

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

Park Advisory Board

Meeting Agenda

Wednesday, May 9, 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		
A. Ann Nichols Resolution	Chair	Approval
B. National Trails Day Proclamation	Chair	Approval
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 Preliminary Plan	Ross Williams	Endorsement



<u>Item</u>		<u>Presenter</u>	<u>Recommended Action</u>
B.	El Dorado Springs Apartments Filing No. 1 Final Plat	Ross Williams	Endorsement
C.	Silverado Ranch Filing No. 1 Final Plat	Ross Williams	Endorsement
7.	Information / Action Items		
A.	2018 Park Advisory Board Tour	Brian Bobeck	Information
B.	Citizen Connect Project	Brian Bobeck	Information
C.	Minor Subdivision Development Review Process	Ross Williams	Endorsement
D.	County Parks Rules Amendment	Tim Wolken	Endorsement
E.	2018 – 2019 Officer Elections	Chair	Approval
8.	Monthly Reports	Staff	Information
9.	Board / Staff Comments		
10.	Adjournment		

RECORD OF PROCEEDINGS

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

Members Present:

Bob Falcone, Chair
Ann Nichols, 1st Vice Chair
Jane Dillon, 2nd Vice Chair
Julia Sands de Melendez, Secretary
Alan Rainville
Anne Schofield
Ed Hartl
Todd Weaver

Staff Present:

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

Absent: Terri Hayes

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

1. Call to Order: The meeting was called to order at 1:30 p.m. by Bob Falcone, Chair.
2. Approval of Agenda: Ann Nichols made a motion to approve the meeting agenda. Alan Rainville seconded the motion. The motion carried 8 - 0.
3. Approval of Minutes: Ed Hartl made a motion to approve the March 14, 2018 meeting minutes. Julia Sands de Melendez seconded the motion. The motion carried 8 - 0.
4. Introductions and Presentations:

None
5. Citizen Comments

None
6. Development Applications:

A. Rolling Ridge Estates Preliminary Plan and Rezone

Ross Williams provided an overview of the Rolling Ridge Estates Preliminary Plan and Rezone.

Julia Sands de Melendez recommended to the Planning Commission and Board of County Commissioners that approval of the Rolling Ridge Estates Preliminary Plan include the following condition: fees in lieu of land dedication for regional park purposes in the amount of \$6,880 will be required at time of the recording of the Final Plat. Jane Dillon seconded the motion. The motion passed 8 - 0.

B. Reserve at Corral Bluffs Filing No. 2 Final Plat

Ross Williams gave an overview of the Reserve at Corral Bluffs Filing No. 2 Final Plat and answered questions by the Board. Julia Sands de Melendez inquired whether the location of this development within the candidate open space required any additional steps by the developer. Mr. Williams explained that since the project is in the Falcon/Garret Road Candidate Open Space it triggers staff from Parks and Environmental Services and other agencies to complete a more extensive review due to the elevated conservation values. He stated that no environmental issues were noted. David Jones, representing the applicant, stated the developer is very aware of the environmental concerns and they are diligently striving to address any issues that may arise. The applicant is also not developing properties to the south of the property which are closer to more environmentally sensitive areas and that the developer is also in talks with the City of Colorado Springs which may have interest in purchasing the environmental sensitive properties.

Julia Sands de Melendez recommended to the Planning Commission and Board of County Commissioners that approval of the Reserve at Corral Bluffs Filing No. 2 Final Plat include the following condition: Require fees in lieu of land dedication for regional park purposes in the amount of \$2,580. Jane Dillon seconded the motion. The motion carried 8 - 0.

C. Hudson Minor Subdivision

Ross Williams provided an overview of the Hudson Minor Subdivision.

Jane Dillon recommended to the Planning Commission and Board of County Commissioners that approval of the Hudson Minor Subdivision include the following condition: Require fees in lieu of land dedication for regional park purposes in the amount of \$1,720. Alan Rainville seconded the motion. The motion carried 8 - 0.

D. Lorson Ranch East Filing No. 1 - Final Plat

Jason Meyer provided an overview of the Lorson Ranch East Filing No. 1 - Final Plat and addressed questions by the Board. Mr. Meyer stated that it would be the responsibility of the Metro District to maintain the proposed non-County trails. Bob Falcone inquired if the Widefield School District has accepted the school site as a future school site or can the applicant withdraw the school site and build homes on the proposed school site. Mr. Meyer stated that the School District and the developer are committed to a school site as part of the larger PUD which has been approved by the Board of County Commissioners. Mr. Falcone inquired about the size/width of the Southern Delivery System easement. Mr. Meyer said he does not have an exact size but it appears to be the width of a standard lot.

Jane Dillon recommended to the Planning Commission and Board of County Commissioners that approval of Lorson Ranch East Filing No. 1 Final Plat includes the following conditions. Require fees in lieu of land for regional park purposes in the amount of \$130,290 and urban fees in the amount of \$82,416. A park lands agreement may be an acceptable alternative to urban park fees provided the agreement is approved by the County and executed prior to recording the final plat; Show non-County trails within

Tracts C, D, and G on the final plat drawings; Show non-County future park sites within Tracts C and G on the final plat drawings. Future park sites should not be located within detention facilities; Correct the tract table on the final plat drawings. Alan Rainville seconded the motion. The motion carried 8 - 0.

7. Information / Action Items:

A. 2018 Park Advisory Board Tour

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

The board decided on the East district tour on May 19, 2018 which will include:

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

B. Urban Park Grant Application - Widefield School District 3 Parks and Recreation

Jason Meyer provided an overview of the Urban Park Grant Application submitted by Widefield Parks and Recreation to assist with the development of Windmill Mesa Park.

Julia Sands de Melendez moved to endorse the award of a \$25,000 urban park grant to Widefield School District 3 Parks and Recreation for the development of Windmill Mesa Park. Alan Rainville seconded the motion. The motion carried 8 - 0.

8. Monthly Reports:

Bob Falcone inquired about the Rainbow Falls Historic Site bids. Tim Wolken stated that the planned pedestrian bridge was removed from the project to ensure the bids would be below available funds. A favorable bid from Avery Asphalt was approved by the Board of County Commissioners. The project includes the expansion and paving of the parking lot, trail improvements and creating a plaza area by the falls. The work will be completed in July, 2018.

Bob Falcone inquired about a grant for the Eastonville Regional Trail. Jason Meyer stated that staff submitted a state trails grant to Colorado Parks and Wildlife which has been approved. County Parks will have two years to complete the project.

Jane Dillon noted that the facility reservation revenue is down from last year. Tim Wolken stated that the revenue can fluctuate depending on the timing of payments by facility users.

Julia Sands de Melendez asked about the new online reservation system. Tim Wolken stated that the new system has been well received and online bookings are at 60%.

RECORD OF PROCEEDINGS

9. Board/Staff Comments:

Tim Wolken announced that the Board of County Commissioners appointed Julia Sands de Melendez for a second term.

Tim Wolken noted that the New Santa Fe Regional Trail section through the Air Force Academy (AFA) is closed on April 11 due to a deceased person being found along the trail.

Bob Falcone stated that he recently made a video with the Public Information Office (PIO) featuring the New Santa Fe Regional Trail. He pointed out the many trail users that he encountered during his shoot and that he is encouraged by the good communication between the County, the PIO and the AFA.

Todd Marts reminded the Board that the Pikes Peak Birding and Nature Festival will be conducted on May 11 – 13. Many of the field trips are filled to capacity.

Anne Schofield thanked the Chair for writing a Letter to the Editor of the Gazette thanking the Friends of the Nature Centers for their efforts.

10. Adjournment: **The meeting adjourned at 2:25 p.m.**

Julia Sands de Melendez, Secretary

Resolution

WHEREAS, Ann Nichols served as a Commissioner District #3 representative to the El Paso County Park Advisory Board from May 2012 to May 2018; and

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

WHEREAS, Ms. Nichols served as Vice Chairperson of the Park Advisory Board and actively participated on a variety of project committees including the Ute Pass Regional Trail and Rainbow Falls Historic Site; and

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

WHEREAS, Ms. Nichols fostered unity and consensus and helped create an environment where all citizens felt heard and respected; and

WHEREAS, Ms. Nichols insight, enthusiasm, and positive attitude have been appreciated by both the Park Advisory Board and staff.

NOW, THEREFORE, BE IT RESOLVED that the Park Advisory Board hereby expresses its appreciation to Ann Nichols for her years of dedicated volunteer service for the citizens of El Paso County.

AND BE IT FURTHER RESOLVED that this Resolution be recorded in the minutes of the El Paso County Park Advisory Board Meeting, and thereafter preserved as a tribute to Ann Nichols volunteer service, and an executed copy thereof be first read and then delivered to Ms. Nichols.

DONE THIS 9th day of May, 2018, at Colorado Springs, Colorado.

By:

Bob Falcone, Chair
Park Advisory Board
El Paso County

“NATIONAL TRAILS DAY” PROCLAMATION

WHEREAS, in 2018, America will celebrate the 50th anniversary of the National Trails System Act and the Wild and Scenic Rivers Act; and

WHEREAS, National Trails Day was founded in 1993 by the American Hiking Society, and is conducted on the first Saturday in June in counties, cities, and towns throughout the United States; and

WHEREAS, National Trails Day encourages the public to discover, learn about, and celebrate our local trails systems while participating in educational exhibits, trail dedications, trail hikes, instructional workshops and trail improvement projects; and

WHEREAS, the public’s interest in outdoor trail opportunities, including bicycling, hiking, horseback riding, and other outdoor recreational pursuits on area trails is one of the most popular outdoor activities among El Paso County residents and visitors; and

WHEREAS, trails in El Paso County enhance the quality of life for our citizens, promote tourist activity in the region and provide alternative transportation routes; and

WHEREAS, National Trails Day provides an opportunity to thank volunteers, departments and agencies involved with providing trail opportunities, and outdoor-focused businesses for their support in developing and maintaining trails; and

WHEREAS, National Trails Day is an opportunity to recognize the contributions of public and private partnerships that are involved in the building an outstanding regional trail system; and

WHEREAS, the Trails and Open Space Coalition, Rocky Mountain Field Institute, the Greenway Fund, Friends of the Equestrian Skills Course and other local organizations are committed to expanding the regional trail system, improve trail connectivity and trail maintenance; and

WHEREAS, El Paso County will participate in National Trails Day by hosting a “Trail Ride with Commissioner VanderWerf,” trail repairs within Bear Creek Regional Park, a hike at Paint Mines Interpretive Park with the Aiken Audubon Society, and participation at the “Get Outdoors” event at Memorial Park.

NOW, THEREFORE, the El Paso County Park Advisory Board hereby encourages all El Paso County citizens to participate in National Trails Day activities.

DONE THIS 9th day of May, 2018 at Colorado Springs, Colorado.

Bob Falcone, Chair
El Paso County Park Advisory Board

El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: The Retreat at TimberRidge Preliminary Plan

Agenda Date: May 9, 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, Robert Scott General Contractors, and Jacob Decoto for approval of the Retreat at TimberRidge Preliminary Plan, consisting of 205 residential lots on 234.05 acres. Minimum lot sizes vary from 15,619 square feet in the southern portion of the property to 2.5 acres on the northern end near Arroyo Lane. 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 Primary 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 just outside of the Black Forest South Candidate Open Space.

The original PUD Development Plan, endorsed by the Park Advisory Board in May 2017, showed a 3.6 acre neighborhood park in addition to the Arroyo Lane and Sand Creek Primary Regional Trail corridors. Furthermore, both trail corridors conformed 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, the applicant met with members of the Black Forest Land Use Committee and made significant changes to the 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. That revised PUD Development Plan did 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 revised PUD Development Plan was endorsed by the Park Advisory Board in January 2018 with the follow recommendations:

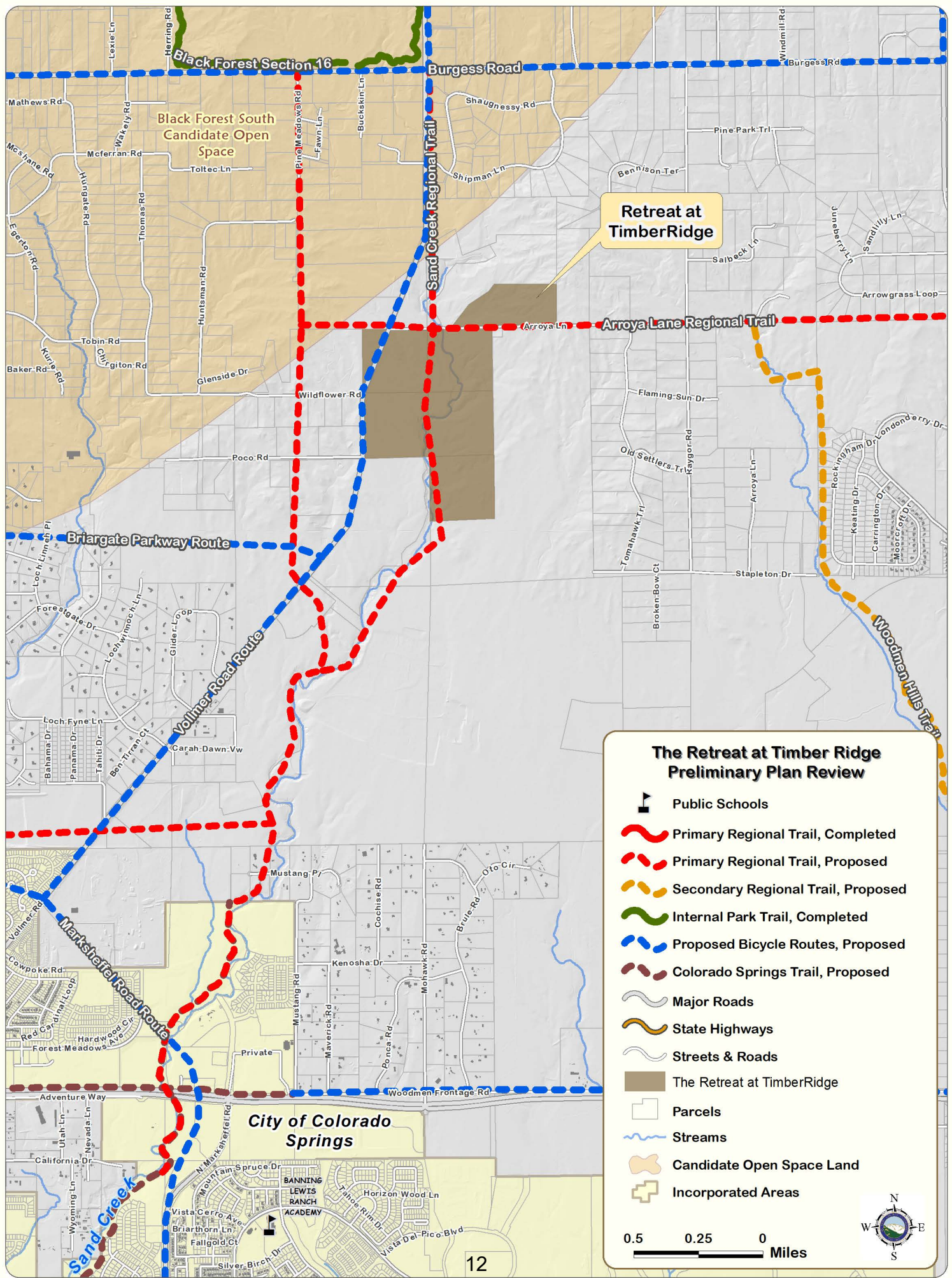
“Recommend to the Planning Commission and Board of County Commissioners that approval of the Retreat at TimberRidge PUD Rezone/Development Plan include the following conditions, to be implemented on all forthcoming preliminary plans and final plats: (1) provide to El Paso County 25-foot public trail 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 at least 10%, thus meeting the PUD Development Plan open space requirement as dictated in the El Paso County Land Development Code; and (3) require fees in lieu of land dedication for regional park purposes. The amount of \$91,160 was calculated for informational purposes and is based upon the preliminary lot layout and will be adjusted as preliminary plans and final plats are submitted.”

In February 2018, the applicant responded to County review comments, and three new open space tracts were added which brought the open space percentage to 11.8%. These tracts included landscape areas and trail corridors along Arroyo Lane, as well as slight modifications to other existing open space tracts. This modified PUD Development Plan was presented to the El Paso County Planning Commission on March 6, 2018, where it was unanimously denied with a vote of 7-0, and subsequently forwarded to the Board of County Commissioner, who approved it on March 27, 2018. While the approved PUD Development Plan met the 10% open space requirement, it did not address the reestablishment of the neighborhood park.

The current Preliminary Plan shows 25-foot trail buffers along Sand Creek and Arroyo Lane. Parks staff recommends that all forthcoming 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 a neighborhood park in order to meet the recreational needs of residents, especially those living in the higher density area east of Sand Creek. 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 Preliminary Plan include the following conditions: (1) provide to El Paso County 25-foot public trail easements along the Sand Creek Drainage and Arroyo Lane that allow for public access, as well as construction and maintenance by El Paso County of primary regional trails, and these easements shall be shown on and dedicated to El Paso County on forthcoming final plats; (2) reestablish the neighborhood park in order to meet the recreational needs of residents; and (3) fees in lieu of land dedication for regional park purposes in the amount of \$88,150 will be required at time of the recording of the Final Plat.



Development Application Permit Review



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

May 9, 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 Preliminary Plan	Application Type:	Preliminary Plan
DSD Reference #:	SP-18-002	CSD / Parks ID#:	0
Applicant / Owner:	Arroya Investments, LLC 1283 Kelly Johnson Boulevard Colorado Springs, CO 80920-3925	Total Acreage:	234.05
Owner's Representative:	N.E.S., Inc. John Maynard 619 North Tejon Street, Suite 200 Colorado Springs, CO 80903	Total # of Dwelling Units	205
		Gross Density:	0.876
		Park Region:	2
		Urban Area:	2,3

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

REGIONAL AND URBAN PARK REQUIREMENTS

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

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

LAND REQUIREMENTS

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

Regional Parks: **2**
0.0194 Acres x 205 Dwelling Units = 3.98 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 205 Dwelling Units = \$88,150.00

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 Preliminary Plan include the following conditions: (1) provide to El Paso County 25-foot public trail easements along the Sand Creek Drainage and Arroyo Lane that allow for public access, as well as construction and maintenance by El Paso County of primary regional trails, and these easements shall be shown on and dedicated to El Paso County on forthcoming final plats; (2) reestablish the neighborhood park in order to meet the recreational needs of residents; and (3) fees in lieu of land dedication for regional park purposes in the amount of \$88,150 will be required at time of the recording of the Final Plat.

The Retreat @ TimberRidge Preliminary Plan

Letter of Intent

April 2018

Owners/Developers: Arroya Investments LLC	Robert Scott General Contractors
1283 Kelly Johnson Blvd.	2760 Brogans Bluff
Colorado Springs, CO 80920	Colorado Springs, CO 80919

Jacob Decoto
10620 Vollmer Rd., Colorado Springs, CO 80908

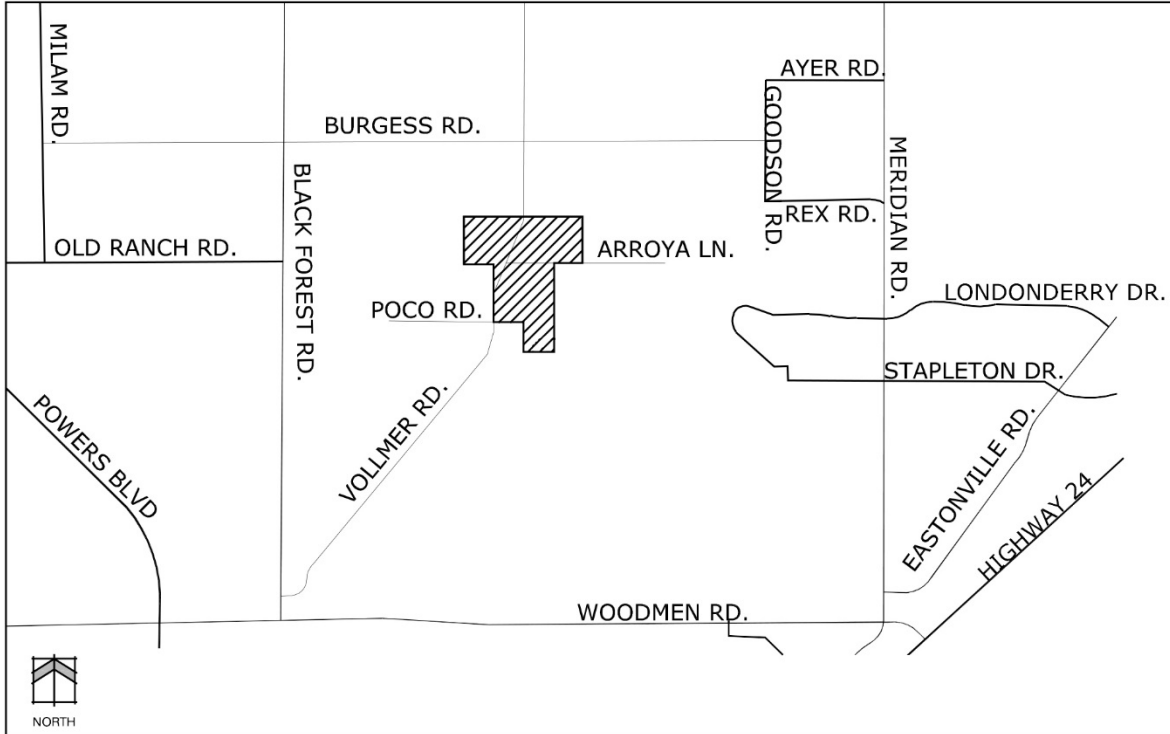
Planner: N.E.S. Inc.
619 North Cascade, Suite 200
Colorado Springs, CO 80903
(719) 471-0073

Engineer: Classic Consulting Engineers & Surveyors
619 North Cascade
Colorado Springs, CO 80919
(719) 785-0790

Tax ID Numbers: 5222000023; 5227000001; 5200000398; 5228000019; 5227000003;
5227000004; 5200000393

SITE LOCATION: The Retreat @ TimberRidge is located on the east side of Vollmer Road, generally between Poco Road on the south and Arroya Lane on the north. A portion of this application extends north of Arroya Lane as shown on the approved PUD Development Plan. This application also includes two lots west of Vollmer Road. The Sterling Ranch bounds the site on the south and east.

VICINITY MAP



PROPOSAL: The application covered by this Letter of Intent is for a Preliminary Plan consisting of 234 acres.

THE PLAN: The Retreat @ TimberRidge is a planned residential community focused on the Sand Creek Greenway which bisects the property. Open space 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. 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 or others.

Access to the site is planned from Arroya Lane in two locations. Connections to the Sterling Ranch on the east and south are provided as good subdivision design dictates. The primary and initial subdivision access will be from Arroya Lane and from Poco Lane extended into the property.

Residential land use is proposed in varying densities as approved on the PUD Development Plan. The land north of Arroya Lane, and immediately south of Arroya Lane and west of Sand Creek will have a minimum lot size of 2.5 acres. 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.

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 constructed and maintained by El Paso County Parks after dedication of an easement to the County.

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 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 property has been zoned PUD. A PUD Development Plan was approved by the Board of County Commissioners on March 27, 2018.

BUFFERS and TRANSITIONS: The PUD Development Plan provides the buffers and transitions described below. The relationship to adjacent properties and the transition from nearby rural residential to urban land use has been addressed by land use density transitions within the preliminary plan area. Lots that border 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 minimum setback from Vollmer Road of 100 feet. Lots immediately south of Arroya Lane also have a minimum lot size of 2.5 acres.

Although the land along east and south boundaries abut land currently zoned RR-5, this land is planned for urban development as evidenced by existing water infrastructure and an approved Sterling Ranch Sketch Plan. In addition, 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 El Paso County Policy Plan as evidenced by the approval of the PUD Development Plan and zoning..

Conformance with the Black Forest Preservation Plan

The Retreat @ TimberRidge Preliminary Plan conforms to the Black Forest Preservation Plan as evidenced by findings approving eh PUD zoning and development plan.

Conformance with the TimberRidge PUD Development Plan

The Preliminary Plan is in conformance with the approved TimberRidge PUD Development Plan.

One deviation has been approved:

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.

DEVIATIONS

The following deviations are requested as a part of the Preliminary Plan application. Justification for the deviations is included within the Deviation Request Forms included within the submittal package.

