

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

Park Advisory Board

Meeting Agenda

Wednesday, November 14, 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. New Staff Member Introductions	Tim Wolken	Information
5. Citizen Comments / Correspondence on items not on the agenda (limited to five minutes unless extended by Chair)	Chair	
6. Development Applications		
A. Ellicott Town Center Filing No. 1 Final Plat	Ross Williams	Endorsement

<u>Item</u>		<u>Presenter</u>	<u>Recommended Action</u>
B.	Hannah Ridge at Feathergrass Filing No. 5 Final Plat Hannah Ridge at Feathergrass Filing No. 6 Final Plat Hannah Ridge at Feathergrass Filing No. 7 Final Plat	Ross Williams	Endorsement
C.	McCune Ranch Preliminary Plan and Rezone	Ross Williams	Endorsement
D.	The Townhomes at Bradley Crossroads Phase II Final Plat	Ross Williams	Endorsement
E.	Mountains Edge Minor Subdivision Final Plat	Ross Williams	Endorsement
7.	Information / Action Items		
A.	2019 Proposed Facility Use Fee Schedule	Tim Wolken	Endorsement
B.	Rainbow Falls Historic Site Update	Tim Wolken / Todd Marts	Information
8.	Monthly Reports	Staff	Information
9.	Board / Staff Comments		
10.	Adjournment		

RECORD OF PROCEEDINGS

*Minutes of the October 10, 2018
El Paso County Park Advisory Board Meeting
Bear Creek Nature Center, 245 Bear Creek Road
Colorado Springs, Colorado*

Members Present:

Jane Dillon, 1st Vice Chair
Terri Hayes, 2nd Vice Chair
Todd Weaver, 3rd Vice Chair
Julia Sands de Melendez, Secretary
Anne Schofield
Ed Hartl

Staff Present:

Tim Wolken, Community Services Director
Brian Bobeck, Park Operations Division Manager
Ross Williams, Park Planner
Mary Jo Lewis, Bear Creek Nature Center Supervisor

Absent: Bob Falcone, Kathi Schwan, Alan Rainville

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 Jane Dillon, Vice Chair.
2. Approval of Agenda: **Ed Hartl made a motion to approve the meeting agenda. Terri Hayes seconded the motion. The motion carried 6 - 0.**
3. Approval of Minutes: **Julia Sands de Melendez made a motion to approve the September 12, 2018 meeting minutes. Ed Hartl seconded the motion. The motion carried 6 – 0.**
4. Introductions and Presentations:

None
5. Citizen Comments

None
6. Development Applications:

A. Meadowlake Ranch Sketch Plan

Ross William presented an overview of the Meadowlake Ranch Sketch Plan and addressed questions from the Board.

Julia Sands de Melendez recommended to the Planning Commission and the Board of County Commissioners that the approval of Meadowlake Ranch Sketch Plan include the following conditions: (1) the developer is encouraged to explore urban park options in the form of additional open space areas, trails, community parks, neighborhood pocket parks or other recreational opportunities; (2) designate and provide to El Paso County a 25-foot trail

easement along Eastonville Road, that allows for public access, as well as construction and maintenance by El Paso County of the Eastonville Primary Regional Trail; (3) designate and provide to El Paso County a 25-foot trail easement along the north side of Judge Orr Road, that allows for public access, as well as construction and maintenance by El Paso County of the Judge Orr Secondary Regional Trail; (4) the easements shall be shown on all forthcoming preliminary plans and final plats, and the aforementioned easements shall be dedicated to El Paso County on the forthcoming final plat(s); (5) fees in lieu of land dedication for regional and urban park purposes will be calculated upon review of forthcoming preliminary plans and final plats, and will be required at time of the recording of the forthcoming final plats. 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 forthcoming final plats. Terri Hayes seconded the motion. The motion passed 6 - 0.

B. TimberRidge Estates Final Plat

Ross Williams provided an overview of the TimberRidge Estates Final Plat and addressed questions by the board.

Ed Hartl recommended to the Planning Commission and Board of County Commissioners that approval of the TimberRidge Estates Final Plat include the following conditions: (1) show on the Final Plat the Sand Creek Regional Trail at the point at which the trail crosses the Arroyo Lane right-of-way; (2) require fees in lieu of land dedication for regional park purposes in the amount of \$4,300. Julia Sands de Melendez seconded the motion. The motion passed 6 – 0.

7. Information / Action Items:

A. Widefield Community Park / Fountain Creek Regional Park Improvements

Ross Williams provided an overview of both projects and highlighted the added new park amenities.

B. Bear Creek Nature Center Exhibit Upgrades

Mary Jo Lewis, Bear Creek Nature Center supervisor, presented an overview of the exhibit upgrades at the Bear Creek Nature Center which include: Refurbished Foothills/Bear exhibit, Live Greenback Cutthroat Trout exhibit, Cubs Corner, Habitat Pods, Reader Rails on the windows, a large habitat photo mural and interactive insect exhibits. The completion of the new exhibits is scheduled for November. Ms. Lewis also announced the upcoming “4th annual Bear Run” fundraiser which is scheduled for November 10th on the trails at the Bear Creek Nature Center.

8. Monthly Reports:

Tim Wolken informed the Board that the 2018 revenue goals for facility rentals and fundraising have been met.

RECORD OF PROCEEDINGS

9. Board/Staff Comments:

Tim Wolken informed the Board that the County has completed the trail etiquette video and presented the video to the Board.

10. Adjournment: **The meeting adjourned at 2:35 p.m.**

Julia Sands de Melendez, Secretary

El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: New Staff Member Introductions

Agenda Date: November 14, 2018

Agenda Item Number: #4 - A

Presenter: Tim Wolken, Director, Community Services Department
Todd Marts, Manager, Recreation and Culture Services
Brian Bobeck, Manager, Park Operations

Information: X

Endorsement:

Background Information:

El Paso County Parks is fortunate to have three new staff members in the fall, 2018:

- Paul Whalen, Landscape Architect (introduced by Brian Bobeck)
- Alayna Schmidt, Interpretive Program Coordinator, Fountain Creek Nature Center (introduced by Todd Marts)
- Elizabeth Brown, Interpretive Program Coordinator, Bear Creek Nature Center (introduced by Todd Marts)

We look forward to their significant and innovative contributions.

Recommended Action:

Information only

El Paso County Parks

Agenda Item Summary Form

Agenda Item Title: Ellicott Town Center Filing No. 1 Final Plat

Agenda Date: November 14, 2018

Agenda Item Number: #6 - A

Presenter: Ross Williams, Park Planner

Information: **Endorsement:** X

Background Information:

Request by Mr. John P. Schwab of JPS Engineering, Inc., on behalf of Colorado Springs Mayberry, LLC, for approval of Ellicott Town Center Filing No. 1 Final Plat. Ellicott Town Center is zoned PUD and is located on East Highway 94, 1.5 miles west of the intersection of Log Road and the unincorporated town of Ellicott. The proposed 36.87-acre development will include 98 single-family residential lots, with a minimum lot size of 0.088 acres. The property is located within the Ellicott Valley / Highway 94 Comprehensive Plan boundary.

The El Paso County Parks Master Plan (2013) shows the Highway 94 Secondary Regional Trail being impacted by the proposed development – running east-west along the south side of U.S. Highway 94. In addition, the project site is located immediately south and adjacent to the proposed Highway 94 Road Bicycle Route, which runs east-west along U.S. Highway 94. The project is not located within the bounds of any Candidate Open Space Areas.

In October 2005, the Ellicott Town Center Sketch Plan was reviewed by El Paso County Parks staff, and the following internal administrative comments were provided:

“Park staff has no objections to this submittal. Recommend linking schools and parks with trails and open spaces. For internal review only and not forwarded to the Park Board for approval at this time. Final park fees will be determined once final.”

The Sketch Plan was approved in January 2006 with the following conditions:

- Applicable Park and School fees shall be paid with any Final Plats.
- With each Preliminary Plan, the applicant shall work with El Paso County Park Department to determine acreage and acceptable locations for park area or areas, and include them on the plan.

In May 2006, the Ellicott Town Center Overall PUD Development Plan, Phase I PUD Development Plan, and Phase I Preliminary Plan were approved by the Planning Commission and Board of County Commissioners. The 550.6-acre Overall PUD

Development Plan shows 24.53 acres of park land, as well as numerous conceptual internal trails connecting the various phases of the project, including an east-west running trail across the most northern portion of the property. This trail could be interpreted as the Highway 94 Secondary Regional Trail.

The Phase I PUD Development Plan and Preliminary Plan, at 82.45 acres in size, shows tracts totaling 9.20 acres designated to "Park / Open Space / Drainage / Utilities," although no conceptual park plans are included in the application. The applicant's letter of intent, dated December 2005, contained no waivers for regional or urban park fees. Subsequently, no El Paso County Parks subdivision review forms, and therefore no Park Advisory Board recommended endorsements have been located. Applicant responses to the agency reviews of the PUD and Preliminary Plans also reveal no Parks comments, although in response to a Planning Division request, the applicant stated the following:

- *"Park and open space acreage is noted. As an overall PUD, this is general in nature and indicates intent. Final park and open space acreage may vary. The Ellicott Town Center Metropolitan District will own and maintain all park and open spaces illustrated on the plans."*
- *"Park areas have been identified with the acreage. Maintenance responsibilities for these areas are by the Ellicott Town Center Metropolitan District and are identified on the Preliminary Plan Tract Table."*

In June 2006, the applicant resubmitted the Ellicott Town Center Phase One Filing One, with a letter of intent requesting the following waiver of fees:

- *"Urban parks fees will be waived in lieu of land to be dedicated. Said land has been committed to per approved PUD plan."*

In addition, the applicant sent a letter to El Paso County Parks Director, Tim Wolken, dated 08/07/2006, requesting the following fee waiver:

- *"Please accept this as confirmation and formal request of providing land in lieu of fees for the land development known as Ellicott Town Center."*
- *"Urban parks fees will be waived in lieu of land to be dedicated. Said land allotment has been committed to per approved PUD plan."*

Furthermore, the applicant requested an extension of the Ellicott Town Center Filing No. 1 Final Plat in 2009, which was reviewed by El Paso County Parks staff, who provided the following recommendations:

- *"By previous agreement, staff recommends waiving urban park fees, with understanding that modifications to the final plan and a Letter of Intent will be submitted to show urban park areas. Additionally, developer should be made aware of EPCDOT 2030 Master Plan showing Highway 94 as a recommended bicycle route and may need additional ROW for a paved shoulder. Staff recommends accepting fees in lieu of land for regional park purposes in the amount of \$42,360.00."*

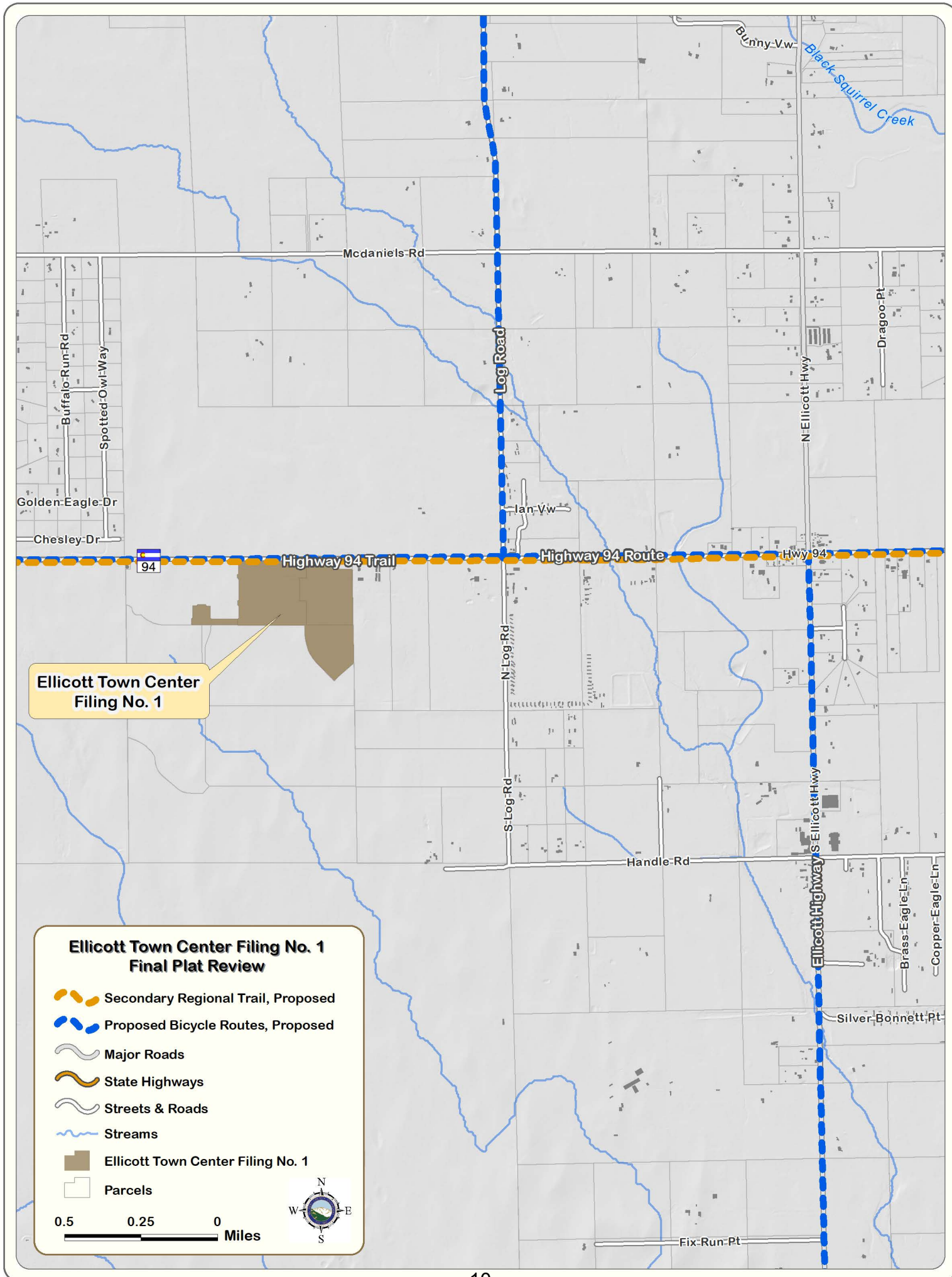
As noted previously, the Ellicott Town Center Preliminary Plan and Filing No. 1 Final Plat do show land dedicated to urban park uses (in addition to other noted uses), as well as the additional 40' right-of-way on the southern side of Highway 94. However, the aforementioned recommendations were not endorsed by the Park Advisory Board in May of 2009, as no record has been found of either the presentation of or endorsement of Ellicott Town Center Filing No. 1 Final Plat. Moreover, no formal park land agreement or fee waiver was approved by the Board of County Commissioners, nor recorded with the El Paso County Clerk and Recorder's Office.

Due to the amount of time that has passed between the 2009 Filing No. 1 Final Plat extension and the current application, the lack of recorded Park Advisory Board endorsements or BoCC-approved park lands agreements, as well as the adoption of the 2013 El Paso County Parks Master Plan and its focus on the acquisition, construction, maintenance, and preservation of large-acreage regional park lands and open space, staff recommends reestablishing fees in lieu of land for both regional and urban park purposes, but additionally recommends the formal establishment of a park lands agreement as an acceptable alternative to urban park fees provided the agreement is approved by the County and executed prior to recording the final plat. This park lands agreement will allow the waiving of urban park fees in exchange for the applicant's construction and maintenance of urban park amenities in those lots previously dedicated to urban park uses, to be constructed, owned, and maintained by the Ellicott Town Center Metropolitan District.

Staff also recommends the dedication of a 25-foot trail easement along the southern side of Highway 94 that allows for public access, as well as construction and maintenance by El Paso County of the Highway 94 Secondary Regional Trail, and that the easement be shown on the Final Plat and dedicated to El Paso County prior to the recording of the Final Plat.

Recommended Motion (Filing No. 1 Final Plat):

Recommend to the Planning Commission and the Board of County Commissioners that the approval of Ellicott Town Center Filing No. 1 Final Plat include the following conditions: (1) the developer is encouraged to further explore and develop urban park options in the form of open space areas, trails, community parks, neighborhood pocket parks or other recreational opportunities; (2) show on the Final Plat and dedicate to El Paso County a 25-foot trail easement along the south side of Highway 94 that allows for public access, as well as construction and maintenance by El Paso County of the Highway 94 Secondary Regional Trail; and (3) require fees in lieu of land dedication for regional park purposes in the amount of \$42,140 and urban park fees in the amount of \$26,656. A park lands agreement will be an acceptable alternative to urban park fees provided the agreement is approved by the County and executed prior to recording the final plat.



Development Application Permit Review



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

November 14, 2018

Subdivision requirements referenced in section 8.5.2 of the El Paso County Land Development Code. Fees are based on average land values within designated areas. See El Paso County Board of County Commissioners (BoCC) Resolution for fees established on annual basis. The Park Advisory Board meets the second Wednesday of each month, 1:30 p.m., BoCC Auditorium, second floor Centennial Hall Building, 200 S. Cascade, Colorado Springs.

Name:	Ellicott Town Center Filing No. 1 Final Plat	Application Type:	Final Plat
DSD Reference #:	SF-18-025	CSD / Parks ID#:	0
Applicant / Owner:	Owner's Representative:	Total Acreage:	36.87
Colorado Springs Mayberry, LLC	JPS Engineering, Inc.	Total # of Dwelling Units	98
32832 Temecula Parkway	John Schwab	Gross Density:	2.66
Temecula, CA 92592	19 East Willamette Avenue	Park Region:	4
	Colorado Springs, CO 80903	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

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

Regional Parks: 4	Urban Parks Area: 5
0.0194 Acres x 98 Dwelling Units = 1.901 acres	Neighborhood: 0.00375 Acres x 98 Dwelling Units = 0.37 acres
	Community: 0.00625 Acres x 98 Dwelling Units = 0.61 acres
	Total: 0.98 acres

FEE REQUIREMENTS

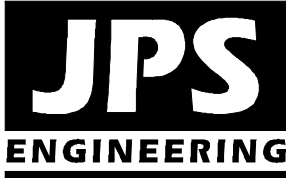
Regional Parks: 4	Urban Parks Area: 5
\$430.00 / Unit x 98 Dwelling Units= \$42,140.00	Neighborhood: \$107.00 / Unit x 98 Dwelling Units = \$10,486.00
	Community: \$165.00 / Unit x 98 Dwelling Units = \$16,170.00
	Total: \$26,656.00

ADDITIONAL RECOMMENDATIONS

Staff Recommendation:

Recommend to the Planning Commission and the Board of County Commissioners that the approval of Ellicott Town Center Filing No. 1 Final Plat include the following conditions: (1) the developer is encouraged to further explore and develop urban park options in the form of open space areas, trails, community parks, neighborhood pocket parks or other recreational opportunities; (2) show on the Final Plat and dedicate to El Paso County a 25-foot trail easement along the south side of Highway 94 that allows for public access, as well as construction and maintenance by El Paso County of the Highway 94 Secondary Regional Trail; and (3) require fees in lieu of land dedication for regional park purposes in the amount of \$42,140 and urban park fees in the amount of \$26,656. A park lands agreement will be an acceptable alternative to urban park fees provided the agreement is approved by the County and executed prior to recording the final plat.

Park Advisory Board Recommendation:



19 E. Willamette Avenue
Colorado Springs, CO 80903
(719)-477-9429
www.jpsengr.com

August 22, 2018

El Paso County Development Services Department
Attn: Nina Ruiz
2880 International Circle
Colorado Springs, CO 80910

SUBJECT: Ellicott Town Center Filing No. 1 - Letter of Intent

Dear Nina:

Please accept this "Letter of Intent" for the attached re-submittal of technical items in preparation for recording of Ellicott Town Center Filing No. 1. Colorado Springs Mayberry, LLC is currently planning to move forward with development of Ellicott Town Center Filing No. 1, which was approved by the Board of County Commissioners (BOCC) on April 12, 2007 (Resolution No. 07-132). The original Letter of Intent for this filing, dated June 26, 2006, is attached for reference. This submittal of technical items is intended to fulfill the Conditions of Approval associated with the "Reconsideration of Final Plat to Extend the Time to Record – Ellicott Town Center Filing No. 1" as approved by the BOCC on December 12, 2017.

Contact information for the current Owner is as follows:

Colorado Springs Mayberry, LLC
32823 Temecula Parkway
Temecula, CA 92592
Attn: Randy Goodson

Ellicott Town Center Filing No. 1 consists of 98 residential lots on 64.21 acres, including several tracts for future development. Access will be provided by the proposed extension of new Log Road south from State Highway 94, and secondary access will be provided by extension of Springs East Road south from SH94.

The enclosed technical items are in full conformance with the previously approved final plat submittal, and the developer is ready to move forward with construction of subdivision infrastructure and plat recording.

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

Sincerely,
JPS Engineering, Inc.

John P. Schwab, P.E.



lrs inc.

