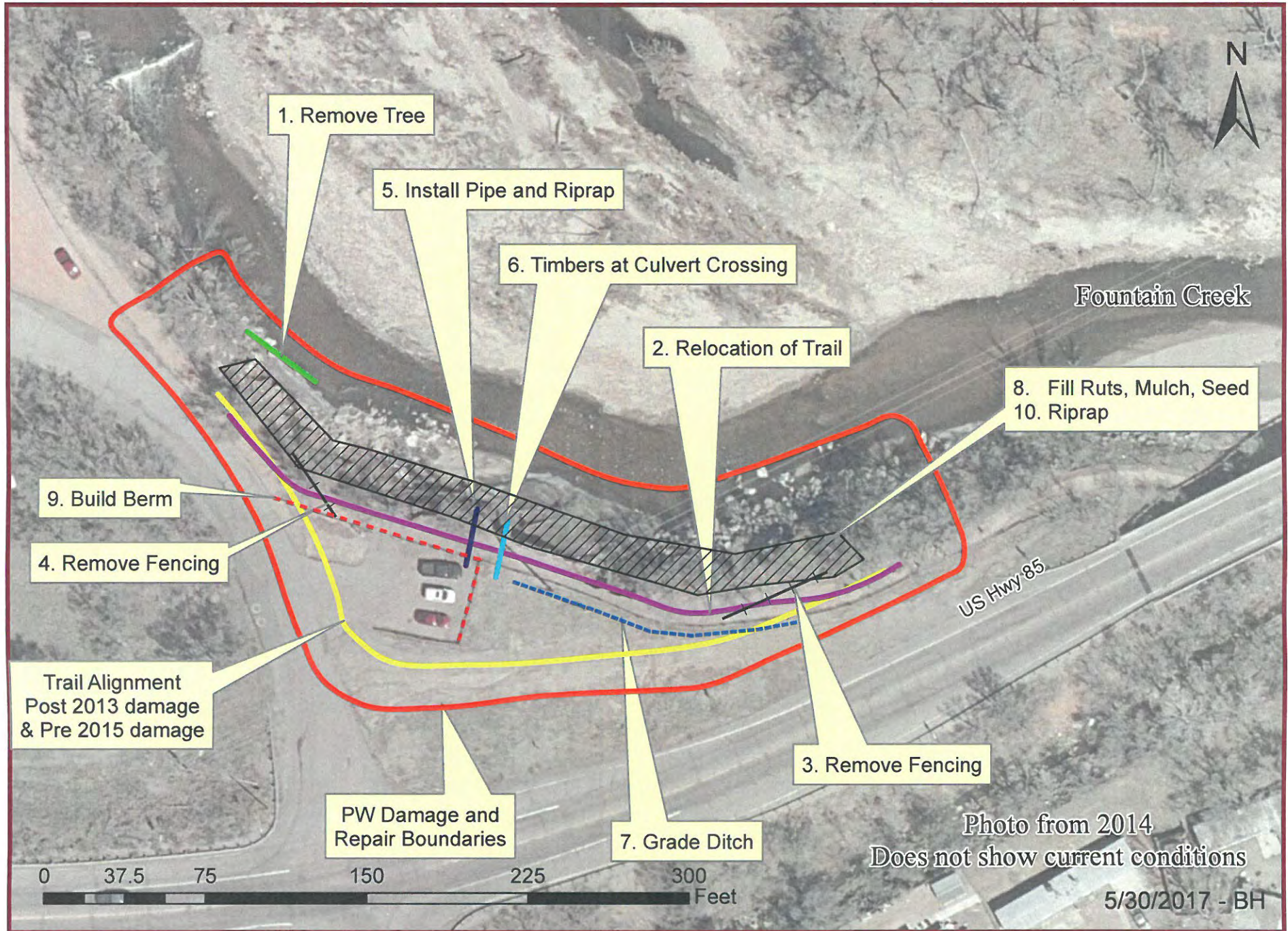
0 25 50 100 Feet

CRADDOCK TRAIL REROUTE CULVERT
CRADDOCK TRAIL
EL PASO COUNTY PARKS

1 inch = 50 feet



MAXWELL STREET TRAILHEAD -- FEMA 4229, EP608, PW191



**El Paso County Parks
2018 Action Plan**

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 "Nature in the Classroom" Teachers Workshop	Emily Henselin	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	
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
Initiate the Stratmoor Valley Greenway project	Ross Williams	High	
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	Low	
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	Low	
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	
Drake Lake Repairs	Tim Wolken	High	Bid Design
Disaster Recovery Projects	Jason Meyer	High	
Bear Creek Nature Center Exhibit Upgrades	Todd Marts	High	Fabrication
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 Design