- Deviation to permit Nature Refuge Drive to be a gravel road- As Nature Refuge Drive is connecting to a gravel road (Arroya) and has less than 200 trips per day we request that it be allowed to be a gravel road built to county standards. This will remain a gravel road and not be paved. The ten lots in the cul-de-sac for Timber Ridge Estates will not be expanded and will remain 10 lots, once Arroya Lane is paved Nature Refuge Drive will remain gravel.
- Deviation to permit delay of 50 foot paved apron on Nature Refuge Way until Arroya Lane is paved. As Nature Refuge Drive is to be a gravel road and will be connecting to Arroya Lane which is currently gravel, we request that it remain gravel until Arroya Lane is paved at which time the HOA for TimberRidge Estates will construct a 50' paved apron into Nature Refuge Way.
- Deviation to permit a cul-de-sac length of greater than ¼ mile for the 10 lots on Nature Refuge Way. As Nature Refuge Way only has 10 lots and the land to the east is not under the ownership control, we request permission to provide a cul-de-sac of 1270 If that is located 1935 If from the point where it connects to Arroya Lane to the point where Arroya Lane joins Vollmer Road. This total length is 0.6 miles. This will be temporary until the connection to Arroyo Lane is made to the east and to the south.
- Deviation to permit an emergency access as a second access for lots east of Sand Creek Based on the configuration of the property east of Sand Creek and that the adjacent Sterling Ranch property further to the east is not yet developed, there is no ability to provide a secondary access point across Sand Creek except up to Arroya. A temporary emergency only access up to Arroya is being proposed at this time.

- Deviation to permit access to west side of Vollmer Road south of Arroya for two lots.

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

IMPACT REPORTS:

- 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.

- Impact Identification Report by CORE Consultants

Retreat at TimberRidge

PRELIMINARY PLAN

EL PASO COUNTY, COLORADO

LEGAL DESCRIPTION

RETREAT AT TIMBER RIDGE

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 SOUTHEAST CORNER OF THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER (NW1/4 SW1/4) OF SAID SECTION 27, TOWNSHIP 12 SOUTH, RANGE 65 WEST, MONUMENTED AT THE NORTHERLY END BY A 3-1/4" ALUMINUM CAP STAMED "2006 ESI PLS 10376" AND MONUMENTED AT THE SOUTHERLY END BY A 3-1/4" ALUMINUM CAP STAMPED "2006 ESI PLS 10376" AND IS ASSUMED TO BEAR S00°54'30"E, A DISTANCE OF 3925.63 FEET;

PARCEL 1

COMMENCING 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., SAID POINT ALSO BEING THE **POINT OF BEGINNING**;

THENCE S00°54'30"E ON THE EAST LINE OF THE WEST HALF OF THE WEST HALF OF SAID SECTION 27, A DISTANCE OF 3925.63 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 27;

THENCE S87°35'00"W ON THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 1332.78 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 THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, A DISTANCE OF 1326.68 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER;

THENCE N00°30'49"W ON THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, A DISTANCE OF 1270.77 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF VOLLMER ROAD AS RECORDED IN BOOK 2678 AT PAGE 430 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDED;

THENCE N21°41'10"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:

- N89°40'23"E, A DISTANCE OF 761.52 FEET TO A POINT ON THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 28;
- N00°52'58"W ON SAID EAST LINE, A DISTANCE OF 30.00 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 21;
- N00°37'14"W ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 22, A DISTANCE OF 30.00 FEET;
- S89°40'23"W, A DISTANCE OF 736.82 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 N21°41'10"E ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 113.82 FEET;

THENCE S68°18'50"E, A DISTANCE OF 145.93 FEET TO A POINT OF CURVE;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 560.00 FEET, A CENTRAL ANGLE OF 22°00'47" FOR A LENGTH OF 215.15 FEET TO A POINT OF TANGENT;

THENCE N89°40'23"E ON A LINE THAT IS 40.00 NORTHERLY OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 21, A DISTANCE OF 346.92 FEET;

THENCE N88°38'56"E ON A LINE THAT IS 40.00 NORTHERLY OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 22, A DISTANCE OF 477.80 FEET TO A POINT ON THE WESTERLY BOUNDARY LINE OF A WARRANTY DEED RECORDED UNDER RECEPTION NO. 217111767 OF SAID RECORDS;

THENCE ALONG THE BOUNDARY OF SAID WARRANTY DEED THE FOLLOWING SEVEN COURSES:

- N47°35'42"E, A DISTANCE OF 44.33 FEET;
- N36°59'01"E, A DISTANCE OF 517.38 FEET;
- N56°32'31"E, A DISTANCE OF 489.24 FEET;
- N38°17'19"E, A DISTANCE OF 182.67 FEET;
- N89°41'56"E, A DISTANCE OF 1283.66 FEET;
- S00°18'04"E, A DISTANCE OF 852.14 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21;
- S88°38'37"W ON SAID SOUTH LINE, A DISTANCE OF 1300.52 FEET TO THE **POINT OF BEGINNING**.

CONTAINING A CALCULATED AREA OF 9,891,306 SQ. FEET, OR 227.07 ACRES,
TOGETHER WITH:

PARCEL 2

BEGINNING AT THE EAST 1/16TH CORNER OF SAID SECTION 21 AND 28;

THENCE N89°40'23" ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 28, A DISTANCE OF 499.73 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF VOLLMER ROAD AS RECORDED IN BOOK 2678 AT PAGE 30 OF SAID RECORDS;

THENCE S21°41'10"W ON SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 1312.75 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 28;

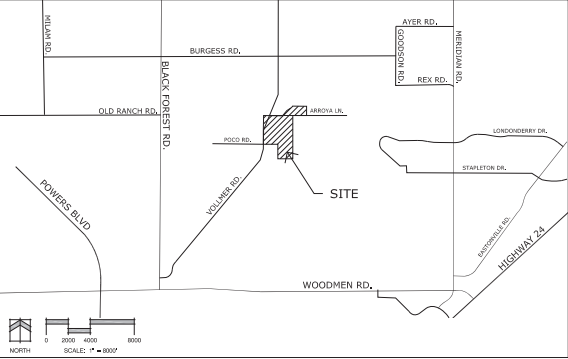
THENCE N00°41'17"W ON SAID WEST LINE, A DISTANCE OF 1217.12 FEET TO THE **POINT OF BEGINNING**.

CONTAINING A CALCULATED AREA OF 304,098 SQUARE FEET, OR 6.98 ACRES.

GENERAL NOTES

- All rural roads will be asphalt with gravel shoulders. All urban streets will be asphalt with type A or C curb & gutter.
- This property is subject to the findings summary and conclusions of a geologic hazard report prepared by ENTECH dated April 12, 2017 and revised on December 1, 2017. A copy of said report has been submitted with the zone change request for Retreat at TimberRidge PUD. Contact the El Paso County Land use review team, if you would like to review said report.
- Development Requirements:
 - Maximum lot coverage:
 - For lots less than 20,000 Sq. Ft. - 45%
 - For lots with a minimum lot size of 20,000 Sq. Ft. - 45%
 - For lots 2.5 acres and greater including Tract A - 20%
 - Maximum building height: thirty (35) feet.
 - Minimum Lot Size: 12,000 Sq. Ft.
 - Setback minimums:
 - 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
 - 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
 - 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 20 - 26 shall have a rear yard setback of 100 feet minimum
 - Accessory buildings 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.
- All development of lots are subject to the development guidelines and provisions of the approved PUD Resolution File No# _____ and PUD Rec. _____.
- Final Plats may contain more than one phase and may not be sequenced as shown on the Phasing Diagram.

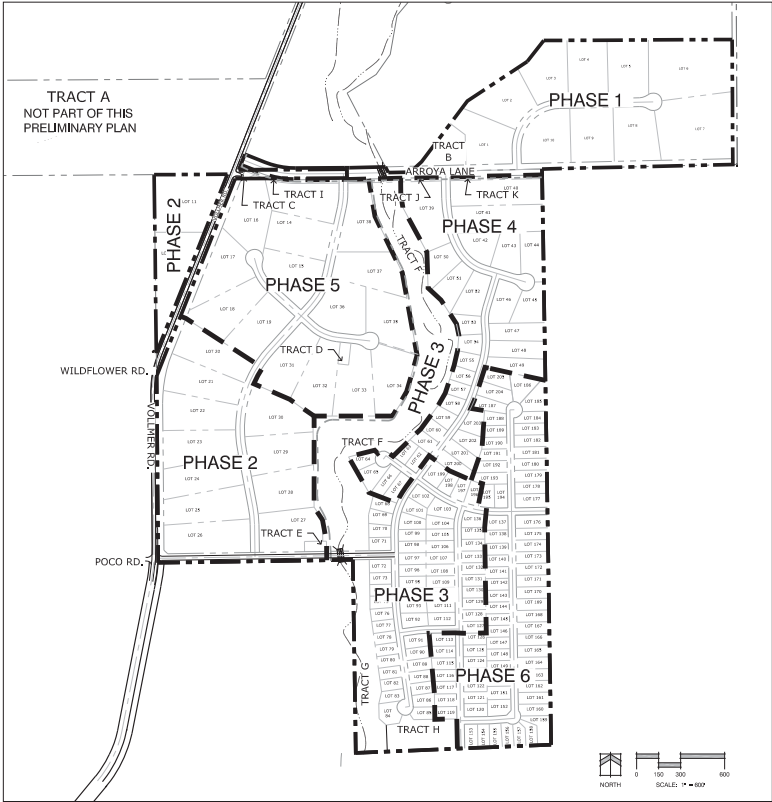
VICINITY MAP



SITE DATA

OWNERS:	Arroya Investments LLC 1283 Kelly Johnson Blvd. Colorado Springs, CO 80920
APPLICANT:	Jacobs 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:	5227000004; 5228000019; 5227000003; 5227000001; 5200000398; 5200000397; 5222000023; 5200000393
SITE ACREAGE:	2018 234.05 AC
CURRENT ZONING:	RR-5
PROPOSED ZONING:	PUD
CURRENT LAND USE:	Vacant
PROPOSED LAND USE:	Residential: 205 Total Lots, 0.876 DU/AC • 2.5 AC Minimum: 41 Lots • 1 AC Minimum: 11 Lots • 100' x 150' Minimum: 11 Lots • 80' x 150' Minimum: 142 Lots Open Space: 27.58 AC • Open Space (Sand Creek Greenway): 22.34 AC • Landscape & Buffers: 1.17 AC • Detention/Water Quality: 4.07 AC

PHASE & TRACT MAP

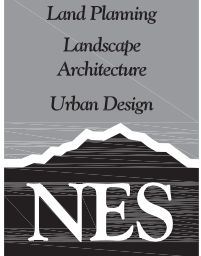


PHASING PLAN

PHASE	TOTAL COUNT	LOT COUNTS	LOT NUMBERS	MINIMUM LOT SIZE	AVERAGE LOT SIZE
1	10 Lots	10	1-10	2.5 Acres	3.01 Acres
2	13 Lots	13	11-12, 20-30	2.5 Acres	2.73 Acres
3	59 Lots	59	68-112, 127-136, 196-199	80' x 150'	14,326 SF
4	33 Lots	3 11 9 10	39-41 42-52 53-61 62-67, 200-203	2.5 Acres 1 Acre 100' x 150'	2.54 Acres 1.06 Acres 17,618 SF 19,636 SF
5	15 Lots	15	13-19, 31-38	2.5 Acres	2.56 Acres
6	75 Lots	2 73	204-205 113-126, 137-195	100' x 150'	22,120 SF 15,619 SF

TRACT TABLE

TRACT	SIZE	USE	OWNERSHIP	MAINTENANCE
A	Not a part of this preliminary plan			
B	1.296 AC (56,448 SF)	Detention, Water Quality	TimberRidge MetroDistrict	TimberRidge MetroDistrict
C	0.065 AC (2,844 SF)	Signage, Landscape	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	17.762 AC (773,713 SF)	Regional & Local Trails, Existing Drainageway, Open Space	TimberRidge MetroDistrict	TimberRidge MetroDistrict + El Paso County Parks
G	4.580 AC (199,518 SF)	Existing Drainageway, Open Space	TimberRidge MetroDistrict	TimberRidge MetroDistrict
H	2.279 AC (99,280 SF)	Detention, Water Quality, Local Trail	TimberRidge MetroDistrict	TimberRidge MetroDistrict
I	0.374 AC (16,303 SF)	Regional Trails, Landscape	TimberRidge MetroDistrict	TimberRidge MetroDistrict + El Paso County Parks
J	0.366 AC (15,941 SF)	Regional Trails, Landscape	TimberRidge MetroDistrict	TimberRidge MetroDistrict + El Paso County Parks
K	0.360 AC (15,684 SF)	Regional Trails, Landscape	TimberRidge MetroDistrict	TimberRidge MetroDistrict + El Paso County Parks



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

© 2012. All Rights Reserved.

Retreat at TimberRidge

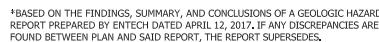
Preliminary Plan

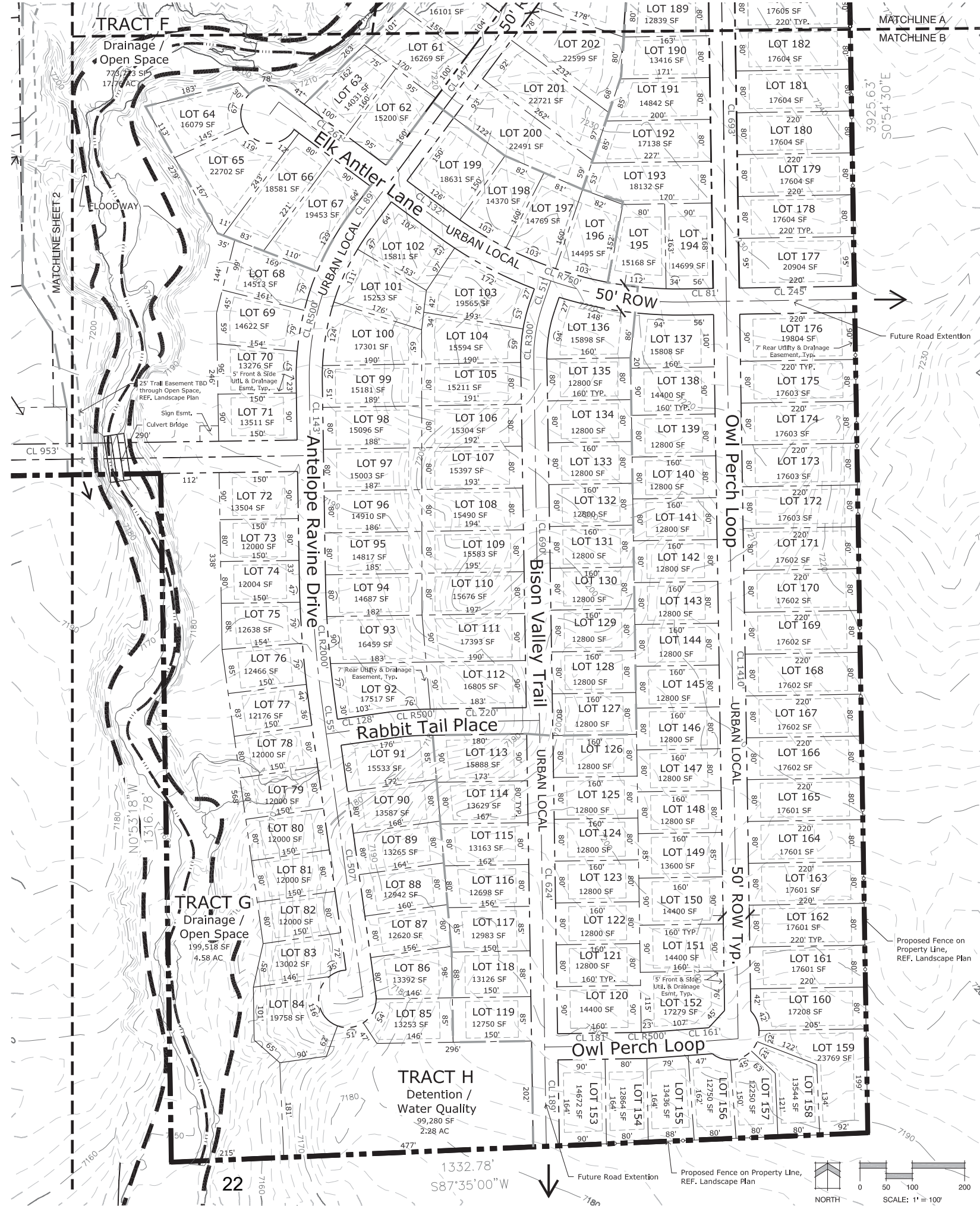
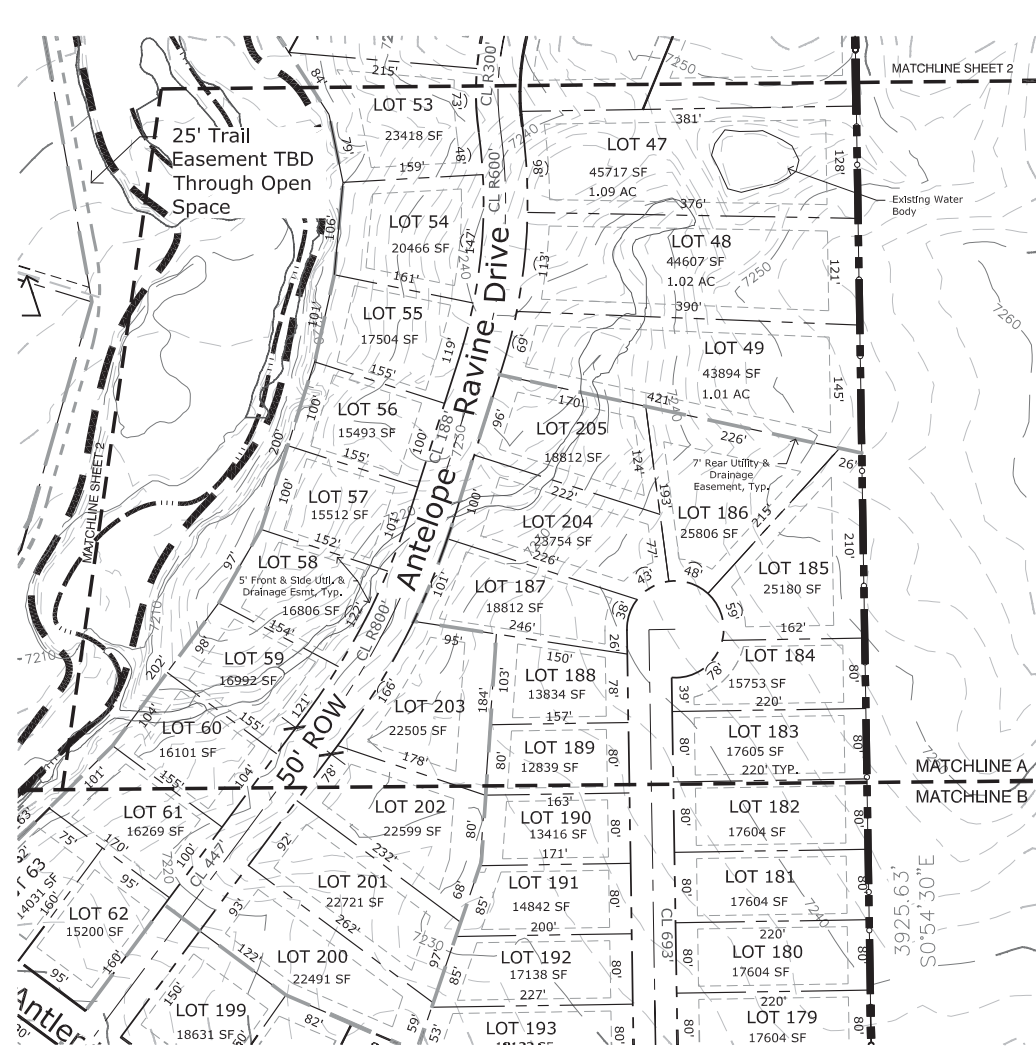
EL PASO COUNTY, CO

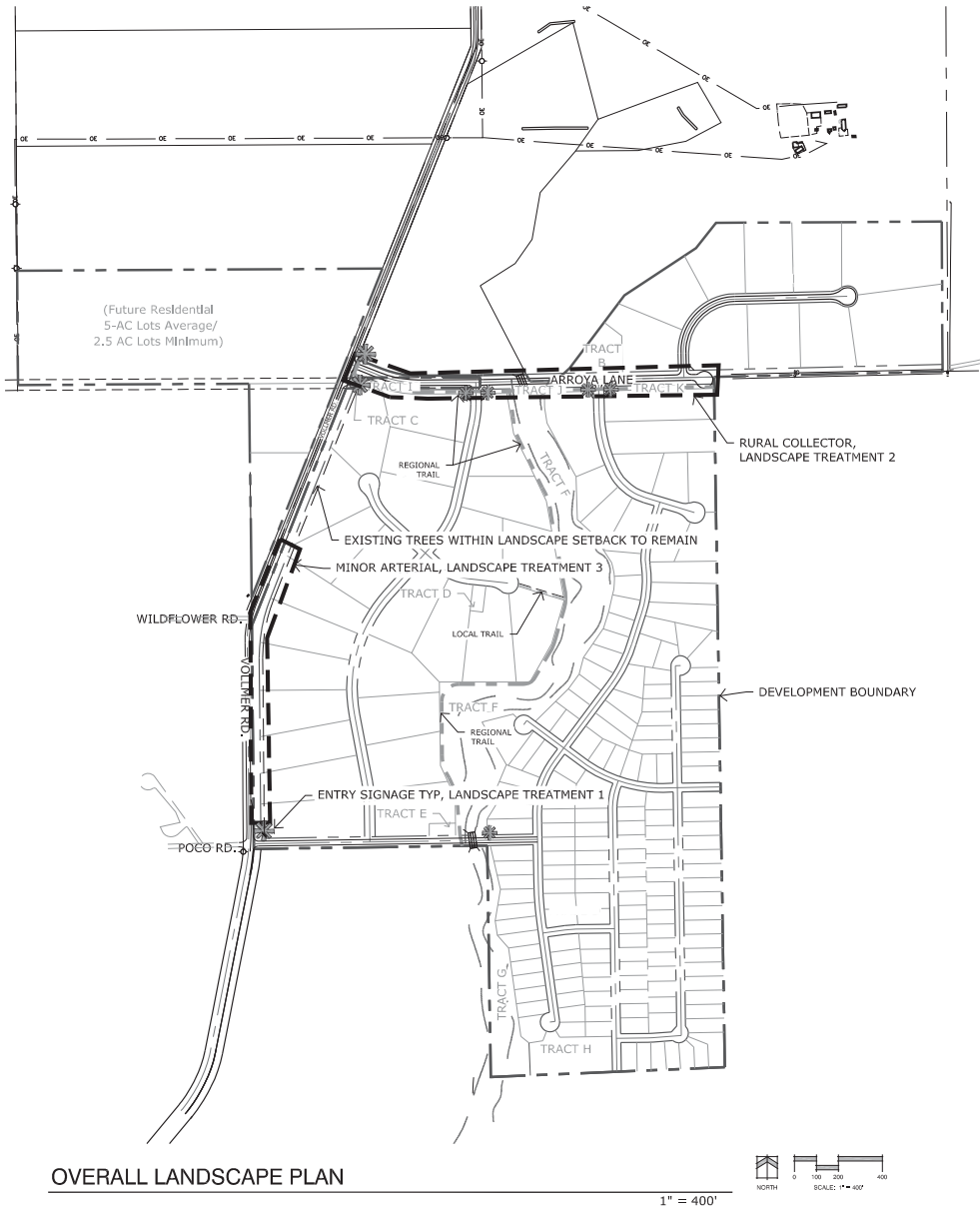
EL PASO COUNTY, CO

PRELIMINARY PLAN

2 OF 3

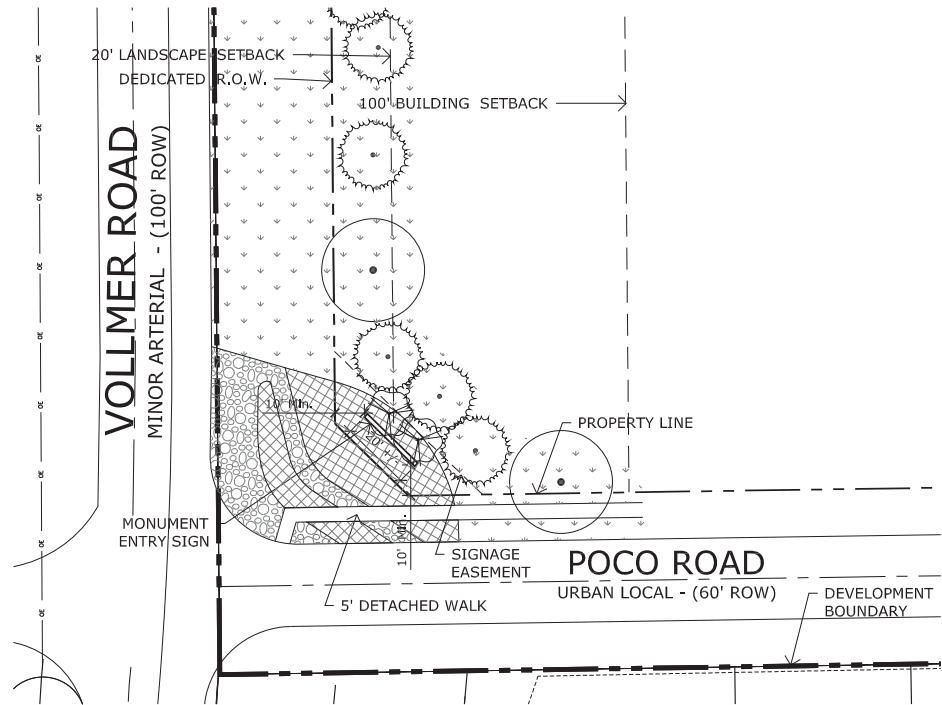






OVERALL LANDSCAPE PLAN

1" = 400'