REAL ESTATE DEVELOPMENT CONSULTANTS

6/26/2006

Mike Garrott
Project Manager
El Paso County Development Services Department
2880 International Circle #110
Colorado Springs, CO 80910

VERSION: # 2
DATE: 7/27/06

**RE: Ellicott Town Center
Phase One Filing One - Letter of Intent
RESUBMITTAL**

Dear Mike:

Please accept this as a letter of intent addressing the subject property. The following will be according to the requirements and check list set forth by the El Paso county Planning Dept as of this date:

1. Owners

- Ellicott Springs Development Company, LLC
31 East Platte Ave. #200
Colorado Springs, CO 80903
- Ellicott Springs Land Company LLC
31 East Platte Ave #200
Colorado Springs, Co 80903
TEL: 858-546-0700
FAX: 858-546-0770
E-mail: Simon@accretive-capital.com

2. Site Location Size and Zoning

Location;

The site is located 1½ miles west of Ellicott, Colorado

Legal Description:

LEGAL DESCRIPTION – ELLICOTT TOWN CENTER FILING NO.1

A PORTION OF THE NORTH HALF OF SECTION 14 AND THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 15, T14S, R63W OF THE 6TH P.M., EL PASO COUNTY, COLORADO,

DESCRIBED AS FOLLOWS;

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 14, THENCE S 89°44'49" E ALONG THE NORTH LINE OF SAID SECTION 14, 50.00 FEET; THENCE S 00°01'08" W, 242.34 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 21°30'29", A RADIUS OF 365.00 FEET, AN ARC DISTANCE OF 137.02 FEET; THENCE S 21°29'20" E, 134.47 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 21°29'20", A RADIUS OF 435.00 FEET, AN ARC DISTANCE OF 163.15 FEET; THENCE S 00°00'00" E, 38.06 FEET; THENCE S 44°44'30" E, 31.25 FEET; THENCE S 89°29'00" E, 448.41 FEET; THENCE N 45°15'30" E, 30.97 FEET; THENCE N 00°00'00" E, 352.75 FEET; THENCE N 44°44'30" W, 31.25 FEET; THENCE N 00°00'00" E, 60.00 FEET; THENCE S 89°29'00" E, 20.79 FEET; THENCE N 00°31'00" E, 265.75 FEET TO A POINT ON SAID NORTH LINE OF SECTION 14; THENCE S 89°44'49" E ALONG SAID NORTH LINE, 1148.22 FEET; THENCE S 10°04'51" E, 137.11 FEET; THENCE S 00°20'22" W, 196.27 FEET; THENCE N 89°29'00" W, 142.00 FEET; THENCE S 44°34'19" E, 31.16 FEET; THENCE S 00°20'22" W, 357.73 FEET; THENCE S 45°25'41" W, 31.06 FEET; THENCE S 89°29'00" E, 405.00 FEET; THENCE N 45°25'28" E, 31.06 FEET; THENCE S 89°29'00" E, 60.00 FEET; THENCE S 44°34'19" E, 31.16 FEET; THENCE S 89°29'00" E, 158.73 FEET; THENCE N 45°15'30" E, 30.97 FEET; THENCE S 89°29'00" E, 60.00 FEET; THENCE S 44°44'30" E, 31.25 FEET; THENCE S 89°29'00" E, 156.01 FEET; THENCE N 45°15'30" E, 30.97 FEET; THENCE S 89°29'00" E, 60.00 FEET; THENCE S 44°44'30" E, 31.25 FEET; THENCE S 89°29'00" E, 176.90 FEET; THENCE N 45°15'30" E, 30.97 FEET; THENCE N 00°00'00" E, 681.03 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 94; THENCE S 89°29'00" E ALONG SAID SOUTH RIGHT-OF-WAY LINE, 65.00 FEET; THENCE S 00°00'00" E, 681.03 FEET; THENCE S 44°44'30" E, 31.25 FEET; THENCE S 00°00'00" E, 60.00 FEET; THENCE S 45°15'30" W, 30.97 FEET; THENCE N 89°29'00" W, 65.00 FEET; THENCE N 44°44'30" W, 31.25 FEET; THENCE N 89°29'00" W, 437.76 FEET; THENCE S 45°15'30" W, 31.10 FEET; THENCE N 89°29'00" W, 60.00 FEET; THENCE N 44°44'30" W, 31.38 FEET; THENCE N 89°29'00" W, 525.06 FEET; THENCE S 00°20'22" W, 350.00 FEET; THENCE N 89°29'00" W, 1190.38 FEET; THENCE N 00°31'00" E, 100.00 FEET; THENCE N 45°15'30" E, 30.97 FEET; THENCE N 00°00'00" W, 201.01 FEET; THENCE N 44°44'30" W, 31.25 FEET; THENCE N 89°29'00" W, 448.42 FEET; THENCE S 45°15'30" W, 30.97 FEET; THENCE N 89°29'00" W, 62.00 FEET; THENCE N 44°44'30" W, 31.25 FEET; THENCE N 89°29'00" W, 142.00 FEET; THENCE S 45°15'30" W, 30.97 FEET; THENCE N 89°29'00" W, 62.00 FEET; THENCE N 44°44'30" W, 31.25 FEET; THENCE N 00°00'00" E, 70.00 FEET; THENCE N 45°15'30" E, 30.97 FEET; THENCE N 00°00'00" E, 31.13 FEET THENCE ALONG THE ARC OF A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 19°58'22", A RADIUS OF 435.00 FEET, AN ARC DISTANCE OF 151.64 FEET; THENCE N 19°58'22" E, 166.93 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 19°57'13", A RADIUS OF 365.00 FEET, AN ARC DISTANCE OF 127.11 FEET; THENCE N 00°01'08" E, 235.74 FEET, TO A POINT ON THE NORTH LINE OF SAID SECTION 15; THENCE S 89°07'30" E ALONG SAID NORTH LINE, 50.01 FEET TO THE POINT OF BEGINNING AND CONTAINING 36.878 ACRES, MORE OR LESS.

Assessor's Parcel Numbers:

The Assessor's Parcel Numbers for the subject properties are as follows:

Ellicott Town Center: 34000-00-345/346

Springs East Village: 34000-00-259/260

Existing zone:

The site is currently zoned PUD/Multi Use

3. Request and Justification:

This request is for a Final Plat for Phase One – Filing One of the currently approved PUD Development Plan for the development known as Ellicott Town Center.

The currently approved Ellicott Town Center P.U.D. zone provides an improved land plan while maintaining the previously approved land uses and densities. **The Phase One Filing One is in keeping with the Amended Sketch Plan for Ellicott Town Center, and overall densities remain within the previously approved entitlements for the property.**

4. Existing and Proposed Facilities, Structures, Roads Etc. for Phase One

Colorado State Highway 94 forms the northern boundary of the Ellicott Town Center parcel. The existing state highway provides major access to the west and the City of Colorado Springs. The portion of State Highway 94 adjacent to the development will be upgraded with widening of the highway and construction of turn lanes as required.

The Sunset Metropolitan District (SMD) will provide central water and sewer service to the Ellicott Town Center development. Off-site utility improvements have previously been constructed to extend gravity sewer service from the existing Sunset Wastewater Treatment Plant (WWTP) to the Ellicott Town Center parcel. The Sunset WWTP was upgraded in 2002 to a permitted capacity of 250,000 gallons per day, providing available treatment capacity to serve in excess of 1,000 additional dwelling units prior to the next treatment plant upgrade.

The Sunset Metropolitan District will provide central water service from the existing Viewpoint Water Storage Tank located at the northwest corner of the site. SMD will provide water service to the Ellicott Town Center parcel utilizing a combination of water supply sources, including on-site Denver Basin wells, Ellicott Springs Resources' alluvial wells, contractual water delivery agreements with the Cherokee Metropolitan District, and ultimately Preisser Ranch wells. To date the Ellicott Town Center project has received letters of water sufficiency for 120 initial dwelling units from both the State Engineer's office and the El Paso County Attorneys office.

5. Waiver Requests

Ellicott Town Center is a unique development to the El Paso County area. This uniqueness will require some waivers of existing development standards. The proposed waivers are listed as follows:

- A request to allow construction of model homes prior to final plat approval and recording, but following preliminary plan approval and construction

plan approval.

- A deviation for specific road standards in order to better serve this particular community design (see attached letter regarding roadway design deviations by JPS Engineering).

The Ellicott Town Center developer is proposing to begin site grading and utility work upon approval of construction drawings, which may occur prior to final plat approval.

Data:

Existing Zone: PUD	
Phase one Filing One area:	36.878acres
Number of lots	98
Net density	2.7 units per acre
Average lot size	6636sq ft
Minimum lot size	3375 sq ft
Maximum lot size	10,416 sq ft
Area in lots	14.929 acres
Area in tracts	4.882 acres
Existing Excepted R.O.W.	.767 acres
Additional Excepted R.O.W.	1.063 (HWY 94)
Interior R.O.W.	15.239 acres

Street Construction:

Primary access will be provided by New Log Road and will be paved per county standards and approved construction drawings
Secondary Access will be provided by Springs East Road and will be all weather gravel road per approved construction drawings. County Standard Paving per approved construction drawings will be provided at the next filing of any lot following Filing One Phase One.

Parks Fees:

Urban parks fees will be waived in lieu of land to be dedicated. Said land has been committed to per approved PUD plan.

Thank you for your time and effort in processing this request.

Sincerely,

Dean A. Mabe

ELLICOTT TOWN CENTER FILING NO. 1

A PORTION OF SECTION 14 & SECTION 15, TOWNSHIP 14 SOUTH, RANGE 63 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO

BE IT KNOWN BY THESE PRESENTS:

THAT COLORADO SPRINGS MAYBERRY, LLC, A DELAWARE LIMITED LIABILITY COMPANY, OWNER, BY COLORADO LAND AND CATTLE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS PROJECT MANAGER, IS THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND.

TO WIT:

A PORTION OF THE NORTH HALF OF SECTION 14 AND THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 15, T14S, R63W OF THE 6TH P.M., EL PASO COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 14; THENCE S89°44'49"E ALONG THE NORTH LINE OF SAID SECTION 14, 2606.58 FEET; THENCE S00°14'20"E, 33.50 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 94; THENCE N89°29'00"W, ALONG SAID SOUTH RIGHT-OF-WAY LINE, 290.01 FEET; THENCE S00°14'20"E, 147.84 FEET; THENCE S89°44'49"E, PARALLEL WITH SAID NORTH LINE OF SECTION 14, 290.00 FEET; THENCE N00°14'20"W, 146.50 FEET TO A POINT ON SAID SOUTH RIGHT-OF-WAY LINE; THENCE S89°29'00"E ALONG SAID SOUTH RIGHT-OF-WAY LINE, 363.96 FEET; THENCE S00°00'00"E, 681.03 FEET; THENCE S44°44'30"E, 31.25 FEET; THENCE S00°00'00"E, 60.00 FEET; THENCE S45°15'30"W, 30.97 FEET; THENCE N89°29'00"W, 65.00 FEET; THENCE N44°44'30"W, 31.25 FEET; THENCE N89°29'00"W, 437.76 FEET; THENCE S45°15'30"W, 31.10 FEET; THENCE N89°29'00"W, 60.00 FEET; THENCE N44°44'30"W, 31.38 FEET; THENCE N89°29'00"W, 525.06 FEET; THENCE S00°20'22"W, 350.00 FEET; THENCE N89°29'00"W, 1190.38 FEET; THENCE N00°31'00"E, 100.00 FEET; THENCE N45°15'30"E, 30.97 FEET; THENCE N00°00'00"W, 201.01 FEET; THENCE N44°44'30"W, 31.25 FEET; THENCE N89°29'00"W, 448.42 FEET; THENCE S45°15'30"W, 30.97 FEET; THENCE N89°29'00"W, 62.00 FEET; THENCE N44°44'30"W, 31.25 FEET; THENCE N89°29'00"W, 142.00 FEET; THENCE S45°15'30"W, 30.97 FEET; THENCE N89°29'00"W, 62.00 FEET; THENCE N44°44'30"W, 31.25 FEET; THENCE N00°00'00"E, 70.00 FEET; THENCE N45°15'30"E, 30.97 FEET; THENCE N00°00'00"E, 31.13 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 19°58'22", A RADIUS OF 435.00 FEET, AN ARC DISTANCE OF 151.64 FEET; THENCE N19°58'22"E, 166.93 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 19°57'13", A RADIUS OF 365.00 FEET, AN ARC DISTANCE OF 127.11 FEET; THENCE N00°01'08"E, 235.74 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 15; THENCE S89°07'30"E ALONG SAID NORTH LINE, 50.01 FEET TO THE POINT OF BEGINNING AND CONTAINING 64.21 ACRES, MORE OR LESS.

IN WITNESS WHEREOF:

THE AFOREMENTIONED, COLORADO SPRINGS MAYBERRY, LLC, A DELAWARE LIMITED LIABILITY COMPANY, OWNER, BY COLORADO LAND AND CATTLE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS PROJECT MANAGER, HAS HEREUNTO SET THEIR HAND AND SEAL THIS ____ DAY OF _____, 2018.

DEDICATION:

THE ABOVE OWNER HAS CAUSED SAID TRACT OF LAND TO BE SURVEYED AND PLATTED INTO LOTS, STREETS, TRACTS AND EASEMENTS AS SHOWN ON THE ACCOMPANYING PLAT, WHICH PLAT IS DRAWN TO A FIXED SCALE AS INDICATED THEREON AND ACCURATELY SETS FORTH THE BOUNDARIES AND DIMENSIONS OF SAID TRACT AND THE LOCATION OF SAID EASEMENTS AND WHICH PLAT SO PLATTED SHALL BE KNOWN AS "ELLICOTT TOWN CENTER FILING NO. 1", EL PASO COUNTY, COLORADO. ALL STREETS PLATTED ARE HEREBY DEDICATED TO PUBLIC USE AND SAID OWNER DOES HEREBY PERSONALLY COVENANT AND AGREE THAT ALL PLATTED STREETS WILL BE GRADED AND PAVED AND THAT PROPER DRAINAGE FOR THE SAME WILL BE PROVIDED AT HIS OWN EXPENSE, ALL TO THE SATISFACTION OF THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO AND UPON ACCEPTANCE BY RESOLUTION, ALL STREETS DEDICATED WILL BECOME MATTERS OF MAINTENANCE BY EL PASO COUNTY, COLORADO.

COLORADO SPRINGS MAYBERRY, LLC, A DELAWARE LIMITED LIABILITY COMPANY
BY: COLORADO LAND AND CATTLE, LLC, A DELAWARE LIMITED LIABILITY COMPANY
ITS: PROJECT MANAGER

BY: RANDY GOODSON, OPERATING MEMBER

NOTARIAL:

STATE OF _____ } ss
COUNTY OF _____ }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2018, A.D., BY RANDY GOODSON, OPERATING MEMBER, COLORADO LAND AND CATTLE, LLC, FOR COLORADO SPRINGS MAYBERRY, LLC, OWNER.

WITNESS MY HAND AND SEAL _____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

RECORDING:

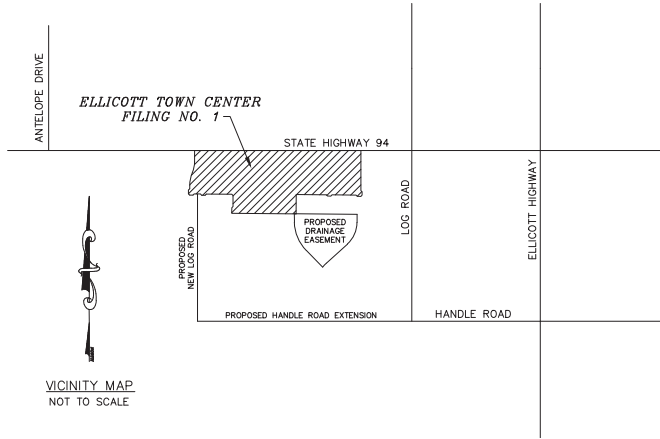
STATE OF COLORADO } ss
COUNTY OF EL PASO }

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

CHUCK BRÖERMAN, RECORDER

FEE: _____ BY: _____ DEPUTY

SURCHARGE: _____



FILING APPROVALS:

THE UNDERSIGNED HEREBY APPROVE FOR FILING THE ACCOMPANYING PLAT OF "ELLICOTT TOWN CENTER FILING NO. 1".

BOARD OF COUNTY COMMISSIONERS	DATE
DEVELOPMENT SERVICES DIRECTOR	DATE

BE IT KNOWN BY THESE PRESENTS:

THAT THE COUNTY OF EL PASO, COLORADO, AUTHORIZES THE PLATTING OF THE ABOVE DESCRIBED TRACT OF LAND AS SET FORTH IN THIS PLAT AND AT THE SAME TIME AUTHORIZES THE UNDERSIGNED TO ACKNOWLEDGE THE SAME WHICH IS DONE ACCORDINGLY ON BEHALF OF THE COUNTY OF EL PASO THIS ____ DAY OF _____, 2018.

ATTEST: _____
COUNTY CLERK

EASEMENTS:

UNLESS SHOWN IN GREATER WIDTH, ALL SIDE LOT LINES ARE HEREBY PLATTED WITH A FIVE FOOT (5') WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT, (REUSED TO A THREE FOOT (3') WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT FOR LOTS 61 THRU 98). ALL FRONT LOT LINES ARE HEREBY PLATTED WITH A TEN FEET (10') WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT, ALL REAR LOT LINES ARE HEREBY PLATTED WITH A SEVEN AND A HALF (7.5') WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT, (REUSED TO A FIVE FOOT (5') WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT FOR LOTS 61 THRU 98). WITH THE SOLE RESPONSIBILITY OF MAINTENANCE BEING VESTED WITH THE PROPERTY OWNERS.

SURVEYORS CERTIFICATION:

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

ERIC R. SIMONSON, COLORADO P.L.S. NO. 38560
FOR AND ON BEHALF OF
RAMPART SURVEYS, LLC
P.O. BOX 5101
WOODLAND PARK, CO 80866

NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANDY DEFECT IN THIS SURVEY WITHIN THREE (3) 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 (10) YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

FEES:

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

NOTES:

- 1.) PRIOR TO THE ESTABLISHMENT OF ANY DRIVEWAY ONTO A COUNTY ROAD, AN ACCESS PERMIT MUST BE GRANTED BY THE EL PASO COUNTY DEPARTMENT OF TRANSPORTATION.
- 2.) ALL LOTS SHALL ACCESS FROM THE INTERIOR STREETS AND ALLEYS. NO DIRECT ACCESS IS ALLOWED TO STATE HIGHWAY 94.
- 3.) ELLICOTT TOWN CENTER METROPOLITAN DISTRICT WILL HAVE OVERALL MAINTENANCE AND OPERATION RESPONSIBILITY TO PROVIDE WATER AND WASTEWATER SERVICES.
- 4.) ALL PROPOSED ROAD AND DRAINAGE CONSTRUCTION WITHIN ELLICOTT TOWN CENTER FILING NO. 1 WILL BE PERFORMED TO EL PASO COUNTY STANDARDS. INTERIOR ROADS WILL BE DEDICATED AS PUBLIC RIGHT-OF-WAY. ROADS AND DRAINAGE FACILITIES WITHIN THE PUBLIC RIGHT-OF-WAY WILL BE MAINTAINED BY EL PASO COUNTY UPON FINAL ACCEPTANCE OF THESE FACILITIES AFTER THE ONE-YEAR WARRANTY PERIOD. THE ELLICOTT TOWN CENTER METROPOLITAN DISTRICT WILL MAINTAIN ALLEYS, DRAINAGE CHANNELS, STORMWATER DETENTION PONDS, AND TRAILS WITHIN THE PROPOSED OPEN SPACE AREAS.
- 5.) THE FOLLOWING REPORTS ARE ON FILE AT THE EL PASO COUNTY PLANNING DEPARTMENT:
 - A) NATURAL FEATURES
 - B) WILDLIFE HAZARD AND VEGETATION
 - C) GEOLOGY AND SOILS
 - D) WATER SUPPLY
 - E) WASTEWATER TREATMENT
 - F) FINAL DRAINAGE REPORT
 - G) EROSION CONTROL PLAN
- 6.) THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES. THEY ARE NOT LEGAL DESCRIPTIONS AND ARE SUBJECT TO CHANGE.
- 7.) MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY ENGINEERING DIVISION AND THE UNITED STATES POSTAL SERVICE REGULATIONS.
- 8.) PROPERTY CORNERS SET ARE NO. 5 REBAR WITH SURVEYORS CAP P.L.S. 38560 UNLESS OTHERWISE SHOWN.
- 9.) ACCORDING TO NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP NUMBER 08041C0825 F (EFFECTIVE DATE: MARCH 17, 1997), THIS PROPERTY LIES WITHIN OTHER AREAS, ZONE X, AREAS DESCRIBED AND ARE SUBJECT TO CHANGE.
- 10.) THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY RAMPART SURVEYS FOR EITHER OWNERSHIP OR EASEMENTS OF RECORD. FOR EASEMENTS OF RECORD SHOWN HEREON, RAMPART SURVEYS RELIED ON A PROPERTY INFORMATION BINDER ISSUED BY LAND TITLE GUARANTEE COMPANY, ORDER NUMBER: RND 55069040, POLICY NUMBER: PIB55069040.2563822 (ACCORDING TO PUBLIC RECORDS AS OF MARCH 20, 2018 AT 5:00 P.M.) AS PROVIDED TO RAMPART SURVEYS BY THE CLIENT. NO OTHER EASEMENTS OF RECORD ARE SHOWN EXCEPT AS FOUND THEREIN. THE NUMBERS USED BELOW CORRESPOND WITH THE NUMBERS USED IN ITEM 4. "THE FOLLOWING DOCUMENTS AFFECT THE LAND" IN THE ABOVE REFERENCED PROPERTY INFORMATION BINDER.