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
December 2017 Monthly Report**

<u>Facility Revenue Totals To Date</u>		2017			2016	
		<u>Budget</u>	<u>Current</u>	<u>Balance</u>		<u>Totals to Date</u>
Parks Facility Reservation Revenue		\$ 180,000	\$ 192,242	\$ (12,242)		\$ 182,833
County Fair / Fairgrounds		\$ 257,800	325,589	\$ (67,789)		\$ 299,885
Total		\$ 437,800	\$ 517,831	\$ (80,031)		\$ 482,718
<u>Fundraising Revenue</u>		2017			2016	
	<u>Purpose</u>	<u>Goal</u>	<u>Amount</u>	<u>Balance</u>		<u>Totals to Date</u>
County Fair Sponsorships	Fair Operations	\$ 65,000	\$ 81,250	\$ (16,250)		\$ 80,050
Partners in the Park Program	Park Operations	\$ 30,000	\$ 30,000	\$ -		\$ 25,000
Trust for County Parks	Park Operations	\$ 10,000	\$ 27,627	\$ (17,627)		\$ 26,564
Nature Center Fundraising	Nature Center Support	\$ 25,000	\$ 38,543	\$ (13,543)		\$ 50,497
County Fairgrounds Support (Fairgrounds Corp)	Programming/Facility Support	\$ 40,000	\$ 50,000	\$ (10,000)		\$ 50,000
Total		\$ 170,000	\$ 227,420	\$ (57,420)		\$ 232,111
<u>Grant Funds</u>		Awarded				
Great Outdoor Colorado - Habitat Restoration Grant	Jones Park	\$ 75,000				
Great Outdoors Colorado - Planning Grant	Kane Ranch Master Plan	\$ 30,000				
Great Outdoors Colorado - Mini Grant	Falcon Dog Park	\$ 45,000				
Community Development Block Grant	Widefield Community Park	\$ 150,000				
Colorado Springs Health Foundation Grant	Widefield Community Park	\$ 110,000				
Colorado State Foresst Service Grant	Bear Creek Regional Park	\$ 10,000				
Totals		\$ 420,000				
<u>Parks Division Reservations</u>		2017			2016	2016
<u>Year to Date</u>		<u>Rentals</u>	<u>Attendance</u>	<u>Evaluation</u>	<u>Rentals</u>	<u>Attendance</u>
January		29	1064	N/A	16	678
February		26	850	N/A	20	647
March		77	1918	N/A	20	201
April		240	7619	4.1	111	3259
May		396	17014	4.2	326	14908
June		448	20691	3.94	479	20438
July		441	24401	4.28	491	22365
August		345	21010	4.44	385	23342
September		342	19386	4.27	334	17895
October		143	17148	4.07	170	20526
November		17	180	N/A	28	2487
December		16	1041	NA	29	1167
Total		2520	132322	4.19	2409	127913

<u>Parks Facility Reservations</u>		2017			2016	2016
<u>December</u>		<u>Rentals</u>	<u>Attendance</u>		<u>Rentals</u>	<u>Attendance</u>
<u>Bear Creek Regional Park</u>						
Archery Lanes		2	2			
Athletic Fields						
Pavilions						
Trails						
Vendor						
Tennis Courts						
Vita Course						
Meeting Room		9	111		24	421
<u>Black Forest Regional Park</u>						
Athletic Fields						
Pavilions						
Vendor						
Tennis Courts						
<u>Falcon Regional Park</u>						
Baseball Fields						
<u>Fountain Creek Regional Park</u>						
Athletic Fields						
Pavilions		3	320		3	240
Trails		1	600		1	500
Disc Golf Course						
Vendor						
<u>Fox Run Regional Park</u>						
Athletic Fields						
Gazebo						
Warming Hut						
Pavilions						
Trails						
<u>Homestead Ranch Regional Park</u>						
Pavilions						
Athletic Fields						
Trails						
<u>Palmer Lake Recreational Area</u>						
Palmer Lake Santa Fe Trail						
<u>New Santa Fe Trail</u>						
Monument Trail Head New Santa Fe Trail						
Baptist Road Santa Fe Trail						
AFA Santa Fe Trail						
Vendor						
<u>Paint Mines Trail</u>					1	6
<u>Rock Island Trail</u>						
<u>Black Forest Section 16</u>		1	8			
Total Park Facility Reservations		16	1041		29	1167