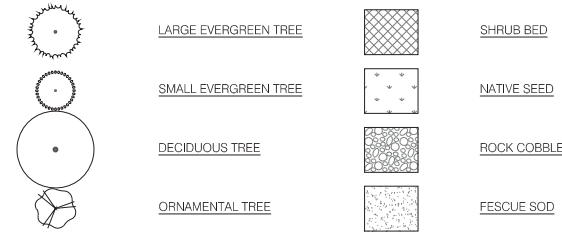


T1 MAIN ENTRY MONUMENT - TYPICAL LANDSCAPE PLAN

1" = 30'

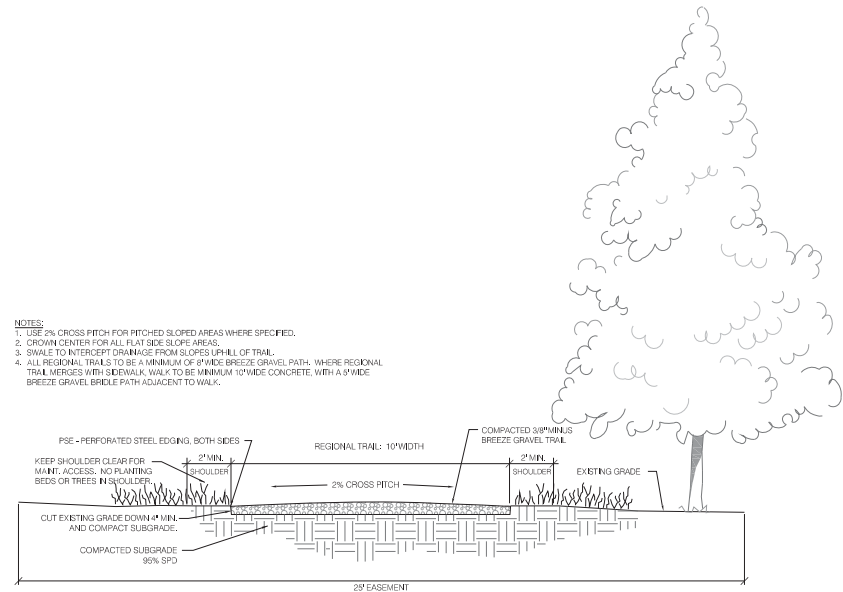
PRELIMINARY TREE SCHEDULE					
DECIDUOUS TREES					
Acer grandidentatum	Highland Park	Highland Park Bigtooth Maple	HEIGHT 40'	WIDTH 25'	SIZE 2" Cal.
Celtis occidentalis	Common Hackberry		60'	50'	3" Cal.
Gleditsia triacanthos	Honey Locust		60'	40'	3" Cal.
Gymnocladus dioica	Kentucky Coffee Tree		60'	50'	3" Cal.
Populus angustifolia	Narrowleaf Poplar		50'	30'	2.5" Cal.
EVERGREEN TREES					
Abies concolor	White Fir		HEIGHT 60'	WIDTH 30'	SIZE 8" HT.
Juniperus scopulorum	Rocky Mountain Juniper		30'	15'	6" HT.
Juniperus virginiana	Eastern Red Cedar		20'	10'	6" HT.
Picea pungens glauca	Baby Blue Eyes	Baby Blue Eyes Colorado Blue Spruce	15'	10'	6" HT.
Pinus flexilis	Lumber Pine		50'	30'	6" HT.
Pinus ponderosa	Ponderosa Pine		80'	40'	8" HT.
Pinus strobfornis	Southwestern White Pine		50'	30'	8" HT.
ORNAMENTAL TREE					
Crataegus crus-galli	Cockspur Hawthorn		HEIGHT 30'	WIDTH 30'	SIZE 2" Cal.
Malus x Indian Magic	Indian Magic Crab Apple		20'	20'	2" Cal.
Prunus virginiana Shubert	Canada Red Cherry		30'	25'	2" Cal.
Rhus glabra	Smooth Sumac		15'	10'	2" Cal.

CONCEPT TREE & GROUND COVER LEGEND



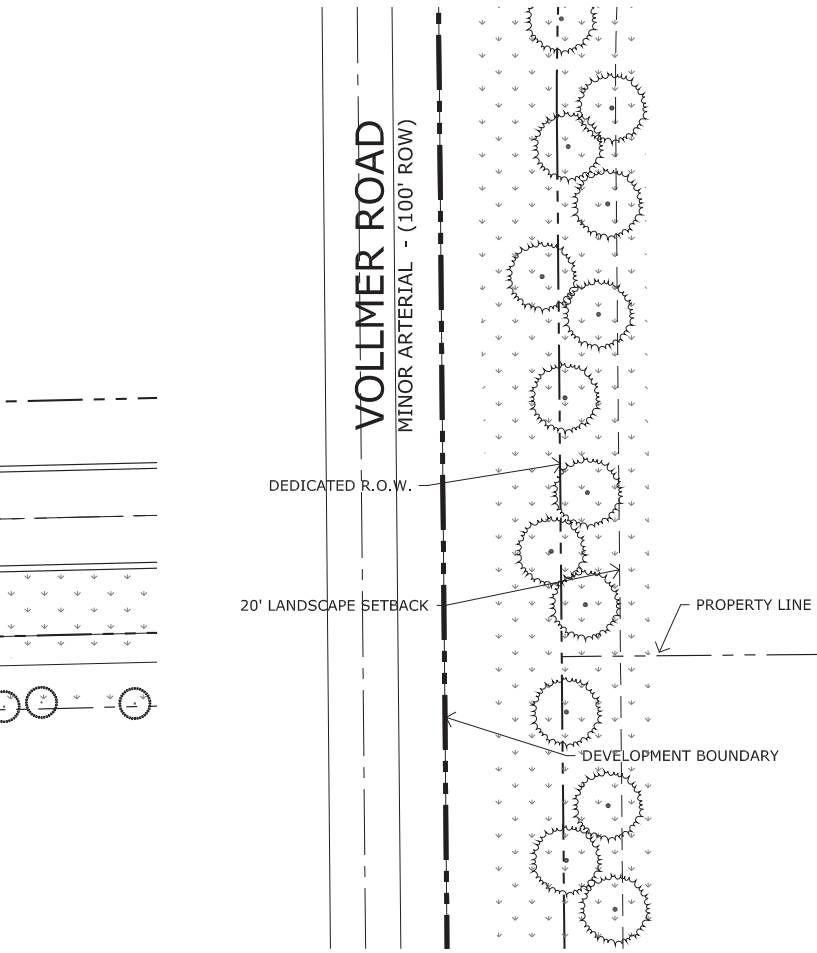
D1 GRAVEL METRO. DISTRICT (LOCAL) TRAIL SECTION

NOT TO SCALE



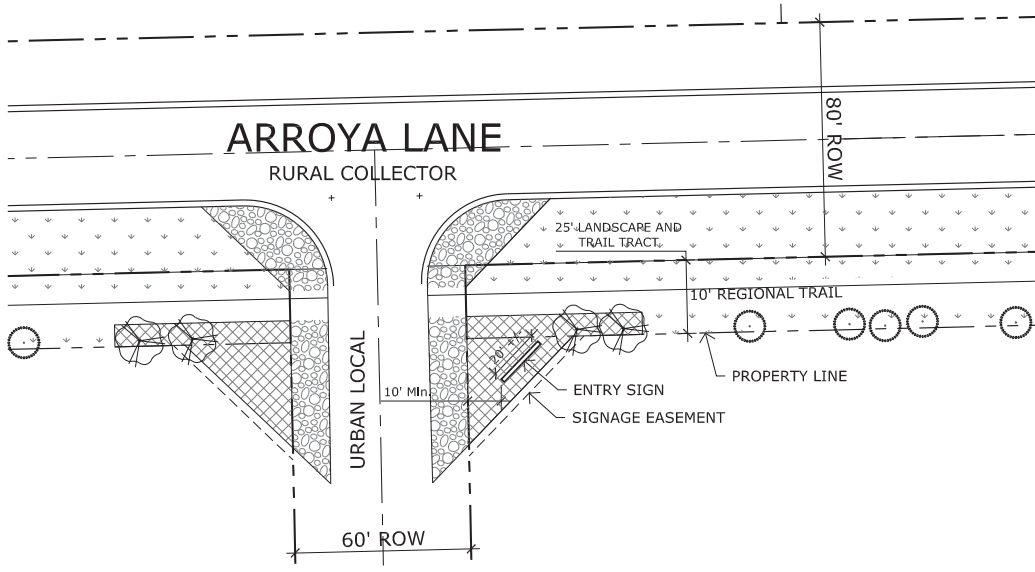
D2 BREEZE GRAVEL REGIONAL MULTI-USE TRAIL SECTION

NOT TO SCALE



T3 VOLLMER ROAD - TYPICAL LANDSCAPE PLAN

1" = 30'



T2 ARROYA LANE - TYPICAL LANDSCAPE PLAN

1" = 30'

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

© 2012. All Rights Reserved.

Retreat at TimberRidge

Preliminary Plan

VOLLMER RD &
ARROYA LN

EL PASO COUNTY, CO
80908

DATE: 04-12-17
PROJECT MGR: J. MAYNARD
PREPARED BY: K. MARSHALL

DATE:	BY:	DESCRIPTION:
06-21-17	KMM	Per County Review Comments
08-24-17	KMM	Per County Review Comments
01-19-18	KMM	Density and Layout Changes

LANDSCAPE PLAN & DETAILS

OF

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.

8. **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.

9. **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.

10. **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.

11. **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 the 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.

12. **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.

13. **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 platting or construction (plus any approved density transfers). The actual number of dwellings or level of development may be less due to subdivision or Site Development Plan requirements, land carrying capacity, or other requirements of the Board of County Commissioners.

14. **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.

15. **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.

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:

BASS OF BEARINGS: THE NORTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST 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 1/16 S21628, T12S, R65W, PL3 9853 AND MONUMENTED AT THE WEST END BY A FOUND 2-1/2" ALUMINUM CAP STAMPED 1/4 S21228, T12S, R65W, PL3 16154; ASSUMED TO BEAR S89°40'14"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 THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M., A DISTANCE OF 650.11 FEET;

THENCE N89°40'51"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 S21°41'10"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 NORTHWEST QUARTER OF SAID SECTION 28;

THENCE N00°41'17"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 S89°40'14"W ON THE NORTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 28, A DISTANCE OF 1313.49 FEET TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 1,568,534 SQ. FEET, OR 36,009 ACRES.

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 (NW1/4 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 "2006 ESI PLS 10376" AND MONUMENTED AT THE SOUTHERLY END BY A 1-1/4" ALUMINUM CAP STAMPED "2006 ESI PLS 10376" AND IS ASSUMED TO BEAR S00°54'30"E, A DISTANCE OF 3625.64 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 S00°54'30"E THE EAST LINE OF THE WEST HALF OF THE WEST HALF OF SAID SECTION 27, A DISTANCE OF 3625.64 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 27;

THENCE S87°35'00"W ON THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 1327.78 FEET TO THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER;

THENCE N00°31'16"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°06'28"W ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, A DISTANCE OF 1326.68 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHEAST 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 1270.77 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 N21°41'10"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°40'23"E, A DISTANCE OF 781.52 FEET TO A POINT ON THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 28;

2. N00°52'58"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°42'27"W, A DISTANCE OF 1736.82 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;

CONTAINING A CALCULATED AREA OF 9,884,109 SQ. FEET, OR 226.908 ACRES

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.

A circular professional engineer seal for Jonathan W. Telen, No. 33196, State of Colorado. The seal features the text "COLORADO REGISTERED PROFESSIONAL ENGINEER" around the top and "JONATHAN W. Telen" and "33196" in the center. The words "STATE OF COLORADO" are at the bottom. The seal is stamped over the signature of Jonathan W. Telen.

A. Project Description
The Retreat@TimberRidge is a planned residential community located generally east of Volmer Road between Poco Road and Arroya Lane in El Paso County, Colorado. The property consists of 262.92 acres of land. The Retreat@TimberRidge is planned as an upscale 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 Stand	• Dwelling, Detached Single-Family
• Educational Institution, Public *	• Family Care Home
• Farm (Minimum Lot Size 10 Acres)	• Firewood Sales (Minimum Lot Size 10 Acres) *
• Manufactured Home *	• Nursery, Wholesale
• Public Building, Way or Space	• Public Park and Open Space
• Ranch (Minimum Lot Size 10 Acres)	• Religious Institution *
• Tree Farm	• Stables, Private

* Permitted West of Volmer Road only

For lots 2.5 acres or greater in size the following uses are permitted as use as Special Use:

• Bed and Breakfast *	• Child Care Center
• Community Building	• Stables, Commercial (Minimum Lot Size 20 Acres) *
• Educational Institution, Private *	• Library *
• Recreation Camp (Minimum Lot Size 10 Acres)	• Wind/Meteorological Measuring Facilities
• Greenhouse, excluding medical and recreational marijuana growing	• Greenhouse > 1 Acre, excluding medical and recreational marijuana growing
• Construction Equipment Storage and Field Offices, Accessory (Minimum Lot Size 20 Acres) *	• Storage and Repair of Vehicles and Machines *
	• Wildlife Rehabilitation (Minimum Lot Size 20 Acres) *

* Permitted West of Volmer Road only

For lots 2.5 acres or greater in size, the following uses are permitted as use as Temporary Use:

- Yard Sales

- Residential home occupations where no clients visit the home
- Animal keeping of up to four pets, excluding chickens and pigeons

- 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)
 - * Farm/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
 - * Tower, Private (Minimum Lot Size 10 Acres)
 - * Wind Powered Generator
- * Permitted West of Vollmer Road only

- 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

E. Signs shall be permitted to identify entryways to and within The Retreat at Timber Ridge 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.

4. Maximum lot coverage:
 - a. For lots less than 20,000 Sq. Ft. - 45%
 - b. For lots with a minimum lot size of 20,000 Sq. Ft. - 45%
 - c. For lots 2.5 acres and greater including Tract A - 20%
5. Maximum building height: thirty (35) feet.
6. Minimum Lot Size: 12,000 Sq. Ft.
7. Setback requirements:
 - 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
 - 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 20 - 28 shall have a rear yard setback of 100 feet minimum
8. 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 buildings 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.

1. The PUD Development Plan establishes minimum lot sizes. No lot may be less than 12,000 Sq. Ft. in size.
2. Minor adjustments to lot configuration and layout may be made so long as the total number of lots is not increased.
3. 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.

H. 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.

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.

OWNERS:	Arroya Investments LLC 1283 Kelly Johnson Blvd. Colorado Springs, CO 80920
	Jacob Decoto 10650 Volmer Rd Colorado Springs, CO 80910
APPLICANT:	N.E.S. Inc. 6119 N Cascade Ave., Suite 20 Colorado Springs, CO 80903
SITE ID NUMBER:	5227000004; 5228000019; 5227000003; 5227000001; 5200000398; 5200000397; 5222000023; 5200000393; 2018
DEVELOPMENT SCHEDULE:	282.92 AC
SITE ACREAGE:	
CURRENT ZONING:	RR-5
PROPOSED ZONING:	PUD
CURRENT LAND USE:	Vacant
PROPOSED LAND USE:	
Residential: 212 Total Lots, 0.806 DU/AC	

Lots 13-41, 2.5 AC Minimum
2.58 AC Average Lot Size,
Phase C: 19 Lots
Lots 42-52, 1 AC Minimum
1.06 AC Average Lot Size,
Lots 53-58 & 204-205, 100' x 150' Minimum
19,290 SF Avg. Lot Size,
Phase D: 145 Lots
Lots 59-203, 80' x 150' Minimum
15,300 SF Avg. Lot Size,
Phase E: 7 Lots Maximum
2.5 AC Minimum Lot Size
4.15 AC Average Lot Size,
Open Space: 26.32 AC, 10.0%
- Open Space (Sand Creek Greenway):
- Landscape & Trails:
- Detention/Water Quality: 4.07 AC;
Max OS Use 10% of Required 26.3 AC;

TRACT	SIZE	USE	OWNERSHIP	MAINTENANCE
A	29.027 AC (1,264,419 SF)	Future Residential Lots	TimberRidge MetroDistrict	TimberRidge MetroDistrict
B	1.296 AC (56,448 SF)	Detention, Water Quality	TimberRidge MetroDistrict	TimberRidge MetroDistrict
C	0.065 AC (2,813 SF)	Signage, Landscape	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	17.794 AC (775,088 SF)	Regional & Local Trails, Existing Drainageway, Open Space	TimberRidge MetroDistrict	TimberRidge MetroDistrict + El Paso County Parks
G	4.731 AC (206,104 SF)	Existing Drainageway, Open Space	TimberRidge MetroDistrict	TimberRidge MetroDistrict
H	2.279 AC (99,280 SF)	Detention, Water Quality, Local Trail	TimberRidge MetroDistrict	TimberRidge MetroDistrict
I	0.372 AC (16,224 SF)	Regional Trails, Landscape	TimberRidge MetroDistrict	TimberRidge MetroDistrict + El Paso County Parks
J	0.366 AC (15,946 SF)	Regional Trails, Landscape	TimberRidge MetroDistrict	TimberRidge MetroDistrict + El Paso County Parks
K	0.360 AC (15,685 SF)	Regional Trails, Landscape	TimberRidge MetroDistrict	TimberRidge MetroDistrict + El Paso County Parks

Robert-Scott General Contractors
Name of Landowner _____
Landowner's Signature, _____
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 the above is the true owner in fee simple by _____ at the time of this **NOTARIAL PUBLIC** _____
NOTARIAL PUBLIC
Notarized signature _____
NOTARY ID NUMBER _____
MY COMMISSION EXPIRES JUNE 17, 2018
OR Name of Attorney and registration number _____

Arrow Investments LLC
Name of the Owner
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 is good and free from in fee simple by _____ at the time of this application. **E. SMITH**
NOTARY PUBLIC
STATE OF COLORADO
Notarized signature _____
NOTARY D. STEPHENSON
MY COMMISSION EXPIRES JUNE 17 2016
OR Name of Attorney, Notary Public, or Licensed Agent _____

Clerk and Recorder Certification
State of Colorado)
) ss.
El Paso County)


I hereby certify that this Plan was filed in my office on this 14th (day) of April (month), 2018 at 11:57 o'clock am and was recorded per Reception No. 21804622.

Chuck Brummer Kyle Mueller Deputy
El Paso County Clerk and Recorder

A map showing the site location relative to surrounding roads and landmarks. The site is marked with a hatched rectangle at the intersection of Volante Rd and Pico Rd. Other roads shown include Burgess Rd, Black Forest Rd, Old Branch Rd, Woodmen Rd, Highway 24, and several others like Acker Rd, REX Rd, and LINDSEY DR. A north arrow and a scale bar (0 to 2000 feet) are provided at the bottom left.

Sheet 1 of 4: Cover Sheet
Sheet 2 of 4: PUD Development Plan
Sheet 3 of 4: PUD Development Plan
Sheet 4 of 4: Landscape Plan & Details

Chuck Broerman
 04/11/2018 11:37:34 AM
 Doc \$0.00 4
 Rec \$43.00 Pages

El Paso County, CO

 218040692

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

© 2012. All Rights Reserved

PUD Development Plan

EL PASO COUNTY, CO

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

DATE:	BY:	DESCRIPTION:
06-21-17	KMM	Per County Review Comments
09-05-17	KMM	Per County Review Comments
12-04-17	KMM	Density Revisions Per Review Comments
02-08-18	KMM	Per County Review Comments
02-15-18	KMM	Per County Review Comments
03-28-18	KMM	Minor Guideline Revisions

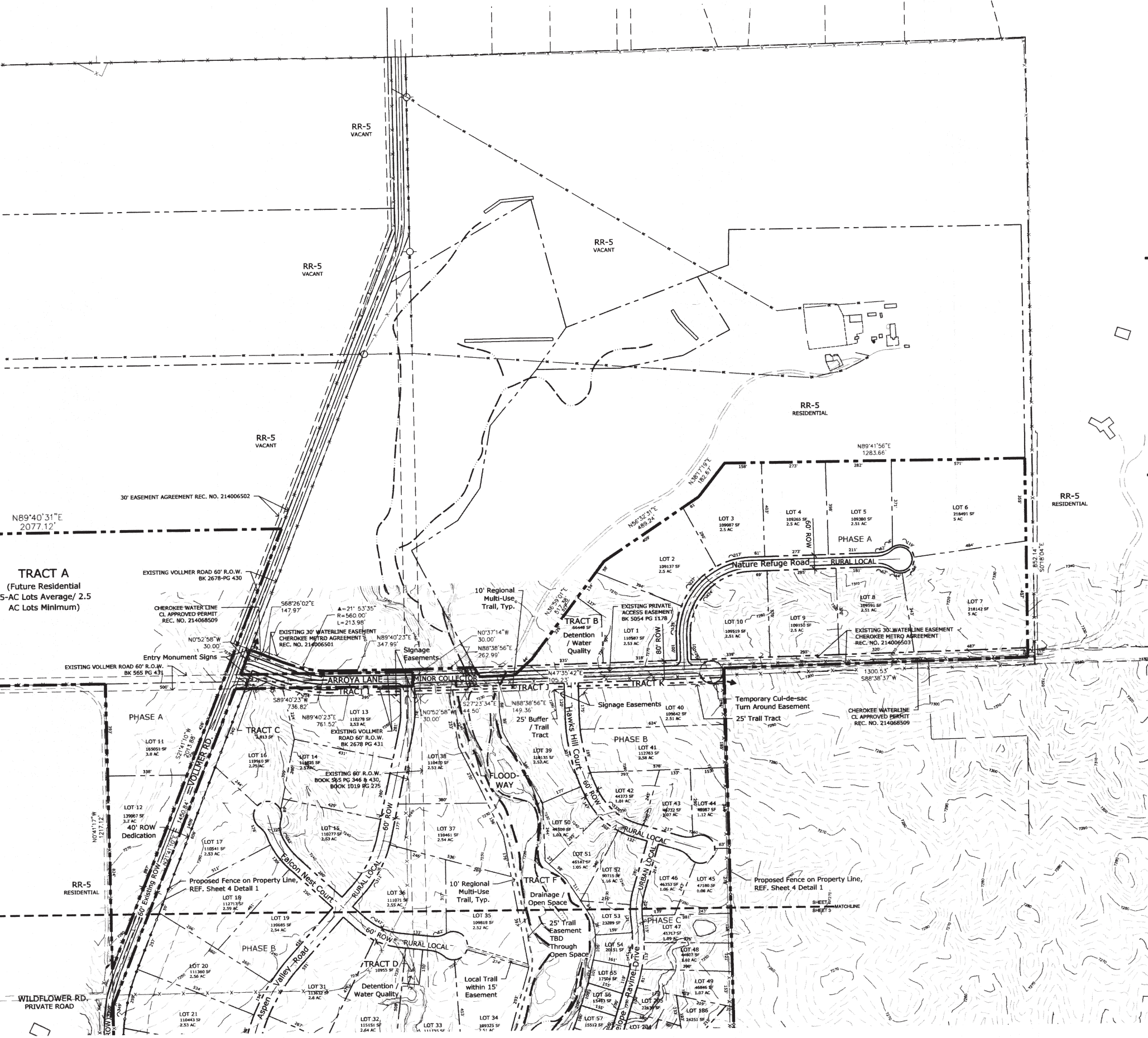
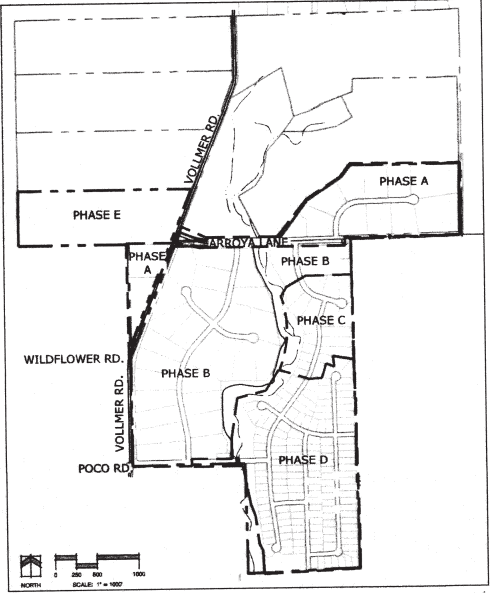
COVER SHEET

1

OF 4

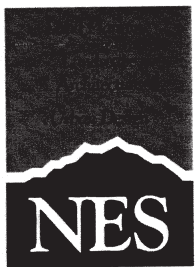
PUD 17-003

PHASE MAP



PROPOSED RESIDENTIAL LOTS:

- PHASE A
12 Lots
Lots 1 - 12
Minimum 2.5 AC
- PHASE B
29 Lots
Lots 13 - 41
Minimum 2.5 AC
- PHASE C
19 Lots
Lots 42 - 52
Minimum 1 AC
Lots 53 - 58 & 204 - 205
Minimum 100' x 150'
- PHASE D
145 Lots
Lots 59 - 203
Minimum of 80' x 150'
- PHASE E
Future Residential Lots
7 Lots Maximum
Minimum 2.5 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
© 2012. All Rights Reserved.