- 1.) THE PROPERTY IS SUBJECT TO ANY INTEREST WHICH MAY HAVE BEEN ACQUIRED BY THE PUBLIC IN AND TO THE SUBJECT PROPERTY BY REASON OF RESOLUTION OF BOARD OF COUNTY COMMISSIONERS DATED AND RECORDED OCTOBER 3, 1987, IN ROAD BOOK A AT PAGE 78 WHICH PROVIDED FOR PUBLIC ROADS 60 FEET IN WIDTH BEING 30 FEET ON EITHER SIDE OF SECTION LINES ON THE PUBLIC DOMAIN.
- 2.) THE PROPERTY IS SUBJECT TO RESERVATIONS AS CONTAINED IN PATENTS OF THE UNITED STATES RECORDED SEPTEMBER 28, 1905 IN BOOK 350 AT PAGE 274 AND APRIL 13, 1916 IN BOOK 526 AT PAGE 401.
- 3.) THE PROPERTY IS SUBJECT TO THE EFFECT OF INCLUSION OF THE SUBJECT PROPERTY IN THE UPPER BLACK SQUIRREL CREEK GROUND WATER MANAGEMENT DISTRICT, AS EVIDENCED BY INSTRUMENT RECORDED DECEMBER 11, 1979, IN BOOK 3260 AT PAGE 701.
- 4.) THE PROPERTY IS SUBJECT TO THE EFFECT OF NOTICE CONCERNING UNDERGROUND FACILITIES OF THE EL PASO COUNTY TELEPHONE COMPANY RECORDED JANUARY 29, 1982 IN BOOK 3527 AT PAGE 176.
- 5.) THE PROPERTY IS SUBJECT TO A RIGHT OF WAY EASEMENT GRANTED TO MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC., FOR ELECTRICITY, AND INCIDENTAL PURPOSES, BY INSTRUMENT RECORDED DECEMBER 15, 1982, IN BOOK 3647 AT PAGE 674.
- 6.) THE PROPERTY IS SUBJECT TO A RIGHT OF WAY EASEMENT GRANTED TO MOUNTAIN VIEW ELECTRIC ASSOCIATION, FOR ELECTRICITY, AND INCIDENTAL PURPOSES, BY INSTRUMENT RECORDED DECEMBER 20, 1982, IN BOOK 3649 AT PAGE 449.
- 7.) THE PROPERTY IS SUBJECT TO THE EFFECT OF NOTICE CONCERNING UNDERGROUND FACILITIES OF THE MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC. RECORDED MAY 9, 1983 IN BOOK 3718 AT PAGE 812.
- 8.) THE PROPERTY IS SUBJECT TO WATER RIGHTS AS DISCLOSED BY, BUT NOT LIMITED TO, THE INSTRUMENTS RECORDED DECEMBER 31, 1996 UNDER RECEPTION NO. 96159852, MARCH 6, 1997 UNDER RECEPTION NO. 97025786, NOVEMBER 12, 1998 UNDER RECEPTION NO. 98165898, JANUARY 12, 2004 UNDER RECEPTION NOS. 204006312 AND 204006313, APRIL 2, 2004 UNDER RECEPTION NOS. 204053279 AND 204053279, SEPTEMBER 9, 2008 UNDER RECEPTION NOS. 208100005 AND 208100007, MARCH 22, 2013 UNDER RECEPTION NO. 213038017, AND MARCH 25, 2013 UNDER RECEPTION NO. 213038197.
- 9.) THE PROPERTY IS SUBJECT TO THE EFFECT OF INCLUSION OF THE SUBJECT PROPERTY IN THE ELLICOTT METROPOLITAN DISTRICT, AS EVIDENCED BY INSTRUMENT RECORDED FEBRUARY 11, 1997, UNDER RECEPTION 97015577.
- 10.) THE PROPERTY IS SUBJECT TO THE EFFECT OF RESOLUTION 00-205 OF THE BOARD OF COUNTY COMMISSIONERS APPROVING THE SPRINGS EAST VILLAGE SKETCH PLAN RECORDED FEBRUARY 15, 2001, UNDER RECEPTION NO. 201019028.

- 11.) THE PROPERTY IS SUBJECT TO THE EFFECT OF RESOLUTION NO. 00-364 OF THE BOARD OF COUNTY COMMISSIONERS APPROVING THE VIEWPOINT VILLAGE SKETCH PLAN RECORDED FEBRUARY 23, 2001 UNDER RECEPTION NO. 201021723.
- 12.) THE PROPERTY IS SUBJECT TO THE EFFECT OF RESOLUTION NO. 01-17 OF THE BOARD OF COUNTY COMMISSIONERS APPROVING REZONING RECORDED MARCH 21, 2001, UNDER RECEPTION NO. 201034352.
- 13.) THE PROPERTY IS SUBJECT TO THE EFFECT OF PUD MAP AND DEVELOPMENT PLAN FOR SPRINGS EAST VILLAGE RECORDED NOVEMBER 28, 2001, UNDER RECEPTION NO. 201173795.
- 14.) THE PROPERTY IS SUBJECT TO THE EFFECT OF RESOLUTION NO. 02-97 OF THE BOARD OF COUNTY COMMISSIONERS APPROVING A PRELIMINARY PLAN FOR VIEWPOINT VILLAGE SUBDIVISION RECORDED APRIL 1, 2002 UNDER RECEPTION NO. 202050995.
- 15.) THE PROPERTY IS SUBJECT TO THE EFFECT OF RESOLUTION NO. 02-98 OF THE BOARD OF COUNTY COMMISSIONERS APPROVING A PRELIMINARY PLAN FOR VIEWPOINT VILLAGE SUBDIVISION RECORDED APRIL 1, 2002 UNDER RECEPTION NO. 202050996.
- 16.) THE PROPERTY IS SUBJECT TO THE EFFECT OF RESOLUTION NO. 02-42 OF THE BOARD OF COUNTY COMMISSIONERS APPROVING THE PRELIMINARY PLAN FOR SPRINGS EAST VILLAGE SUBDIVISION RECORDED JUNE 07, 2002, UNDER RECEPTION NO. 202092688.
- 17.) THE PROPERTY IS SUBJECT TO A GRANT OF ACCESS AND UTILITY EASEMENT TO THE SUNSET METROPOLITAN DISTRICT AS RECORDED JANUARY 12, 2004 UNDER RECEPTION NO. 204006308. (AS SHOWN HEREON)
- 18.) THE PROPERTY IS SUBJECT TO A GRANT OF ACCESS AND UTILITY EASEMENT TO THE SUNSET METROPOLITAN DISTRICT AS RECORDED JANUARY 12, 2004 UNDER RECEPTION NO. 204006309. (AS SHOWN HEREON)
- 19.) THE PROPERTY IS SUBJECT TO A CERTIFICATE OF NON-COMPLIANCE FILED BY PIKES PEAK REGIONAL BUILDING DEPARTMENT RECORDED JANUARY 27, 2004 UNDER RECEPTION NO. 204015159.
- 20.) THE PROPERTY IS SUBJECT TO THE EFFECT OF RESOLUTION NO. 03-487F OF THE BOARD OF COUNTY COMMISSIONERS APPROVING THE SPRINGS EAST DEVELOPMENT PLAN RECORDED MARCH 18, 2004 UNDER RECEPTION NO. 204043959.
- 21.) THE PROPERTY IS SUBJECT TO THE EFFECT OF RESOLUTION NO. 03-499 OF THE BOARD OF COUNTY COMMISSIONERS APPROVING THE AMENDED PRELIMINARY PLAN FOR THE SPRINGS EAST VILLAGE SUBDIVISION RECORDED MARCH 22, 2004, UNDER RECEPTION NO. 204045661.

NOTES - CONTINUED:

- 22.) THE PROPERTY IS SUBJECT TO AN EASEMENT GRANTED TO EL PASO COUNTY, FOR LANDSCAPE, DRAINAGE, PUBLIC UTILITY, AND INCIDENTAL PURPOSES, BY INSTRUMENT RECORDED APRIL 16, 2004, UNDER RECEPTION 204061415.
- 23.) THE PROPERTY IS SUBJECT TO THE EFFECT OF COLORADO GROUND WATER COMMISSION FINDINGS AND ORDER, DETERMINATION NO 598-BD RECORDED NOVEMBER 16, 2004, UNDER RECEPTION NO. 204189404.
- PERMITS TO USE EXISTING WELLS, NOS. 61972-F AND 61973-F FILED IN CONNECTION THEREWITH RECORDED NOVEMBER 17, 2004 UNDER RECEPTION NOS. 204190085 AND 204190086.
- 24.) THE PROPERTY IS SUBJECT TO THE EFFECT OF COLORADO GROUND WATER COMMISSION FINDINGS AND ORDER, DETERMINATION 599-BD, RECORDED NOVEMBER 16, 2004, UNDER RECEPTION NO. 204189405.
- 25.) THE PROPERTY IS SUBJECT TO AN EASEMENT GRANTED TO EL PASO COUNTY, FOR ROADWAY, AND INCIDENTAL PURPOSES, BY INSTRUMENT RECORDED JANUARY 26, 2005, UNDER RECEPTION NO. 205012856. (AS SHOWN HEREON)
- 26.) THE PROPERTY IS SUBJECT TO THE EFFECT OF RESOLUTION NO. 06-18 OF THE BOARD OF COUNTY COMMISSIONERS APPROVING THE ELLICOTT TOWN CENTER SKETCH PLAN RECORDED FEBRUARY 28, 2006 UNDER RECEPTION NO. 206029706.
- 27.) THE PROPERTY IS SUBJECT TO THE EFFECT OF INCLUSION OF THE SUBJECT PROPERTY IN THE ELLICOTT TOWN CENTER METROPOLITAN DISTRICT, AS EVIDENCED BY RESOLUTION NO. 06-228 OF THE BOARD OF COUNTY COMMISSIONERS RECORDED JULY 05, 2006, UNDER RECEPTION NO. 206098620 AND DISTRICT COURT ORDER FROM CASE NO. 06CV3948 RECORDED JANUARY 4, 2007 UNDER RECEPTION NO. 207001700, RESOLUTION NO. 14-12 OF THE BOARD OF COUNTY COMMISSIONERS, APPROVING THE SERVICE PLAN AMENDMENT FOR THE ELLICOTT TOWN CENTER METROPOLITAN DISTRICT, RECORDED JANUARY 15, 2014, UNDER RECEPTION NO. 214003507.
- SPECIAL DISTRICT DISCLOSURE DOCUMENT-ELLICOTT TOWN CENTER METROPOLITAN DISTRICT IN CONNECTION THEREWITH RECORDED DECEMBER 22, 2014, UNDER RECEPTION NO. 214117420.
- 28.) THE PROPERTY IS SUBJECT TO THE EFFECT OF THE ELLICOTT TOWN CENTER OVERALL PUD DEVELOPMENT PLANS, RECORDED OCTOBER 06, 2006 UNDER RECEPTION NOS. 206149054 AND 206149055.
- 29.) THE PROPERTY IS SUBJECT TO THE EFFECT OF RESOLUTION NO. 06-161 OF THE BOARD OF COUNTY COMMISSIONERS APPROVING REZONE FROM PUD ZONE DISTRICT 10 TO AN OVERALL PUD ZONE DISTRICT, RECORDED NOVEMBER 08, 2006 UNDER RECEPTION NO. 206165180.
- 30.) THE PROPERTY IS SUBJECT TO THE EFFECT OF RESOLUTION NO. 06-162 OF THE BOARD OF COUNTY COMMISSIONERS APPROVING REZONE FROM PUD ZONE DISTRICT TO A MORE SPECIFIC DISTRICT WITH A SITE SPECIFIC DEVELOPMENT PLAN RECORDED NOVEMBER 08, 2006 UNDER RECEPTION NO. 206165181.
- 31.) THE PROPERTY IS SUBJECT TO THE EFFECT OF RESOLUTION NO. 06-163 OF THE BOARD OF COUNTY COMMISSIONERS APPROVING THE PRELIMINARY PLAN FOR ELLICOTT TOWN CENTER PHASE I, RECORDED NOVEMBER 08, 2006 UNDER RECEPTION NO. 206165182.
- 32.) THE PROPERTY IS SUBJECT TO AN EASEMENT GRANTED TO MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC., FOR ELECTRICITY, AND INCIDENTAL PURPOSES, BY INSTRUMENT RECORDED APRIL 27, 2009, UNDER RECEPTION NO. 209043451.
- 33.) THE PROPERTY IS SUBJECT TO THE EFFECT OF RESOLUTION NO. 09-160 OF THE BOARD OF COUNTY COMMISSIONERS, FOR RECONSIDERATION OF EXPIRED FINAL PLAT OF ELLICOTT TOWN CENTER, RECORDED MARCH 06, 2014, UNDER RECEPTION NO. 214018538.
- 34.) THE PROPERTY IS SUBJECT TO THE EFFECT OF RESOLUTION NO. 10-139 OF THE BOARD OF COUNTY COMMISSIONERS TO APPROVE A TWO-YEAR TIME EXTENSION TO RECORD THE FINAL PLAT FOR ELLICOTT TOWN CENTER FILING NO. 1 SUBDIVISION RECORDED APRIL 15, 2014, UNDER RECEPTION NO. 214030731.
- 35.) THE PROPERTY IS SUBJECT TO THE EFFECT OF RESOLUTION NO. 07-132 OF THE BOARD OF COUNTY COMMISSIONERS APPROVING FINAL PLAT FOR ELLICOTT TOWN CENTER PHASE I RECORDED MAY 07, 2014, UNDER RECEPTION NO. 214038069.
- 36.) THE PROPERTY IS SUBJECT TO THE EFFECT OF RESOLUTION NO. 16-345 OF THE BOARD OF COUNTY COMMISSIONERS, APPROVING THE SERVICE PLAN FOR THE MEADOWBROOK CROSSING METROPOLITAN DISTRICT RECORDED OCTOBER 05, 2016 UNDER RECEPTION NO. 216114888.
- 37.) THE PROPERTY IS SUBJECT TO THE EFFECT OF RESOLUTION 17-354 OF THE BOARD OF COUNTY COMMISSIONERS FOR RECONSIDERATION TO APPROVE AN EXTENSION OF TIME TO RECORD A FINAL PLAT RECORDED DECEMBER 13, 2017 UNDER RECEPTION NO. 217150656 AND AMENDED RESOLUTION RECORDED DECEMBER 14, 2017 UNDER RECEPTION NO. 217151050.
- 38.) THE PROPERTY IS SUBJECT TO THE EFFECT OF RESOLUTION NO. 17-401 OF THE BOARD OF COUNTY COMMISSIONERS TO RECONSIDER TO APPROVE AN EXTENSION OF TIME TO RECORD A FINAL PLAT RECORDED DECEMBER 28, 2017 UNDER RECEPTION NO. 217156644.
- 39.) THE PROPERTY IS SUBJECT TO THE EFFECT OF RESOLUTION NO. 17-402 OF THE BOARD OF COUNTY COMMISSIONERS TO RECONSIDER TO APPROVE AN EXTENSION OF TIME TO RECORD A FINAL PLAT, RECORDED DECEMBER 28, 2017 UNDER RECEPTION NO. 217156645.
- 40.) THE PROPERTY IS SUBJECT TO EXISTING LEASES AND TENANCIES, IF ANY.

- 11.) THERE WILL BE NO DIRECT LOT ACCESS ALLOWED TO LOG ROAD.
- 12.) THERE WILL BE NO DIRECT LOT ACCESS ALLOWED TO VILLAGE MAIN STREET.
- 13.) LOTS 61 THROUGH 69 WILL ACCESS THEIR PROPERTY THROUGH TRACT C. LOTS 70 THROUGH 79 WILL ACCESS THEIR PROPERTY THROUGH TRACT E. LOTS 80 THROUGH 89 WILL ACCESS THEIR PROPERTY THROUGH TRACT H. LOTS 90 THROUGH 98 WILL ACCESS THEIR PROPERTY THROUGH TRACT J.
- 14.) NO MORE THAN TEN (10) BUILDING PERMITS WILL BE ISSUED FOR THIS SUBDIVISION UNTIL THE SECONDARY ACCESS THROUGH SPRINGS EAST ROAD HAS BEEN CONSTRUCTED TO THE SATISFACTION OF THE EL PASO COUNTY ENGINEERING DIVISION.
- 15.) THIS PLAT WILL VACATE THE FOLLOWING RECEPTION NUMBERS 204006308, 204006309, 204006310, LYING WITHIN ELLICOTT TOWN CENTER FILING NO. 1.
- 16.) THE EASEMENT THAT IS RECORDED IN BOOK 3649 AT PAGE 449 IS A BLANKET EASEMENT.
- 17.) TRACT USE AND OWNERSHIP ARE SHOWN ON PAGE 2 OF 3.
- 18.) BEARINGS USED HEREIN ARE ASSUMED TO BEAR S89°44'49"E, A DISTANCE OF 2606.58 FEET BETWEEN THE NORTHWEST CORNER OF SECTION 14, TOWNSHIP 14 SOUTH, RANGE 63 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO, AS MONUMENTED BY A 3-1/2" ALUMINUM CAP STAMPED "U, P, & E. 1999 PLS 116.4" AND THE NORTH ONE-QUARTER CORNER OF SAID SECTION 14, AS MONUMENTED BY A 2" ALUMINUM CAP IN A RANGE BOX STAMPED "U, P, & E. 1999 PLS 11624".

DATE OF PREPARATION: MARCH 27, 2018

ELLICOTT TOWN CENTER FIL. NO. 1 - PT. SEC. 14 & SEC. 15
T14S, R63W OF THE 6th P.M., EL PASO COUNTY, COLORADO

RAMPART
SURVEYS, LLC

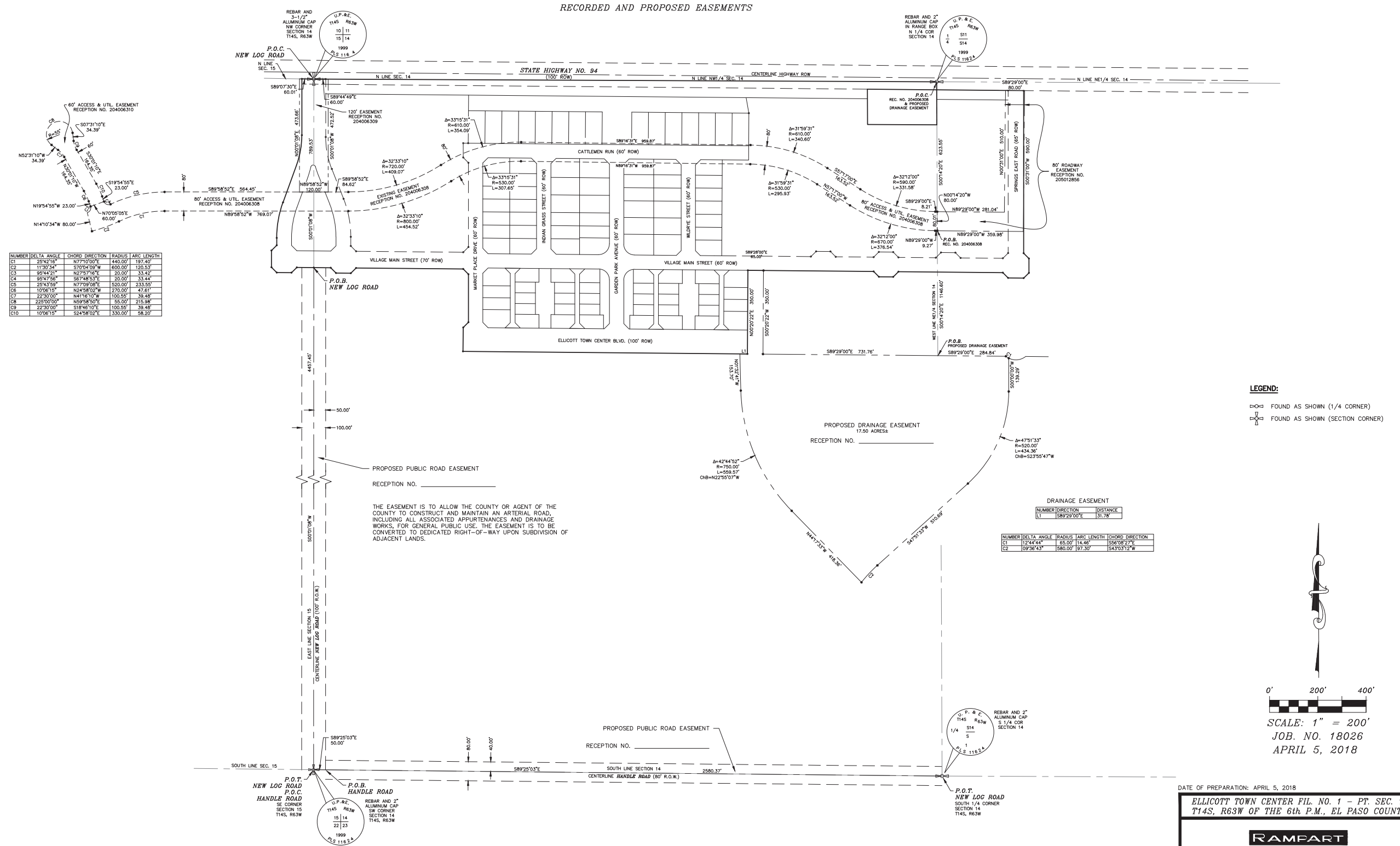
P.O. Box 5101 Woodland Park, CO. 80866 (719) 687-0920

DRAWING: 18026PP.DWC

PAGE 1 OF 3

APPROVED PUD PLAN RECEPTION NO. 206149055

ELLICOTT TOWN CENTER FILING NO. 1
A PORTION OF SECTION 14 & SECTION 15,
TOWNSHIP 14 SOUTH, RANGE 63 WEST OF THE 6th P.M.,
EL PASO COUNTY, COLORADO



DATE OF PREPARATION: APRIL 5, 2018
ELLICOTT TOWN CENTER FIL. NO. 1 - PT. SEC. 14 & SEC. 15
T14S, R63W OF THE 6th P.M., EL PASO COUNTY, COLORADO

RAMPART
SURVEYS, LLC

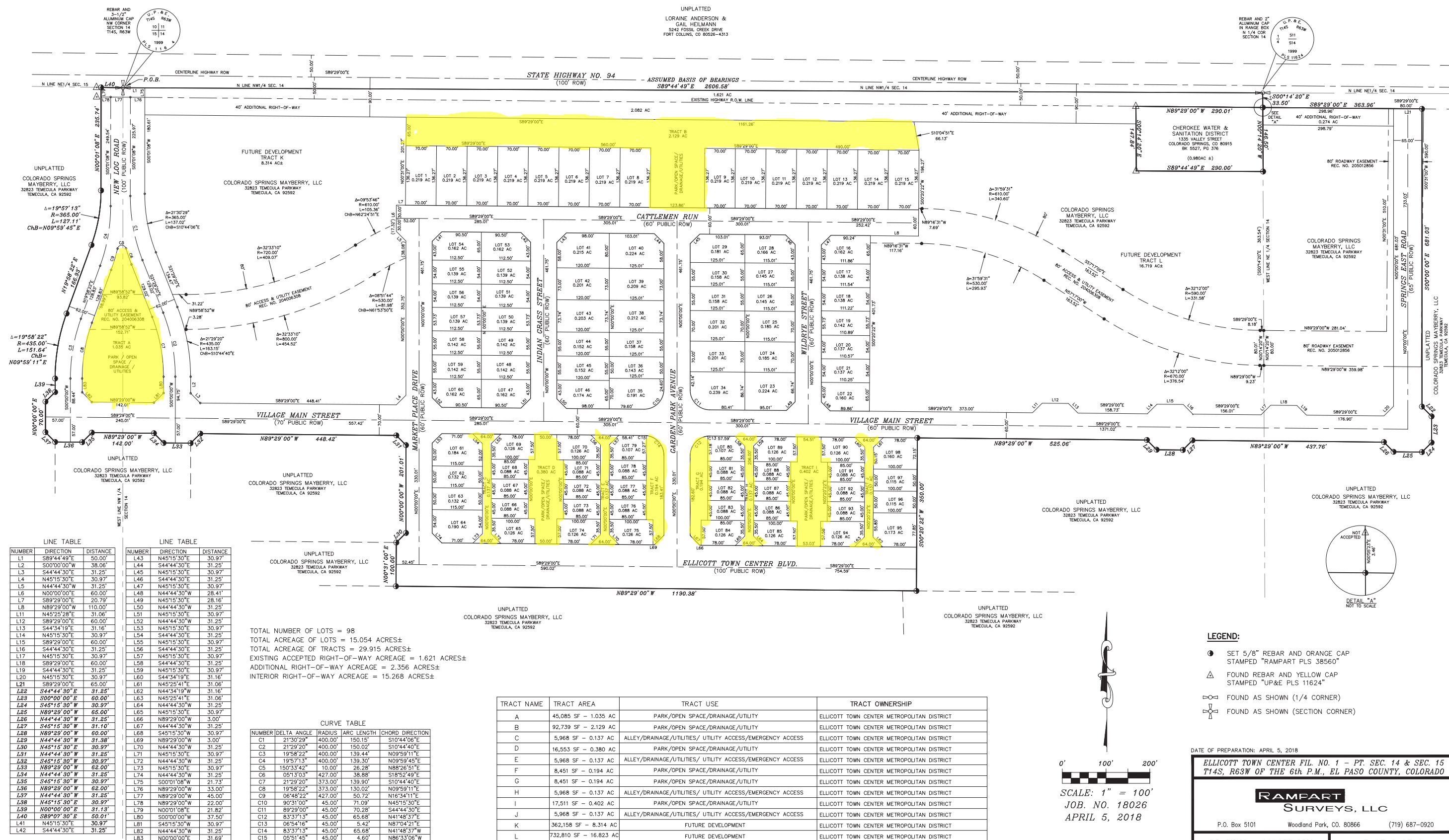
P.O. Box 5101 Woodland Park, CO. 80866 (719) 687-0920

DRAWING: 18026FP.DWC

PAGE 3 OF 3

APPROVED PUD PLAN RECEPTION NO. 206149055

*ELLCOTT TOWN CENTER FILING NO. 1
A PORTION OF SECTION 14 & SECTION 15,
TOWNSHIP 14 SOUTH, RANGE 63 WEST OF THE 6th P.M.,
EL PASO COUNTY, COLORADO*



ELLICOTT TOWN CENTER

Overall PUD Development Plan Phasing Plan

PHASING NOTES:

1. THE PROPOSED PHASING PLAN AS SHOWN IS BASED ON CONDITIONS AT THE TIME OF SUBMITTAL. THE COUNTY DEVELOPMENT SERVICES DIRECTOR OR HIS AUTHORIZED REPRESENTATIVE MAY APPROVE REVISIONS TO THE PHASING PLAN WITHOUT A FORMAL PLAN REVISION SUBMITTAL.