<u>Fairgrounds Facility Reservations</u>		2017			2016	2016
<u>Year to Date</u>		<u>Rentals</u>	<u>Attendance</u>	<u>Evaluation</u>	<u>Rentals</u>	<u>Attendance</u>
January		17	463		8	220
February		15	260		13	355
March		19	512		9	194
April		17	3720		17	3124
May		16	3519		12	3413
June		14	3972		16	3908
July		4	28,142		7	29,908
August		10	4064		12	3582
September		14	1399		12	7723
October		24	5064		16	3381
November		21	812		13	291
December		12	490		13	618
Total		183	52417		148	56717
<u>Fairgrounds Facility Reservations</u>		2017		2016		
<u>December</u>		<u>Rentals</u>	<u>Attendance</u>	<u>Rentals</u>	<u>Attendance</u>	
<u>Swink Hall - Fairgrounds</u>						
Fair Corporation Meeting		1	5	cancelled	0	
FAB Meeting		1	20	cancelled	0	
Lions Club Meeting		1	20	1	20	
DOT		1	10			
Senior Dinner		1	55	1	95	
COC Meeting		cancelled	0	1	18	
Calhan Lions Christmas Gift Basket		1	300	1	350	
<u>Track</u>						
<u>Barns</u>						
<u>Livestock Arena</u>						
EPC Sheriff's Mounted Horse Practice		1	10			
Snow & Go Gymkhana		1	30			
<u>Grounds -</u>						
<u>Whittemore - Fairgrounds</u>						
Calhan HS Girls Basketball Practice		3	30			
Banning Lewis Baton Twirl Team Practice		1	10			

<u>Exhibit Hall - Fairgrounds</u>						
Fitness Challenge				9	135	
<u>Arena</u>						
Month Total Fair Facility Reservations		12	490	13	618	
<u>Vandalism Report</u>						
<u>Incident</u>	<u>Date</u>	<u>Location</u>	<u>Area</u>	<u>Cost</u>		
Copper theft from 6 light poles at the trailhead	2/2/2017	Rock Island Regional Trail	Trailhead	\$3,000		
Turf and fence damage by vehicle doing donuts	3/26/2017	Black Forest Regional Park	Field	\$200		
Graffiti	5/7/2017, 5/20/2017	Rainbow Falls	Rocks, Bridge	\$500		
Turf damage by vehicle doing donuts	5/21/2017	Bear Creek Terrace	Field	\$400		
Graffiti	July	Crew Gulch Trail	Under Bridge	\$200		
Turf damage done by vehicle	7/10/17, 7/24/17	Bear Creek Terrace	Field	\$200		
Graffiti	July	Rainbow Falls	Bridge	\$500		
Sign damage (torn out, bent, damaged)	July	Bear Creek Terrace	Park	\$500		
Turf damage by vehicle	8/13/2017	Bear Creek Terrace	Field	\$1,700		
Split rail damaged by vehicle	9/26/2017	Rock Island Regional Trail	Trailhead	\$1,500		
Graffiti	10/30/2017	Bear Creek Terrace	Pavillion	\$100		
			Total	\$8,800		
<u>Volunteerism</u>						
			2017	2016		
Total for Year	<u>Goal</u>	<u>Volunteers</u>	<u>Total Hours</u>	<u>Volunteers</u>	<u>Total Hours</u>	
January		132	648	262	1271	
February		153	1226	161	2345	
March		261	1,800	260	2,206	
April		853	3,290	645	4,268	
May		468	3111	398	2592	
June		407	2,868	418	3,016	
July		662	7559	699	6717	
August		294	1919	165	1938	
September		263	1770	519	3279	
October		702	3585	881	4101	
November		197	1736	181	2113	
December		198	1372	139	1755	
Totals	20,000 hours	4590	30,884	4728	35,601	