Retreat at TimberRidge

PUD Development Plan
EL PASO COUNTY, CO

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

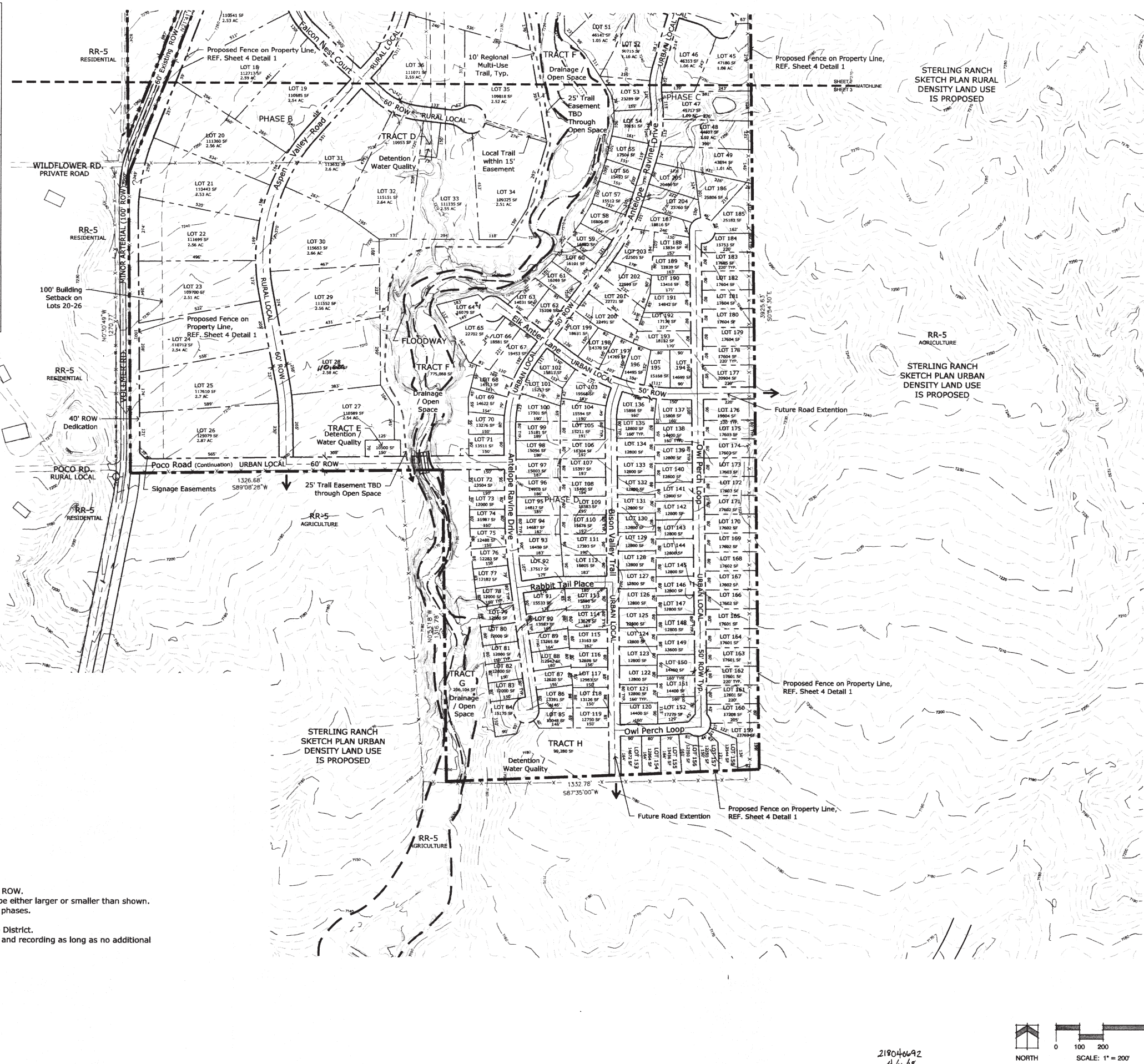
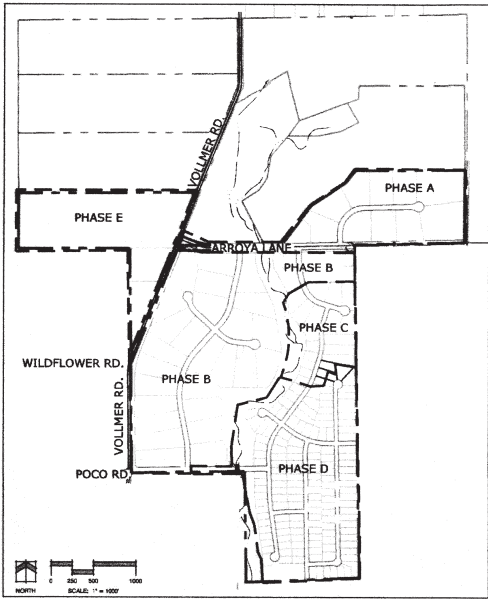
DATE	BY	DESCRIPTION
06-21-17	KMH	Per County Review Comments
09-05-17	KMH	Per County Review Comments
12-04-17	KMH	Density Revisions Per Review Comments
02-08-18	KMH	Per County Review Comments
02-15-18	KMH	Per County Review Comments
03-28-18	KMH	Minor Guideline Revisions

PUD DEVELOPMENT PLAN

2 OF 4

PUD 17-003

PHASE MAP

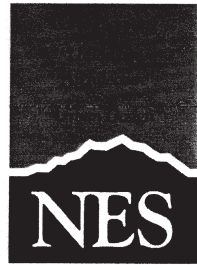


PROPOSED RESIDENTIAL LOTS:

- | | |
|--|---|
| PHASE A
12 Lots
Lots 1 - 12
Minimum 2.5 AC | PHASE D
145 Lots
Lots 59 - 203
Minimum of 80' x 150' |
| PHASE B
29 Lots
Lots 13 - 41
Minimum 2.5 AC | PHASE E
Future Residential Lots
7 Lots Maximum
Minimum 2.5 AC |
| PHASE C
19 Lots
Lots 42 - 52
Minimum 1 AC
Lots 53 - 58 & 204 - 205
Minimum 100' x 150' | |

GENERAL NOTES:

- Arroyo Lane will be reclassified as a Rural Collector with a 80' ROW.
- 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.
- All tracts will be owned and maintained by TimberRidge Metro District.
- Minor adjustments to the PUD may be allowed without review and recording as long as no additional lots are created.



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
© 2012. All Rights Reserved.

Retreat at
TimberRidge

PUD Development Plan
EL PASO COUNTY, CO

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

DATE	BY	DESCRIPTION
06-21-17	KHM	Per County Review Comments
09-05-17	KHM	Per County Review Comments
12-04-17	KHM	Density Revisions Per Review Comments
02-08-18	KHM	Per County Review Comments
02-15-18	KHM	Per County Review Comments
03-28-18	KHM	Minor Guideline Revisions

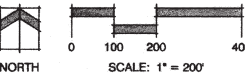
PUD
DEVELOPMENT
PLAN

3

OF

4

PUD 17-003



21804692
4/11/18

El Paso County Parks

Agenda Item Summary Form

Agenda Item Title: El Dorado Springs Apartments Filing No. 1 Final Plat

Agenda Date: May 9, 2016

Agenda Item Number: #6 - B

Presenter: Ross Williams, Park Planner

Information: **Endorsement:** X

Background Information:

Request for approval by Class Consulting Engineers & Surveyors, LLC., on behalf of SOMCO, LLC., for the El Dorado Springs Apartments Filing No. 1 Final Plat, for the development of eight (8) multi-family residential buildings on 15.46 acres, consisting of 240 residential apartment units. The property is located on Venetucci Boulevard west of the Broadmoor World Arena, and northwest of the intersection of Interstate 25 and Highway 85.

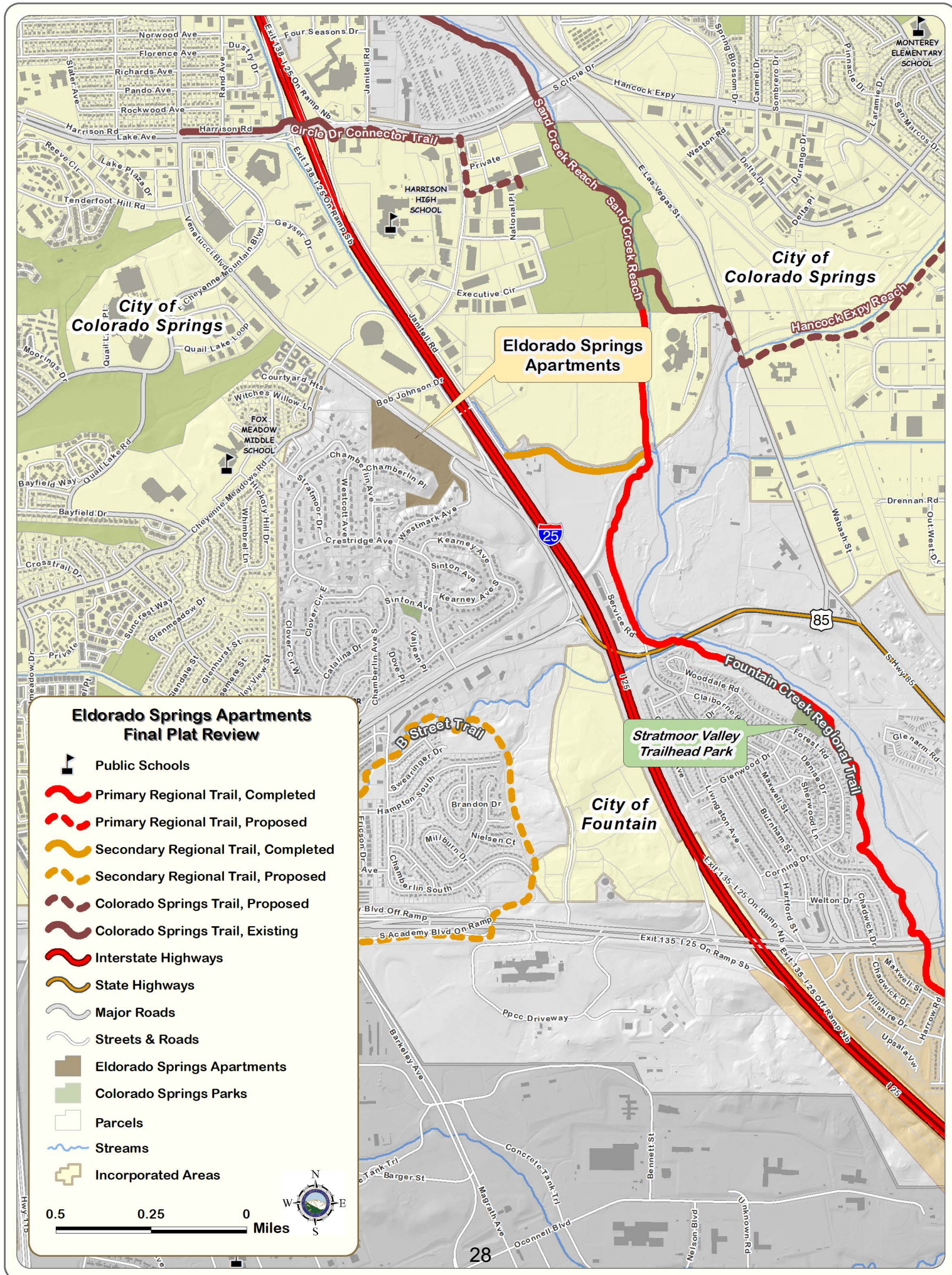
The 2013 El Paso County Parks Master Plan shows no parks, trails/routes, or open space directly impacted by the proposed development. The proposed B Street Secondary Regional Trail is located approximately 0.50 mile south, while the "Mule Farm" extension of the Fountain Creek Regional Trail is located approximately 0.15 mile east of the project site, on the opposite side of Interstate 25. The Maxwell Street Trailhead and Stratmoor Valley Trailhead Park are located approximately 0.65 and 1.10 miles southeast of the property, respectively, along the Fountain Creek Regional Trail.

As the property is zoned RM-30 and RS-6000 for residential use, open space dedication is not required. However, the applicant's letter of intent states that the community will include a clubhouse and recreation center, while the original 2011 final plat drawings also show a swimming pool. No playground is shown on the original plan, nor mentioned in the letter of intent.

As no park land or trail easement dedication is necessary, staff recommends fees in lieu of land for regional and urban park purposes, but also recommends the owner install a small playground near the proposed clubhouse and recreation center as a means to offer additional recreational opportunities for children.

Recommended Motion:

Recommend to the Planning Commission and Board of County Commissioners that approval of the El Dorado Springs Apartments Filing No. 1 Final Plat, include the following conditions: (1) recommend the installation of a small playground near the proposed clubhouse and recreation center, and (2) require fees in lieu of land dedication for regional park purposes in the amount of \$103,200 and urban park fees in the amount of \$65,280.



Development Application Permit Review



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

May 9, 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:	El Dorado Springs Apartments Filing No. 1 Final Plat	Application Type:	Final Plat
DSD Reference #:	SF-18-012	CSD / Parks ID#:	0
Applicant / Owner:	Owner's Representative:	Total Acreage:	15.46
SOMCO, LLC.	Classic Consulting Engineers, LLC	Total # of Dwelling Units	240
Shawn McKee	Kyle Campbell	Gross Density:	15.52
802 Cheyenne Boulevard	619 North Cascade Avenue	Park Region:	3
Colorado Springs, CO 80905	Colorado Springs, CO 80903	Urban Area:	5

Existing Zoning Code: **RM-30, RS-6000** Proposed Zoning: **RM-30, RS-6000**

REGIONAL AND URBAN PARK REQUIREMENTS

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

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

LAND REQUIREMENTS

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

Regional Parks: 3	Urban Parks Area: 5
0.0194 Acres x 240 Dwelling Units = 4.656 acres	Neighborhood: 0.00375 Acres x 240 Dwelling Units = 0.90 acres
	Community: 0.00625 Acres x 240 Dwelling Units = 1.50 acres
	Total: 2.40 acres

FEE REQUIREMENTS

Regional Parks: 3	Urban Parks Area: 5
\$430.00 / Unit x 240 Dwelling Units = \$103,200.00	Neighborhood: \$107.00 / Unit x 240 Dwelling Units = \$25,680.00
	Community: \$165.00 / Unit x 240 Dwelling Units = \$39,600.00
	Total: \$65,280.00

ADDITIONAL RECOMMENDATIONS

Staff Recommendation:

Recommend to the Planning Commission and Board of County Commissioners that approval of the El Dorado Springs Apartments Filing No. 1 Final Plat include the following conditions: (1) recommend the installation of a small playground near the proposed clubhouse and recreation center, and (2) require fees in lieu of land dedication for regional park purposes in the amount of \$103,200 and urban park fees in the amount of \$65,280.

Park Advisory Board Recommendation:

LETTER OF INTENT
FINAL PLAT RECORDATION (EL DORADO SPRINGS APARTMENTS)
INDEPENDENCE PLACE AT CHEYENNE MOUNTAIN
JANUARY 18, 2011
REVISED NOVEMBER 10, 2011
REVISED APRIL 19, 2018

OWNER

SOMCO, LLC
Mr. Shawn McKee
802 Cheyenne Boulevard
Colorado Springs, CO 80905
Phone: (719) 659-8954

shawnomckee@gmail.com

APPLICANT (Project Manager)

SOMCO, LLC
Mr. Shawn McKee
802 Cheyenne Boulevard
Colorado Springs, CO 80905
Phone: (719) 659-8954
shawnomckee@gmail.com

Professional Engineer

Kyle R. Campbell, P.E.
Classic Consulting Engineers & Surveyors, LLC
619 N. Cascade Avenue, Suite 200
Colorado Springs, CO 80903
Phone: (719) 785-2800
Mobile: (719) 492-1219
Fax: (719) 785-0799

kcampbell@classicconsulting.com

Traffic Engineer

Jeffrey C. Hodsdon, P.E., PTOE
LSC Transportation Consultants, Inc.
516 North Tejon Street
Colorado Springs, CO 80903
Phone: (719) 633-2868
jchodsdon@lscs.com

Tax Schedule Number: 6433300012

Project Location and Size: *Independence Place at Cheyenne Mountain* is approximately 15.459 acres, located on the south side of Venetucci Boulevard (Highway 85-87) approximately one-quarter of a mile southeast of the intersection of Cheyenne Meadows Road and Venetucci Boulevard. The site is located across the street from the Colorado Springs World Arena with property boundaries of Westmark Road to the southeast, Stratmoor Hills Subdivision to the southwest, Stratmoor Hills United Methodist Church to the northwest and the Colorado Springs World Arena to the northeast.

Zoning: Split zoning – RM-30 and RS-6000

Request: Submittals to comply with requirements to record an extended Plat for a previously approved Site Development Plan.

Justification: Based upon the complexity of this site, change in ownership, and prior approval extension, the current Owner now wishes to move forward with the Plat recordation process.

Existing and proposed facilities, structures, roads, etc.: *Independence Place at Cheyenne Mountain* is currently a vacant parcel with facilities proposed as follows:

Housing

When fully developed, the community will include a total of 240 dwelling units of multi-family, residential rental apartments, a clubhouse and recreation center. Construction of the project is anticipated to commence in one phase.

Access & Transportation

Access to the site from Venetucci Boulevard is planned via a signalized full movement intersection to be constructed (pursuant to City of Colorado Engineering Criteria) as a southern extension of existing Bob Johnson Drive. A secondary, emergency access is planned at Westmark Avenue.

The Applicant understands they are required to participate in the El Paso County Transportation Impact Fee Program.

Site Improvements

Construction of *Independence Place at Cheyenne Mountain* will include all site improvements required by El Paso County to include curb, gutter, and sidewalk on the southwest side of Venetucci Boulevard, as well as the north side of Westmark Avenue adjacent the property. In addition, the Applicant will provide public access easements for their corresponding pedestrian crosswalks, as well as future access to the proposed signalized intersection for their immediate adjacent neighbor, Stratmoor Hills Methodist Church.

Utilities

Water and wastewater service will be provided by Stratmoor Hills Water and Sanitation Districts. Existing water connectivity is available via Westmark and Chamberlain Avenues, as a looped water system has been designed to accommodate the project. Wastewater and stormwater outfall will be constructed to connect with existing facilities located across Venetucci Boulevard. Gas and electric service will be provided by Colorado Springs Utilities via existing facilities located in Venetucci Boulevard.

Fire

Fire protection will be provided by Stratmoor Hills Fire Protection District.

Schools

The property is located within Harrison School District No. 2.

Waiver Requests and Justification: At this time, we are not aware of any waiver and/or variance requests.

Conclusion: The Applicant respectfully requests that the previously approved and extended Minor Subdivision Plat move forward through the recordation process.

INDEPENDENCE PLACE AT CHEYENNE MOUNTAIN FILING NO. 1

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 14 SOUTH AND
THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 15 SOUTH ALL IN RANGE 66 WEST OF THE
SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

KNOW ALL MEN BY THESE PRESENTS:

THAT MICHAEL E. WINTERFIELD, BEING THE OWNER OF THE FOLLOWING
DESCRIBED TRACT OF LAND, TO WIT:

LEGAL DESCRIPTION:

A TRACT OF LAND BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 14
SOUTH, AND THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 15 SOUTH ALL IN RANGE 66
WEST OF THE SIXTH PRINCIPAL MERIDIAN BEGIN MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER
OF SECTION 33, TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE SIXTH
PRINCIPAL MERIDIAN BEING MONUMENTED AT THE NORTH END BY A 2-1/2"
ALUMINUM SURVEYORS CAP WITH APPROPRIATE MARKINGS AND AT THE
SOUTH END BY A 3-1/4" ALUMINUM SURVEYORS CAP WITH APPROPRIATE
MARKINGS IS ASSUMED TO BEAR N00°44'35"W, A DISTANCE OF 1320.61
FEET.

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 33, TOWNSHIP 14 SOUTH, RANGE 66 WEST
OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO;
THENCE N00°44'35"W, ON THE WEST LINE OF SAID SECTION 33, A DISTANCE OF 779.25 FEET;
THENCE N56°40'25"E, A DISTANCE OF 0.09 FEET TO THE POINT OF BEGINNING;

THENCE N00°47'15"W, A DISTANCE OF 541.39 FEET TO THE SOUTH SIXTEENTH (1/16TH) CORNER OF
SAID SECTION 33, SAID POINT BEING THE NORTHEAST CORNER OF SUBDIVISION OF TRACT "B"
ABRAHAMSON'S STRATMOOR HILLS AS RECORDED IN PLAT BOOK Z AT PAGE 38, RECORDS OF EL
PASO COUNTY, COLORADO;

THENCE N00°44'33"W, ON THE WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST
QUARTER OF SAID SECTION 33 A DISTANCE OF 168.99 TO A POINT ON THE SOUTHERLY RIGHT OF
WAY LINE OF US HIGHWAY 85-87 AS RECORDED IN BOOK 2296 AT PAGE 171 AND 173;
THENCE S54°32'42"E, ON SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 287.90 FEET TO A
POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF US HIGHWAY 85-87 AS RECORDED IN BOOK
602 PAGE 544;
THENCE S54°38'03"E, ON SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 1089.66 FEET;
THENCE S42°39'11"E, A DISTANCE OF 13.31 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY
LINE OF WESTMARK AVENUE AS DESCRIBED IN A DOCUMENT RECORDED IN BOOK 3132 AT PAGE
46;
THENCE ON SAID WESTERLY RIGHT OF WAY LINE, THE FOLLOWING SEVEN (7) COURSES:

- S24°57'21"W, A DISTANCE OF 84.28 FEET TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 78°54'36", A RADIUS OF 130.00
FEET AND A DISTANCE OF 179.04 FEET TO A POINT OF TANGENT;
- S53°57'15"E, A DISTANCE OF 187.88 FEET TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 49°56'59", A RADIUS OF 70.00
FEET AND A DISTANCE OF 61.02 FEET TO A POINT OF TANGENT;
- S04°00'16"E, A DISTANCE OF 191.76 FEET TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 70°02'21", A RADIUS OF 35.00
FEET AND A DISTANCE OF 42.78 FEET TO A POINT OF TANGENT;
- S66°02'05"W, A DISTANCE OF 49.65 FEET TO A POINT ON THE EASTERLY BOUNDARY OF
STRATMOOR HILLS ADDITION NO. 5 AS RECORDED IN PLAT BOOK E-3 AT PAGE 38;

THENCE ON THE EASTERLY AND NORTHERLY BOUNDARY OF SAID STRATMOOR HILLS ADDITION NO.
5, THE FOLLOWING (3) THREE COURSES:

- N02°19'04"E, A DISTANCE OF 143.44 FEET;
- N33°13'56"W, A DISTANCE OF 208.26 FEET;
- S34°08'59"W, A DISTANCE OF 420.46 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF
REFILING OF STRATMOOR HILLS ADDITION NO. 3 AS RECORDED IN PLAT BOOK B-2 AT PAGE
14;

THENCE ON SAID NORTHERLY BOUNDARY, THE FOLLOWING (3) THREE COURSES:

- S88°50'31"W, A DISTANCE OF 249.70 FEET;
- S78°21'07"W, A DISTANCE OF 189.91 FEET;
- N01°45'29"E, A DISTANCE OF 226.22 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF
STRATMOOR HILLS ADDITION NO. 2 AS RECORDED IN PLAT BOOK Z AT PAGE 12;

THENCE ON THE BOUNDARY OF SAID STRATMOOR HILLS ADDITION NO. 2, THE FOLLOWING (9) NINE
COURSES:

- S72°36'33"E, A DISTANCE OF 342.95 FEET;
- N31°16'12"E, A DISTANCE OF 221.68 FEET;
- N21°46'01"W, A DISTANCE OF 199.64 FEET;
- N64°24'54"W, A DISTANCE OF 136.53 FEET;
- N67°59'10"W, A DISTANCE OF 188.14 FEET;
- N42°24'54"W, A DISTANCE OF 176.07 FEET;
- N55°50'08"W, A DISTANCE OF 130.38 FEET;
- N84°19'39"W, A DISTANCE OF 143.71 FEET;
- S80°47'27"W, A DISTANCE OF 186.62 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 15.459 ACRES.