2. TRANSPORTATION IMPROVEMENTS RELATED TO EACH PHASE ARE GENERAL IN NATURE WITH THIS APPLICATION AND SHALL BE DETERMINED WITH FUTURE APPLICATIONS TO EPC.

PEDESTRIAN CIRCULATION:

1. FIVE (5) FOOT MINIMUM WIDTH CONCRETE SIDEWALKS TO BE PROVIDED ON ALL STREETS.

2. GRAVEL TRAILS TO BE PROVIDED WITHIN OPEN SPACE / BUFFER AREAS.

LEGEND:

— — — PHASE LINES

— — — GRAVEL TRAILS

PHASING SUMMARY			
PHASE	ELLICOTT TOWN CENTER		
	RESIDENTIAL (DU)	COMMERCIAL AC.	PROJECTED YEAR
PHASE NO. 1	240	10	2006
PHASE NO. 2	289	0	2007
PHASE NO. 3	137	0	2008
PHASE NO. 4	229	0	2009
PHASE NO. 5	0	17	2010
PHASE NO. 6	94	5	2011
PHASE NO. 7	59	0	2011
TOTAL	1,048	32	

0' 300' 600'

April 26, 2006



Accretive Investments, Inc.
San Diego, California
Colorado Springs, Colorado

Land Resource Solutions
Colorado Springs, Colorado

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

Calthorpe Associates
Berkeley, California

JPS Engineering
Colorado Springs, Colorado

United Planning & Engineering
Colorado Springs, Colorado

Sheet 4 of 4



206149054

Plan view of a road intersection. The diagram shows a road with a 100' radius curve. A section of the road is labeled "LOG ROAD" with dimensions 250' x 8'. The road is shown with dashed lines indicating the centerline and solid lines indicating the edge of the road. The intersection is shown with a 100' radius curve and a 250' x 8' log road section.

MATCH LINE (SEE BELOW)

ELLCOTT TOWN CENTER

Phase 1 Couplet Detail

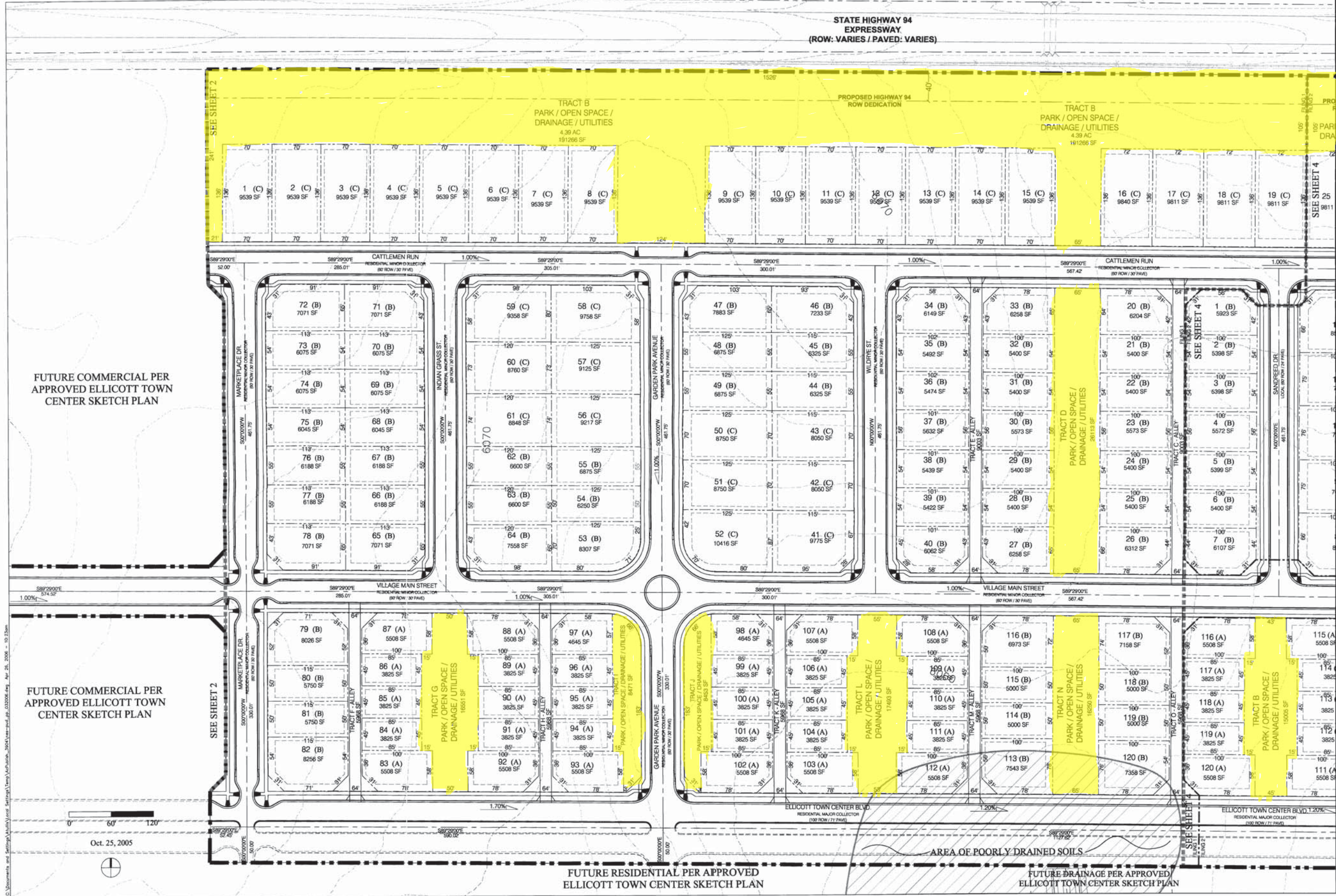
Date:	Revision:
12/16/05	1st Submittal
2/14/06	2nd Submittal
4/4/06	3rd Submittal
4/26/06	4th Submittal

Sheet
7 of 10

Calthorpe Associates
Berkeley, California

JPS Engineering
Colorado Springs, Colorado

United Planning & Engineering
Colorado Springs, Colorado



Cathorpe Associates
Berkeley, California

JPS Engineering
Colorado Springs, Colorado

United Planning & Engineering
Colorado Springs, Colorado

Accretive Investments, Inc.
San Diego, California

Land Resource Solutions
Colorado Springs, Colorado

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

Preliminary Plan Phase 1



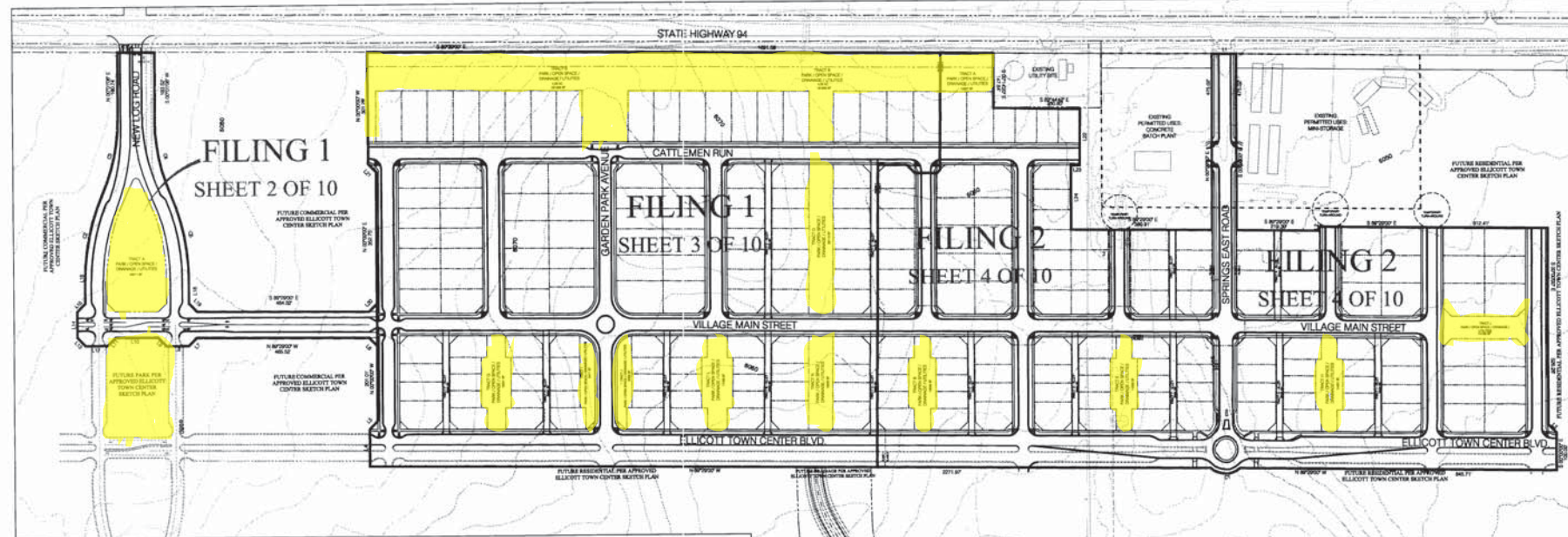
Date: 12/16/05
Revision: 1st Submittal

2/17/06 2nd Submittal

4/4/06 3rd Submittal

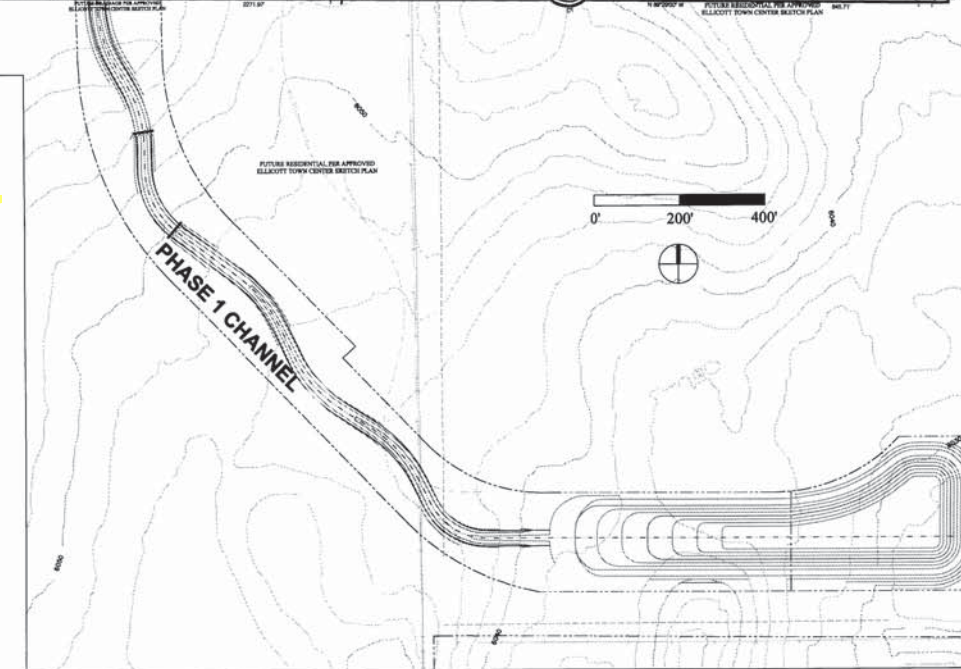
4/26/06 4th Submittal

Sheet
3 of 10



FILING 1: TRACT TABLE			
TRACT NAME	TRACT AREA	TRACT USE	TRACT OWNERSHIP
TRACT A	43,211 SF	PARK / OPEN SPACE / DRAINAGE / UTILITIES	HOME OWNERS ASSOCIATION OR METROPOLITAN DISTRICT
TRACT B	4.39 AC (191,266 SF)	PARK / OPEN SPACE / DRAINAGE / UTILITIES	HOME OWNERS ASSOCIATION OR METROPOLITAN DISTRICT
TRACT C	9,003 SF	ALLEY / DRAINAGE / UTILITIES / UTILITY ACCESS / EMERGENCY ACCESS	HOME OWNERS ASSOCIATION OR METROPOLITAN DISTRICT
TRACT D	26,113 SF	PARK / OPEN SPACE / DRAINAGE / UTILITIES	HOME OWNERS ASSOCIATION OR METROPOLITAN DISTRICT
TRACT E	9,003 SF	ALLEY / DRAINAGE / UTILITIES / UTILITY ACCESS / EMERGENCY ACCESS	HOME OWNERS ASSOCIATION OR METROPOLITAN DISTRICT
TRACT F	5,968 SF	ALLEY / DRAINAGE / UTILITIES / UTILITY ACCESS / EMERGENCY ACCESS	HOME OWNERS ASSOCIATION OR METROPOLITAN DISTRICT
TRACT G	16,551 SF	PARK / OPEN SPACE / DRAINAGE / UTILITIES	HOME OWNERS ASSOCIATION OR METROPOLITAN DISTRICT
TRACT H	5,968 SF	ALLEY / DRAINAGE / UTILITIES / UTILITY ACCESS / EMERGENCY ACCESS	HOME OWNERS ASSOCIATION OR METROPOLITAN DISTRICT
TRACT I	8,471 SF	PARK / OPEN SPACE / DRAINAGE / UTILITIES	HOME OWNERS ASSOCIATION OR METROPOLITAN DISTRICT
TRACT J	8,453 SF	PARK / OPEN SPACE / DRAINAGE / UTILITIES	HOME OWNERS ASSOCIATION OR METROPOLITAN DISTRICT
TRACT K	5,968 SF	ALLEY / DRAINAGE / UTILITIES / UTILITY ACCESS / EMERGENCY ACCESS	HOME OWNERS ASSOCIATION OR METROPOLITAN DISTRICT
TRACT L	17,495 SF	PARK / OPEN SPACE / DRAINAGE / UTILITIES	HOME OWNERS ASSOCIATION OR METROPOLITAN DISTRICT
TRACT M	5,968 SF	ALLEY / DRAINAGE / UTILITIES / UTILITY ACCESS / EMERGENCY ACCESS	HOME OWNERS ASSOCIATION OR METROPOLITAN DISTRICT
TRACT N	16,250 SF	PARK / OPEN SPACE / DRAINAGE / UTILITIES	HOME OWNERS ASSOCIATION OR METROPOLITAN DISTRICT
TRACT O	5,968 SF	ALLEY / DRAINAGE / UTILITIES / UTILITY ACCESS / EMERGENCY ACCESS	HOME OWNERS ASSOCIATION OR METROPOLITAN DISTRICT

FILING 2: TRACT TABLE			
TRACT NAME	TRACT AREA	TRACT USE	TRACT OWNERSHIP
TRACT A	14,997 SF	PARK / OPEN SPACE / DRAINAGE / UTILITIES	HOME OWNERS ASSOCIATION OR METROPOLITAN DISTRICT
TRACT B	15,005 SF	PARK / OPEN SPACE / DRAINAGE / UTILITIES	HOME OWNERS ASSOCIATION OR METROPOLITAN DISTRICT
TRACT C	5,958 SF	ALLEY / DRAINAGE / UTILITIES / UTILITY ACCESS / EMERGENCY ACCESS	HOME OWNERS ASSOCIATION OR METROPOLITAN DISTRICT
TRACT D	5,958 SF	ALLEY / DRAINAGE / UTILITIES / UTILITY ACCESS / EMERGENCY ACCESS	HOME OWNERS ASSOCIATION OR METROPOLITAN DISTRICT
TRACT E	14,399 SF	PARK / OPEN SPACE / DRAINAGE / UTILITIES	HOME OWNERS ASSOCIATION OR METROPOLITAN DISTRICT
TRACT F	5,958 SF	ALLEY / DRAINAGE / UTILITIES / UTILITY ACCESS / EMERGENCY ACCESS	HOME OWNERS ASSOCIATION OR METROPOLITAN DISTRICT
TRACT G	5,958 SF	ALLEY / DRAINAGE / UTILITIES / UTILITY ACCESS / EMERGENCY ACCESS	HOME OWNERS ASSOCIATION OR METROPOLITAN DISTRICT
TRACT H	14,491 SF	PARK / OPEN SPACE / DRAINAGE / UTILITIES	HOME OWNERS ASSOCIATION OR METROPOLITAN DISTRICT
TRACT I	5,958 SF	ALLEY / DRAINAGE / UTILITIES / UTILITY ACCESS / EMERGENCY ACCESS	HOME OWNERS ASSOCIATION OR METROPOLITAN DISTRICT
TRACT J	14,168 SF	PARK / OPEN SPACE / DRAINAGE / UTILITIES	HOME OWNERS ASSOCIATION OR METROPOLITAN DISTRICT
TRACT K	5,044 SF	ALLEY / DRAINAGE / UTILITIES / UTILITY ACCESS / EMERGENCY ACCESS	HOME OWNERS ASSOCIATION OR METROPOLITAN DISTRICT
TRACT L	5,044 SF	ALLEY / DRAINAGE / UTILITIES / UTILITY ACCESS / EMERGENCY ACCESS	HOME OWNERS ASSOCIATION OR METROPOLITAN DISTRICT



DEVELOPMENT DATA:

- Existing Zoning: PUD
- Proposed Zoning: PUD
- Phase 1 Area: 71.493 AC
- Filing 1 Area: 43.038 AC
- Residential Area: 43.038 AC
- Filing 2 Area: 28.455 AC
- Residential Area: 28.454 AC
- Phase 1 Residential Area: 71.493 AC
- Phase 1 Residential ROW Area: 15.806 AC
- Phase 1 Residential Tract Area: 21.018 AC
- Phase 1 Residential Lot Area: 34.758 AC
- Phase 1 Number of Lots: 240
- Filing 1: 120 Lots
- Filing 2: 120 Lots
- Phase 1 Gross Density: 3.36 DU/AC
- Phase 1 Net Density: 6.84 DU/AC
- Phase 1 Average Lot Size: 6,118 SF
- Phase 1 Minimum Lot Size: 3,825 SF
- Phase 1 Maximum Lot Size: 10,416 SF
- Phase 1 Max. Height: 40'

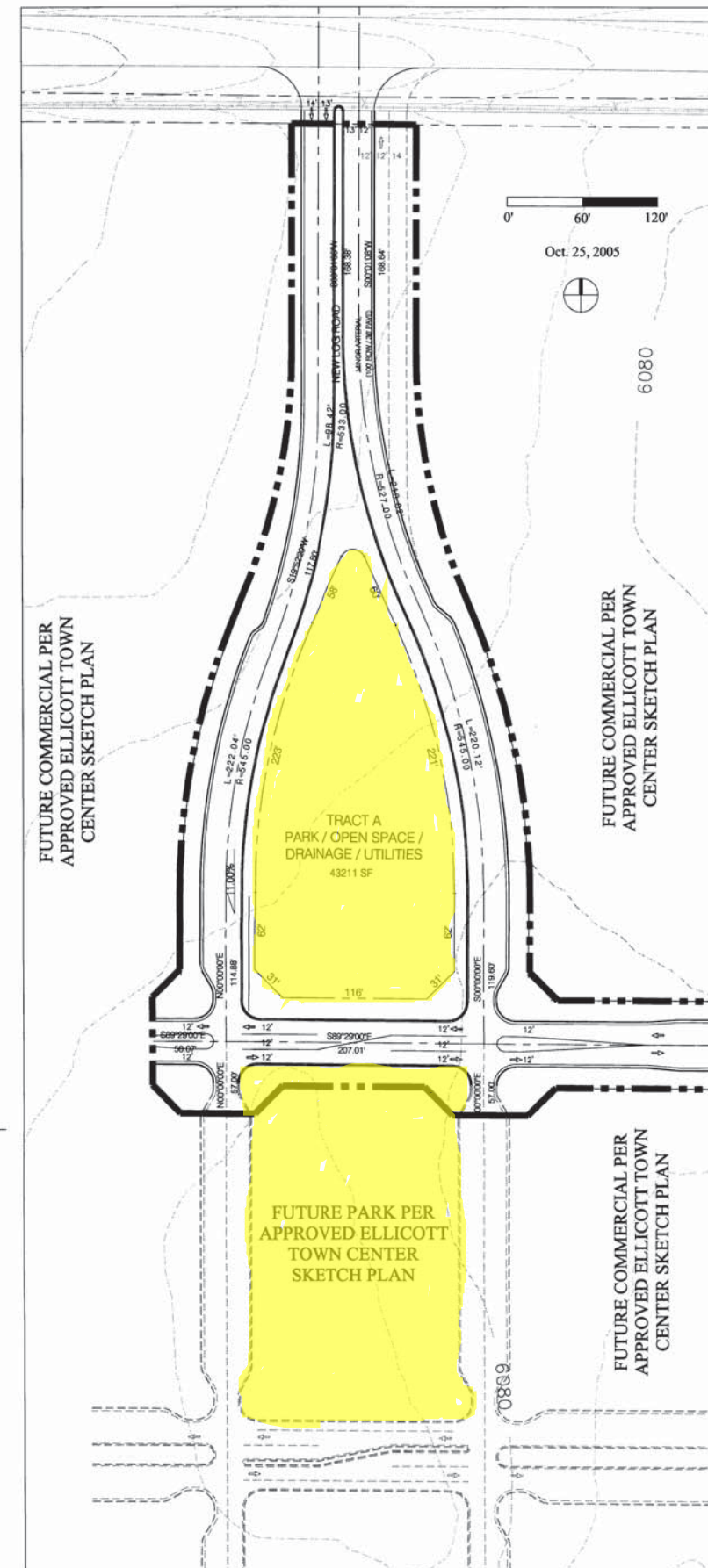
GENERAL NOTES:

- Any lots fronting on Springs East Road between Highway 94 and Ellicott Town Center Blvd. shall be accessed by an alley, and each lot shall have a minimum of two off-street parking spaces. Notwithstanding any information shown on PUD or plat documents, County reserves the right to place parking restrictions on Springs East Road if deemed necessary at a future time.
- Poorly drained soil areas shall be stabilized through over-lot grading per Geotechnical Engineer's recommendations.