		2017				
December		Volunteers	Total Hours			
Parks Advisory Board		9	27			
Fair Advisory Board		14	56			
Fairgrounds Corporation		5	20			
Friends of the Nature Centers		41	351			
Adopt-A-Park / Trail / Volunteer Projects		128	878			
Front Range Community Service		1	40			
Total		198	1,372			
Programming	Goal	2017			2016	2016
Totals for Year		Programs	Attendance	Evaluation	Programs	Attendance
January		19	461	4.96	33	1438
February		32	1104	4.97	26	836
March		34	706	4.96	50	1028
April		112	3819	4.99	179	3665
May		214	4089	4.83	210	4579
June		93	5127	4.90	102	3384
July		97	2964	4.94	67	1,903
August		62	1477	4.99	41	1,608
September		94	2654	4.99	105	3,073
October		142	4520	4.93	71	3,061
November		50	2193	5.00	23	645
December		42	1354	5.00	21	1190
Totals	800 / 21,000	991	30468	4.96	928	26410
December	Facility	Programs	Attendance	Evaluation		
Mountain Tots	BCNC	1	30			
Cheyenne Village	BCNC	1	10			
Bear Creek by Candlelight	BCNC	1	550	5.00		
Pup Pictures with Santa Paws	BCNC	1	75			
Birthday: All About Animals	BCNC	1	17	5.00		
Roundtable Watershed Meeting	BCNC	1	20			
Active Adults: Paint Mines Photography Workshop	BCNC	1	16			
Innovative Programming Meeting	BCNC	1	5			
Friends of EPCNC Board Meeting	BCNC	1	10			
Overture	BCNC	1	8			
Community Services Staff Retreats	BCNC	4	28			
Audubon Christmas Bird Count	BCNC	1	9			
Audubon Bird Count Tally Rally	BCNC	1	28			
Birthday: Bugs & Beasts	BCNC	1	15	5.00		
Bear Den Rental- Birthday	BCNC	1	50			
NE: Snakes at Winter Solstice	BCNC	2	33	5.00		
LW: Winter's Calling	BCNC	2	31	5.00		
Nature Crafts for Girl Scouts	FCNC	1	20	5.00		

Nature Adventures: Animals in Winter	FCNC	1	15	5.00	
Nature Hike with Santa	FCNC	2	81		
Horse-drawn Wagon Rides	FCNC	6	120	5.00	
Colorado Alliance for Environmental Education	FCNC	1	20		
2's & 3's Outdoors: Frolicky Foxes	FCNC	1	12	5.00	
Pepper Grass Interview with Ftn. Valley Newspaper	FCNC	1	6		
Mountain Song School	FCNC	1	50		
Colorado Bird Conservancy Bird Count	FCNC	1	20		
Creek Week Steering Committee Meeting	FCNC	1	16		
Moms & Tots	FCNC	1	12		
Adultcare Group	FCNC	1	13		
Overture Group	FCNC	1	20		
Buddy Bus	FCNC	1	14		
TOTALS		42	1354	5.00	



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MARK WALLER (PRESIDENT PRO TEMPORE)

STAN VANDERWERF
LONGINOS GONZALEZ, JR.
PEGGY LITTLETON

COMMUNITY SERVICES DEPARTMENT

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

ADMINISTRATIVE SERVICES

MONTHLY REPORT

SABINE CARTER, ADMINISTRATIVE SERVICES COORDINATOR
DEBRA REID, ADMINISTRATIVE SUPERVISOR

December 2017

General Updates:

1. Facility rental revenue is up by \$9,409.00 from this time in 2016.
2. There were 16 reservations made in November for a total of \$772.

Special Events:

1. The YMCA of the Pikes Peak Region held their annual 'Jingle Bell 5K' on the trails of the Fountain Creek Regional trail and the Fountain Creek Regional Park again. This annual event drew 600 participants.





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COMMUNITY OUTREACH and GRANTS

Monthly Report – December 2017

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

Community Outreach

1. COMMUNITY OUTREACH:

- Staff accepted membership on the 2018 Fountain Creek Watershed, Flood Control and Greenway District, Citizens Advisory Group.
- Staff has contacted our core County Fair sponsors and has recommitted \$18,000 by the end of this year.
- FedEx has agreed to be our Partner in the Park for Black Forest Regional Park. We look forward to their partnership as we enter into the Five Year Anniversary of the Black Forest Fire.

2. FRIENDS GROUPS:

- Renewal meetings are being scheduled with existing Friends Groups and we look forward to another great year! We hope to start new groups for Fox Run Dog Park, Pineries Open Space and the Duckwood Gardens in 2018.

Grants

1. Grants for fuels mitigation work in Bear Creek Regional Park were submitted to the Colorado State Forest Service. Additionally, a request for equipment was submitted.
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.





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RECREATION & CULTURAL SERVICES DIVISION MONTHLY REPORT – DECEMBER 2017

SUBMITTED BY: TODD MARTS, DIVISION MANAGER

General

1. Stacy Reavis was our representative at the International Association of Fairs & Exhibitions Convention. Ms. Reavis attended a wide variety of the Institute of Fair Management courses and round table discussions with other professionals in the Fair industry to gain knowledge in order to further our mission to provide our fairgoers with an outstanding County Fair experience.