OWNERS CERTIFICATE:

THE UNDERSIGNED, BEING ALL THE OWNER, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST
AND HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAVE LAID OUT,
SUBDIVIDED, AND PLATTED SAID LANDS INTO LOTS, TRACTS AND EASEMENTS AS SHOWN HEREON
UNDER THE NAME AND SUBDIVISION OF INDEPENDENCE PLACE AT CHEYENNE MOUNTAIN FILING
NO. 1. ALL PUBLIC IMPROVEMENTS SO PLATTED ARE HEREBY DEDICATED TO PUBLIC USE AND
SAID OWNER DOES HEREBY COVENANT AND AGREE THAT THE PUBLIC IMPROVEMENTS WILL BE
CONSTRUCTED TO EL PASO COUNTY STANDARDS AND THAT PROPER DRAINAGE AND EROSION
CONTROL FOR SAME WILL BE PROVIDED AT SAID OWNER'S EXPENSE, ALL TO THE SATISFACTION
OF THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO. UPON
ACCEPTANCE BY RESOLUTION, ALL PUBLIC IMPROVEMENTS SO DEDICATED WILL BECOME MATTERS
OF MAINTENANCE BY EL PASO COUNTY, COLORADO. THE UTILITY EASEMENTS SHOWN HEREON
ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND COMMUNICATION SYSTEMS AND OTHER
PURPOSES AS SHOWN HEREON. THE ENTITIES RESPONSIBLE FOR PROVIDING THE SERVICES FOR
WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF
INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE,
AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES.

OWNER:

THE AFOREMENTIONED, MICHAEL E. WINTERFIELD HAS EXECUTED THIS
THIS INSTRUMENT THIS ____ DAY OF _____, 2011, A.D.

BY: _____

STATE OF _____ }
COUNTY OF _____ } ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY
OF _____, 2011, A.D. BY MICHAEL E. WINTERFIELD.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

LIEN HOLDER:

BETTY WINTERFIELD REVOCABLE LIVING TRUST HAS EXECUTED THIS INSTRUMENT THIS ____ DAY OF
OF _____, 20____, A.D.

BY: _____ AS: _____
OF BETTY WINTERFIELD REVOCABLE LIVING TRUST
STATE OF COLORADO }
COUNTY OF EL PASO } ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY
OF _____, 20____, A.D. BY _____ AS _____
OF BETTY WINTERFIELD REVOCABLE LIVING TRUST.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

LIEN HOLDER:

SOMCO, LLC, A COLORADO LIMITED LIABILITY COMPANY HAS EXECUTED THIS INSTRUMENT THIS
THIS ____ DAY OF _____, 20____, A.D.

BY: _____ AS: _____
OF SOMCO, LLC, A COLORADO LIMITED LIABILITY COMPANY
STATE OF COLORADO }
COUNTY OF EL PASO } ss

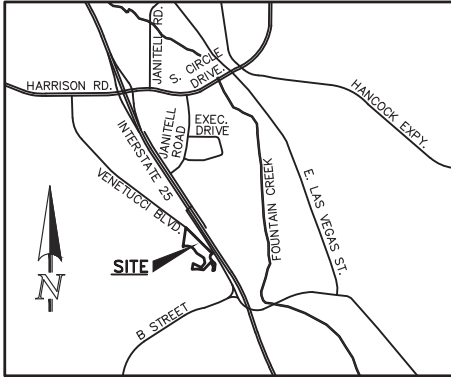
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY
OF _____, 20____, A.D. BY _____ AS _____
OF SOMCO, LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

GENERAL NOTES:

- DATE OF PREPARATION IS JANUARY 10, 2011.
- ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL
ENGINEER, CURRENTLY LICENSED IN THE STATE OF COLORADO.
- UNLESS SHOWN OTHERWISE, THE FOLLOWING EASEMENTS ARE HEREBY PLATTED:
 - A 7.00 FOOT WIDE PUBLIC UTILITY, AND PUBLIC DRAINAGE EASEMENT ALONG ALL
LOT LINES.
 - THE SOLE RESPONSIBILITY FOR THE MAINTENANCE OF EASEMENTS IS
HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNER.
- ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER
DRAINAGE IN AND THROUGH THEIR PROPERTY.
- THE FOLLOWING REPORTS HAVE BEEN SUBMITTED AND ARE ON FILE AT THE EL PASO
COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: SOILS AND
GEOLOGICAL STUDY; WATER AVAILABILITY STUDY; DRAINAGE REPORTS; FIRE PROTECTION
REPORT; NATURAL FEATURES REPORT; SUBDIVISION OR PROJECT PERCOLATION TEST
RESULTS; EROSION CONTROL REPORT.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND
SURVEY MONUMENT OR LAND MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2)
MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, CRS.
- FLOODPLAIN STATEMENT:
NO PORTION OF THIS SITE, INDEPENDENCE PLACE AT CHEYENNE MOUNTAIN
FILING NO. 1, IS WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN AS DETERMINED BY
THE FLOOD INSURANCE RATE MAP, MAP NUMBERS 08041C0761F, DATED MARCH
17, 1997.
- PRIOR TO THE ESTABLISHMENT OF ANY DRIVEWAY, AN ACCESS PERMIT MUST BE
GRANTED BY THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT
DEPARTMENT.
- NO LOT OR INTEREST THEREIN, SHALL BE SOLD, CONVEYED, OR TRANSFERRED WHETHER BY
DEED OR BY CONTRACT, NOR SHALL BUILDING PERMITS BE ISSUED, UNTIL AND UNLESS
EITHER THE REQUIRED PUBLIC AND COMMON DEVELOPMENT IMPROVEMENTS HAVE BEEN
CONSTRUCTED AND COMPLETED AND PRELIMINARILY ACCEPTED IN ACCORDANCE WITH THE
SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE APPLICANT/OWNER AND EL PASO
COUNTY AS RECORDED UNDER RECEPTION NO. _____ IN THE OFFICE OF THE
CLERK AND RECORDER OF EL PASO COUNTY, COLORADO OR, IN THE ALTERNATIVE, OTHER
COLLATERAL IS PROVIDED TO MAKE PROVISION FOR THE COMPLETION OF SAID IMPROVEMENTS
IN ACCORDANCE WITH THE EL PASO COUNTY LAND DEVELOPMENT CODE AND ENGINEERING
CRITERIA MANUAL. ANY SUCH ALTERNATIVE COLLATERAL MUST BE APPROVED BY THE BOARD
OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS
AGREEMENT, BY THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR AND
MEET THE POLICY AND PROCEDURE REQUIREMENTS OF EL PASO COUNTY PRIOR TO THE
RELEASE BY THE COUNTY OF ANY LOTS FOR SALE, CONVEYANCE OR TRANSFER. THIS PLAT
RESTRICTION MAY BE REMOVED OR RESCINDED BY THE BOARD OF COUNTY COMMISSIONERS
OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE PLANNING AND
COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR UPON EITHER APPROVAL OF AN
ALTERNATIVE FORM OF COLLATERAL OR COMPLETION AND PRELIMINARY ACCEPTANCE BY THE
EL PASO BOARD OF COUNTY COMMISSIONERS OF ALL IMPROVEMENTS REQUIRED TO BE
CONSTRUCTED AND COMPLETED IN ACCORDANCE WITH SAID SUBDIVISION IMPROVEMENTS
AGREEMENT. THE PARTIAL RELEASE OF LOTS FOR SALE, CONVEYANCE OR TRANSFER MAY
ONLY BE GRANTED IN ACCORDANCE WITH ANY PLANNED PARTIAL RELEASE OF LOTS
AUTHORIZED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT.
- WATER AND WASTEWATER SERVICES FOR THIS SUBDIVISION ARE TO BE PROVIDED
BY THE STRATMOOR HILLS WATER AND SANITATION DISTRICT SUBJECT TO THE
DISTRICTS RULES, REGULATIONS AND SPECIFICATIONS.
- FIRE PROTECTION IS SUPPLIED BY THE STRATMOOR HILLS FIRE PROTECTION
DISTRICT.
- ELECTRIC AND GAS SERVICE SHALL BE PROVIDED BY COLORADO SPRINGS
UTILITIES.
- THE PUBLIC UTILITY EASEMENT SHALL BE CONVEYED TO THE CITY OF COLORADO
SPRINGS, A HOME RULE CITY AND COLORADO MUNICIPAL CORPORATION, ON
BEHALF OF ITS ENTERPRISE, COLORADO SPRINGS UTILITIES BY SEPARATE
DOCUMENT.
- THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES
ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
- TRACT A IS FOR DRAINAGE AND OPEN SPACE, TO BE OWNED AND MAINTAINED
BY THE RECORD OWNER OF LOT 1. TRACT A SHALL BE CONVEYED WITH LOT 1
AT ALL FUTURE CONVEYANCES OF LOT 1.
- POND EASEMENTS, AS SHOWN HEREON, GRANTED TO EL PASO COUNTY ARE FOR
ACCESS AND DRAINAGE IN ACCORDANCE WITH THE PRIVATE DETENTION BASIN
MAINTENANCE AGREEMENT RECORDED UNDER RECEPTION NO. _____ OF
THE RECORDS OF EL PASO COUNTY, COLORADO.
- PORTIONS OF THIS SITE HAVE EXCESSIVE SLOPE AS IDENTIFIED IN THE GEOLOGY
AND SOILS REPORT. MITIGATION OF THESE AREAS SHALL BE COMPLETED IN
ACCORDANCE WITH SAID REPORT.
- THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH TO DETERMINE OWNERSHIP OR
EASEMENTS OR RECORD. FOR ALL INFORMATION REGARDING EASEMENTS,
RIGHT-OF-WAY AND TITLE OF RECORD, CLASSIC CONSULTING ENGINEERS AND
SURVEYORS AND THE SURVEYOR OF RECORD RELIED UPON THE TITLE COMMITMENT
ORDER NUMBER SC55065517.1, REV 3 ISSUED BY LAND TITLE GUARANTEE COMPANY
DATED APRIL 09, 2018 AT 5:00 P.M..
- ALL EASEMENTS THAT ARE DEDICATED HEREON FOR PUBLIC UTILITY PURPOSES, SHALL BE
SUBJECT TO THOSE TERMS AND CONDITIONS AS SPECIFIED IN THE INSTRUMENT RECORDED AT
RECEPTION NO. 212112548 OF THE RECORDS OF EL PASO COUNTY, COLORADO. ALL OTHER
EASEMENTS OR INTERESTS OF RECORD AFFECTING ANY OF THE PLATTED PROPERTY DEPICTED
HEREON SHALL NOT BE AFFECTED AND SHALL REMAIN IN FULL FORCE AND EFFECT.
- THE TRACT OF LAND HEREIN PLATTED LIES WITHIN SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 14
SOUTH AND THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 15 SOUTH ALL IN RANGE 66 WEST OF THE
SIXTH PRINCIPAL MERIDIAN.
- TOTAL NUMBER OF LOTS PLATTED WITH THIS SUBDIVISION: 1
TOTAL NUMBER OF TRACTS PLATTED WITH THIS SUBDIVISION: 1
- DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES,
REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS, IF ANY, OF APPLICABLE
AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DEPARTMENT OF WILDLIFE, COLORADO
DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORP. OF ENGINEERS, THE U.S. FISH & WILDLIFE
SERVICE AND/OR COLORADO DEPARTMENT OF WILDLIFE REGARDING THE ENDANGERED SPECIES
ACT.
- MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY DEPARTMENT OF
TRANSPORTATION AND UNITED STATES POSTAL SERVICE REGULATIONS.
- A DRIVEWAY PERMIT IS REQUIRED TO BE APPLIED FOR AND APPROVED BY EL PASO COUNTY
COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT PRIOR TO THE ESTABLISHMENT
OF ANY DRIVEWAY.



VICINITY MAP
N.T.S.

SURVEYOR'S STATEMENT:

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

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

NOTICE:

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

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

THIS PLAT FOR INDEPENDENCE PLACE AT CHEYENNE MOUNTAIN FILING NO. 1 WAS APPROVED
FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON
THIS ____ DAY OF _____, 20____, SUBJECT TO ANY NOTES SPECIFIED HEREON AND
ANY CONDITIONS INCLUDED IN THE RESOLUTION OF APPROVAL. THE DEDICATIONS OF LAND TO
THE PUBLIC (EASEMENTS) ARE ACCEPTED, BUT PUBLIC IMPROVEMENTS THEREON WILL NOT
BECOME MAINTENANCE RESPONSIBILITY OF EL PASO COUNTY UNTIL PRELIMINARY ACCEPTANCE
OF THE PUBLIC IMPROVEMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAND
DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL, AND THE SUBDIVISION
IMPROVEMENTS AGREEMENT.

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

CLERK AND RECORDER:

STATE OF COLORADO)
COUNTY OF EL PASO) ss

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT
O'CLOCK ____ M. THIS ____ DAY OF _____, 20____,
A.D., AND DULY RECORDED UNDER RECEPTION NUMBER _____.

RECORDER: CHUCK BROERMAN BY: _____
DEPUTY

FEE: _____
SURCHARGE: _____
SCHOOL FEE: _____
BRIDGE FEE: _____
PARK FEE: _____
DRAINAGE FEE: _____

PRELIMINARY

THIS DOCUMENT HAS NOT BEEN
PLAT CHECKED

INDEPENDENCE PLACE AT
CHEYENNE MOUNTAIN FILING NO. 1
2320.00
JANUARY 10, 2011 REV FEB 28, 2011
REV. SEPT. 1, 2011
REV. APRIL 19, 2018
SHEET 1 OF 2

OWNER:

MICHAEL E. WINTERFIELD
1865 N AIRPORT ROAD
FREMONT, NE 68025
PHONE (402)-981-6412

NO.	REVISION	DATE
1	COUNTY COMMENTS	2/28/11
2	COUNTY COMMENTS	9/1/11
3	NEW OWNER	4/19/18

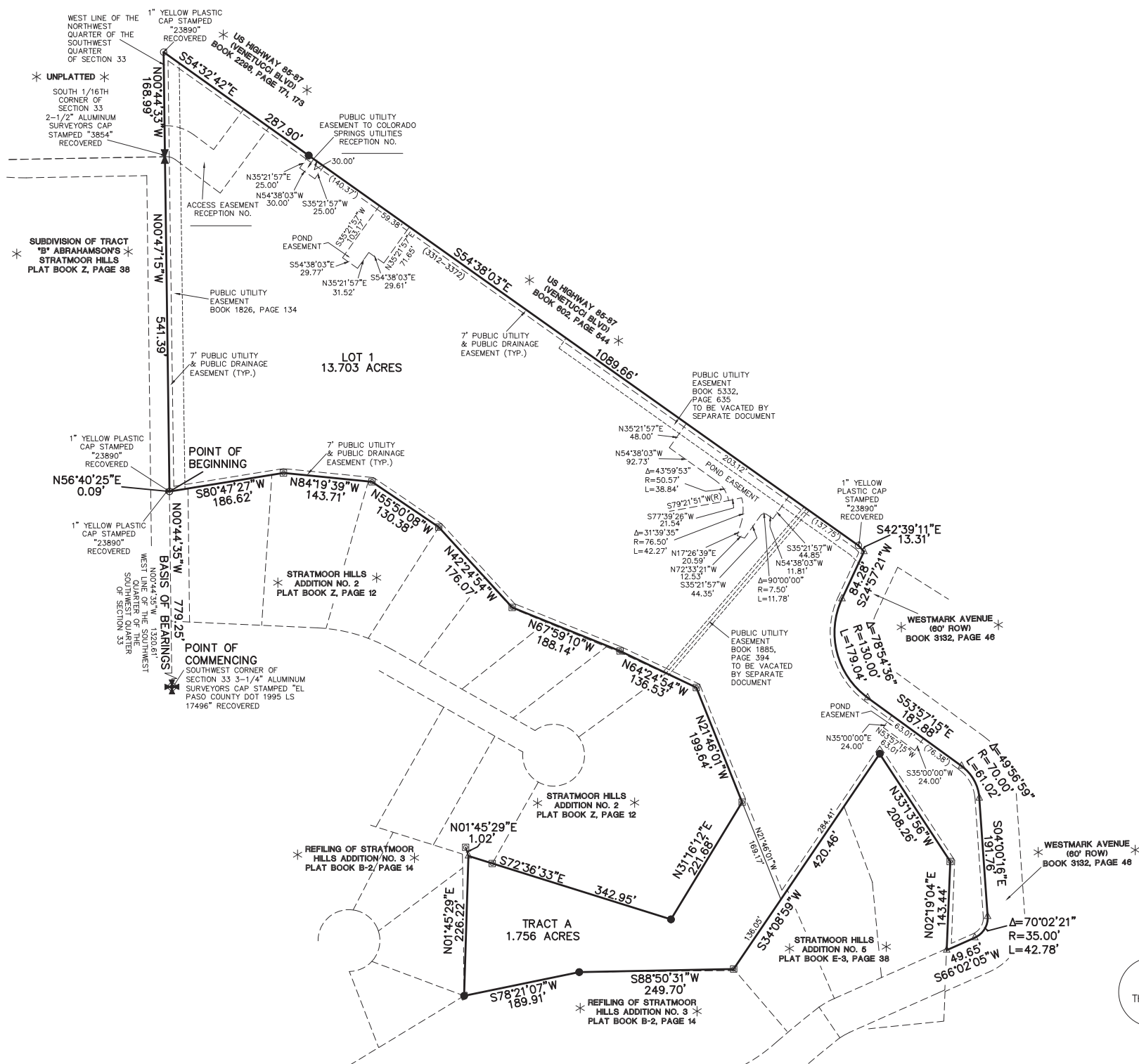


619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903

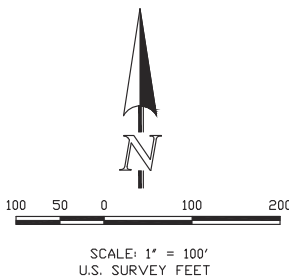
(719)785-0790
(719)785-0799 (Fax)

INDEPENDENCE PLACE AT CHEYENNE MOUNTAIN FILING NO. 1

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 14 SOUTH AND
THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 15 SOUTH ALL IN RANGE 66 WEST OF THE
SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO



- LEGEND
- 1" YELLOW PLASTIC CAP ILLEGIBLE RECOVERED
 - MONUMENT AS NOTED
 - ⊠ 1" IRON PIPE RECOVERED
 - △ 1-1/2" ALUMINUM SURVEYORS CAP STAMPED "CCES LLC PLS 30118" SET
 - ✱ NOT PART OF THIS PLAT
 - (XXXX) STREET ADDRESS



PRELIMINARY
THIS DOCUMENT HAS NOT BEEN
PLAT CHECKED

INDEPENDENCE PLACE AT
CHEYENNE MOUNTAIN FILING NO. 1
2320.00
JANUARY 10, 2011 REV FEB 28, 2011
REV. SEPT. 1, 2011
REV. APRIL 19, 2018
SHEET 2 OF 2

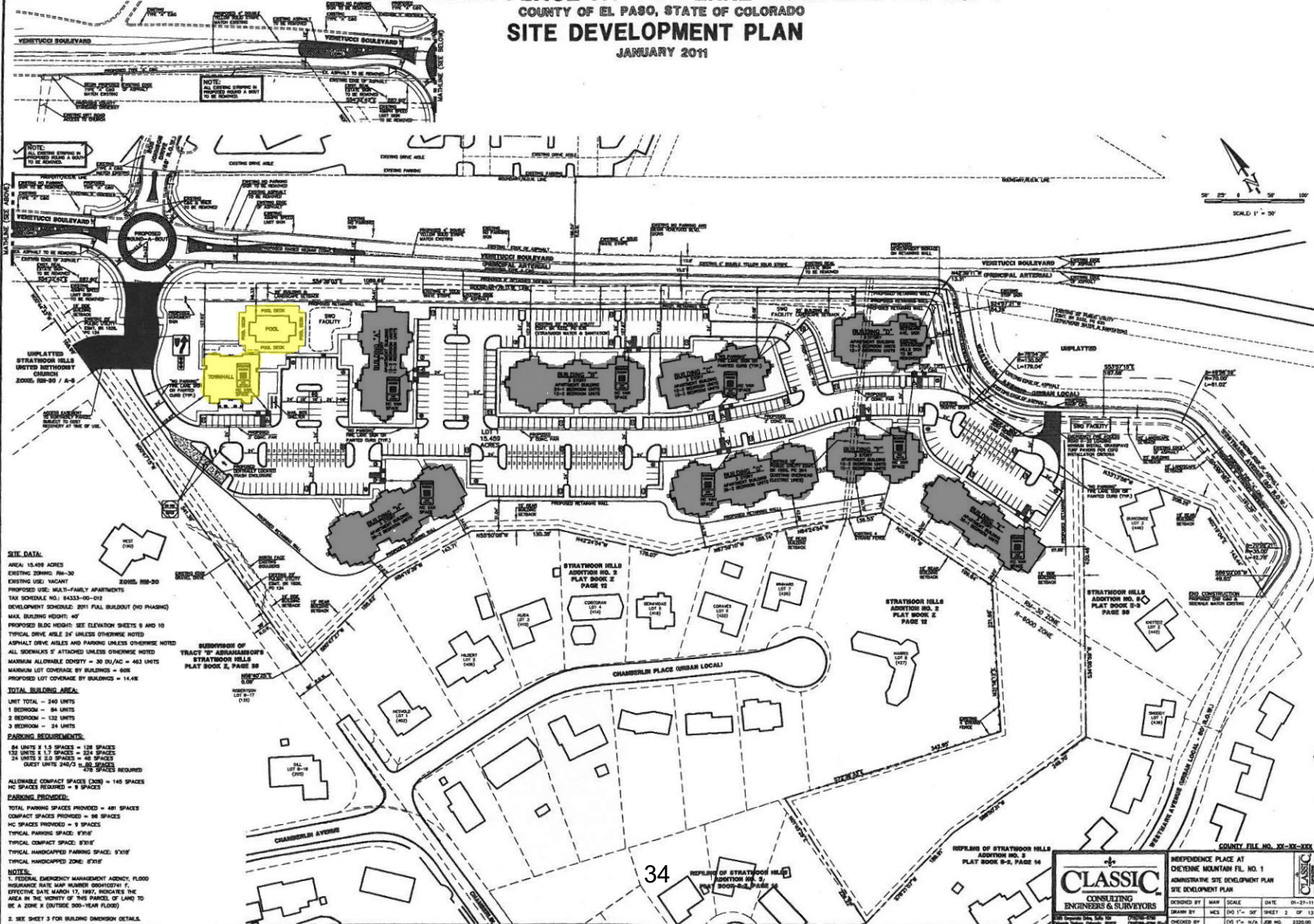


619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903
(719) 785-0790
(719) 785-0799 (Fax)

INDEPENDENCE PLACE AT CHEYENNE MOUNTAIN FIL. NO. 1

COUNTY OF EL PASO, STATE OF COLORADO
SITE DEVELOPMENT PLAN

JANUARY 2011



SITE DATA:
AREA: 15.408 ACRES
EXISTING ZONING: RM-30
EXISTING USE: VACANT
PROPOSED USE: MULTI-FAMILY APARTMENTS
TAX SCHEME: NO. 1: 84333-00-012
DEVELOPMENT CODE: 2011 FAL BUILDOUT (NO PHASING)
MAX. BUILDING HEIGHT: 40'
PROPOSED BLDG HEIGHT: SEE ELEVATION SHEETS 9 AND 10
TYPICAL DRIVE WIDE 24' UNLESS OTHERWISE NOTED
APPROXIMATE DRIVE WIDE AND PARKING UNLESS OTHERWISE NOTED
ALL DIMENSIONS 5' ATTACHED UNLESS OTHERWISE NOTED
MAXIMUM ALLOWABLE DENSITY = 30 DU/AC = 462 UNITS
MAXIMUM LOT COVERAGE BY BUILDINGS = 80%
PROPOSED LOT COVERAGE BY BUILDINGS = 14.4%

TOTAL BUILDING AREA:
UNIT TOTAL = 240 UNITS
1 BEDROOM = 84 UNITS
2 BEDROOM = 122 UNITS
3 BEDROOM = 24 UNITS

PARKING REQUIREMENTS:
84 UNITS X 1.5 SPACES = 126 SPACES
122 UNITS X 2.0 SPACES = 244 SPACES
24 UNITS X 2.5 SPACES = 60 SPACES
GUEST UNITS 240/3 = 80 SPACES REQUIRED

ALLOWABLE COMPACT SPACES (2008) = 140 SPACES
VC SPACES REQUIRED = 9 SPACES

PARKING PROVIDED:
TOTAL PARKING SPACES PROVIDED = 481 SPACES
COMPACT SPACES PROVIDED = 94 SPACES
VC SPACES PROVIDED = 9 SPACES
TYPICAL PARKING SPACE: 9'6"X16'
TYPICAL COMPACT SPACE: 9'0"X16'
TYPICAL HANDICAPPED PARKING SPACE: 9'0"X16'
TYPICAL HANDICAPPED ZONE: 9'0"X16'

NOTES:
1. FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP NUMBER 0901001A1 F, EFFECTIVE DATE: MARCH 17, 1997, INDICATES THE AREA IN THE THORITY OF THIS PARCEL OF LAND TO BE A ZONE X (OUTSIDE 500-YEAR FLOOD)

2. SEE SHEET 3 FOR BUILDING DIMENSION DETAILS.

El Paso County Parks

Agenda Item Summary Form

Agenda Item Title: Silverado Ranch Filing No. 1 Final Plat

Agenda Date: May 9, 2018

Agenda Item Number: #6 - C

Presenter: Ross Williams, Park Planner

Information: **Endorsement:** X

Background Information:

Request by Silverado Ranch, Inc., for approval of Silverado Ranch Filing No. 1 Final Plat. Silverado Ranch is zoned PUD and is located southeast of Schriever Air Force Base, southeast of the intersection of Drennan Road and Peyton Highway. The proposed 318-acre development will ultimately include 64 single-family residential lots, with a minimum lot size of 2.5 acres, while the proposed Filing No. 1 Final Plat includes 10 single-family residential lots on 106.4 acres. The property is located within the Ellicott Valley / Highway 94 Comprehensive Plan boundary.