CURVE AND LINE TABLE

NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD DIRECTION
C1	79°25'49"	65.00	90.11	N 89°29'00" W
C2	23°38'22"	581.50	239.92	N 11°49'10" E
C3	23°37'13"	500.00	206.13	N 11°49'45" E
C4	23°27'33"	500.00	204.72	S 11°42'38" E
C5	23°26'25"	581.50	237.90	S 11°43'13" E

NUMBER	DIRECTION	DISTANCE
L1	S 89°29'00" E	65.00
L2	N 00°00'00" E	10.73
L3	S 44°44'30" E	31.98
L4	N 00°31'00" E	100.00
L5	N 45°15'30" E	30.97
L6	N 44°44'30" W	31.25
L7	S 45°15'30" W	30.97
L8	N 89°29'00" W	60.00
L9	N 44°44'30" W	31.25
L10	N 89°29'00" W	114.51
L11	S 45°15'30" W	30.97
L12	N 89°29'00" W	60.00
L13	N 44°44'30" W	31.25
L14	N 00°00'00" E	70.00
L15	N 45°15'30" E	30.97
L16	N 00°00'00" W	60.98
L17	S 89°29'00" E	100.00
L18	S 00°00'00" W	62.93
L19	S 44°44'30" E	31.25
L20	N 45°15'30" E	30.97
L21	N 44°44'30" W	31.25
L22	S 00°00'00" W	154.51
L23	N 89°29'00" W	23.30
L24	N 00°00'00" W	173.74



Calhorne Associates
Berkeley, California

JPS Engineering
Colorado Springs, Colorado

United Planning & Engineering
Colorado Springs, Colorado

Accretive Investments, Inc.
San Diego, California

Land Resource Solutions
Colorado Springs, Colorado

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

Preliminary Plan Phase 1



Date:	Revision:
12/16/05	1st Submittal
2/17/06	2nd Submittal
4/4/06	3rd Submittal
4/26/06	4th Submittal

El Paso County Parks

Agenda Item Summary Form

Agenda Item Title: Hannah Ridge at Feathergrass Filing No. 5 Final Plat
Hannah Ridge at Feathergrass Filing No. 6 Final Plat
Hannah Ridge at Feathergrass Filing No. 7 Final Plat

Agenda Date: November 14, 2018

Agenda Item Number: #6 - B

Presenter: Ross Williams, Park Planner

Information: **Endorsement:** X

Background Information:

Request for approval by Classic Consulting Engineers & Surveyors, LLC, on behalf of Feathergrass Investments, LLC, for Hannah Ridge at Feathergrass Filings No. 5, 6, and 7 Final Plats. Filing No. 5 consists of 55 single-family residential lots on 12.92 acres, while Filing No. 6 consists of 33 lots on 7.94 acres, and Filing No. 7 consists of 81 lots on 15.40 acres, each with a minimum lot size of approximately 5,000 square feet. The property is zoned PUD, and is located near the intersection of Constitution Avenue and Akers Drive.

The El Paso County Parks Master Plan (2013) shows no open space, park facilities, or trails directly impacted by or within the project area. The proposed Marksheffel Road Bicycle Route is located approximately 0.50 mile east of the project sites. The City of Colorado Springs' Rock Island Trail is located immediately adjacent the western and northern boundaries of the project sites. Lastly, the Falcon/Garrett Road Candidate Open Space land is located 1.35 miles to the southeast of the project site.

Each filing contains only moderate open space dedication, comprised of tracts designated for parks, open space, drainage, landscaping, public utilities, or Rock Island Trail access, as outlined in the general notes for each filing and the applicant's Letter of Intent. However, the Hannah Ridge at Feathergrass Preliminary Plan/PUD Development Plan, which was approved by the Board of County Commissioners in 2013, open space dedication totaled 11.80 acres, meeting the PUD minimum 10% open space land dedication requirement. These open space tracts include a 3.07-acre open space tract for wetlands, a 5.38-acre tract for a park site, and a 1.33-acre drainage corridor. A trail is proposed within the drainage corridor and park site to create connectivity between the open space parcels. The Development Plan also indicated a number of smaller open space tracts within the subdivision to provide connections to the aforementioned Rock Island Trail.

As no park land or trail easement dedications are necessary for these filings, Parks staff recommends fees in lieu of land dedication for regional and urban park purposes. A park lands agreement may be an acceptable alternative to urban park fees provided the agreement is approved by the County and executed prior to recording the final plat.

Recommended Motion (Filing No. 5 Final Plat):

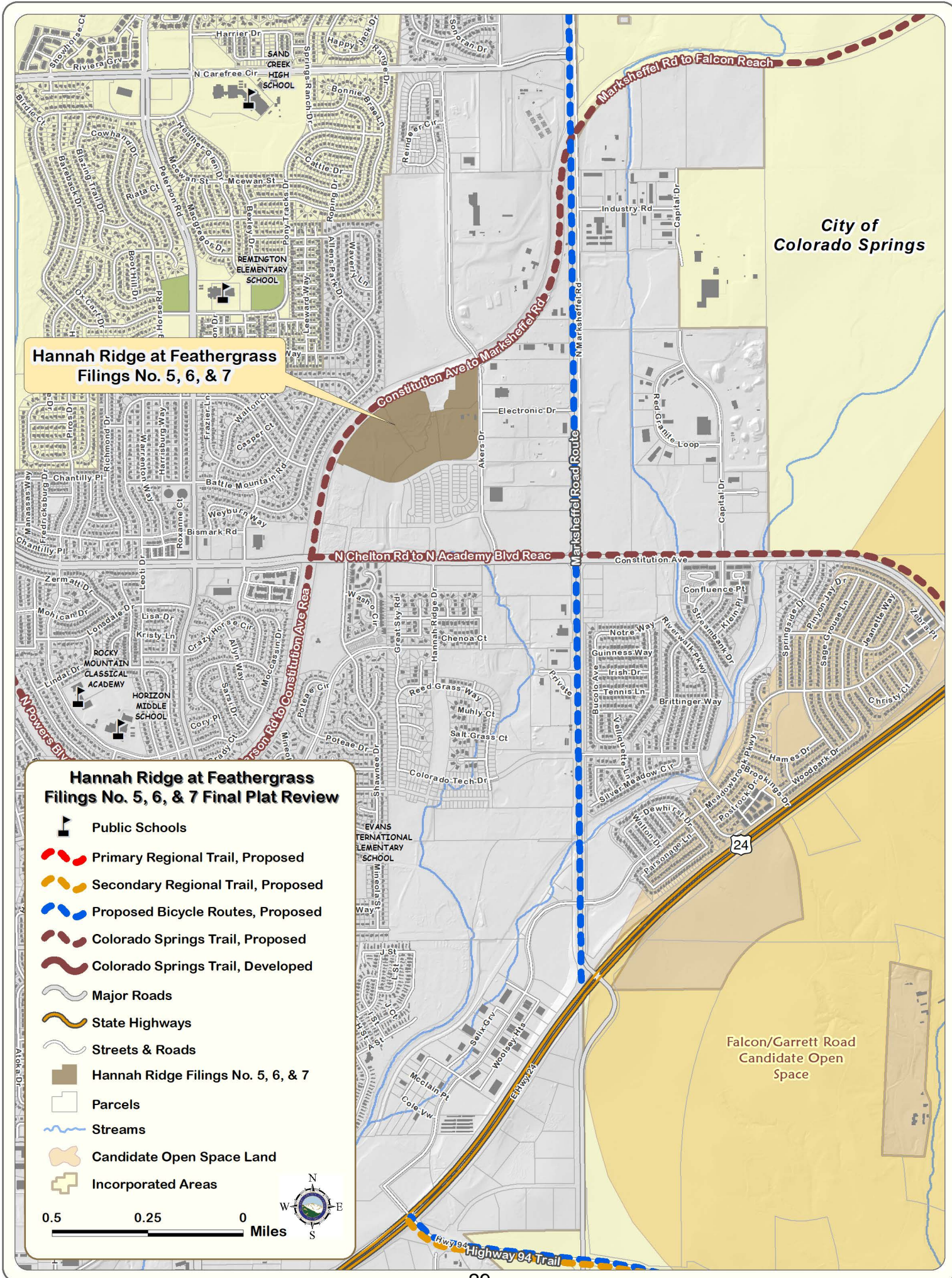
Recommend to the Planning Commission and Board of County Commissioners that approval of the Hannah Ridge at Feathergrass Filing No. 5 Final Plat include the following condition: require fees in lieu of land dedication for regional park purposes in the amount of \$23,650 and urban park fees in the amount of \$14,960.

Recommended Motion (Filing No. 6 Final Plat):

Recommend to the Planning Commission and Board of County Commissioners that approval of the Hannah Ridge at Feathergrass Filing No. 6 Final Plat include the following condition: require fees in lieu of land dedication for regional park purposes in the amount of \$14,190 and urban park fees in the amount of \$8,976.

Recommended Motion (Filing No. 7 Final Plat):

Recommend to the Planning Commission and Board of County Commissioners that approval of the Hannah Ridge at Feathergrass Filing No. 7 Final Plat include the following condition: require fees in lieu of land dedication for regional park purposes in the amount of \$34,830 and urban park fees in the amount of \$22,032.



Development Application Permit Review



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

November 14, 2018

Subdivision requirements referenced in section 8.5.2 of the El Paso County Land Development Code. Fees are based on average land values within designated areas. See El Paso County Board of County Commissioners (BoCC) Resolution for fees established on annual basis. The Park Advisory Board meets the second Wednesday of each month, 1:30 p.m., BoCC Auditorium, second floor Centennial Hall Building, 200 S. Cascade, Colorado Springs.

Name:	Hannah Ridge at Feathergrass Filing No. 5 Final Plat	Application Type:	Final Plat
DSD Reference #:	SF-18-038	CSD / Parks ID#:	0
Applicant / Owner:	Owner's Representative:	Total Acreage:	12.92
Feathergrass Investments, LLC	Classic Consulting Engineers & Surveyors, LLC	Total # of Dwelling Units	55
Kenny Driscoll		Gross Density:	4.25
4715 North Chestnut Street	619 North Cascade Avenue, Suite 200	Park Region:	2
Colorado Springs, CO 80907	Colorado Springs, CO 80903	Urban Area:	3

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

REGIONAL AND URBAN PARK REQUIREMENTS

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

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

LAND REQUIREMENTS

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

Regional Parks: 2	Urban Parks Area: 3	
0.0194 Acres x 55 Dwelling Units = 1.067 acres	Neighborhood: 0.00375 Acres x 55 Dwelling Units =	0.21 acres
	Community: 0.00625 Acres x 55 Dwelling Units =	0.34 acres
	Total: =	0.55 acres

FEE REQUIREMENTS

Regional Parks: 2	Urban Parks Area: 3	
\$430.00 / Unit x 55 Dwelling Units= \$23,650.00	Neighborhood: \$107.00 / Unit x 55 Dwelling Units =	\$5,885.00
	Community: \$165.00 / Unit x 55 Dwelling Units =	\$9,075.00
	Total: =	\$14,960.00

ADDITIONAL RECOMMENDATIONS

Staff Recommendation:	Recommend to the Planning Commission and Board of County Commissioners that approval of the Hannah Ridge at Feathergrass Filing No. 5 Final Plat include the following conditions: require fees in lieu of land dedication for regional park purposes in the amount of \$23,650 and urban park fees in the amount of \$14,960.
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Park Advisory Board Recommendation:

Development Application Permit Review



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

November 14, 2018

Subdivision requirements referenced in section 8.5.2 of the El Paso County Land Development Code. Fees are based on average land values within designated areas. See El Paso County Board of County Commissioners (BoCC) Resolution for fees established on annual basis. The Park Advisory Board meets the second Wednesday of each month, 1:30 p.m., BoCC Auditorium, second floor Centennial Hall Building, 200 S. Cascade, Colorado Springs.

Name:	Hannah Ridge at Feathergrass Filing No. 6 Final Plat	Application Type:	Final Plat
DSD Reference #:	SF-18-039	CSD / Parks ID#:	0
Applicant / Owner:	Owner's Representative:	Total Acreage:	7.94
Feathergrass Investments, LLC	Classic Consulting Engineers & Surveyors, LLC	Total # of Dwelling Units	33
Kenny Driscoll		Gross Density:	4.17
4715 North Chestnut Street	619 North Cascade Avenue, Suite 200	Park Region:	2
Colorado Springs, CO 80907	Colorado Springs, CO 80903	Urban Area:	3

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

REGIONAL AND URBAN PARK REQUIREMENTS

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

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

LAND REQUIREMENTS

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

Regional Parks: 2	Urban Parks Area: 3	
0.0194 Acres x 33 Dwelling Units = 0.640 acres	Neighborhood: 0.00375 Acres x 33 Dwelling Units = 0.12 acres	
	Community: 0.00625 Acres x 33 Dwelling Units = 0.21 acres	
	Total: = 0.33 acres	

FEE REQUIREMENTS

Regional Parks: 2	Urban Parks Area: 3	
\$430.00 / Unit x 33 Dwelling Units= \$14,190.00	Neighborhood: \$107.00 / Unit x 33 Dwelling Units = \$3,531.00	
	Community: \$165.00 / Unit x 33 Dwelling Units = \$5,445.00	
	Total: \$8,976.00	

ADDITIONAL RECOMMENDATIONS

Staff Recommendation:

Recommend to the Planning Commission and Board of County Commissioners that approval of the Hannah Ridge at Feathergrass Filing No. 6 Final Plat include the following conditions: require fees in lieu of land dedication for regional park purposes in the amount of \$14,190 and urban park fees in the amount of \$8,976.

Park Advisory Board Recommendation:

Development Application Permit Review



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

November 14, 2018

Subdivision requirements referenced in section 8.5.2 of the El Paso County Land Development Code. Fees are based on average land values within designated areas. See El Paso County Board of County Commissioners (BoCC) Resolution for fees established on annual basis. The Park Advisory Board meets the second Wednesday of each month, 1:30 p.m., BoCC Auditorium, second floor Centennial Hall Building, 200 S. Cascade, Colorado Springs.

Name:	Hannah Ridge at Feathergrass Filing No. 7 Final Plat	Application Type:	Final Plat
DSD Reference #:	SF-18-040	CSD / Parks ID#:	0
Applicant / Owner:	Owner's Representative:	Total Acreage:	15.40
Feathergrass Investments, LLC	Classic Consulting Engineers & Surveyors, LLC	Total # of Dwelling Units	81
Kenny Driscoll		Gross Density:	5.26
4715 North Chestnut Street	619 North Cascade Avenue, Suite 200	Park Region:	2
Colorado Springs, CO 80907	Colorado Springs, CO 80903	Urban Area:	3

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

REGIONAL AND URBAN PARK REQUIREMENTS

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

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

LAND REQUIREMENTS

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

Regional Parks: 2	Urban Parks Area: 3	
0.0194 Acres x 81 Dwelling Units = 1.571 acres	Neighborhood:	0.00375 Acres x 81 Dwelling Units = 0.30 acres
	Community:	0.00625 Acres x 81 Dwelling Units = 0.51 acres
	Total:	= 0.81 acres

FEE REQUIREMENTS

Regional Parks: 2	Urban Parks Area: 3	
\$430.00 / Unit x 81 Dwelling Units= \$34,830.00	Neighborhood:	\$107.00 / Unit x 81 Dwelling Units = \$8,667.00
	Community:	\$165.00 / Unit x 81 Dwelling Units = \$13,365.00
	Total:	\$22,032.00

ADDITIONAL RECOMMENDATIONS

Staff Recommendation:

Recommend to the Planning Commission and Board of County Commissioners that approval of the Hannah Ridge at Feathergrass Filing No. 6 Final Plat include the following conditions: require fees in lieu of land dedication for regional park purposes in the amount of \$34,830 and urban park fees in the amount of \$22,032.

Park Advisory Board Recommendation:



Hannah Ridge at Feathergrass Filing No. 5, 6 and 7 Letter of Intent

Owner:

Feathergrass Investments, LLC
4715 N. Chestnut Street
Colorado Springs, CO 80907
(719) 651-9133

Developer:

Elite Properties of America, Inc.
6385 Corporate Drive, Suite 200
Colorado Springs, CO 80919
(719) 592-9333

Applicant/Consultant

Classic Consulting Engineers & Surveyors, LLC
619 N. Cascade Ave., Suite 200
Colorado Springs, CO 80903
(719) 785-0790

Site location:

All three filings are generally located north and west of Akers Drive and Winslow Park Drive in four previously platted Tracts.

Size:

Filing No. 5: 12.92 Acres
Filing No. 6: 7.94 Acres
Filing No. 7: 15.40 Acres

Zoning:

PUD (Existing)

Request:

Applicant requests that the 4 previously platted Tracts HH and JJ (Fil. 5), KK (Fil. 6) and LL (Fil. 7) be replatted to reflect a total of 169 lots. The breakdown per filing is:

- Filing No. 5: 55 Lots
- Filing No. 6: 33 Lots
- Filing No. 7: 81 Lots

Justification:

The proposed Filings 5, 6 and 7 are the final phases of this previously approved Master Planned Residential Community. The layout of the street network and lotting is unchanged from the previously approved anticipated design with the exception of reducing the overall lot total to accommodate one full spectrum detention facility (with stormwater quality) to address off-site, downstream storm system deficiencies.

Existing and Proposed facilities, structures, roads, etc.:

All adjacent roadway and utility infrastructure is in place to support the next logical phases of development for this previously approved residential community.

Waiver Requests:

None required.

Sm/111605/letter of intent

KNOW ALL MEN BY THESE PRESENTS:
THAT FEATHERGRASS INVESTMENTS, LLC A COLORADO LIMITED LIABILITY COMPANY
BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND TO WIT:

LEGAL DESCRIPTION:

TRACTS HH AND JJ AS PLATTED IN HANNAH RIDGE AT FEATHERGRASS FILING NO. 1 RECORDED UNDER RECEPTION NO. 214713468, RECORDS OF EL PASO COUNTY, COLORADO, AS CORRECTED BY AFFIDAVIT OF CORRECTION RECORDED AT RECEPTION NO. 214061663 AND CLARIFIED BY AFFIDAVIT OF CLARIFICATION RECORDED AT RECEPTION NO. 214081923 AND AFFIDAVIT OF CORRECTION RECORDED UNDER RECEPTION NO. 218057396 AND AFFIDAVIT OF CORRECTION RECORDED UNDER RECEPTION NO. 218091255 BEING A PORTION OF SECTION 32, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO.

CONTAINING A CALCULATED AREA OF 12.918 ACRES.

OWNERS CERTIFICATE:

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED, AND PLATTED SAID LANDS INTO LOTS, TRACTS, STREETS, AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF HANNAH RIDGE AT FEATHERGRASS FILING NO. 5. 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, FEATHERGRASS INVESTMENTS, LLC A COLORADO LIMITED LIABILITY COMPANY HAS EXECUTED THIS INSTRUMENT THIS ____ DAY OF _____, 20____.

WITNESS MY HAND AND OFFICIAL SEAL.

AS
OF FEATHERGRASS INVESMENTS, LLC A COLORADO LIMITED LIABILITY COMPANY

STATE OF COLORADO)

)ss
COUNTY OF EL PASO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____, A.D. BY _____.