Projects, Fundraising & Grants:

1. El Paso County PIO Office filmed a video that will highlight Bear Creek Nature Center's Creekbottom Loop Trail. The project included an interview with Nature Center Supervisor and several visitors as well as footage of visitors enjoying the trail. The promotional video will air on El Paso County's Facebook page on December 22. The aim is to make more El Paso County residents aware of the wonderful and accessible trails at Bear Creek Nature Center.
2. Fountain Creek Nature Center hosted the all-day Creek Week Steering Committee Strategy Meeting for 2018 when 16 committee members met to discuss past successes, areas for stream-lining, and strategies for future Creek Weeks. Fountain Creek Nature Center hosts the Creek Week Kick-off event annually.

Programs & Events:

1. Staff and Volunteers held their traditional holiday event 'Bear Creek by Candlelight.' An estimated 550 participants enjoyed chili dinner provided by Texas Roadhouse, hot chocolate and cookies, live music by El Paso County Nature Centers' volunteer bluegrass band Pepper Grass, take-home crafts, visits with Santa, and the chance to walk along luminary-lit trails at Bear Creek Nature Center. Four nature center staff members and 19 volunteers contributed to making this a successful event. Verbal feedback was extremely positive and evaluation scores were 5/5. The special event earned \$1700 for Friends of El Paso County Nature Centers.
2. On December 2, 'Pup Pictures with Santa Paws' was held at Bear Creek Nature Center. This collaborative endeavor with Friends of Bear Creek Dog Park gave participants an



opportunity to visit the nature center with their dogs to have their picture taken with Santa for a small fee. Friends of Bear Creek Dog Park's Mark Schendzielos filled the role of Santa. Dog-friendly coffee shop R&R Café provided fresh-brewed coffee for participants. The event earned \$168, which was split between Friends of El Paso County Nature Centers and Friends of Bear Creek Dog Park.

3. Bear Creek Nature Center hosted the Aiken Audubon's Bear Creek Christmas Bird Count and Potluck Tally Rally on December 16. Twenty-eight participants attended the evening Tally Rally and discussed their sightings from the day. A notable and rare sighting in Bear Creek Park included the Northern Parula.
4. Bear Creek's Active Adult Series hosted a Paint Mines Photography Workshop on December 9. The workshop was full. Local award-winning photographer Mike Pach guided participants through the hoodoos to help them capture photos of this intriguing landscape. Mike Pach led four successful photography workshops for Friends of El Paso County Nature Centers in 2017 and we will continue this partnership in 2018.
5. Fountain Creek Nature Center Holidays featured two Saturday Nature Hikes with Santa followed by six of the ever popular horse-drawn wagon rides. Here it is by the numbers:
2 Saturdays (December 9 & 16)
20 Volunteers
2 Suffolk Punch Draft horses named Skye & Sage
1 Wagon (use donated by Rex & Sally Miller)
1 Teamster and 3 Assistants (time & horses donated by Carl & Libby Evans & family)
5 Pepper Grassers (the Nature Centers' all-volunteer folk band including guitar, banjo, harmonica, tambourine & vocals)
2 Staff (Nancy & Emily)
2 Nature Hikes with Santa--80 participants--\$320 raised (Santa played by volunteer, Terry Poe)
6 Wagon Rides—122 participants--\$854 raised
100's of cups of hot chocolate and snowflakes made
100's of memories made!
6. Fountain Creek Nature Center staff rolled out for the second time Nature Crafts for Girl Scouts "Mom & Me" program. Staff instructed girls and their mothers how to make crafts together for two hours all from natural materials. Projects included rock necklaces, pine cone & acorn owls, milkweed mice, pine needle baskets, wood burned tree cookie necklaces, leaf masks, leaf insects and more! This activity connected participants to the amazing things one can make from found objects in nature and allowed moms and daughters to connect with each other—a perfect blend to fulfill our mission to connect and inspire.



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PARKS PLANNING DIVISION MONTHLY REPORTS DECEMBER, 2017

ACTION PLAN:

Capital Project Management:

1. Black Forest Regional Park:

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

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.

The Black Forest Regional Park Master Plan Update was presented to the Park Advisory Board on August 9 and approved by the Board of County Commissioners on September 5. The master plan update focuses on needed trail repairs and/or reroutes. An IFB was advertised on November with bids due December 14. Singletrack Trails was selected after an evaluation of four received bids. Work will begin in early 2018.

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

3. Pineries Open Space: The County selected Wilson & Company to perform Phase 1 final design work and held a kick-off meeting in March. 30% design plans were reviewed by staff in early May. A public meeting to review design plans and trail alignments was held on June 8 at The Lodge at Cathedral Pines. 90% design plans and construction documents were completed in July and were reviewed by staff and the contractor in November 2017. Contractor to



complete design documents in 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. Ute Pass Regional Trail: The County received a State Trails grant to construct approximately 2/3 mile of trail between Ute Pass Elementary School and Winnemucca Road. Staff is finalizing a scope of work for professional engineering services for early 2018. Construction will immediately follow and be completed by December 31, 2018.