The El Paso County Parks Master Plan (2013) shows the project site lying immediately south and adjacent to the proposed Drennan Road Bicycle Route, which runs east-west along Drennan Road, as well as immediately east and adjacent to the proposed Peyton Highway Bicycle Route, which runs north-south along Peyton Highway. In addition, the property lies immediately east of the Schriever Secondary Regional Trail, which terminates at the intersection of Drennan Road and Peyton Highway, and therefore is not impacted by the proposed development. County Parks may request trail/route easements where proposed improvements and/or infrastructure may impact County trails/routes. As it pertains to this application, dedicated right-of-way already exists along the aforementioned bicycle routes, so no easement requests are necessary at that location; however, the applicant is advised that multi-modal transportation options may be developed within the rights-of-way in the future.










The open space dedication proposed within Silverado Ranch PUD/Preliminary Plan comprises 90.7 acres, or 28.44% of the subdivision, within six tracts dedicated to open space or equestrian use and therefore exceeds the required open space dedication of 10%. Filing No. 1 contains 61.3 acres of the aforementioned open space.

As no park land or trail easement dedication is necessary, Staff recommends fees in lieu of land dedication for regional park purposes.

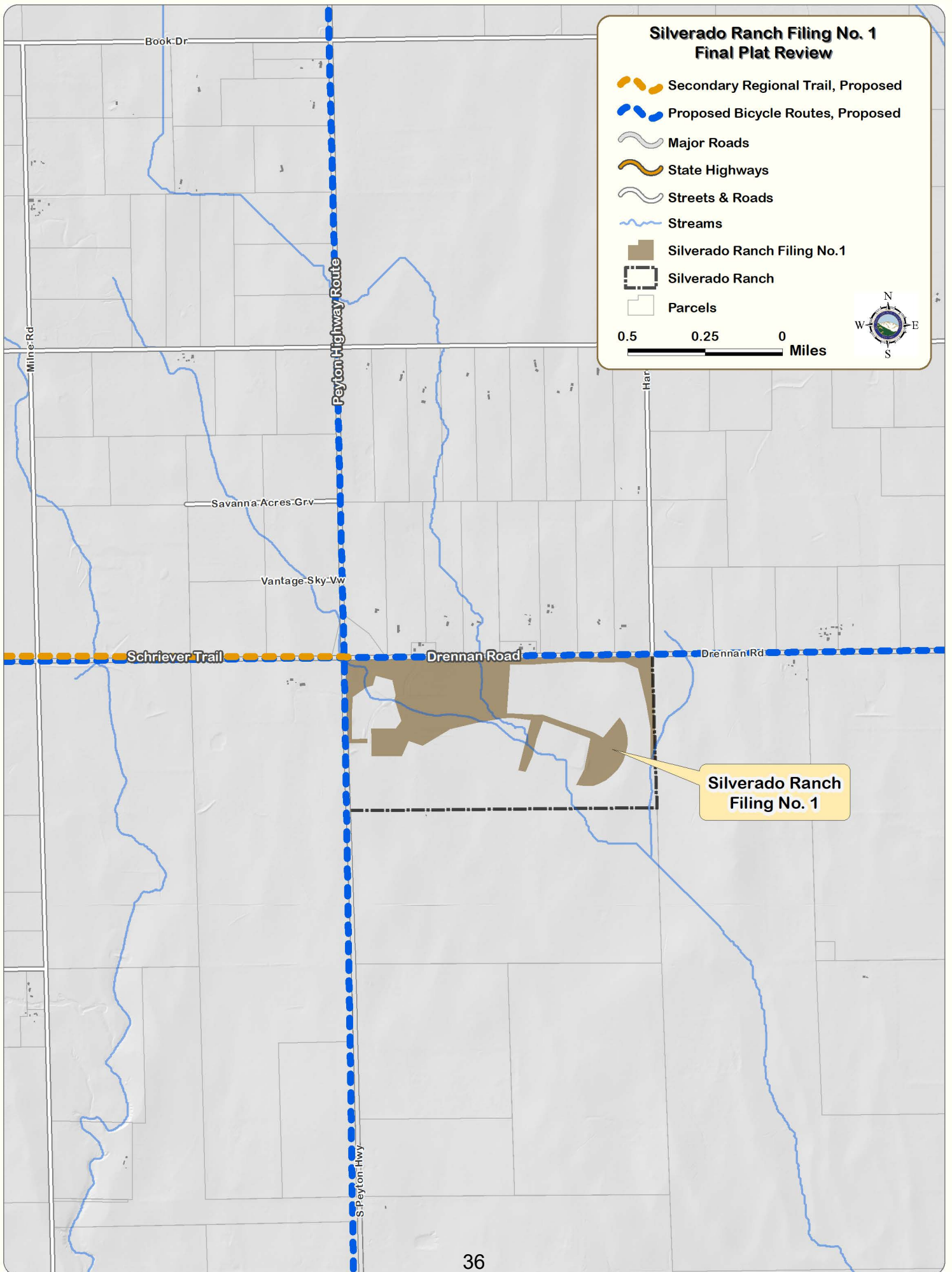
Recommended Motion (Filing No. 1 Final Plat):

Recommend to the Planning Commission and the Board of County Commissioners that the approval of Silverado Ranch Filing No. 1 Final Plat include the following conditions: require fees in lieu of land dedication for regional park purposes in the amount of \$4,300.

**Silverado Ranch Filing No. 1
Final Plat Review**

-  Secondary Regional Trail, Proposed
-  Proposed Bicycle Routes, Proposed
-  Major Roads
-  State Highways
-  Streets & Roads
-  Streams
-  Silverado Ranch Filing No.1
-  Silverado Ranch
-  Parcels

0.5 0.25 0 Miles



Development Application Permit Review



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

May 9, 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:	Silverado Ranch Filing No. 1 Final Plat	Application Type:	Final Plat
DSD Reference #:	SF-18-011	CSD / Parks ID#:	0
Applicant / Owner:	Owner's Representative:	Total Acreage:	106.4
Silverado Ranch, Inc.	Silverado Ranch, Inc.	Total # of Dwelling Units	10
Stan Searle, President	18911 Cherry Springs Ranch Drive	Gross Density:	0.09
18911 Cherry Springs Ranch Drive	Monument, CO 80132	Park Region:	4
Monument, CO 80132		Urban Area:	5

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

REGIONAL AND URBAN PARK REQUIREMENTS

Regional Park land dedication shall be 7.76 acres of park land per 1,000 projected residents. The number of projected residents shall be based on 2.5 residents per dwelling unit.	Urban Park land dedication shall be 4 acres of park land per 1,000 projected residents. The number of projected residents shall be based on 2.5 residents per dwelling unit.
--	--

LAND REQUIREMENTS

Regional Parks: 4		Urban Density: <input type="checkbox"/> (2.5 units or greater / 1 acre)
0.0194 Acres x 10 Dwelling Units = 0.194 acres	Urban Parks Area: 5	
	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: 4		Urban Parks Area: 5
\$430.00 / Unit x 10 Dwelling Units= \$4,300.00	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:	<p>Recommend to the Planning Commission and the Board of County Commissioners that the approval of Silverado Ranch Filing No. 1 Final Plat include the following conditions: require fees in lieu of land dedication for regional park purposes in the amount of \$4,300.</p>
-----------------------	--

Park Advisory Board Recommendation:

LETTER OF INTENT

April 3, 2018

Silverado Ranch Final Plat Filing No. 1

PARCEL NUMBER: 35000-00-082

OWNER

Silverado Ranch, Inc.
Stan Searle, President
18911 Cherry Springs Ranch Dr.
Monument, CO 80132

DEVELOPER

Silverado Ranch, Inc.
18911 Cherry Springs Ranch Dr.
Monument, CO 80132
(719) 481-3735
stansearle@gmail.com

SITE INFORMATION

The 318.88 acre subdivision is situated in the Southeast corner of Drennan Road and Peyton Highway and comprises the North ½ of Sec. 16, Twp 15 S, R63W of the 6th P.M. The property is zoned for a planned unit development consisting of 64 single family residential home sites with a minimum lot size of 2.5 acres. The Planned Unit Development includes perimeter and lateral riding and hiking trails. Currently in agricultural use for cattle and horses, the property has two existing barns, cross fencing and livestock pens.

REQUEST

The applicant is requesting a Final Plat for 10 lots in the northwest part of the Silverado Ranch subdivision as well as and most of the open space tracts. No substantive revisions from the PUD originally approved in 2008 are requested. The 2017 PUD amendment requests have been withdrawn and are not part of this submittal. All required submittal materials for the Final Plat have been submitted.

SILVERADO RANCH, INC.

18911 Cherry Springs Ranch Dr. - Monument, Colo. 80132 - (719) 481-3735 - Facsimile (719) 481-9100

The subdivision proposes primary accesses off Drennan Road and Peyton Highway. Access to Filing No. 1 will be provided by construction of Drover Canyon Lane extending south from Drennan Road, along with a part of Silverado Hill Loop. No access from Peyton Highway is proposed in Phase 1. A temporary turnaround will be constructed on the east end of Silverado Hill Loop for Phase 1. The turnaround will be removed and replaced with a continuous road with Phase 2. Roads in Phase 1 as well as roads built in future phases will be built to County road standards and dedicated to the County for maintenance. Phase 1 roads will be gravel, converted to pavement for future phases.

Natural features, including trees and grass lands will be protected and incorporated into the design of the project. Only stick-built and manufactured homes which conform to the International Building Code will be permitted on residential lots. A maximum of two accessory buildings will be permitted on each lot—subject to size and use parameters set by the HOA. Construction of any kind shall require prior approval of the Architectural Control Committee of the Silverado Ranch HOA.

JUSTIFICATION FOR REQUEST

The request is simply to obtain approval for the Final Plat of Phase 1 of the Silverado Ranch subdivision as approved by the BOCC in 2008. No substantive modifications are proposed. The amendments requested in 2017 have been withdrawn and are not being requested. The proposal complies with all applicable EPC regulations and standards for a Final Plat as well as the Conditions of Approval of the original approval. Extensive open space is included in Phase 1 to provide for trail access and open space/park areas for residents.

SITE ANALYSIS

The Property is primarily native prairie grassland with shallow swales and gentle slopes. There are several ponderosa pines, a few spruce trees and more than 100 pinon pines on the west third of the Property. Historic natural drainage retains any runoff in a 10 acre basin near the eastern boundary of the Property. Water and sewage are provided by individual well and septic systems.

STATEMENT OF PURPOSE AND INTENT

Silverado Ranch Subdivision is a planned residential community consisting of a maximum of 64 single family residential units. The minimum lot size is 2.5 acres. Phase 1 will initiate construction of the subdivision and provide extensive open space areas for residents.

The following principles will be followed in achieving a planned community which can respond to market conditions, while serving the needs of a rural residential equestrian-friendly community:

SILVERADO RANCH, INC.

18911 Cherry Springs Ranch Dr. - Monument, Colo. 80132 - (719) 481-3735 - Facsimile (719) 481-9100

- ~ Encourage flexibility in site design with respect to spacing, heights and density of buildings and open space;
- ~ Encourage placement of improvements to take advantage of terrain features, especially with respect to allowing Front Range views from every lot;
- ~ Encourage improvement locations that minimize disturbance of terrain and native vegetation;
- ~ Provide appropriate transitions between external and internal land uses while permitting agricultural use of unoccupied lots and tracts.
- ~ Provide well maintained trails and open space and high quality all-weather roadways suitable to both vehicular traffic and horseback riders;
- ~ Provide and protect wildlife habitat
- ~ Reduce Wildfire hazards.

AUTHORITY

These standards are adopted pursuant to the Planned Unit Development Act of 1972, C.R.S. 24-67-101, et. seq., and the El Paso County Land Development Code, and shall apply to all property contained in the approved Silverado Ranch Planned Unit Development Plan. The regulations and requirements shall become the governing standards for review, approval and modification of all development activities occurring on the Property. The subdivision and zoning regulations for El Paso County shall apply where the provisions of this document or the Development Plan do not address a specific subject.

LAND USE SUMMARY

The maximum total residential units within the Property shall not exceed 64 single family units unless there is an amendment in accordance with applicable El Paso County rules and regulations. Phase 1 will have 10 lots. See Section 6 of the Development Guidelines for permitted uses, building heights, setbacks, etc. In addition to the 10 lots in Phase 1, Tracts A, B, and D of the Planned Unit Development are provided in Phase 1 for hiking, horse trails and recreational use. These tracts are designated for ownership and maintenance by the Home Owners Association.

SILVERADO RANCH, INC.

18911 Cherry Springs Ranch Dr. - Monument, Colo. 80132 - (719) 481-3735 - Facsimile (719) 481-9100

WILDFIRE MITIGATION

The Developer of the Silverado Ranch Subdivision is responsible for planning and developing the lots in a manner consistent with contemporary wildfire hazard mitigation techniques. The home owners and builders are responsible for designing and constructing homes that minimize the fire hazard inherent in a community situated amid prairie grasslands. The homeowners and the Home Owners Association are ultimately responsible for the maintenance of homes and open spaces in a manner consistent with provisions of the Covenants, Conditions and Restrictions, as recorded with the County Clerk. The Ellicott Fire Protection District has provided a Commitment to Serve Letter and a Fire Protection Report.

APPROVAL CRITERIA

The property is zoned PUD with a Development Plan allowing for 64 single family residential lots of a minimum of 2.5 acres each. The Subdivision is in general conformance with the goals, objectives, and policies of the Master Plan. Additional criteria are as follows:

- The subdivision is in substantial conformance with the approved preliminary plan;
The Phase 1 Final Plat and subdivision are consistent with subdivision design standards and regulations and meet all planning, engineering, and surveying requirements of the County for maps, data, surveys, analyses, studies, reports, plans, designs, documents and other supporting materials.
- A sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of subdivision proposed, as determined in accordance with the standards set forth in water supply standards [C.R.S. §30-28-133(6)(a)] and requirements of Chapter 8 of this Code;
Sufficient water supply—including quantity and dependability for the type of subdivision proposed—has been verified by the State Engineer’s Office. Water quality has been established as conforming to State standards by an independent test laboratory.
- The method of sewage disposal proposed complies with State and local laws and regulations, [C.R.S. §30-28-133(6)(b)] and the requirements of Chapter 8 of this Code;
Individual wells and septic systems will be subject to County and State permitting requirements. Adequate drainage improvements are proposed that comply with C.R.S. §30-28-133(3)(c)(VIII) and the requirements of the Land Development Code and the ECM;
- All areas of the proposed subdivision which may involve soil or topographical conditions presenting hazards or requiring special precautions have been identified and proposed subdivision is compatible with such conditions [C.R.S. §30-28-133(6)(c)];
There are no known areas within the proposed subdivision which involve soil or topographical conditions presenting hazards or requiring special precautions.
- Adequate drainage improvements are proposed that comply with State Statute [C.R.S. §30-28-133(3)(c)(VIII)] and the requirements of this Code and the ECM;
Except for existing drainage retention ponds located in no-build tracts within the subdivision, there are no topographical features or conditions requiring special treatment.

SILVERADO RANCH, INC.

18911 Cherry Springs Ranch Dr. - Monument, Colo. 80132 - (719) 481-3735 - Facsimile (719) 481-9100

- Legal and physical access is provided to all parcels by public rights-of-way or recorded easements, acceptable to the County in compliance with this Code and the ECM;
Legal and physical access will be provided to all lots from subdivision roadways acceptable to the County. Phase 1 and the future development of the subdivision will include public roadways per County standards.

- Necessary services, including police and fire protection, recreation, utilities, and transportation systems, are or will be made available to serve the proposed subdivision;
Letters confirming service availability have been provided by MVEA, Century Link and the Ellicott Fire Dept. The El Paso County Sheriffs Dept. provides law enforcement coverage for the area.

- The final plans provide evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code;
The Developer of the Silverado Ranch Subdivision is responsible for planning and developing the lots in a manner consistent with contemporary wildfire hazard mitigation techniques, as well as assuring that roads provide adequate turn-around space for emergency equipment.

- Off-site impacts were evaluated and related off-site improvements are roughly proportional and will mitigate the impacts of the subdivision in accordance with applicable requirements of Chapter 8;
Studies have identified no off-site impacts requiring mitigation.

- Adequate public facilities or infrastructure, or cash-in-lieu, for impacts reasonably related to the proposed subdivision have been constructed or are financially guaranteed through the SIA so the impacts of the subdivision will be adequately mitigated;
Appropriate financial assurances will be posted for public infrastructure in accordance with the SIA. Applicable School and Park fees will be paid as required at the time of recording final plats. Traffic Improvement Fees will be paid in full by individual builders or lot owners as building permits are obtained for each lot.

- The extraction of any known commercial mining deposit shall not be impeded by this subdivision [C.R.S. §§34-1-302(1), et seq.]
There is no extraction of any mineral or hydrocarbon deposits occurring on or near the proposed subdivision. Third party mineral rights owners will be notified according to State law.

Submitted by
Silverado Ranch, Inc.

Stan Searle, President

SILVERADO RANCH, INC.

18911 Cherry Springs Ranch Dr. - Monument, Colo. 80132 - (719) 481-3735 - Facsimile (719) 481-9100

SILVERADO RANCH FILING NO. 1
IN THE NORTH HALF OF SECTION 16, T15S, R63W, 6th P.M.
EL PASO COUNTY, COLORADO

BE IT KNOWN BY THESE PRESENTS:

THAT SILVERADO RANCH, STAN SEARLE MANAGER IS THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND, TO WIT:

A PORTION OF THE NORTH HALF OF SECTION 16, TOWNSHIP 15 SOUTH, RANGE 63 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORAD BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 16;
THENCE S89°58'39"E ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 16 A DISTANCE OF 30.00 FEET;
THENCE S01°09'41"E A DISTANCE OF 30.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF DRENNAN ROAD AND THE POINT OF BEGINNING OF THE TRACT DESCRIBED HEREIN;
THENCE S89°58'39"E ALONG SAID NORTH RIGHT OF WAY LINE A DISTANCE OF 5246.99 FEET TO A POINT ON THE EAST LINE OF SAID NORTH HALF OF SECTION 16;
THENCE S01°02'51"E ON SAID EAST LINE A DISTANCE OF 1871.48 FEET;
THENCE N73°46'25"W A DISTANCE OF 104.67 FEET;
THENCE N01°38'12"E A DISTANCE OF 562.95 FEET;
THENCE N07°24'12"W A DISTANCE OF 416.12 FEET;
THENCE N13°23'50"W A DISTANCE OF 644.26 FEET;
THENCE N65°00'51"W A DISTANCE OF 267.13 FEET;
THENCE S87°04'08"W A DISTANCE OF 290.42 FEET;
THENCE N86°29'49"W A DISTANCE OF 418.50 FEET;
THENCE S87°48'05"W A DISTANCE OF 389.63 FEET;
THENCE S86°23'17"W A DISTANCE OF 486.04 FEET;
THENCE S89°17'05"W A DISTANCE OF 342.94 FEET;
THENCE S04°42'22"W A DISTANCE OF 812.31 FEET;
THENCE S85°29'18"E A DISTANCE OF 277.29 FEET;
THENCE S87°39'51"E A DISTANCE OF 356.75 FEET;
THENCE S68°41'28"E A DISTANCE OF 320.14 FEET;
THENCE S70°52'30"E A DISTANCE OF 565.92 FEET;
THENCE S60°57'27"E A DISTANCE OF 187.22 FEET;
THENCE N40°18'20"E A DISTANCE OF 436.63 FEET;
THENCE SOUTHEASTERLY ON THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 565.00 THROUGH A CENTRAL ANGLE OF 51°58'54" AN ARC DISTANCE OF 512.60 FEET, THE LONG CHORD OF WHICH BEARS S14°13'56"E A DISTANCE OF 495.20 FEET;
THENCE S11°45'31"W A DISTANCE OF 126.89 FEET;
THENCE SOUTHWESTERLY ON THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 565.00 THROUGH A CENTRAL ANGLE OF 34°44'58" AN ARC DISTANCE OF 342.67 FEET;
THENCE S46°30'29"W A DISTANCE OF 144.77 FEET;
THENCE SOUTHWESTERLY ON THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 565.00 THROUGH A CENTRAL ANGLE OF 58°05'04" AN ARC DISTANCE OF 572.78 FEET;
THENCE N75°24'27"W A DISTANCE OF 46.56 FEET;
THENCE N26°47'36"E A DISTANCE OF 285.29 FEET;
THENCE N13°47'06"E A DISTANCE OF 534.05 FEET;
THENCE N68°48'18"W A DISTANCE OF 478.94 FEET;
THENCE N70°54'24"W A DISTANCE OF 384.66 FEET;
THENCE S21°42'21"W A DISTANCE OF 314.79 FEET;
THENCE S14°41'38"W A DISTANCE OF 305.73 FEET;
THENCE S24°57'20"W A DISTANCE OF 284.64 FEET;
THENCE N75°24'27"W A DISTANCE OF 115.97 FEET;
THENCE N14°35'33"E A DISTANCE OF 871.56 FEET;
THENCE N82°21'10"W A DISTANCE OF 336.70 FEET;
THENCE S86°43'07"W A DISTANCE OF 162.89 FEET;
THENCE S80°11'51"W A DISTANCE OF 442.22 FEET;
THENCE S77°26'41"W A DISTANCE OF 456.22 FEET;
THENCE S60°14'30"W A DISTANCE OF 547.57 FEET;
THENCE N73°23'19"W A DISTANCE OF 237.31 FEET;
THENCE S27°57'23"W A DISTANCE OF 276.65 FEET;
THENCE N89°48'42"W A DISTANCE OF 504.26 FEET;
THENCE N01°15'21"W A DISTANCE OF 396.03 FEET;
THENCE NORTHEASTERLY ON THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 565.00 THROUGH A CENTRAL ANGLE OF 7°00'19" AN ARC DISTANCE OF 69.08 FEET;
THENCE N89°41'20"E A DISTANCE OF 408.23 FEET;
THENCE N39°28'55"E A DISTANCE OF 164.49 FEET;
THENCE N14°52'34"W A DISTANCE OF 372.79 FEET;
THENCE N03°09'19"E A DISTANCE OF 73.19 FEET;
THENCE N09°17'19"W A DISTANCE OF 255.92 FEET;
THENCE N76°02'02"W A DISTANCE OF 297.84 FEET;
THENCE S19°15'36"W A DISTANCE OF 159.36 FEET;
THENCE S74°03'43"W A DISTANCE OF 103.61 FEET;
THENCE S56°23'48"W A DISTANCE OF 286.02 FEET;
THENCE S05°08'21"W A DISTANCE OF 217.50 FEET;
THENCE S00°47'20"W A DISTANCE OF 503.49 FEET;
THENCE N88°44'39"E A DISTANCE OF 255.47 FEET;
THENCE S01°15'21"W A DISTANCE OF 74.07 FEET;
THENCE S88°44'39"W A DISTANCE OF 342.64 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF PEYTON HIGHWAY;
THENCE N01°09'41"W ON SAID EASTERLY RIGHT OF WAY A DISTANCE OF 1466.08 FEET TO THE POINT OF BEGINNING.

THE DESCRIBED TRACT CONTAINS 106.394 ACRES, MORE OR LESS.

ACCEPTANCE CERTIFICATE FOR TRACTS:

THE DEDICATION OF THE TRACTS SHOWN ON THIS PLAT ARE HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY SILVERADO RANCH HOMEOWNERS ASSOCIATION

BY: STAN SEARLE
SILVERADO RANCH HOMEOWNERS ASSOCIATION

NOTARIAL:

STATE OF COLORADO) SS
COUNTY OF EL PASO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF 2018 BY STAN SEARLE, MANAGER
SILVERADO RANCH HOMEOWNERS ASSOCIATION

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

THIS PLAT FOR SILVERADO RANCH FILING NO. 1 WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THIS DAY OF 2018, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RESOLUTION OF APPROVAL. THE DEDICATIONS OF LAND TO THE PUBLIC, STREETS, TRACTS AND EASEMENTS ARE ACCEPTED, BUT PUBLIC IMPROVEMENTS THEREON WILL NOT BECOME THE MAINTENANCE RESPONSIBILITY OF EL PASO COUNTY UNTIL PRELIMINARY ACCEPTANCE OF THE PUBLIC IMPROVEMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL, AND THE SUBDIVISION IMPROVEMENTS AGREEMENT.