AS _____ OF FEATHERGRASS INVESTMENTS, LLC A COLORADO LIMITED LIABILITY COMPANY

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____

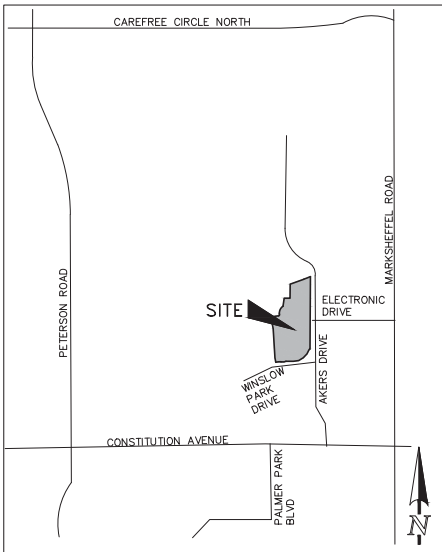
NOTARY PUBLIC

GENERAL NOTES:

- THE DATE OF PREPARATION IS OCTOBER 4, 2018.
- THE TRACT OF LAND HEREIN PLATTED LIES WITHIN SECTION 32, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN.
- UNLESS SHOWN OTHERWISE, ALL FRONT LOT LINES ARE HEREBY PLATTED WITH A 5.00 FOOT WIDE PUBLIC IMPROVEMENT AND UTILITY EASEMENT, AND A 10.00 FOOT WIDE PUBLIC UTILITY EASEMENT. ALL SIDE LOT LINES ARE HEREBY PLATTED WITH A 5.00 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT AND ALL REAR LOT LINES ARE HEREBY PLATTED WITH A 10.00 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT, WITH THE SOLE RESPONSIBILITY FOR THE SURFACE MAINTENANCE OF EASEMENTS BEING VESTED WITH THE INDIVIDUAL PROPERTY OWNER.
- THE FOLLOWING REPORTS HAVE BEEN SUBMITTED AND ARE ON FILE AT THE COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: WATER RESOURCE REPORT; WASTEWATER DISPOSAL REPORT; GEOLOGY AND SOILS REPORT; FIRE PROTECTION REPORT; WILDFIRE HAZARD REPORT; NATURAL FEATURES REPORT; TRANSPORTATION IMPACT STUDY.
- THE TOTAL NUMBER OF LOTS BEING PLATTED IS 55. THE TOTAL NUMBER OF TRACTS BEING PLATTED IS 3.
- THE ARTICLES OF INCORPORATION FOR HANNAH RIDGE HOMEOWNER'S ASSOCIATION, INC., WERE FILED WITH THE COLORADO SECRETARY OF STATE UNDER IDENTIFICATION NUMBER 20171203918. THIS PLAT IS SUBJECT TO THE TERMS AND CONDITIONS AS SET FORTH IN THE RESTRICTIONS AND COVENANTS AS RECORDED AT RECEPTION NO. 217032014 OF THE RECORDS OF EL PASO COUNTY, COLORADO, AS AMENDED.
- DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS, IF ANY, OF A APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DEPARTMENT OF WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORP. OF ENGINEERS, THE U.S. FISH & WILDLIFE SERVICE AND/OR COLORADO DEPARTMENT OF WILDLIFE REGARDING THE ENDANGERED SPECIES ACT.
- THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
- FLOODPLAIN STATEMENT:
THIS SITE, HANNAH RIDGE AT FEATHERGRASS FILING NO. 5, IS NOT WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, MAP NUMBER 08041C0752F, DATED MARCH 17, 1997.
- 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 DEVELOPMENT SERVICES DEPARTMENT DIRECTOR AND MEET THE POLICY AND PROCEDURE REQUIREMENTS OF EL PASO COUNTY PRIOR TO THE RELEASE BY THE COUNTY OF ANY LOTS FOR SALE, CONVEYANCE OR TRANSFER. THIS PLAT RESTRICTION MAY BE REMOVED OR RESCINDED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR UPON EITHER APPROVAL OF AN ALTERNATIVE FORM OF COLLATERAL OR COMPLETION AND PRELIMINARY AGREEMENT 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.

HANNAH RIDGE AT FEATHERGRASS FILING NO. 5

A REPLAT OF TRACTS HH AND JJ OF HANNAH RIDGE AT FEATHERGRASS FILING NO. 1 RECORDED UNDER RECEPTION NO. 214713468, RECORDS OF EL PASO COUNTY, COLORADO BEING A PORTION OF SECTION 32, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO



VICINITY MAP
N.T.S.

GENERAL NOTES (CONT.):

- THIS PLAT IS REGULATED BY A P.U.D. DEVELOPMENT PLAN AS RECORDED UNDER RECEPTION NO. 208091457 AND P.U.D. DEVELOPMENT GUIDELINES AS RECORDED UNDER RECEPTION NO. 208091456 OF THE RECORDS OF EL PASO COUNTY AND AS AMENDED.
- MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY DEPARTMENT OF TRANSPORTATION AND UNITED STATES POSTAL SERVICE REGULATIONS.
- FIRE PROTECTION IS BY FALCON FIRE PROTECTION DISTRICT.
- THE HANNAH RIDGE HOMEOWNER'S ASSOCIATION, INC. SHALL MAINTAIN ALL IMPROVEMENTS LYING WITHIN MEDIANS, ISLANDS AND SIMILAR AREAS LYING WITHIN THE PLATTED RIGHT OF WAY.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTS ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUE 18-4-508, C.R.S.
- 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 181497-AMENDMENT NO. 1 PREPARED BY CAPSTONE TITLE AS AGENT FOR STEWART TITLE GUARANTY, WITH AN EFFECTIVE DATE OF AUGUST 20, 2018 AT 8:00 A.M.
- PURSUANT TO RESOLUTION _____, APPROVED BY THE BOARD OF DIRECTORS, EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT AND RECORDED IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDED AT RECEPTION NO. _____, THE PARCELS WITHIN THE PLATTED BOUNDARIES OF HANNAH RIDGE AT FEATHERGRASS FILING NO. 5 ARE INCLUDED WITHIN THE BOUNDARIES OF THE EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT NO. 2 AND AS SUCH ARE SUBJECT TO APPLICABLE ROAD IMPACT FEES AND MILL LEVY.
- A DRIVEWAY PERMIT IS REQUIRED TO BE APPLIED FOR AND APPROVED BY EL PASO COUNTY DEVELOPMENT SERVICES DEPARTMENT PRIOR TO THE ESTABLISHMENT OF ANY DRIVEWAY.
- 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.
- INDIVIDUAL LOT PURCHASERS ARE RESPONSIBLE FOR CONSTRUCTING DRIVEWAYS, INCLUDING NECESSARY DRAINAGE CULVERTS PER LAND DEVELOPMENT CODE SECTION 6.3.3.C.2 AND 6.3.3.C.3.
- BASIS OF BEARINGS: A PORTION OF THE EASTERLY BOUNDARY OF HANNAH RIDGE AT FEATHERGRASS FILING NO. 1 BEING MONUMENTED AT THE BOTH ENDS BY A 1-1/2" ALUMINUM CAP STAMPED "PLS 27605", IS ASSUMED TO BEAR S0021'33"W, A DISTANCE OF 1997.45 FEET.
- TRACTS A, B, AND C ARE FOR PARKS, OPEN SPACE AND PUBLIC UTILITIES. ALL TRACTS WILL BE OWNED AND MAINTAINED BY THE HANNAH RIDGE HOMEOWNERS ASSOCIATION, INC. OWNERSHIP OF SAID TRACTS TO BE CONVEYED BY SEPARATE DOCUMENT.

TRACT TABLE		
TRACT	USE	OWNERSHIP/MAINTENTANCE
A, B, C	PARKS, OPEN SPACE, PUBLIC UTILITIES	HOA

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 HANNAH RIDGE AT FEATHERGRASS FILING NO. 5 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 (STREETS AND EASEMENTS) ARE ACCEPTED, BUT PUBLIC IMPROVEMENTS THEREON WILL NOT BECOME MAINTENANCE RESPONSIBILITY OF EL PASO COUNTY UNTIL PRELIMINARY ACCEPTANCE OF THE PUBLIC IMPROVEMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL, AND THE SUBDIVISION IMPROVEMENTS AGREEMENT.

CHAIR, BOARD OF COUNTY COMMISSIONERS DATE _____

DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DATE _____

COUNTY ASSESSOR DATE _____

CLERK AND RECORDER:

STATE OF COLORADO)
)ss
COUNTY OF EL PASO)
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT O'CLOCK ____M. THIS _____ DAY OF _____, 20____, A.D., AND IS DULY RECORDED AT RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

CHUCK BROERMAN, RECORDER

BY: _____
DEPUTY

DRAINAGE: _____

BRIDGE FEES: _____

URBAN PARK: _____

REGIONAL PARK: _____

SCHOOL FEE: _____

SURCHARGE: _____

FEE: _____

OWNER:
FEATHERGRASS INVESTMENTS, LLC
4715 NORTH CHESTNUT STREET,
SUITE 200
COLORADO SPRINGS, CO 80907

NO.	REVISION	DATE
1		
2		

PRELIMINARY
THIS DOCUMENT HAS NOT BEEN
PLAT CHECKED

HANNAH RIDGE AT FEATHERGRASS
FILING NO. 5
JOB NO. 1116.05
OCTOBER 4, 2018
SHEET 1 OF 3



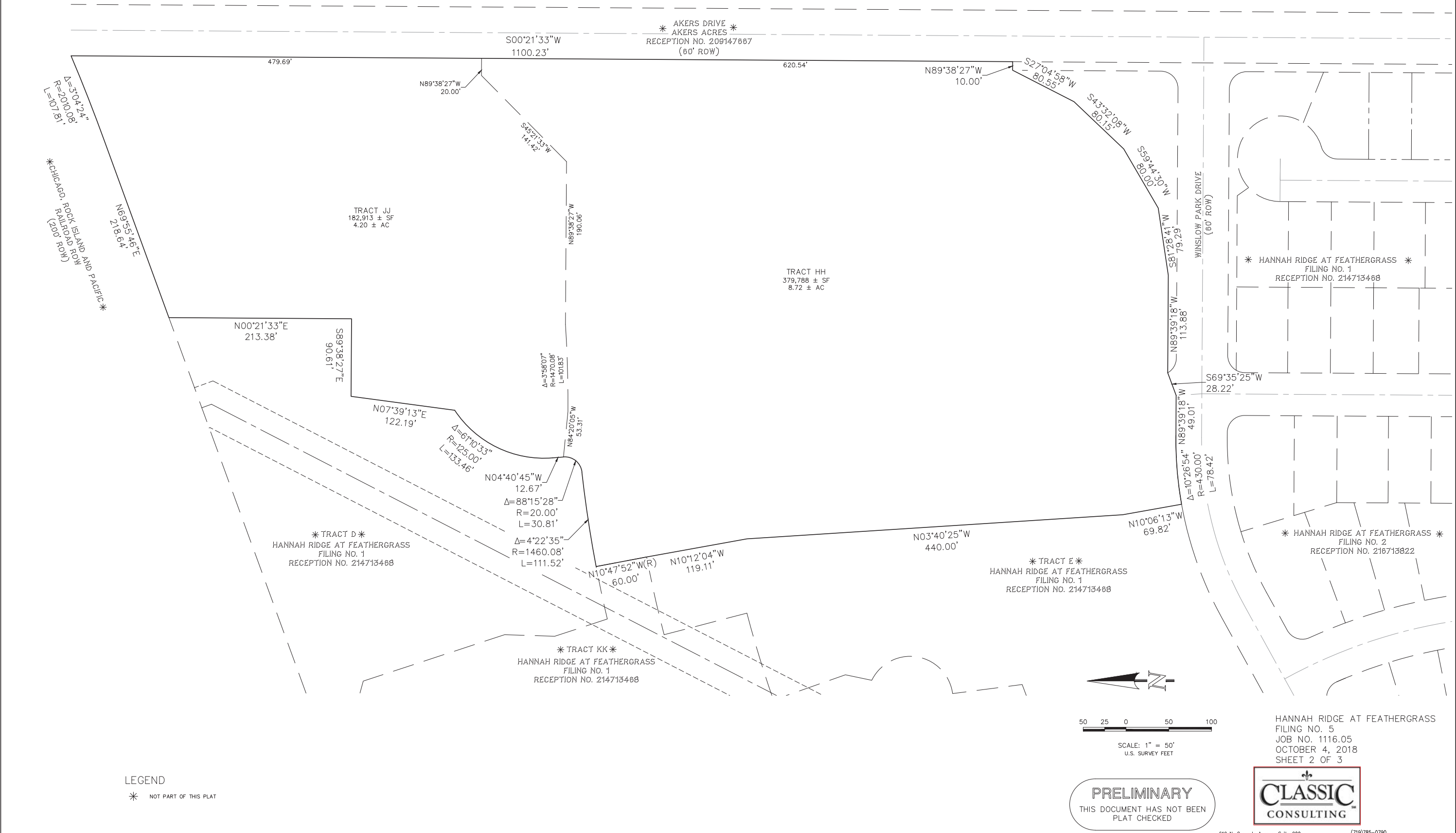
619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903

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

HANNAH RIDGE AT FEATHERGRASS FILING NO. 5

A REPLAT OF TRACTS HH AND JJ OF HANNAH RIDGE AT FEATHERGRASS FILING NO. 1, RECEPTION NO. 214713468, RECORDS OF EL PASO COUNTY COLORADO
A PORTION OF SECTION 32, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

AS PLATTED



A REPLAT OF TRACTS HH AND JJ OF HANNAH RIDGE AT FEATHERGRASS FILING NO. 1, RECEPTION NO. 214713468, RECORDS OF EL PASO COUNTY COLORADO
A PORTION OF SECTION 32, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

[illegible]

CLASSIC
CONSULTING

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

THAT FEATHERGRASS INVESTMENTS, LLC A COLORADO LIMITED LIABILITY COMPANY
BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND TO WIT:

TRACT K AS PLATTIN IN HANNAH RIDGE AT FEATHERGRASS FILING NO. 1 RECORDED UNDER RECEPTION NO. 214713468, RECORDS OF EL PASO COUNTY, COLORADO, AS CORRECTED BY AFFIDAVIT OF CORRECTION RECORDED AT RECEPTION NO. 214061663 AND CLARIFIED BY AFFIDAVIT OF CLARIFICATION RECORDED AT RECEPTION NO. 214081923 AND AFFIDAVIT OF CORRECTION RECORDED UNDER RECEPTION NO. 218057396 AND AFFIDAVIT OF CORRECTION RECORDED UNDER RECEPTION NO. 218091255 BEING A PORTION OF SECTION 32, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO.

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED, AND PLATTED SAID LANDS INTO LOTS, TRACTS, STREETS, AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF HANNAH RIDGE AT FEATHERGRASS FILING NO. 6. 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 ADOPTION BY RESOLUTION, ALL PUBLIC IMPROVEMENTS SO DEDICATED BECOME MATTERS OF MAINTENANCE BY THE COUNTY OF COLORADO. THE UTILITY EASEMENTS SHOWN 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.

NOTARY PUBLIC

- THE DATE OF PREPARATION IS OCTOBER 4, 2018.
2. THE TRACT OF LAND HEREIN PLATTED LIES WITHIN SECTION 32, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN.
3. UNLESS SHOWN OTHERWISE, ALL FRONT LOT LINES ARE HEREBY PLATTED WITH A 5.00 FOOT WIDE PUBLIC IMPROVEMENT AND UTILITY EASEMENT, AND A 10.00 FOOT WIDE PUBLIC UTILITY EASEMENT. ALL SIDE LOT LINES ARE HEREBY PLATTED WITH A 5.00 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT AND ALL REAR LOT LINES ARE HEREBY PLATTED WITH A 10.00 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT, WITH THE SOLE RESPONSIBILITY FOR THE SURFACE MAINTENANCE OF EASEMENTS BEING VESTED WITH THE INDIVIDUAL PROPERTY OWNER.
4. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED AND ARE ON FILE AT THE COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: WATER RESOURCE REPORT; WASTEWATER DISPOSAL REPORT; GEOLOGY AND SOILS REPORT; FIRE PROTECTION REPORT; WILDFIRE HAZARD REPORT; NATURAL FEATURES REPORT; TRANSPORTATION IMPACT STUDY.
5. THE TOTAL NUMBER OF LOTS BEING PLATTED IS 33. THE TOTAL NUMBER OF TRACTS BEING PLATTED IS 1.
6. THE ARTICLES OF INCORPORATION FOR HANNAH RIDGE HOMEOWNER'S ASSOCIATION, INC., WERE FILED WITH THE COLORADO SECRETARY OF STATE UNDER IDENTIFICATION NUMBER 20171203918. THIS PLAT IS SUBJECT TO THE TERMS AND CONDITIONS AS SET FORTH IN THE RESTRICTIONS AND COVENANTS AS RECORDED AT RECEPTION NO. 217032014 OF THE RECORDS OF EL PASO COUNTY, COLORADO, AS AMENDED.
7. DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS, IF ANY, OF A APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DEPARTMENT OF WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORP. OF ENGINEERS, THE U.S. FISH & WILDLIFE SERVICE AND/OR COLORADO DEPARTMENT OF WILDLIFE REGARDING THE ENDANGERED SPECIES ACT.
8. THE ADDRESSES EXHIBED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
9. FLOODPLAIN STATEMENT:
THIS SITE, HANNAH RIDGE AT FEATHERGRASS FLOOD NO. 6, IS NOT WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, MAP NUMBER 08041C0752F, DATED MARCH 17, 1997.
10. 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 DEVELOPMENT SERVICES DEPARTMENT DIRECTOR AND MEET THE POLICY AND PROCEDURE REQUIREMENTS OF EL PASO COUNTY PRIOR TO THE RELEASE BY THE COUNTY OF ANY LOTS FOR SALE, CONVEYANCE OR TRANSFER. THIS PLAT RESTRICTION MAY BE REMOVED OR RESCINDED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE 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.

VICINITY MAP
N.T.S.

1. THIS PLAT IS REGULATED BY A P.U.D. DEVELOPMENT PLAN AS RECORDED UNDER RECEPTION NO. 208091457 AND P.U.D. DEVELOPMENT GUIDELINES AS RECORDED UNDER RECEPTION NO. 208091456 OF THE RECORDS OF EL PASO COUNTY AND AS AMENDED.
12. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY DEPARTMENT OF TRANSPORTATION AND UNITED STATES POSTAL SERVICE REGULATIONS.
13. FIRE PROTECTION IS BY FALCON FIRE PROTECTION DISTRICT.
14. THE HANNAH RIDGE HOMEOWNER'S ASSOCIATION, INC. SHALL MAINTAIN ALL IMPROVEMENTS LYING WITHIN MEDIANS, ISLANDS AND SIMILAR AREAS LYING WITHIN THE PLATTED RIGHT OF WAY.
15. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
16. 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 181498-AMENDMENT NO. 1 PREPARED BY CAPSTONE TITLE AS AGENT FOR STEWART TITLE GUARANTY, WITH AN EFFECTIVE DATE OF AUGUST 20, 2018 AT 8:00 A.M.
17. PURSUANT TO RESOLUTION _____, APPROVED BY THE BOARD OF DIRECTORS, EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT AND RECORDED IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDED AT RECEPTION NO. _____, THE PARCELS WITHIN THE PLATTED BOUNDARIES OF HANNAH RIDGE AT FEATHERGRASS FILING NO. 6 ARE INCLUDED WITHIN THE BOUNDARIES OF THE EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT NO. 2 AND AS SUCH ARE SUBJECT TO APPLICABLE ROAD IMPACT FEES AND MILL LEVY.
18. A DRIVEWAY PERMIT IS REQUIRED TO BE APPLIED FOR AND APPROVED BY EL PASO COUNTY DEVELOPMENT SERVICES DEPARTMENT PRIOR TO THE ESTABLISHMENT OF ANY DRIVEWAY.
19. 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.
20. INDIVIDUAL LOT PURCHASERS ARE RESPONSIBLE FOR CONSTRUCTING DRIVEWAYS, INCLUDING NECESSARY DRAINAGE CULVERTS PER LAND DEVELOPMENT CODE SECTION 6.3.3.C.2 AND 6.3.3.C.3.
21. BASIS OF BEARINGS: A PORTION OF THE EASTERLY BOUNDARY OF HANNAH RIDGE AT FEATHERGRASS FILING NO. 1 BEING MONUMENTED AT THE BOTH ENDS BY A 1-1/2" ALUMINUM CAP STAMPED "PLS 27605", IS ASSUMED TO BEAR S00°21'33"W, A DISTANCE OF 1997.45 FEET.
22. TRACT A IS FOR FUTURE DEVELOPMENT TO BE OWNED AND MAINTAINED BY THE OWNER OF RECORD.