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

Planning:

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

2. Fountain Creek Regional Park Master Plan: 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 for parking lot design only. South District staff has initiated planning and construction of the community and demonstration gardens, with support from Pikes Peak Urban Gardens.

3. Widefield Community Park Master Plan: 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.

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

5. Regional Open Space Committee: As proposed in the County Strategic Plan, the Planning Division coordinated the formation of a regional open space group, and the first meeting was held on May 18. The purpose is to share information and build partnerships to collectively advance open space conservation projects.

Flood Recovery:

1. 2015 Flood Recovery: Jason Meyer continues to serve on the County Financial Impact Team that meets twice a month to collaboratively advance projects. Environmental clearances are underway for large projects, such as the Hanson Trailhead and New Santa Fe Trail repairs. A contract to complete the Black Forest Section 16 and Drake Lake repairs was awarded to RMC and work was completed in May, 2017. The Willow Springs design contract was awarded to J3 Engineering, and design is underway. A contract to complete Fountain Creek Regional Trail flood repairs was awarded to Wyoming Efficiency Contractors and work was completed on September 8. 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 is working to submit project extensions and will re-bid these projects in 2018.
2. Highway 85/87/Maxwell Street Trailhead Bank Stabilization: The feasibility phase of this US Army Corps of Engineers (USACE) Section 14 project is nearing the end with completion of the Preliminary Design Assessment/Environmental Assessment. Construction was planned in 2017-2018; however, project cost increases by the USACE from \$2.5 million to \$3.9 million have put the project out of range for the County at this time. Thirty-five percent matching funds for construction (\$945,000) was secured through a CDBG-DR grant and State disaster recovery funds. Another \$500,000 is now needed given the increased cost. The project will be tabled until the County can secure additional funding.
3. Upper Fountain Creek Restoration: The USACE conducted a cost-benefit analysis to determine if there is Federal government interest in a Section 205 project in the Rainbow Falls vicinity. USACE staff has reported back that a project in this area is not supportable, but there may be other suitable grant programs.

OTHER:

1. Culturally Modified Tree Project: The Pinerias Open Space Culturally Modified Tree Assessment has been completed. The Black Forest Regional Park CMT Assessment was completed in mid-2017.
2. Development Permit Application Reviews: Staff reviewed ~20 development permit applications in December, including three that will be presented to the Park Advisory Board on January 10.
3. Fountain Creek Watershed, Flood Control and Greenway District: Community Services Department Staff continues to serve on the Technical Advisory Committee and Citizens Advisory Group. The committees help develop and implement watershed restoration and enhancement projects.
4. Geographic Information Systems (GIS): Staff is working with the County Information Technology Department to expand El Paso County Parks' use of GIS for data collection, operational, and planning applications. New regional park maps have been completed or are in process, and new and/or improved datasets have been received.

5. Grants for Capital Projects: Planning Staff wrote a GOCO mini-grant application for the Falcon Regional Park dog park and a GOCO planning grant application for Kane Ranch Open Space for funding in 2017. A State Trails Grant to construct a segment of the Eastonville and Meridian Ranch Regional Trails through Falcon Regional Park was prepared in October. The GOCO Board awarded both grants. 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.

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

7. Website: Staff has updated Planning pages to comply with ADA recommendations. New pages and content are created as new projects are initiated.



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

STAN VANDERWERF
LONGINOS GONZALEZ, JR.
PEGGY LITTLETON

COMMUNITY SERVICES DEPARTMENT

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

PARK OPERATIONS DIVISION MONTHLY REPORT DECEMBER, 2017

Operations/Miscellaneous Projects

Fairgrounds RV Electric – Morton Electric obtained the permit and began construction the week of the December 11th. The new transformer has been ordered and will be installed upon completion and inspection of the transformer pad. Project shall be completed early 2018.

Insurance Claims Update:

Stratmoor Valley Park - Pavilion roof has been replaced.

Palmer Lake Recreation Area - The materials have been received for the restroom roof replacement. Due to the holidays, the roof replacement should be completed January 2018.

These last few replacements constitute what is left of the damage caused 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 – After further investigation, El Paso County Engineering inspected the bridge and discovered a sizeable crack in the concrete structure that was not noticed earlier due to dense vegetation. EPC Engineering believes this may have happened during the rains received in 2017 which further caused erosion under the footers putting more stress on the bridge. AIG has been contacted to send another inspector to further inspect and reassess the damage. No timeframe has been provided to El Paso County Parks due to AIG inspectors being tied up with other natural disasters across the United States.