PRESIDENT, BOARD OF COUNTY COMMISSIONERS DATE

DIRECTOR, COUNTY PLANNING AND COMMUNITY DEVELOPMENT DATE

COUNTY ASSESSOR DATE

NOTES:

1. NO DRIVEWAY ACCESS SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT.
2. THERE SHALL BE NO DIRECT LOT ACCESS TO PEYTON HIGHWAY OR DRENNAN ROAD OR MILL IRON LANE OR DROVER CANYON LANE FROM ANY LOT OR TRACT WITHIN THE SUBDIVISION.
3. NO LOT OR INTEREST THEREIN, SHALL BE SOLD, CONVEYED, OR TRANSFERRED WHETHER BY DEED OR BY CONTRACT, NOR SHALL BUILDING PERMITS BE ISSUED, UNTIL AND UNLESS EITHER THE REQUIRED PUBLIC AND COMMON DEVELOPMENT IMPROVEMENTS HAVE BEEN CONSTRUCTED AND COMPLETED AND PRELIMINARILY ACCEPTED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE APPLICANT/OWNER AND EL PASO COUNTY AS RECORDED UNDER RECEPTION NUMBER _____ IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO OR, IN THE ALTERNATIVE, OTHER COLLATERAL IS PROVIDED TO MAKE PROVISION FOR THE COMPLETION OF SAID IMPROVEMENTS IN ACCORDANCE WITH THE EL PASO COUNTY LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL. ANY SUCH ALTERNATIVE COLLATERAL MUST BE APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR AND MEET THE POLICY AND PROCEDURE REQUIREMENTS OF EL PASO COUNTY PRIOR TO THE RELEASE BY THE COUNTY OF ANY LOTS FOR SALE, CONVEYANCE OR TRANSFER.
4. ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICATED. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
5. INDIVIDUAL LOT PURCHASERS ARE RESPONSIBLE FOR CONSTRUCTING DRIVEWAYS, INCLUDING NECESSARY DRAINAGE CULVERTS FROM SILVERADO HILL LOOP PER LAND DEVELOPMENT CODE SECTION 6.3.3.C.2 AND 6.3.3.C.3., AS AMENDED, DUE TO THEIR LENGTH, SOME OF THE DRIVEWAYS WILL NEED TO BE SPECIFICALLY APPROVED BY THE ELICOTT FIRE PROTECTION DISTRICT.
6. THIS PROPERTY IS SUBJECT TO A PRIVATE DETENTION BASIN/STORMWATER QUALITY BMP MAINTENANCE AGREEMENT AND EASEMENT AS RECORDED AT RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY. THE SIVERADO RANCH HOA IS RESPONSIBLE FOR MAINTENANCE OF THE SUBJECT DRAINAGE FACILITIES.
7. THIS PROPERTY IS LOCATED WITHIN ZONE X "AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN" AS DETERMINED BY THE FLOOD INSURANCE RATE MAP NUMBER 08041C0825F AND 08041C01025F, EFFECTIVE DATE MARCH 17, 1997.
8. ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO A DECLARATION OF COVENANTS AS RECORDED AT RECEPTION NO. _____ OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER.
9. THE DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS, IF ANY, OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, COLORADO PARKS AND WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORPS OF ENGINEERS AND THE U.S. FISH AND WILDLIFE SERVICE REGARDING THE ENDANGERED SPECIES ACT, PARTICULARLY AS IT RELATES TO THE PREBLE'S MEADOW JUMPING MOUSE AS A LISTED SPECIES.
10. THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
11. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATIONS.
12. INDIVIDUAL WELLS ARE THE RESPONSIBILITY OF EACH PROPERTY OWNER. PERMITS FOR INDIVIDUAL WELLS MUST BE OBTAINED FROM THE STATE ENGINEER WHO BY LAW HAS THE AUTHORITY TO SET CONDITIONS FOR THE ISSUANCE OF THESE PERMITS. REFER TO THE GEOLOGIC REPORT FOR SPECIFIC RECOMMENDATIONS REGARDING WELL DESIGN AND INSTALLATION, PARTICULARLY AN ADEQUATE SURFACE SEAL AT INSTALLATION. (SEE THE REPORT REFERENCED IN NOTE 16. C)
13. WATER IN THE LARAMIE FOX HILLS AQUIFERS IS ALLOCATED BASED ON A 100-YEAR AQUIFER LIFE; HOWEVER, FOR EL PASO COUNTY PLANNING PURPOSES, WATER IN THE LARAMIE FOX HILLS BASIN AQUIFERS IS EVALUATED BASED ON A 300-YEAR AQUIFER LIFE. APPLICANTS AND ALL FUTURE OWNERS IN THE SUBDIVISION SHOULD BE AWARE THAT THE ECONOMIC LIFE OF A WATER SUPPLY BASED ON WELLS IN A GIVEN DENVER BASIN AQUIFER MAY BE LESS THAN EITHER THE 100 YEARS OR 300 YEARS INDICATED DUE TO ANTICIPATED WATER LEVEL DECLINES. FURTHERMORE, THE WATER SUPPLY PLAN SHOULD NOT RELY SOLELY UPON NON-RENEWABLE AQUIFERS. ALTERNATIVE RENEWABLE WATER RESOURCES SHOULD BE ACQUIRED AND INCORPORATED IN A PERMANENT WATER SUPPLY PLAN THAT PROVIDES FUTURE GENERATIONS WITH A WATER SUPPLY.
14. THIS PROPERTY IS LOCATED WITHIN THE ELICOTT FIRE PROTECTION DISTRICT. THE OWNER OF ANY LOT SHOULD CONTACT THE FIRE DISTRICT TO DETERMINE THE BUILDING REQUIREMENTS RELATIVE TO THE ADOPTED FIRE CODE.
15. THIS SUBDIVISION IS REGULATED BY A PUD DEVELOPMENT PLAN WHICH PROVIDES DEVELOPMENT GUIDELINES AND STANDARDS AS RECORDED AT RECEPTION NO. _____ OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER. HOMEOWNERS WILL BE RESPONSIBLE FOR SEPTIC AND WATER.
16. THE FOLLOWING REPORTS ARE ON FILE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT:
A) NATURAL FEATURES
B) WILDLIFE HAZARD AND VEGETATION
C) GEOLOGY AND SOILS (THE GEOLOGY, SURFACE SOILS EVALUATION AND SEWAGE DISPOSAL EVALUATION REPORT, PREPARED BY FRONT RANGE GEOTECHNICAL, INC. DATED 10/5/2006)
D) FINAL DRAINAGE REPORT
E) EROSION CONTROL PLAN
F) PRELIMINARY PLAN FILE NUMBER "SP-07-003"
17. RESEARCH FOR RECORDED RIGHTS OF WAY AND EASEMENT WAS DONE BY FIDELITY NATIONAL TITLE FILE NO. 570-F0570738-370-CSG, EFFECTIVE DATE 2/14/17.
18. THE PROPERTY IS SUBJECT TO AN EASEMENT GRANTED TO MOUNTAIN VIEW ELECTRIC ASSOCIATION BY THE INSTRUMENT RECORDED ON APRIL 03, 1967 IN BOOK 2174 AT PAGE 658. (BLANKET EASEMENT)
19. THE PROPERTY IS SUBJECT TO AN EASEMENT GRANTED TO EL PASO COUNTY MUTUAL TELEPHONE COMPANY BY THE INSTRUMENT RECORDED ON APRIL 05, 1971 IN BOOK 2399 AT PAGE 662. (BLANKET EASEMENT)
20. SPORADIC EXPANSIVE SOILS MAY BE PRESENT ON THIS SITE.
21. ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER, CURRENTLY REGISTERED IN THE STATE OF COLORADO.
22. DUE TO VARIOUS SOIL AND GEOLOGIC CONDITIONS, SEPTIC SYSTEMS MAY NEED TO BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER, CURRENTLY REGISTERED IN THE STATE OF COLORADO.
23. TRACT A IS DESIGNATED FOR EQUESTRIAN PURPOSES FOR THE DEVELOPMENT WITH OWNERSHIP AND MAINTENANCE BEING VESTED WITH THE OWNER. TRACTS B AND C ARE DESIGNATED FOR OPEN SPACE, PUBLIC UTILITIES AND A PUBLIC DRAINAGE EASEMENT, TRACT D IS DESIGNATED AS PRIVATE ROADS FOR PUBLIC INGRESS AND EGRESS, PUBLIC UTILITIES AND PUBLIC DRAINAGE WITH OWNERSHIP AND MAINTENANCE BEING VESTED WITH THE HOMEOWNERS ASSOCIATION.
24. A TWENTY-FIVE FOOT (25') BY TWENTY-FIVE FOOT (25') SIGHT TRIANGLE NO-BUILD AREA EXISTS FOR ALL CORNER LOTS ON INTERIOR PUBLIC OR PRIVATE STREETS. NO OBSTRUCTION GREATER THAN EIGHTEEN INCHES (18") IS ALLOWED IN THESE AREAS.
25. THE TURN-AROUND EASEMENT WILL BE VACATED WHEN SILVERADO LOOP IS EXTENDED. IN THE EVENT THAT SILVERADO LOOP IS NOT EXTENDED, THIS EASEMENT WILL REMAIN IN EFFECT. THE DEVELOPER OF FILING 2 WILL BE RESPONSIBLE FOR THE COSTS TO VACATE AND RECLAIM THE CUL-DE-SAC.
26. THE INTERSECTION OF DRENNAN ROAD AND DROVER CANYON LANE WILL BE FULL MOVEMENT UNTIL DRENNAN ROAD IS IMPROVED THEN IT WILL BECOME A RIGHT IN/RIGHT OUT ONLY ENTRANCE.
27. PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO THE TERMS AND PROVISIONS OF THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM (RESOLUTION 16-454) AND ANY SUBSEQUENT AMENDMENTS. FEES FOR EACH LOT WITHIN THIS SUBDIVISION SHALL BE PAID IN FULL AT THE TIME OF BUILDING PERMIT ISSUANCE.

RECORDING:

STATE OF COLORADO) SS
COUNTY OF EL PASO)

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

CHUCK BROERMAN
BY: COUNTY CLERK AND RECORDER

FEE: _____
SURCHARGE: _____

SF-17-007

FEES:

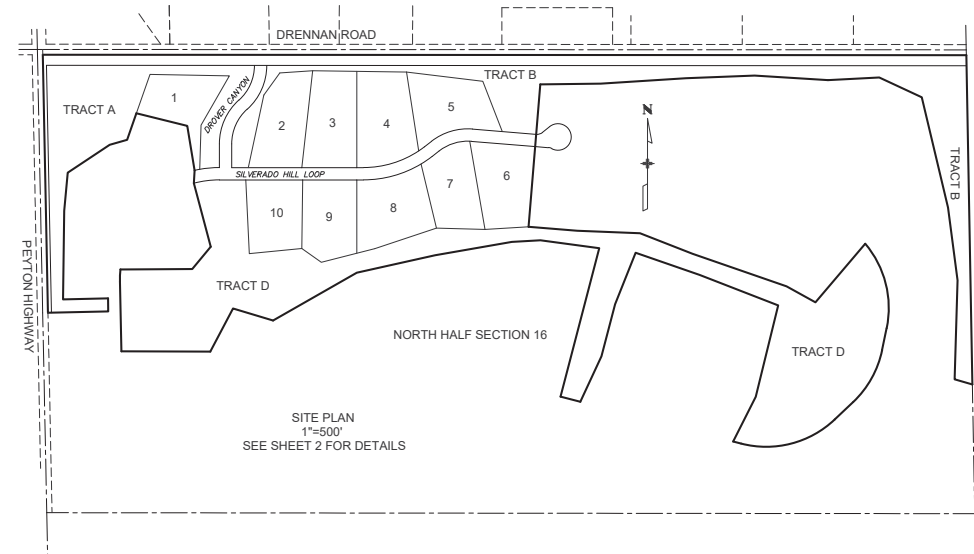
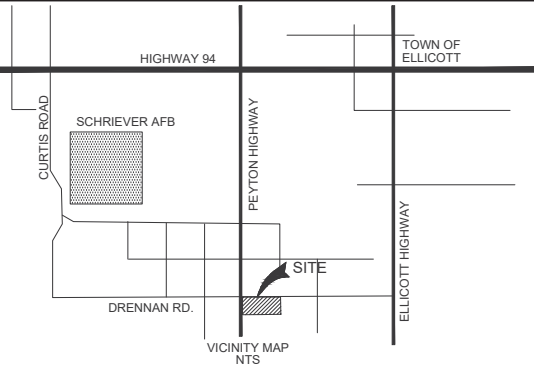
DRAINAGE FEES: _____
BRIDGE FEES: _____
SCHOOL FEES: _____
PARK FEES: _____

PREPARED BY

LWA LAND SURVEYING, INC.

963 EAST FILLMORE STREET
COLORADO SPRINGS, COLORADO 80907
Phone (719) 636-5179

SILVERADO RANCH
MARCH 29, 2018
PROJECT 16093
SHEET 1 OF 1



EASEMENTS:

SIDE, FRONT AND REAR LOT LINES ARE HEREBY PLATTED WITH A TEN (10) FOOT EASEMENT FOR DRAINAGE AND PUBLIC UTILITIES ONLY, THE SUBDIVISION BOUNDARY IS HEREBY PLATTED WITH A TWENTY (20) FOOT EASEMENT FOR DRAINAGE AND PUBLIC UTILITIES ONLY, WITH THE SOLE RESPONSIBILITY FOR MAINTENANCE BEING VESTED WITH THE PROPERTY OWNERS.

OWNERS CERTIFICATE:

SILVERADO RANCH, LLC, STAN SEARLE, MANAGER, BEING THE OWNER, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED AND PLATTED SAID LANDS INTO LOTS, STREETS, TRACTS AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF SILVERADO RANCH FILING NO. 1. ALL PUBLIC IMPROVEMENTS SO PLATTED ARE HEREBY DEDICATED TO PUBLIC USE AND SAID OWNER DOES HEREBY COVENANT AND AGREE THAT THE PUBLIC IMPROVEMENTS WILL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS AND THAT PROPER DRAINAGE AND EROSION CONTROL FOR THE SAME WILL BE PROVIDED AT SAID OWNER'S EXPENSE. ALL TO THE SATISFACTION OF THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO. UPON ACCEPTANCE BY RESOLUTION, ALL PUBLIC IMPROVEMENTS SO DEDICATED WILL BECOME MATTERS OF MAINTENANCE BY EL PASO COUNTY, COLORADO. THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES, COMMUNICATION SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES.

IN WITNESS WHEREOF:

THE AFOREMENTIONED SILVERADO RANCH, INC., HAS EXECUTED THIS INSTRUMENT THIS ____ DAY OF 2018.

SILVERADO RANCH, INC.
STAN SEARLE

NOTARIAL:

STATE OF COLORADO)
COUNTY OF EL PASO) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF 2018 BY STAN SEARLE,
SILVERADO RANCH, INC.

MY COMMISSION EXPIRES: _____
NOTARY PUBLIC

SURVEYOR'S CERTIFICATION:

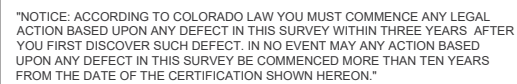
I, KEVIN M. O'LEARY, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON THE DATE OF THE SURVEY, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL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

I ATTEST THE ABOVE ON THIS ____ DAY OF 2018.

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

DATE

IN THE NORTH HALF OF SECTION 16, T15S, R63W, 6th P.M.
EL PASO COUNTY, COLORADO



El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: 2018 Park Advisory Board Tour
Agenda Date: May 9, 2018
Agenda Item Number: #7 - A
Presenter: Brian Bobeck, Park Operations Division Manager
Information: X **Endorsement:**

Background Information

The Park Advisory Board traditionally conducts a tour of selected park sites in late spring. The 2018 tour will be Saturday, May 19th from 10:00 am to 2:00 pm. We will tour the following East District locations.

- Drake Lake
- County Fairgrounds
- Paint Mines Interpretive Park
- Homestead Ranch Regional Park (lunch)
- Falcon Regional Park
- Rock Island Regional Trailhead

We will meet at the Black Forest Park and Ride located on the NW corner of E Woodmen Rd and Black Forest Rd at 10:00 am. Lunch will be provided.

Recommended Motion:

Information

El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: Citizen Connect Project

Agenda Date: May 9, 2018

Agenda Item Number: #7 - B

Presenter: Brian Bobeck, Park Operations Division Manager

Information: X **Endorsement:**

Background Information

El Paso County Citizen Connect program has been developed to provide citizens an innovative and interactive way to report problems or concerns. Citizens can create service requests using their computer or mobile device for both County Parks and Public Works. The Citizen Connect program also contains a Service Catalog article section providing citizens an overview of services.

El Paso County Parks has approximately 8,000 acres of park and open space property with more than 105 miles of trails. This system will allow citizens to quickly notify the County with issues they encounter. Citizens will be able to report concerns with park facilities, park cleanup, park trails, park signage, park vegetation, and animal / wildlife issues.

The Citizen Connect program also allows the citizen to attach pictures and provide GPS locations which will help better identify service locations, issues encountered, and resources needed to resolve the problem. The overall process creates a more systematic approach and provides County staff with a snapshot of service requests, locations, and what has been completed or still needs to be addressed.

Citizens can submit service requests anonymously or provide their contact information. Providing contact information will allow the County to contact the citizen for further information and also notifies the citizen when work is in progress and completed.

The Citizen Connect program is currently available and can be accessed with the following URL address: <https://citizenconnect.elpasoco.com>. Mobile apps are also available for download in the Apple and Google Play Stores under EPC Citizen Connect - El Paso County Colorado.

Recommended Motion:

Information

El Paso County Parks

Agenda Item Summary Form

Agenda Item Title: Minor Subdivision Development Application Endorsement

Agenda Date: May 9, 2018

Agenda Item Number: #7 - C

Presenter: Ross Williams, Park Planner

Information: **Endorsement:** X

Background Information:

In response to a marked increase in development application reviews over the past year, El Paso County Parks staff has been actively seeking more efficient methods to review and comment on development applications. The implementation of the eDarp System by Planning and Community Development has allowed for quick access to application documents and plans, as well as allowing for easier posting of review comments. Our continuing efforts to simplify the review process have highlighted the need to streamline development application reviews for Minor Subdivisions.

In the El Paso County Land Development Code, Minor Subdivisions are classified as those developments with 4 lots or less. Many development application reviews are for Minor Subdivisions, usually of the 1-to-2 lot variety, and staff will process approximately six Minor Subdivision development applications per year. Although the developments themselves are diminutive in stature, the application review process generally takes similar time as a larger development. Staff estimates it takes approximately four hours of staff time to review and present the Minor Subdivisions to the Park Advisory Board for endorsement. At a maximum size of four residential lots, El Paso County Parks receives a maximum of \$1,720 of regional park fees and \$1,088 urban park fees. In the past three years, the Park Advisory Board has endorsed all Minor Subdivision recommended by staff without modification.

Staff is requesting Park Advisory Board consideration and / or endorsement to process Minor Subdivision development application as internal administrative reviews, therefore removing the time-consuming process needed to review, prepare, and present such applications to the Park Advisory Board. Our request is limited to those Minor Subdivisions that will only be accessed park fees, and do not require a park land or trail easement dedication.

Recommended Motion:

Recommend that Minor Subdivision development applications be processed as administrative reviews, except in those cases where park land or trail easement dedication is necessary.

El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: County Parks Rules and Regulations Amendment

Agenda Date: May 9, 2018

Agenda Item Number: # 7 - D

Presenter: Tim Wolken, Director of Community Services

Information: **Endorsement:** X

Background Information:

In 2017, the Park Advisory Board endorsed and the Board of County Commissioners approved updated park rules and fines for trespassing at closed County Park properties. The primary purpose of the updated rules was to address the significant vandalism and graffiti occurring at the Rainbow Falls Historic Site.

Please find below the updated park rules and fines:

Section 2: PARK HOURS; CLOSINGS; TRESPASSING

2.1: PARK HOURS: Regional parks shall be open for public use daily from five o'clock (5:00) a.m. until eleven o'clock (11:00) p.m. unless otherwise posted. Community parks, recreation areas, open space, regional trails and trailheads shall be open for public use daily from dawn until dark, unless otherwise posted. It shall be unlawful for any person other than employees of El Paso County Parks or law enforcement personnel to enter or remain in the parks at any other time. However, the Director may extend or limit the time specified above by issuing a park permit in accordance with Section 3.1 of these Rules.

2.2: PARK CLOSINGS: The Director is hereby authorized to close any park or portion thereof, at any time as determined necessary for the protection of park property or for the public health, safety, or welfare.

2.3: CLOSED PARK AREAS: It shall be unlawful for any unauthorized person to enter or remain in any park area which is barricaded or posted as closed to the public. No person shall aid or abet the use of any area in violation of the posted notice.

2.4: TRESPASSING: Any violation of Sections 2.1, 2.2, or 2.3 shall be considered trespassing and subject to the fine schedule as provided in Section 12.2.

First offense - \$200, Second offense - \$250, Third offense - \$300

County Parks Security has issued 28 tickets in 2018 for trespassing since the updated rules / fines were established. Four tickets were issued for both vandalism and trespassing.

County leadership and staff have received several complaints that the fine for the first offense is too excessive. It has been suggested to lower the first offense fine to \$100 and leave the second and third offense fines the same.

Staff believes the proposed \$100 first offense is still a significant deterrent to address the trespassing / vandalism issue at the Rainbow Falls Historic Site and supports the change.

Recommended motion:

Move to endorse a proposed amendment to the County Parks Rules and Regulations to lower the first offense for trespassing to \$100.

El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: 2018 - 19 Officer Elections

Agenda Date: May 9, 2018

Agenda Item Number: #7 - E

Presenter: Chairperson

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

Background Information:

The Park Advisory Board By-Laws include the election of officers at the May meeting.
The 2017-18 officers include:

Chairperson -	Bob Falcone
Vice-Chairperson -	Ann Nichols
Second Vice-Chairperson -	Jane Dillion
Third Vice-Chairperson -	Terri Hayes
Secretary -	Julia Sands de Melendez

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

V. BOARD ORGANIZATION AND PROCEDURES

A. Officers

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

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

Recommended Motion:

Move to elect _____ as the _____ for the Park Advisory Board for the 2018 -19 year.