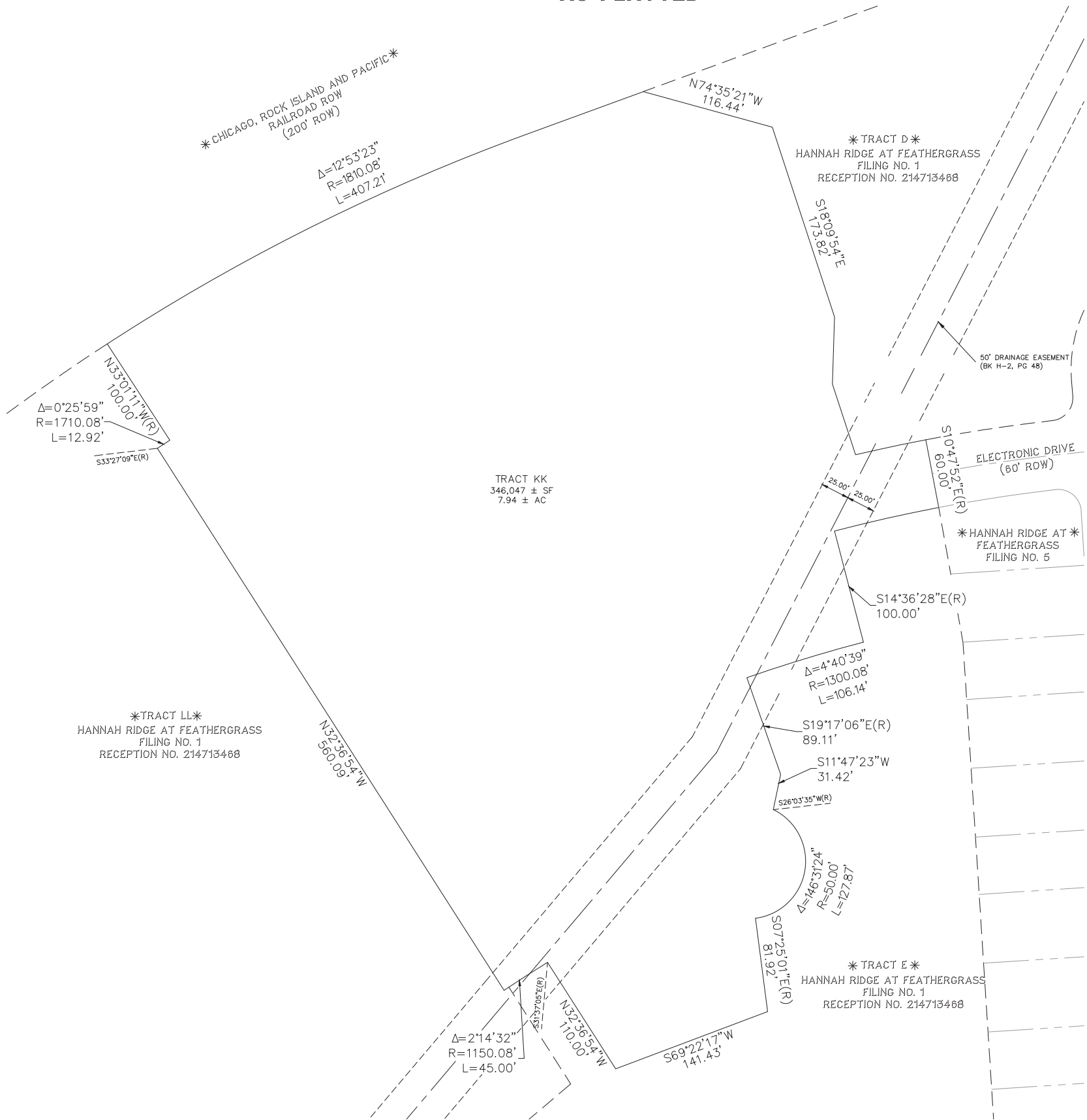
(719)785-0790
(719)785-0799 (Fax)

NO.	REVISION	DATE
1		
2		

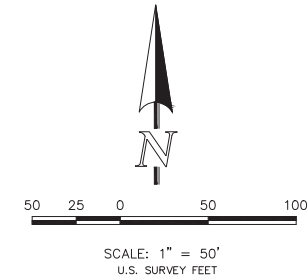
HANNAH RIDGE AT FEATHERGRASS FILING NO. 6

A REPLAT OF TRACT KK OF HANNAH RIDGE AT FEATHERGRASS FILING NO. 1, RECEPTION NO. 214713468, RECORDS OF EL PASO COUNTY, COLORADO
SECTION 32, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

AS PLATTED



LEGEND
* NOT PART OF THIS PLAT



PRELIMINARY
THIS DOCUMENT HAS NOT BEEN
PLAT CHECKED

HANNAH RIDGE AT FEATHERGRASS
FILING NO. 6
JOB NO. 1116.06
OCTOBER 4, 2018
SHEET 2 OF 3



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

N:\11606\DRAWINGS\SURVE\PLAT\11606_P2.dwg, 10/17/2018 8:19:50 AM, 1:1

HANNAH RIDGE AT FEATHERGRASS FILING NO. 6

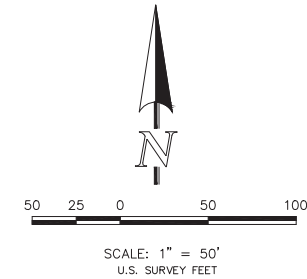
A REPLAT OF TRACT KK OF HANNAH RIDGE AT FEATHERGRASS FILING NO. 1, RECEPTION NO. 214713468, RECORDS OF EL PASO COUNTY, COLORADO SECTION 32, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

AS REPLATTED



LEGEND

- NO. 5 REBAR WITH 1-1/2" ALUMINUM SURVEYORS CAP STAMPED "CCES LLC PLS 30118" TO BE SET
- RECOVERED MONUMENT AS NOTED
- (XXXX) ADDRESS
- * NOT PART OF THIS PLAT
- (R) RADIAL BEARING



PRELIMINARY
THIS DOCUMENT HAS NOT BEEN
PLAT CHECKED

HANNAH RIDGE AT FEATHERGRASS
FILING NO. 6
JOB NO. 1116.06
OCTOBER 4, 2018
SHEET 3 OF 3



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

KNOW ALL MEN BY THESE PRESENTS:
THAT FEATHERGRASS INVESTMENTS, LLC A COLORADO LIMITED LIABILITY COMPANY
BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND TO WIT:

LEGAL DESCRIPTION:

TRACT LL AS PLATTED IN HANNAH RIDGE AT FEATHERGRASS FILING NO. 1 RECORDED UNDER
RECEPTION NO. 214713468, RECORDS OF EL PASO COUNTY, COLORADO, AS CORRECTED BY
AFFIDAVIT OF CORRECTION RECORDED AT RECEPTION NO. 214061663 AND CLARIFIED BY
AFFIDAVIT OF CLARIFICATION RECORDED AT RECEPTION NO. 214081923 AND AFFIDAVIT OF
CORRECTION RECORDED UNDER RECEPTION NO. 218057396 AND AFFIDAVIT OF CORRECTION
RECORDED UNDER RECEPTION NO. 218091255 BEING A PORTION OF SECTION 32, TOWNSHIP 13
SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO.

TOGETHER WITH

TRACT A AS PLATTED IN HANNAH RIDGE AT FEATHERGRASS FILING NO. 6 RECORDED UNDER
RECEPTION NO. _____, RECORDS OF EL PASO COUNTY, COLORADO.

CONTAINING A CALCULATED AREA OF 15.402 ACRES.

OWNERS CERTIFICATE:

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND
HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED, AND
PLATTED SAID LANDS INTO LOTS, TRACTS, STREETS, AND EASEMENTS AS SHOWN HEREON UNDER THE
NAME AND SUBDIVISION OF HANNAH RIDGE AT FEATHERGRASS FILING NO. 7. 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, FEATHERGRASS INVESTMENTS, LLC A COLORADO LIMITED LIABILITY COMPANY
HAS EXECUTED THIS INSTRUMENT THIS ____ DAY OF _____, 20____.

WITNESS MY HAND AND OFFICIAL SEAL.

AS _____
OF FEATHERGRASS INVESMENTS, 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 FEATHERGRASS INVESTMENTS, LLC A COLORADO
LIMITED LIABILITY COMPANY

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____

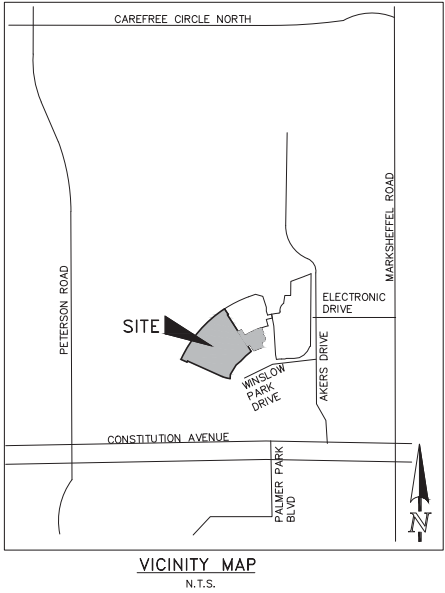
NOTARY PUBLIC

GENERAL NOTES:

- THE DATE OF PREPARATION IS OCTOBER 4, 2018.
- THE TRACT OF LAND HEREIN PLATTED LIES WITHIN SECTION 32, TOWNSHIP 13 SOUTH,
RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN.
- UNLESS SHOWN OTHERWISE, ALL FRONT LOT LINES ARE HEREBY PLATTED WITH A 5.00
FOOT WIDE PUBLIC IMPROVEMENT AND UTILITY EASEMENT, AND A 10.00 FOOT WIDE PUBLIC
UTILITY EASEMENT. ALL SIDE LOT LINES ARE HEREBY PLATTED WITH A 5.00 FOOT WIDE
PUBLIC UTILITY AND DRAINAGE EASEMENT AND ALL REAR LOT LINES ARE HEREBY PLATTED
WITH A 10.00 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT, WITH THE SOLE
RESPONSIBILITY FOR THE SURFACE MAINTENANCE OF EASEMENTS BEING VESTED WITH THE
INDIVIDUAL PROPERTY OWNER.
- THE FOLLOWING REPORTS HAVE BEEN SUBMITTED AND ARE ON FILE AT THE COUNTY
PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: WATER RESOURCE REPORT;
WASTEWATER DISPOSAL REPORT; GEOLOGY AND SOILS REPORT; FIRE PROTECTION REPORT;
WILDFIRE HAZARD REPORT; NATURAL FEATURES REPORT; TRANSPORTATION IMPACT STUDY.
- THE TOTAL NUMBER OF LOTS BEING PLATTED IS 81. THE TOTAL NUMBER OF TRACTS IS 2.
- THE ARTICLES OF INCORPORATION FOR HANNAH RIDGE HOMEOWNER'S ASSOCIATION, INC.,
WERE FILED WITH THE COLORADO SECRETARY OF STATE UNDER IDENTIFICATION NUMBER
20171203918. THIS PLAT IS SUBJECT TO THE TERMS AND CONDITIONS AS SET FORTH IN
THE RESTRICTIONS AND COVENANTS AS RECORDED AT RECEPTION NO. 217032014 OF THE
RECORDS OF EL PASO COUNTY, COLORADO, AS AMENDED.
- DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES,
REVIEW AND OTHER AGENCY REQUIREMENTS, IF ANY, OF A
APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DEPARTMENT OF
WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORP. OF ENGINEERS,
THE U.S. FISH & WILDLIFE SERVICE AND/OR COLORADO DEPARTMENT OF WILDLIFE
REGARDING THE ENDANGERED SPECIES ACT.
- THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY
ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
- FLOODPLAIN STATEMENT:
THIS SITE, HANNAH RIDGE AT FEATHERGRASS FILING NO. 7, IS NOT WITHIN A DESIGNATED
F.E.M.A. FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, MAP NUMBER
08041C0752F, DATED MARCH 17, 1997.
- 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 DEVELOPMENT SERVICES DEPARTMENT
DIRECTOR AND MEET THE POLICY AND PROCEDURE REQUIREMENTS OF EL PASO COUNTY
PRIOR TO THE RELEASE BY THE COUNTY OF ANY LOTS FOR SALE, CONVEYANCE OR
TRANSFER. THIS PLAT RESTRICTION MAY BE REMOVED OR RESCINDED BY THE BOARD OF
COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS
AGREEMENT, BY THE 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.

HANNAH RIDGE AT FEATHERGRASS FILING NO. 7

A REPLAT OF TRACT LL OF HANNAH RIDGE AT FEATHERGRASS FILING NO. 1,
RECEPTION NO. 214713468, RECORDS OF EL PASO COUNTY, COLORADO AND TRACT A
AS PLATTED IN HANNAH RIDGE AT FEATHERGRASS FILING NO. 6, RECORDED UNDER
RECEPTION NO. _____, SECTION 32, TOWNSHIP 13 SOUTH, RANGE 65
WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO



GENERAL NOTES (CONT.):

- THIS PLAT IS REGULATED BY A P.U.D. DEVELOPMENT PLAN AS RECORDED UNDER
RECEPTION NO. 208091457 AND P.U.D. DEVELOPMENT GUIDELINES AS RECORDED UNDER
RECEPTION NO. 208091456 OF THE RECORDS OF EL PASO COUNTY AND AS AMENDED.
- MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY DEPARTMENT
OF TRANSPORTATION AND UNITED STATES POSTAL SERVICE REGULATIONS.
- FIRE PROTECTION IS BY FALCON FIRE PROTECTION DISTRICT.
- THE HANNAH RIDGE HOMEOWNER'S ASSOCIATION, INC. SHALL MAINTAIN ALL IMPROVEMENTS
LYING WITHIN MEDIANS, ISLANDS AND SIMILAR AREAS LYING WITHIN THE PLATTED RIGHT OF
WAY.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY
MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2)
MISDEMEANOR PURSUANT TO STATE STATUE 18-4-508, C.R.S.
- 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
181499-AMENDMENT NO. 1 PREPARED BY CAPSTONE TITLE AS AGENT FOR STEWART TITLE
GUARANTY, WITH AN EFFECTIVE DATE OF AUGUST 20, 2018 AT 8:00 A.M.
- PURSUANT TO RESOLUTION _____, APPROVED BY THE BOARD OF DIRECTORS, EL PASO
COUNTY PUBLIC IMPROVEMENT DISTRICT AND RECORDED IN THE RECORDS OF THE EL PASO
COUNTY CLERK AND RECORDED AT RECEPTION NO. _____, THE PARCELS WITHIN
THE PLATTED BOUNDARIES OF HANNAH RIDGE AT FEATHERGRASS FILING NO. 7 ARE
INCLUDED WITHIN THE BOUNDARIES OF THE EL PASO COUNTY PUBLIC IMPROVEMENT
DISTRICT NO. 2 AND AS SUCH ARE SUBJECT TO APPLICABLE ROAD IMPACT FEES AND MILL
LEVY.
- A DRIVEWAY PERMIT IS REQUIRED TO BE APPLIED FOR AND APPROVED BY EL PASO
COUNTY DEVELOPMENT SERVICES DEPARTMENT PRIOR TO THE ESTABLISHMENT OF ANY
DRIVEWAY.
- 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.
- INDIVIDUAL LOT PURCHASERS ARE RESPONSIBLE FOR CONSTRUCTING DRIVEWAYS, INCLUDING
NECESSARY DRAINAGE CULVERTS PER LAND DEVELOPMENT CODE SECTION 6.3.3.C.2 AND
6.3.3.C.3.
- BASIS OF BEARINGS: A PORTION OF THE EASTERLY BOUNDARY OF HANNAH RIDGE AT
FEATHERGRASS FILING NO. 1 BEING MONUMENTED AT THE BOTH ENDS BY A 1-1/2"
ALUMINUM CAP STAMPED "PLS 27605", IS ASSUMED TO BEAR S00°21'33"W, A DISTANCE OF
1997.45 FEET.
- TRACTS A AND B ARE FOR PARKS, OPEN SPACE, DRAINAGE AND PUBLIC UTILITIES AND
WILL BE OWNED AND MAINTAINED BY THE HANNAH RIDGE HOMEOWNERS ASSOCIATION INC.
OWNERSHIP OF SAID TRACT TO BE CONVEYED BY SEPARATE DOCUMENT.

TRACT TABLE		
TRACT	USE	OWNERSHIP /MAINTENANCE
A	PARKS, OPEN SPACE, PUBLIC UTILITIES DRAINAGE	HOA
B	PARKS, OPEN SPACE, PUBLIC UTILITIES DRAINAGE	HOA

SURVEYOR'S STATEMENT:

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

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

DATE

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 HANNAH RIDGE AT FEATHERGRASS FILING NO. 7 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 (STREETS AND EASEMENTS) ARE ACCEPTED,
BUT PUBLIC IMPROVEMENTS THEREON WILL NOT BECOME MAINTENANCE RESPONSIBILITY
OF EL PASO COUNTY UNTIL PRELIMINARY ACCEPTANCE OF THE PUBLIC IMPROVEMENTS IN
ACCORDANCE WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE AND
ENGINEERING CRITERIA MANUAL, AND THE SUBDIVISION IMPROVEMENTS AGREEMENT.

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 IS DULY RECORDED
AT RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY,
COLORADO.

CHUCK BROERMAN, RECORDER

BY: _____
DEPUTY

DRAINAGE: _____

BRIDGE FEES: _____

URBAN PARK: _____

REGIONAL PARK: _____

SCHOOL FEE: _____

SURCHARGE: _____

TEE: _____

OWNER:
FEATHERGRASS INVESTMENTS, LLC
4715 NORTH CHESTNUT STREET,
SUITE 200
COLORADO SPRINGS, CO 80907

PRELIMINARY
THIS DOCUMENT HAS NOT BEEN
PLAT CHECKED

HANNAH RIDGE AT FEATHERGRASS
FILING NO. 7
JOB NO. 1116.07
OCTOBER 4, 2018
SHEET 1 OF 3



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

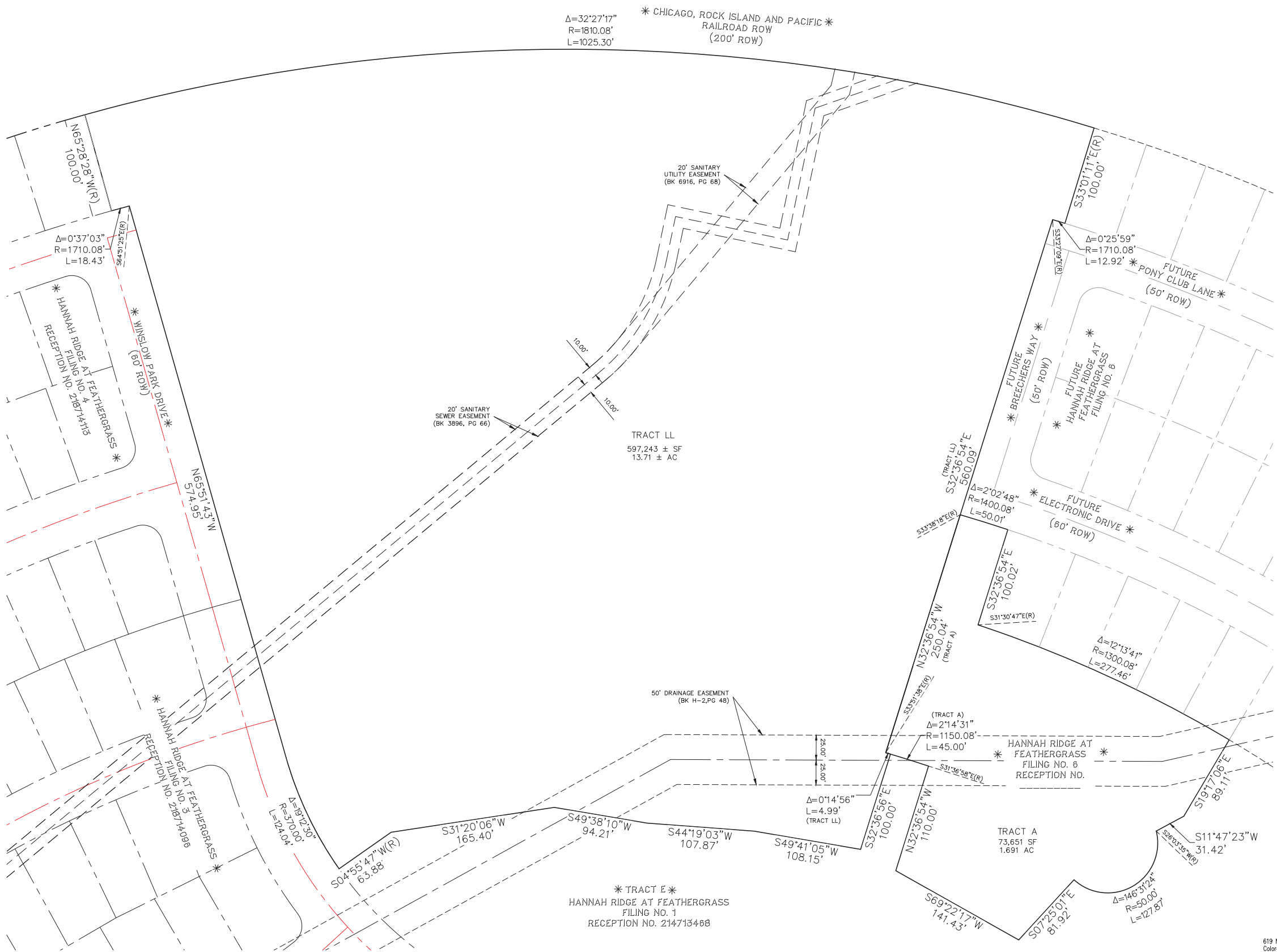
(719)785-0790
(719)785-0799 (Fax)

NO.	REVISION	DATE
1		
2		

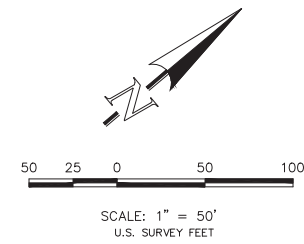
HANNAH RIDGE AT FEATHERGRASS FILING NO. 7

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RECEPTION NO. 214713468, RECORDS OF EL PASO COUNTY, COLORADO AND TRACT A
AS PLATTED IN HANNAH RIDGE AT FEATHERGRASS FILING NO. 6, RECORDED UNDER
RECEPTION NO. _____, SECTION 32, TOWNSHIP 13 SOUTH, RANGE 65
WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