Fairgrounds Waterline Relocation - The waterline that services the south grandstand restroom and kitchen needed to be relocated due to future pavilion installation west of the grandstands. Park Operations staff performed the waterline relocation by installing approximately 400 LF of 2" HDPE pipe. The project has been completed and the waterline is currently charged. Thanks to all the districts for their staff that worked on this project. Their experience and skills were instrumental in completing this project.



Central District

Bear Creek Regional Park - Drought conditions persisted through much of December forcing Central staff to charge the BCRP irrigation system and to continue winter watering efforts. Staff primarily focused on watering athletic fields, evergreens, and unestablished deciduous shrubs. Several irrigation repairs were made and rotor heads were replaced during preliminary irrigation inspections.

Central staff dedicated much time towards fire mitigation efforts near the Bear Creek and 8th Street intersection. Fuel reduction efforts have drastically reduced the volume of illegal camping and have minimized wildfire potential. Staff continues to treat and or remove Siberian Elm stumps to prevent spring growth. Staff is also chipping larger branches and hauling away material that cannot be chipped on site.

The Central team graded and box bladed all gravel roads and parking lots in Bear Creek Regional Park.

Staff continues our pruning efforts and has most of the high profile areas complete and are now focusing on tier two landscape areas.

Staff installed two memorial benches in Bear Creek East. The new benches were donated to the park and replaced two older, dilapidated benches. Our team put in the extra effort of adding new footing with stained landscape timbers and decorative rock mulch. The benches were well received and are being enjoyed by many park users.

Staff continues our efforts of native grass mowing and trail apron clearing. Most of the regional trail system has been mowed and corridor clearing is a primary focus at this point.

Staff completed Christmas light installation and is now in the process of light removal and storage.

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 - The Central team continues to see some illegal access at Rainbow Falls. Staff is working in conjunction with EPC Security to reduce noncompliance. Staff installed a new Rainbow Falls Historic Site entrance sign.

Bear Creek Dog Park - Our team continues to provide exceptional customer service to this highly used area. Staff spends an average of three hours per day with facility / park cleaning. With the huge influx of visitors staff is simply trying to keep up with emptying trash cans and cleaning restrooms. Minor maintenance tasks have been completed on the newly installed entrance gates and several fence repairs were made.

Volunteer Groups - Many of the dog park Friends continue to assist with maintenance tasks including waste removal and stocking bag dispenser stations.

Downtown Facilities - The downtown team continues to perform clean-up efforts and provide trash removal for all sixteen properties. The crew is making progress with annual pruning efforts and completed a large tree pruning project at the Regional Development Center. Staff is currently involved with a large landscape installation project at the RDC facility. At this time preparations are being made for adding nearly 200 tons of grade-A topsoil. Staff will prep the site for spring planting.

Ute Pass Trail System - Staff along with volunteer assistance performed corridor cleaning and removed four large garbage bags of trash from the trail system.

Jones Park - No new maintenance to report.

Training - Steven Rodbourn and Tyler Watters are studying for their CDL exam.

East District

County Fairgrounds - Staff's main focus in December has been completing winter projects. The first project staff completed was repairing the bucking shoot platforms at the outdoor arena. The platforms had a 4' x 8' sheet of plywood for the platform support. Staff installed expanded metal and added additional metal supports to the platform. This will extend the life of each platform and allow for them to better withstand the weather elements. Staff has reinstalled the platforms and will continue to monitor their condition throughout the year.

The second winter project is repairing the bucking shoot sliding gates. The sliding gates separate the bucking shoots from one another and allow the rodeo staff to control animal movements while contained within the bucking shoots. The frames of the sliding gates are in good shape, but the wood planks that slide into the frames have taken a beating. Many of the planks are broken and are in need of replacement. Staff began removing the broken planks and installing new painted planks.

In preparation for the future pavilion installation, the grandstands building waterline was relocated. This project was a joint effort among other districts and our Parks Operations Supervisor. The project was completed in a little over a week.

The Fairgrounds hosted a Snow & Go Gymkhana in the indoor arena and the Lions Club held a Christmas Exchange. With the conclusion of many of our outdoor events for the year, staff removed some trash bins, cleaned, and stored for the winter.