**El Paso County Parks
2018 Action Plan**

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

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

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

<u>Facility Revenue Totals To Date</u>		2018			2017	
		<u>Budget</u>	<u>Current</u>	<u>Balance</u>		<u>Totals to Date</u>
Parks Facility Reservation Revenue		\$ 180,000	\$ 84,202	\$ 95,798		\$ 91,760
County Fair / Fairgrounds		\$ 257,800	\$ 110,714	\$ 147,086		\$ 103,107
Total		\$ 437,800	\$ 179,576	\$ 242,884		\$ 194,867
<u>Fundraising Revenue</u>		2018			2017	
	<u>Purpose</u>	<u>Goal</u>	<u>Amount</u>	<u>Balance</u>		<u>Totals to Date</u>
County Fair Sponsorships	Fair Operations	\$ 70,000	\$ 28,500	\$ 41,500		\$ 46,500
Partners in the Park Program	Park Operations	\$ 30,000	\$ 15,000	\$ 15,000		\$ 5,000
Trust for County Parks	Park Operations	\$ 10,000	\$ 9,467	\$ 533		\$ 11,235
Nature Center Fundraising	Nature Center Support	\$ 25,000	\$ 2,464	\$ 22,536		\$ 8,436
County Fairgrounds Support (Fairgrounds Corp)	Programming/Facility Support	\$ 40,000	\$ 44,000	\$ (4,000)		\$ 50,000
Total		\$ 175,000	\$ 99,431	\$ 75,569		\$ 121,171
<u>Grant Funds</u>		<u>Awarded</u>				
CPW State Trails Non-Motorized Trail Grant	Eastonville Regional Trail	\$ 136,000				
CSFS Forest Restoration Capacity Building Grant	Forest Improvement Equipment	\$ 4,400				
Total		\$ 140,400				
<u>Parks Division Reservations</u>		2018			2017	2017
<u>Year to Date</u>		<u>Rentals</u>	<u>Attendance</u>	<u>Evaluation</u>	<u>Rentals</u>	<u>Attendance</u>
January		10	426	N/A	29	1064
February		10	85	N/A	26	850
March		13	294	N/A	77	1918
April		154	5480	4.7	240	7619
May						
June						
July						
August						
September						
October						
November						
December						
Total		187	6285		372	11451

<u>Parks Facility Reservations</u>	2018			2017	2017
<u>April</u>		<u>Rentals</u>	<u>Attendance</u>	<u>Rentals</u>	<u>Attendance</u>
<u>Bear Creek Regional Park</u>		1	25		
Archery Lanes					
Athletic Fields		28	2580	30	2600
Pavilions		14	638	27	964
Trails					
Vendor		4	8	2	4
Tennis Courts		16	64	2	8
Vita Course					
Meeting Room		9	76	22	313
<u>Black Forest Regional Park</u>				1	10
Athletic Fields		1	50		
Pavilions		6	260	4	166
Vendor					
Tennis Courts		22	88	20	68
<u>Falcon Regional Park</u>					
Baseball Fields		23	575	55	1430
<u>Fountain Creek Regional Park</u>					
Athletic Fields		2	120		
Pavilions		2	90	13	351
Trails					
Disc Golf Course					
Vendor					
<u>Fox Run Regional Park</u>				1	10
Athletic Fields		16	450	42	1200
Gazebo		3	270	9	90
Warming Hut				1	15
Pavilions		2	100	8	345
Trails					
<u>Homestead Ranch Regional Park</u>					
Pavilions		3	70	1	30
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>		2	16	2	15
<u>Rock Island Trail</u>					
<u>Black Forest Section 16</u>					
Total Park Facility Reservations		154	5480	240	7619

<u>Fairgrounds Facility Reservations</u>	2018				2017	2017
<u>Year to Date</u>		<u>Rentals</u>	<u>Attendance</u>	<u>Evaluation</u>	<u>Rentals</u>	<u>Attendance</u>
January		14	366	N/A	17	463
February		22	761	N/A	15	260
March		17	846	N/A	19	512
April		17	1175	N/A	17	3820
May						
June						
July						
August						
September						
October						
November						
December						
Total		70	3,148		68	5,055
<u>Fairgrounds Facility Reservations</u>		2018		2017		
<u>April</u>		<u>Rentals</u>	<u>Attendance</u>	<u>Rentals</u>	<u>Attendance</u>	
<u>Swink Hall - Fairgrounds</u>						
Fair Corporation Meeting		0	0	1	5	
FAB Meeting		1	28	1	18	
Lions Club Meeting		1	20	1	20	
Senior Dinner		2	102	1	50	
COC Meeting		1	20	1	18	
AARP Tax Preparation		2	14			
Calhan High School - Testing		2	40	2	40	
Jessica Bailey - Birthday Party		1	75			
<u>Track</u>						
Hot Laps				1	500	
Race				1	2000	
<u>Barns</u>						
<u>Livestock Arena</u>						
Select Sale		1	150	1	150	
Snow & Go Gymkhana		1	10	1	17	
Demo Derby Workshop		1	3			
Colorado Austrailian Shepherd Show		1	120	1	100	
<u>Grounds -</u>						
Great American Clean up		1	3	1	2	
Spring Fling				1	350	
<u>Whittemore - Fairgrounds</u>						
Mock Dog Show		1	50	1	20	
4-H Dog Committee - Practices		2	40			

United Methodist Women Rummage Sale		1	500	1	500	
<u>Exhibit Hall - Fairgrounds</u>						
Bushnell - Birthday Parth				1	30	
<u>Arena</u>						
Month Total Fair Facility Reservations		17	1,175	17	3,820	
<u>Vandalism Report</u>						
<u>Incident</u>	<u>Date</u>	<u>Location</u>	<u>Area</u>	<u>Cost</u>		
Turf damage by vehicle	1/6/2018	Bear Creek Regional Park	Field #3	\$250		
Misc. Grafitti	1/17/2018	Rock Island Trail	Bridge	\$50		
Turf damage by vehicle	1/23/2018	Fox Run Regional Park	Field	\$500		
Turf damage by vehicle	Feb (no exact date)	Fox Run Regional Park	Fields #1 & #2	\$1,000		
Graffiti Vandalism (Bridge underpass)	Feb (no exact date)	Crew's Gulch Trail	Trail(Underpass)	\$200		
Vehicle damage to field and total distruction of portable restroom	3/25/2018	Falcon Regional Park	Field and restroom	\$2,300		
Vandalism to birdfeeders and roof	4/27/2018	Fountain Creek Nature Center	Building	\$100		
			Total	\$4,400		
<u>Volunteerism</u>						
			2018	2017		
Total for Year	<u>Goal</u>	<u>Volunteers</u>	<u>Total Hours</u>	<u>Volunteers</u>	<u>Total Hours</u>	
January		151	820	132	648	
February		125	1,073	153	1226	
March		170	1,308	261	1,800	
April		573	2,314	853	3,290	
May						
June						
July						
August						
September						
October						
November						
December						
Totals	20,000 hours	1019	5,515	1399	6,964	

		2018				
<u>April</u>		<u>Volunteers</u>	<u>Total Hours</u>			
Parks Advisory Board		9	27			
Fair Advisory Board		14	56			
Fairgrounds Corporation		5	20			
Friends of the Nature Centers		110	481			
Adopt-A-Park / Trail / Volunteer Projects		434	1,690			
Front Range Community Service		1	40			
Total		573	2,314			
<u>Programming</u>	Goal	2018			2017	2017
<u>Totals for Year</u>		<u>Programs</u>	<u>Attendance</u>	<u>Evaluation</u>	<u>Programs</u>	<u>Attendance</u>
January		35	631	5.00	19	461
February		44	1346	4.90	32	1104
March		69	2791	5.00	34	706
April		122	2204	4.93	112	3819
May						
June						
July						
August						
September						
October						
November						
December						
Totals	800 / 21,000	270	6972	4.96	197	6090
<u>April</u>	<u>Facility</u>	<u>Programs</u>	<u>Attendance</u>	<u>Evaluation</u>		
Discover Bear Creek	BCNC	6	86	4.75		
Habitat	BCNC	6	87	5.00		
Incredible Insects	BCNC	15	216	5.00		
Colorado Wildlife Detectives	BCNC	2	28	5.00		
Birthday Party: All About Animals	BCNC	2	40	5.00		
Birthday Party: Bugs & Beasts	BCNC	1	19			
Kids Night Out: Campfire Burritos and Astronomy	BCNC	1	16			
Nature Explorers: SkeleTONS of Fun	BCNC	1	20	5.00		
LW: Springtime Flowers	BCNC	2	44	4.80		
Earth Day Family Stroll	BCNC	1	10	5.00		
Great American Cleanup	BCNC	1	16			
Pikes Peak Community College Environment Class	BCNC	3	36			
Griffin Center for Children	BCNC	1	25			
Troop 777 Scout Group Volunteer Project	BCNC	1	8			
Bear Den Rental	BCNC	2	95			
Cub Scout Pack 8	BCNC	1	8			
Empowered Care	BCNC	1	9			
Special Kids, Special Families	BCNC	1	10			
Cub Scout Pack 84- Junior Naturalist Program	BCNC	1	17			

Tree Dynamics Hike	BCNC	1	17		
Volunteer Orientation	BCNC	1	5		
Mosaic	BCNC	1	12		
Active Adults: Geology of Bear Creek	BCNC	1	20	5.00	
Aiken Audubon: Magic of Moths	BCNC	1	33		
Cub Scout- Junior Naturalist Program	BCNC	1	25		
Walk the Wetlands	FCNC	31	523	4.78	
Discover the Wetlands	FCNC	8	145	5.00	
Pikes Peak Community College	FCNC	2	30		
Nature Adventures: Rascally Rabbits	FCNC	1	35	4.60	
Pokemon Gathering	FCNC	1	50		
Owling & Hawking w/ Fountain's Bird Whisperer	FCNC	1	22	5.00	
Home School Inc.	FCNC	1	40		
MOPS	FCNC	1	20		
2's & 3's Outdoors: Hooray for Hatchlings	FCNC	1	20	5.00	
District #3 Transitions Group	FCNC	1	10		
CPR & First Aid Training Course	FCNC	2	16		
Tackle the Teasel Stewardship Project	FCNC	1	5	5.00	
Community Intersections	FCNC	1	12		
PWOC Church	FCNC	1	10		
Hiking club	FCNC	1	12		
Great American Cleanup	FCNC	1	38		
Birthday Party: Nature Detectives	FCNC	1	18	5.00	
Discovery High School	FCNC	1	55		
Palisades at the Broadmoor	FCNC	1	15		
Girl Scout Event	FCNC	9	226	4.90	
TOTALS		122	2204	4.93	



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

ADMINISTRATIVE SERVICES

MONTHLY REPORT

SABINE CARTER, ADMINISTRATIVE SERVICES COORDINATOR
DEBRA REID, ADMINISTRATIVE SUPERVISOR

April 2018

General Updates:

1. Facility rentals have generated \$84,202 which is 47% of our \$180,000 annual goal.
2. There were 154 reservations made in April for a total of \$10,080.

Special Events:

1. Many local sports groups kicked-off their sport seasons at County parks with field rentals for: Lacrosse, Frisbee, soccer and kickball. The tennis courts at Black Forest and Bear Creek Regional Park have also been busy hosting youth tennis tournaments.



COMMUNITY SERVICES DEPARTMENT

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

COMMUNITY OUTREACH and GRANTS

Monthly Report – April 2018

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

Community Outreach

1. **The Partners in the Park Program:** Staff received a signed agreement and partner payment from GE Johnson for Bear Creek Regional Park. We currently seek partners for Fountain Creek Regional Park and Nature Center for 2018. Please forward any possible partners to: dananordstrom@elpasoco.com
2. **El Paso County Fair:** Sponsors have committed \$70,500 in sponsorship to support the 2018 County Fair.
3. **Community Outreach:** Staff completed a training series on Volunteer Management through Metro Volunteers
4. **Adopt A Park/Trail Groups:** Save the date: Saturday, June 2 is National Trails Day – plan to participate on one of many outdoor activities taking place across El Paso County.
5. **Volunteer Opportunity:** If you have an interest in volunteering your time and talent to support the community outreach office functions, please call Dana Nordstrom at 719-520-6983.

Grants

1. If you have an interest working with El Paso County Parks on grants to support park projects, please call Christine Burns at 520-6996.



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

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

General

1. Fountain Creek Nature Center won gold again for the second consecutive year in the Gazette's Best of Field Trip category. One reader is quoted in the award write-up, "The Fountain Creek nature Center is just the best! The ecological education being shared is priceless. The staff are so genuine as is their love for all things nature. A+!"
2. Seven staff and volunteers completed training to become certified through the American Red Cross in First Aid, CPR, and AED.
3. Staff attended the Healthy Community Collaborative (HCC) meeting on April 10. The vision of the HCC is to increase life expectancy for all in El Paso County by removing barriers that prevent people from achieving optimal health. Staff is working on collecting data to share with HCC on how our programs address the vision through active living.
4. Staff attended the Colorado Springs Chamber & EDC Military Affairs Council Meeting on April 18. This was a great opportunity to network and share our programs with military community relations representatives.
5. Bear Creek Nature Center hired a new Seasonal Nature Center Interpreter for the summer of 2018. Serina Kiili's educational background is in Marine Biology and Chemistry. Her primary role during her five-month season with the nature center will be environmental education in the form of leading field trip groups, preschool programs, and summer camps.
6. Bear Creek Supervisor and Interpretive Program Coordinator attended 'Women in Conservation' night at Gold Hill Mesa, an event co-sponsored by Palmer Land Trust and Gold Hill Mesa. One hundred fifty women who fill a variety of roles in the field of conservation attended and enjoyed three speakers and a chance to connect with other women in the conservation/environmental field.

Projects, Fundraising & Grants:

1. Two training sessions were held for Bear Creek Nature Center's education program volunteers to familiarize them with updates and additions to the Foothills Field Experience field trip program, which serves children in grades five through eight. Participants engage

in four hands-on experiences during this program, including water quality testing of Bear Creek, an interactive watershed model, a guided hike focusing on the hallmark plants and animals in Bear Creek's habitats, and an exhibit exploration. The program has recently been updated to make it more hands-on and student-centered for all students.

Programs & Events:

1. The Great American Clean-Up was on Saturday, April 21. Even though it was a snowy day, 27 volunteers came out to Rock Island Trail in Falcon to pick up trash.
2. Bear Creek Nature Center celebrated Earth Day by participating in the Great American Cleanup and by offering an Earth Day Family Hike at the nature center. Despite cold snowy weather, fifteen people participated in the cleanup event in Downtown Colorado Springs and five families joined nature center staff for a free hike at Bear Creek, searching for animal signs and learning about the history of Bear Creek Nature Center and the importance of Bear Creek's habitats.
3. Bear Creek hosted a variety of public programs in the month of April, including Kids' Astronomy Night Out, Tree Hike led by CO State Forester, Aiken Audubon Moth presentation, Earth Day Family Hike, and Active Adults Program-Geology of Bear Creek & the Pikes Peak Region, led by PPCC geology professor. These programs reached over 100 people of all ages, connecting them more deeply to the natural and cultural history of the Pikes Peak Region.
4. Fountain Creek Nature Center's innovative program, Owling & Hawking with Fountain's Bird Whisperer, was a sold out long before the date of the program (April 7), and was happily attended by 22 adults--even in the snow! The group saw two Great Horned Owls, a bald eagle, snowy egret, and several hawks. Attendees learned respectful viewing ethics and gained some photography tips. A great new partnership with the Whisperer was begun!
5. Fountain Creek Nature Center's annual Girl Scout Event took place on Saturday, April 28 with about 126 scouts and 100 adults. Scouts from Daisies, Brownies, Juniors and Cadettes earned badges for Buddy Camper, Cabin Camper, Outdoor Adventurer, Eco Camper and Trailblazer. Many grateful leaders and parents commented:

"Leaders were AMAZING!! I loved our experience here and can't wait to recommend this to others! Thank you for teaching all of us!"

"We learned that even an extinguished fire can re-ignite." So important to spread that message in our drought and fire restricted state.

"Our leader was an excellent guide and mentor!!"

6. Great American Clean Up at Fountain Creek Regional Park brought in almost 40 people even on a cold and snowy day! The participants gladly combed the park and parking lots. They picked up more cigarette butts than anything, found tires, bottles, and general debris. Good sports all!
7. Fountain Creek Nature Center presented 39 Environmental Education field trips to 668 students, teachers, and parents.

COMMUNITY SERVICES DEPARTMENT

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

PARKS PLANNING DIVISION MONTHLY REPORTS MAY 2018

ACTION PLAN:

Capital Project Management:

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

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

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

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

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



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

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

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

Planning:

1. City of Colorado Springs Bike Master Plan: Planning Staff is serving on the Technical Advisory Committee for the update of the plan. The final TAC meeting was on August 2 to review the initial draft. The final Master Plan was presented to the City Parks and Recreation Advisory Board in February 2018 and approved by Colorado Springs City Council in April 2018.

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

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

4. Elephant Rock Open Space Master Plan: Staff has initiated preliminary work, such as base map development, in preparation for the upcoming master plan process. Staff site visit took place May 2018.

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

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

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

Flood Recovery:

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

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

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

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

Other:

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

2. Development Permit Application Reviews: Staff reviewed 5 development permit applications in late-February/early-March, including 3 that will be presented to the Park Advisory Board on May 9th.

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

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

4. Geographic Information Systems (GIS): Staff is working with the County Information Technology Department to expand El Paso County Parks' use of GIS for data collection, operational, and planning applications. New regional park maps have been completed or are in process, and new and/or improved datasets have been received.

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

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

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



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 APRIL, 2018

Operations/Miscellaneous Projects

Fairgrounds Entertainment Pavilion, South Gate, and Playground Improvements -

Ed Green Construction has completed project demolition and excavation for the new pavilion foundation. Structural steel and concrete has been installed for the pavilion footers and progress continues on foundation. The pavilion project is currently on schedule for completion by Fair. Ed Green Construction was also the successful bidder and has been awarded the construction contract for the Fairgrounds South Gate Entrance and Playground improvements. The new playground for Fairgrounds has been ordered with an approximate delivery time of 6-8 weeks.

Fairgrounds Electrical Upgrade - Ed Green Construction will also provide electrical upgrades south of the Grandstands and new Entertainment Pavilion. For years the County has had issues with sufficient power for the vendors that are staged in these areas. With the new Pavilion installation, the issue arose with needing to correct the electrical deficiency while the Pavilion is under construction. The new electrical service will be a 3-phase 200amp panel that will provide sufficient electrical needs south of the Pavilion and provide cost savings over time.

Fairgrounds Communications Upgrade - The County I.T. Department will be upgrading communication lines and Wi-Fi at the Fairgrounds. Lenz Electric has been contracted to install 4" communication conduit between Swink Hall and the Livestock Arena Building. Lenz Electric will also be installing a new single phase 200amp service in the Livestock Arena Building to accommodate the new communication equipment. The Operations Supervisor is also working on obtaining quotes for installing a new communication line conduit from the Livestock Arena Building to the new South Gate ticket booth.

Santa Fe Trailhead Restroom - El Paso County and Tri-view Park Metropolitan District are currently working on a sewer line easement agreement that will be beneficial to both sides. The new restroom potable water line will be pressurized this month which will allow Olson Plumbing to complete the required backflow testing. Olson Plumbing will also perform water pressure and GPM testing to provide engineered drawings for converting the restroom from a waterless toilet system (Clivus unit) to a conventional restroom connected to the proposed new sewer line.



Willow Springs Bridge - The Bridge was damaged during a flood event in July of 2016. The Operations Supervisor continues working with Public Works Engineering, Amcor Oldcastle Pre-Cast, and Criterium McCafferty Engineering to find the best solution for repairing or removing the bridge. Criterium Engineering will begin the structural assessment in May.

Bear Creek and Fountain Creek Nature Center - The Park Operations Supervisor has been acquiring bids for carpet replacement, sheetrock repairs, and painting within the Main Exhibit room at Bear Creek Nature Center. Options are also being looked at for addressing the back patio at BCNC that has been gradually settling for years.

Central District

Bear Creek Regional Park- The reservation season is upon us and the fair weather has promoted heavy park use. The main areas of use include pavilion reservations, athletic field use and trail activity. The Central team is busy ensuring that our park's guests have positive park experiences.

Bear Creek staff has been very busy with aeration, fertilization, and over seeding efforts. Irrigation repairs and herbicide applications remain high on our priority list as well. Staff completed renovating athletic field one with hopes to reopen in early June.

Staff replaced and upgraded the information kiosks at fields one and two. The new information kiosks will provide amenity information, field reservations, park rules and regulations. In conjunction with the information kiosk installation, staff also installed pavilion use signage in all eight pavilions. The new signs explain our reservation process and will hopefully provide a better customer experience regarding pavilion rentals. Central staff is currently replacing swings and swing hardware throughout the park. The new playground equipment will increase access to swings and provide a safer playground experience.

Staff continues to remove illegal campsites and is very persistent with notification postings in hopes of reducing illegal camp volume.

The Central team along with volunteer assistance has made significant progress with the advanced steps obstacle in the equestrian skills course. Staff has added several features to the course and many compliments have been received. We hope to have the steps obstacle completed within the next few weeks.

The Central team is very busy making preparations for the Destination Services volunteer event taking place on May 7th. Projects to be completed by volunteers include landscape restoration, playground renovations, and park beautification. The Parks Division received a generous contribution from Destination Services to purchase materials for the event.

Staff received the final award letter from the Colorado State Forest Service regarding the capacity building grant application. The Parks Division was awarded \$4,400.00 to help purchase fire mitigation equipment. We hope to have the equipment onsite soon and we look forward to beginning work in early summer.

Bear Creek Dog Park- Staff hosted the annual April Stools event and despite unfavorable weather we managed to make several improvements to the park. Improvements include waste removal and sediment removal from the wading pools. Final bids were received for the fence replacement project and currently under review.

Rainbow Falls- The site remains closed as the Access Improvement Project is in full swing. Staff held several meetings with Verizon to finalize security camera installation.

Downtown Facilities- The downtown crew is focused on troubleshooting irrigation systems, aeration, fertilizer applications and over seeding. Several landscape beds have been prepped at the County Courthouse and we are hoping to involve Boy Scouts with planting and rock mulch installation.

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

Training- Central staff attended a Blood Borne Pathogen training class.

East District

County Fairgrounds - The East District has been working on various spring projects. Staff purchased and installed 4" steel bollards in front of the new 4-H Campground RV electric pedestals. This project was a high priority due to the summer racing season starting in May.

The Grounds subcommittee for the Fair Advisory Board was tasked with installing a gate in front of Swink Hall to help secure the Fairgrounds from vehicles during County Fair. The Grounds Committee came up with a design and the East District staff fabricated and completed installing the new gate.

Staff was informed about the need to tie up horses in the Livestock Arena Building during Gymkhana events. The East team found an old tie rail in our storage area and fabricated sleeves so the rail can be removed while not in use during the summer months. Staff welded new hitching rings to the rail and added a fresh coat of paint. The rail was installed earlier in the month and was used for the final winter series Gymkhana event.

With the race season around the corner, staff has been working on a project along the northern edge of the track. During fall of 2017, a 6' foot tall chain link fence was installed to prevent pedestrians from approaching the north end of the track. Staff purchased ninety 6' x 6' x 2' concrete blocks to further protect the "pit" area on the north end of track. The East team began installing two additional rows of concrete block on top of existing blocks. The goal is to have all concrete blocks set and painted prior to the first official race.

Staff continues the waxing of all floors in Swink Hall. Waxing has been completed on all the main floors and restrooms should be finished by the end of April. The challenge has been scheduling this project in between periods with no reservations.

Paint Mines Interpretive Park – Staff was contacted by a citizen that frequently visits Paint Mines Interpretive Park concerning a vandalism issue. The park patron noticed an area in one of the main formation caves that had been spray painted. Our team mobilized that afternoon and was able to remove the majority of the damage that was caused.

Homestead Ranch Regional Park – Staff charged the irrigation system and opened restrooms for the season.

North District

General Information - Parks North District received a used replacement tractor from El Paso County Department of Transportation.

Fox Run Regional Park - This month the North team completed various projects which included resurfacing various trails, picnic gravel surfaces, and horseshoe pits to help improve the aesthetic value of areas around Oak Meadows. In addition to seasonal pruning and cutting back dead growth, staff removed tree limbs and other vegetation along roads and trails to accommodate horseback riding and maintenance equipment access.

Public restrooms were opened and domestic water systems were charged for the season. Lights and electrical ballasts were replaced in the Warming Hut restrooms and rental portion of facility to help improve lighting output. Fox Run Regional Park was also featured for the El Paso County "Explore Our Parks".

Black Forest Regional Park – Staff removed and replaced a leaking brine tank in the domestic water system. In addition, we completed all seasonal pruning and applied pre-emergent to all landscape beds to help prevent weed growth. Spring winds kept staff busy removing trees that pose a threat to trails users, facilities, and private property. The North team supported Rocky Mountain Field Institute with a volunteer tree planting which included 1,500 Ponderosa Pine seedlings.

Pinerias Open Space – The North District also supported Rocky Mountain Field Institute with approximately 700 feet of single track trail construction.

Palmer Lake - Staff installed new park rule signage.

Santa Fe Regional Trail (Baptist Road Trailhead, Highway 105 Trailhead, Ice Lake, North Gate Trailhead) – Staff opened Baptist trailhead restrooms for the season. In preparation for the new potable waterline being pressurized and tested at Baptist Road restroom, the North District decommissioned and removed the existing domestic water system.

Staff removed the railing under the Highway 105 Bridge in preparation for cleaning out the drainage ditch and an upcoming capital improvement project.

South District

General Overview and Staffing – The South team was able to wrap up various projects in April and prepare for the upcoming season. Staff put the final touches on the Maxwell Street Trailhead project, the Craddock Trail project, and Duckwood Community Garden construction. The South District completed routine spring tasks which included: pressurizing irrigation systems; installing aerators in ponds; aerate, fertilize, and over-seed turf; transition equipment from snow removal to turf mowing; and began hiring seasonal staff.

The Great American Clean-Up was a great success despite the weather.

Fountain Creek Regional Park – South District weekend staffing resumed due to the start of pavilion reservation season. Staff repurposed a donated shed for tool storage and installed at Duckwood Community Garden. Preparation began to open Duckwood Pond for kids fishing 16 and under. Department of Wildlife will routinely stock pond.

Stratmoor Valley Park – The Great American Clean-Up Team made a great impact by collecting a large amount of trash along Fountain Creek watershed.

Fountain Creek Nature Center- Staff provided Easter special event support. Repairs to the Nature Center viewing windows and sheetrock have been completed.

Willow Springs – Fountain Fire Department will continue their training as time allows during the fire season. Their training consists of fire and hazardous tree mitigation which will greatly benefit the park. Volunteer Randy Feidler continues to donate his time and is a tremendous help at Willow Springs.

Maxwell Trailhead – South team completed final drainage and grading for project. Native revegetation seeding has been completed. Staff also completed a homeless camp clean-up north of the trailhead.

Clear Springs Ranch – Colorado Springs Utilities Wildland Fire conducted training exercises north of Clear Spring Ranch on April 13th.