Staff has completed some improvements to the raceway for the 2018 racing season. Staff completed the tree installation last month and hired a contractor to install a new chain link fencing barrier. The final improvement is the purchase and installation of (90) 2'x2'x6' concrete blocks. All of the blocks have been purchased and staff will be installing the additional blocks along the north end of the race track. This will act as a barrier to protect the pit area from any cars that may lose control as they pass through turns three and four.

Homestead Ranch Regional Park - Staff was contacted by a patron regarding parking at Homestead Ranch Regional Park. Trucks and trailers have been parking in front of the building and blocking sidewalk access ramps. Staff added accessible signage and parking blocks near the building. Staff is in the process of purchasing signage to better identify parking areas for vehicles with and without trailers. During this process, the County ADA Coordinator has performed an accessibility audit and will be providing a report early 2018.

Staff noticed handrail damage on the ponds floating dock. Staff removed the handrail and closed the floating dock in order to make the necessary repairs. Last year staff had the same issue with damage to the rail and made necessary repairs. This year, the damage was too extensive for repairing and reinstalling. Staff has been fabricating a new handrail using thicker walled piping and will be reinstalling January 2018.

Drake Lake Open Space – Due to lower water levels, Staff has been able to remove some deadwood on trees.

Rock Island Regional Trailhead - Staff performed setup for the annual Treecycle event. Staff will once again team up with the North District in order to tackle the chipping operations following the two scheduled collection weekends.

North District

General Information - El Paso County Wildland Fire continues mitigation efforts including clearing trees, creating fire breaks, and fuel reduction. Staff attended local irrigation training. Staff has performed minor snow removal from County and Park facilities. Staff also setup for annual Christmas tree recycling.

Fox Run Regional Park - Staff has started some winter projects consisting of pressure washing, painting, installing shelves, plumbing, and removing/replacing floor tiles in our maintenance shop and exterior buildings. Staff winterized all small equipment, installed road edge indicators for snow removal, and repaired damaged turf from vehicles driving on athletic fields. In addition we added water to Spruce and Aspen Lake to oxygenate and increase water levels for aquatic life. Staff continues seasonal removal of pine needles from turf and non-native park areas.

Black Forest Regional Park - Wildland Fire continues mitigation to reduce fuels and create fire breaks. Staff has assisted in this mitigation and is focusing on trail safety and private property lines. Staff continues to monitor restroom pit heaters for proper operation.

Pinerias Open Space – Staff continues removing wood for phase one development of the Pinerias. We continue monitoring trespassers on the property and have contacted El Paso County Sheriff Department to provide a K9 training area. This training area will benefit the Sheriff Department and should provide additional security with their presence in the area.

Palmer Lake Recreation Area – Staff continues trimming trees and shrubs along the trail; cleaning out culverts and water crossings.

Santa Fe Regional Trail

(Baptist Road Trailhead, Highway 105 Trailhead, Ice Lake, North Gate Trailhead) – Staff continues trimming trees and shrubs along trails. Staff regraded a drainage ditch along Beacon Light Road as part of FEMA drainage project.

South District

General Overview and Staffing – December continued to be a dry month with warmer temperatures which prompted staff to charge the irrigation systems for turf and landscape areas. Once irrigating was completed, staff re-winterized irrigation systems. Staff completed homeless camp clean-ups along Fountain Creek Regional Trail. Forestry projects have been completed for 2017. Staff completed annual Public Water System testing to meet State requirements. Staff provided support for the new waterline installation at the Fairgrounds.

Equipment – Staff completed routine equipment maintenance. Staff reorganized maintenance shop tool storage areas creating room for some small engine equipment storage.

Training - Staff conducted in-house training for winter irrigating.

Fountain Creek Regional Park – Staff continued to work on Duckwood Community Gardens and installed a concrete pad for the garden storage shed. Staff completed winter watering of turf, trees, and shrubs. Performed minor playground repairs at Duckwood. FCRP hosted a major 5K run put on by the YMCA.

Fountain Creek Nature Center – Staff provided support for the Wagon Ride event and continues performing routine daily maintenance. Staff made minor repairs to the Nature Center public water system.

Willow Springs Ponds – Canyon Tree Frog completed forestry thinning and hazard tree removal project. Staff completed routine maintenance.

Widefield Community Park – Tall Timbers completed forestry work and removal of hazardous trees.

Stratmoor Valley Park – Staff completed split rail fence repairs at the parking and conducted routine maintenance.

Stratmoor Hills Park – Staff conducted routine maintenance.

Hanson Open Space Trailhead – Remains closed. Staff continues checking trailhead weekly.

Maxwell Trailhead – There has been illegal dumping occurring at the trailhead resulting in staff needing to remove and dispose of items including large furniture items.

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