AS PLATTED



LEGEND
* NOT PART OF THIS PLAT



PRELIMINARY
THIS DOCUMENT HAS NOT BEEN
PLAT CHECKED

HANNAH RIDGE AT FEATHERGRASS
FILING NO. 7
JOB NO. 1116.07
OCTOBER 4, 2018
SHEET 2 OF 3



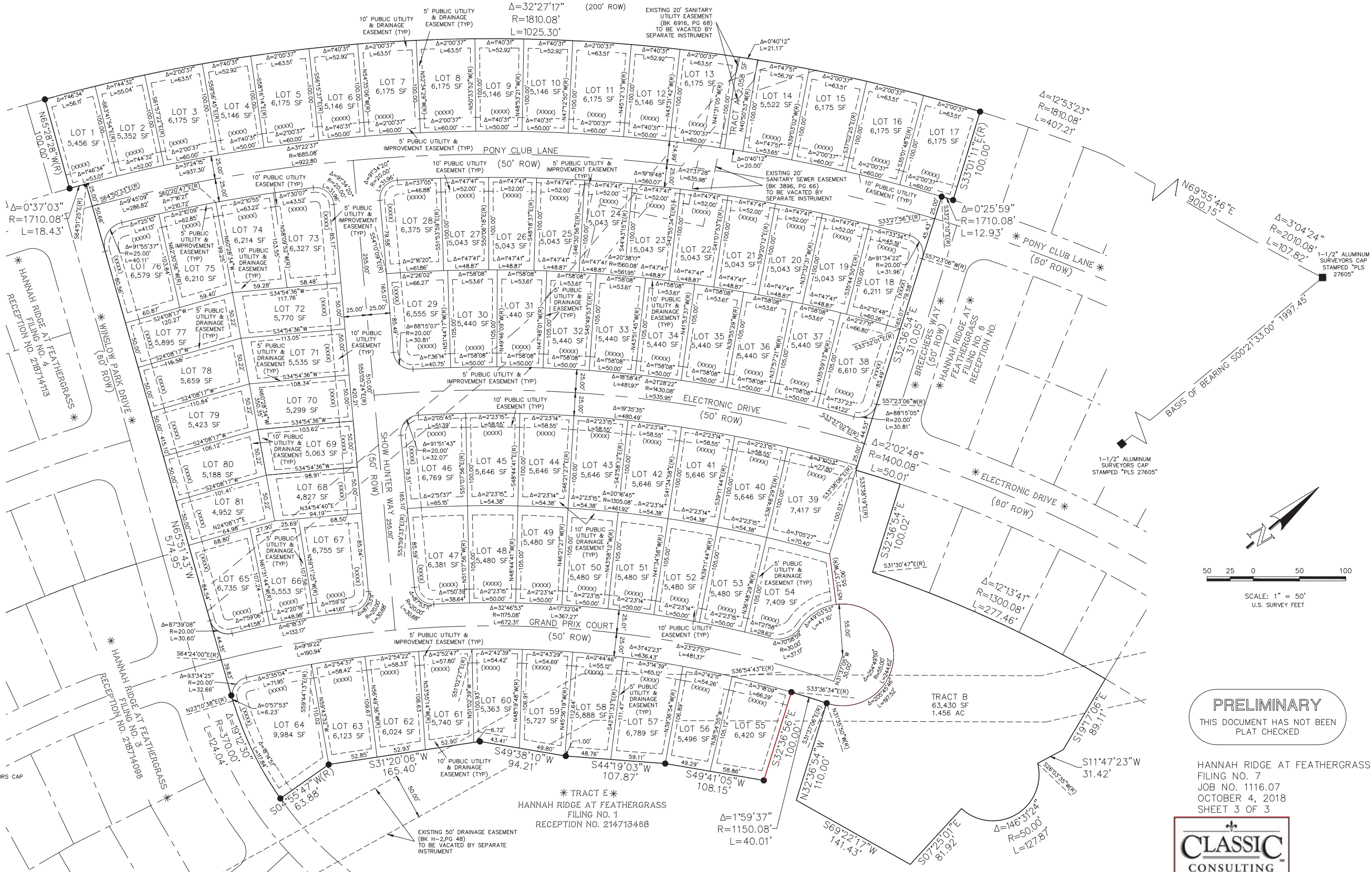
619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903
(719) 785-0790
(719) 785-0799 (Fax)

HANNAH RIDGE AT FEATHERGRASS FILING NO. 7

A REPLAT OF TRACT LL OF HANNAH RIDGE AT FEATHERGRASS FILING NO. 1, RECEPTION NO. 214713468, RECORDS OF EL PASO COUNTY, COLORADO AND TRACT A, AS PLATTED IN HANNAH RIDGE AT FEATHERGRASS FILING NO. 6, RECORDED UNDER RECEPTION NO. _____, SECTION 32, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

AS REPLATTED

* CHICAGO, ROCK ISLAND AND PACIFIC *
RAILROAD ROW



- LEGEND**
- RECOVERED MONUMENT AS NOTED
 - NO. 5 REBAR WITH 1-1/2" ALUMINUM SURVEYORS CAP STAMPED "CCS LLC PLS 30118" TO BE SET
 - (XXXX) ADDRESS
 - * NOT PART OF THIS PLAT
 - (R) RADIAL BEARING

PRELIMINARY
THIS DOCUMENT HAS NOT BEEN
PLAT CHECKED

HANNAH RIDGE AT FEATHERGRASS
FILING NO. 7
JOB NO. 1116.07
OCTOBER 4, 2018
SHEET 3 OF 3



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

Hannah Ridge at Feathergrass

AMENDMENT TO THE SAND CREEK COMMUNITIES PRELIMINARY PLAN - EL PASO COUNTY, COLORADO
THAT PORTION OF THE SOUTH HALF OF SECTION 32, TOWNSHIP 13 SOUTH, RANGE 65
WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO

LAND OWNER: EL PASO COUNTY
ADDRESS: 27 E. PASO COUNTY
COLORADO SPRINGS, CO
80903

LAND OWNER: CITY OF COLORADO
ADDRESS: PO BOX 1675
MAIL CODE 455
COLORADO SPRINGS,
COLORADO 80901

LAND OWNER: D.B. ACKERS LLC
ADDRESS: 2815 AKERS DR
COLORADO SPRINGS, CO
PO BOX 38517
COLORADO SPRINGS, CO
80922

LAND OWNER: ELECTRONIC DRIVE LLC
ADDRESS: 7720 ELECTRONIC DR
COLORADO SPRINGS, CO
80922

LAND OWNER: GARRETT, WILLIAM C
ADDRESS: 7655 ELECTRONIC DR
COLORADO SPRINGS, CO
80922 LUTHER RD
COLORADO SPRINGS, CO

LAND OWNER: MONKS VILLAGE
ADDRESS: 2780 N MARKSHEFFEL RD.
COLORADO SPRINGS, CO
18711 E INCH AVE
FOUNTAIN HILLS, AZ
85268

LAND OWNER: R. ROCK VARD INC.
ADDRESS: 0 AKERS DRIVE
COLORADO SPRINGS, CO
PO BOX 5331
MONUMENT, CO
80132

LAND OWNER: KINGSTON GROUP LLC
ADDRESS: 2675 AKERS DRIVE
COLORADO SPRINGS, CO
1795 EAGLE ST STE 1
ENGLEWOOD, CO
80112

LAND OWNER: FEATHERGRASS
INVESTMENTS LLC
ADDRESS: 4715 N CHESTNUT ST
COLORADO SPRINGS, CO
80907

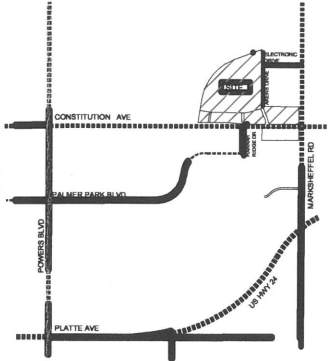
LAND OWNER: FEATHERGRASS
INVESTMENTS LLC
ADDRESS: 4715 N CHESTNUT ST
COLORADO SPRINGS, CO
80907

LAND OWNER: FEATHERGRASS
INVESTMENTS LLC
ADDRESS: 4715 N CHESTNUT ST
COLORADO SPRINGS, CO
80907

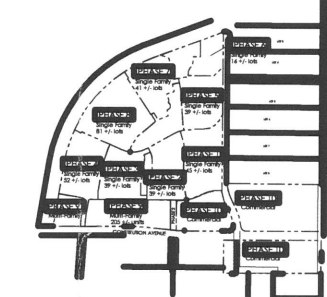
NOTES
**ALL GRADES THROUGH INTERSECTIONS ARE
4.0% OR LESS

**UNLESS OTHERWISE NOTED ALL CURVE
ANGLES ARE 90°00'00"

VICINITY MAP:



DEVELOPMENT PHASING PLAN:



PHASES AS SHOWN INDICATE
ANTICIPATED PLATTING
SEQUENCE.

ADDITIONAL RIGHT OF WAY WILL BE
REQUIRED ALONG MARKSHEFFEL
ROAD AND CONSTITUTION AVENUE.
THE SPECIFIC REQUIREMENTS FOR
RIGHT OF WAY WILL BE DETERMINED
AT TIME OF PRELIMINARY PLAN AND
FINAL PLAT APPROVAL FOR PHASE 9
AND 10.

PRELIMINARY PLAN

SHEET:
1 of 2

Natural
Design Solutions
LAND PLANNING, DESIGN
2011 1000 W. 14TH AVE. SUITE 100
DENVER, CO 80202

Hannah Ridge
at
Feathergrass

WE
DESIGN
SOLUTIONS

EQUITY

El Paso County Parks

Agenda Item Summary Form

Agenda Item Title: McCune Ranch Preliminary Plan and Rezone

Agenda Date: November 14, 2018

Agenda Item Number: #6 - C

Presenter: Ross Williams, Park Planner

Information: **Endorsement:** X

Background Information:

Request for approval by N.E.S., Inc., on behalf of McCune Ranch, LLC, for the McCune Ranch Preliminary Plan and Rezone, a 143 single-family residential lot development totaling 766.66 acres, with a minimum lot size of 2.5 acres. The property also contains one 7.9-acre commercial lot. The property is located northwest of the intersection of Hodgen Road and Meridian Road, and is located within the Black Forest Preservation Plan area. The applicant is concurrently seeking a rezone from RR-5 and A-35 to RR-5 and RR-2.5.

The 2013 El Paso County Parks Master Plan shows the proposed Hodgen Road and Meridian Road Bicycle Routes located immediately adjacent the southern and eastern boundaries of the property, respectively. Dedicated public right-of-ways already exist along the aforementioned bicycle routes, so no trail easement requests are necessary in those locations; however, the applicant is advised that multi-modal transportation options may be developed within the rights-of-way in the future. The Pineries Open Space is located 2 miles south of the property, while the existing and proposed sections of the Palmer Divide Regional Trail (Woodlake Trail) are located approximately 0.75 mile southeast of the property.

The Open Space Master Plan of the Parks Master Plan shows the Black Forest South Candidate Open Space encompassing the southern half of the project site. Natural resource values include montane ponderosa pine forests intermixed with permanent and intermittent wetlands and woodland prairie communities, serving as habitats for native, relict, and various rare plant species. The project would not be in conflict with the plan, as long as its development does not adversely affect the surrounding existing environment.

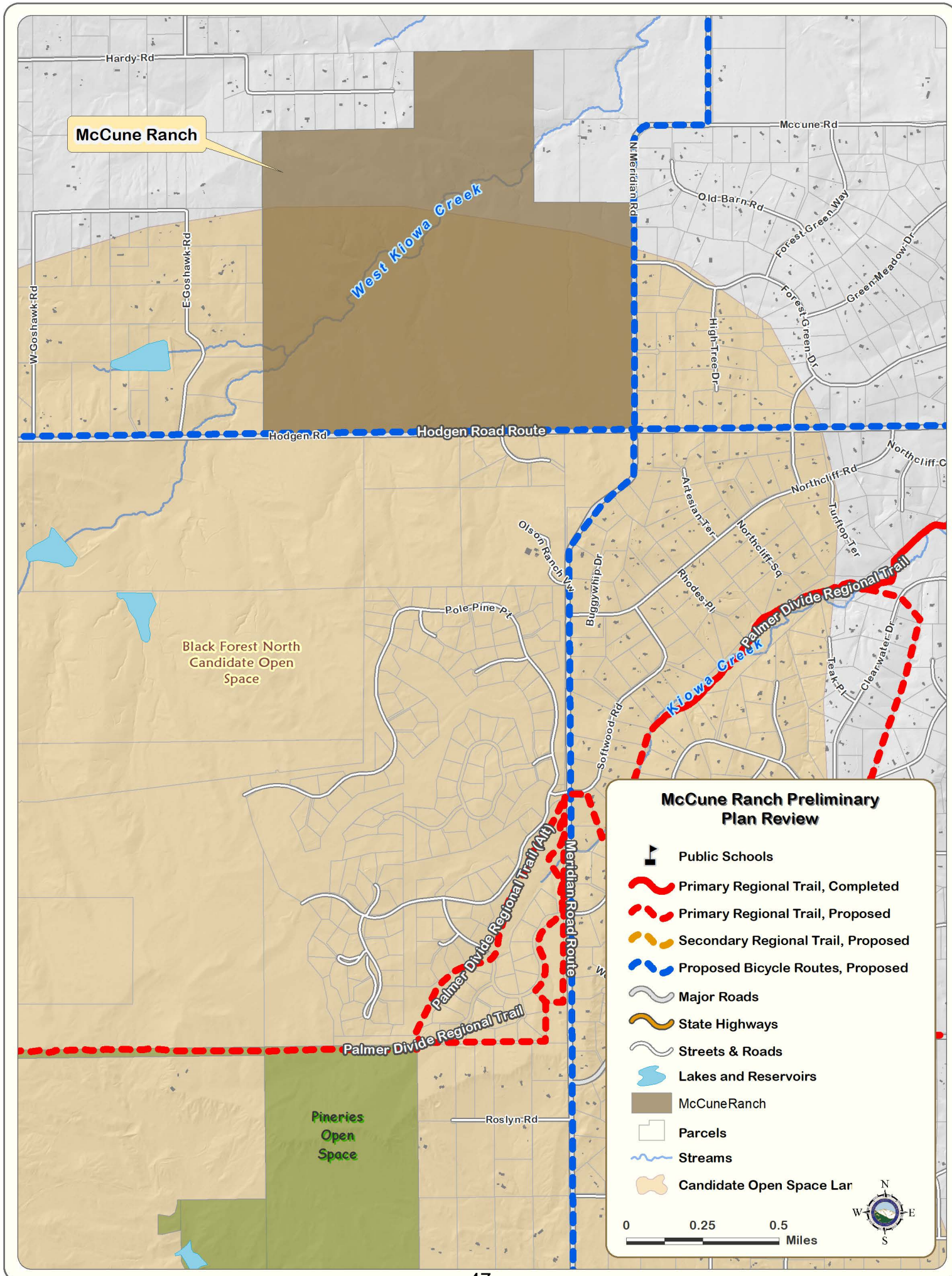
The McCune Ranch Preliminary Plan includes 149-acres of open space, almost 20% of the property, which is proposed to preserve the floodplain and wetlands of the West Kiowa Creek, as well as providing recreational opportunities for the residents of the proposed subdivision and surrounding neighborhoods. A network of looping 8' breeze trails is proposed through the open spaces, connecting with the internal rural local roads to provide multiple access points. Early discussions indicated that the applicant was willing to dedicate the open space and trails to El Paso County Parks, however,

acquisition of the property and construction of the trails were not identified as either a high priority open space acquisition or vital regional trail connection in the Parks Master Plan. Therefore, the open space and trails will be owned and maintained by the proposed Metropolitan District.

As no park land or trail easements dedications are necessary for this filing, El Paso County Parks staff recommends fees in lieu of land for regional park purposes in the amount of \$61,490, due at time of the recording of the forthcoming final plat(s). Regional park fees will only be accessed on the 143 residential lots, as the El Paso County Board of County Commissioners has not elected to require park fees on proposed commercial property.

Recommended Motion (Preliminary Plan):

Recommend to the Planning Commission and Board of County Commissioners that approval of the McCune Ranch Preliminary Plan and Rezone include the following condition: fees in lieu of land dedication for regional park purposes in the amount of \$61,490 will be required at time of the recording of the forthcoming final plat(s).



Development Application Permit Review



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

November 14, 2018

Subdivision requirements referenced in section 8.5.2 of the El Paso County Land Development Code. Fees are based on average land values within designated areas. See El Paso County Board of County Commissioners (BoCC) Resolution for fees established on annual basis. The Park Advisory Board meets the second Wednesday of each month, 1:30 p.m., BoCC Auditorium, second floor Centennial Hall Building, 200 S. Cascade, Colorado Springs.

Name:	McCune Ranch Preliminary Plan	Application Type:	Preliminary Plan
DSD Reference #:	SP-18-006	CSD / Parks ID#:	0
Applicant / Owner:	Owner's Representative:	Total Acreage:	766.66
McCune Ranch, LLC	N.E.S. Inc.	Total # of Dwelling Units	143
Joe DesJardin	Andrea Barlow	Gross Density:	0.19
P.O. Box 36, Arrowhead Drive	619 North Cascade Avenue	Park Region:	2
Elbert, CO 80106	Colorado Springs, CO 80903	Urban Area:	3

Existing Zoning Code: **RR-5, A-35** Proposed Zoning: **RR-5, RR-2.5**

REGIONAL AND URBAN PARK REQUIREMENTS

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

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

LAND REQUIREMENTS

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

Regional Parks: 2	Urban Parks Area: 3	
0.0194 Acres x 143 Dwelling Units = 2.774 acres	Neighborhood:	0.00375 Acres x 0 Dwelling Units = 0.00 acres
	Community:	0.00625 Acres x 0 Dwelling Units = 0.00 acres
	Total:	0.00 acres

FEE REQUIREMENTS

Regional Parks: 2	Urban Parks Area: 3	
\$430.00 / Unit x 143 Dwelling Units= \$61,490.00	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:

Recommend to the Planning Commission and Board of County Commissioners that approval of the McCune Ranch Preliminary Plan and Rezone include the following condition: fees in lieu of land dedication for regional park purposes in the amount of \$61,490 will be required at time of the recording of the forthcoming final plat(s).

Park Advisory Board Recommendation:

MCCUNE RANCH: REZONE AND PRELIMINARY PLAN

LETTER OF INTENT

OCTOBER 2018

PROPERTY OWNER	APPLICANT:	CONSULTANT:
McCune Ranch LLC	PT McCune LLC	N.E.S. Inc.
PO BOX 36 Arrowhead Dr.	1864 Woodmoor Dr, Ste 100	619 North Cascade Ave,
Elbert CO 80106	Monument, Colorado 80132	Colorado Springs, CO 80903

REQUEST

Proterra Properties LLC requests approval of the following applications:

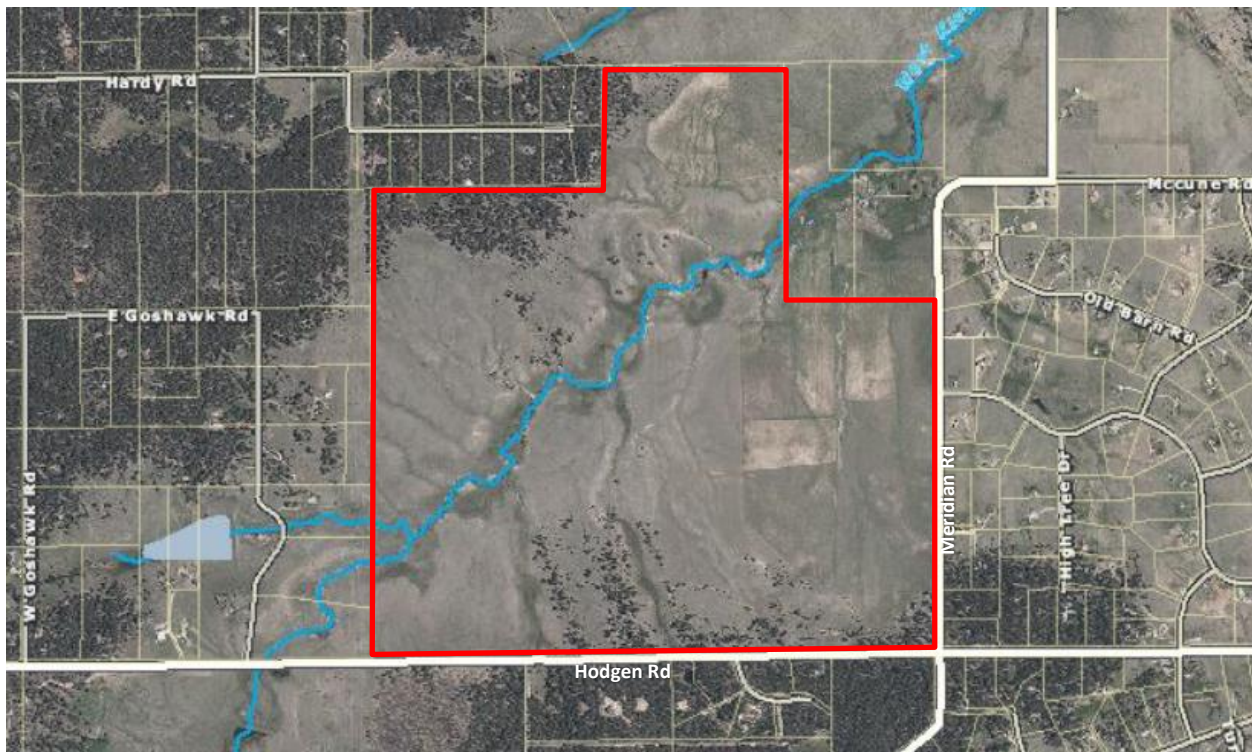
1. A rezone of 355.9 acres from RR-5 (Residential Rural, 5-Acre Lots) and A-35 (Agricultural, 35-acre lots) to RR-2.5 (Residential Rural, 2.5 acre lots);
2. A rezone of 7.9 acres from A-35 (Agricultural, 35-acre lots) to CC (Commercial Community); and
3. A Preliminary Plan for McCune Ranch, consisting of 143 single-family lots and one commercial lot on approximately 766.66 acres.

SUPPORTING DOCUMENTS

The following reports are submitted in support of this Preliminary Plan and are referenced in this Letter of Intent:

- Traffic Impact Study prepared by Kellar Engineering
- Soils, Geology and OWTS Report prepared by Entech Engineering, Inc.
- Natural Features and Wetlands Report prepared by Ecosystem Services, LLC (ECOS)
- Wildland Fire & Hazard Mitigation Plan prepared by Ecosystem Services, LLC (ECOS)
- Water Resources and Wastewater Report prepared by JDS Hydro Consulting, Inc.
- Preliminary Drainage Report prepared by The Vertex Companies, Inc.
- Stormwater Management Plan prepared by The Vertex Companies, Inc.
- FEMA CLOMR Report prepared by The Vertex Companies, Inc.

SITE LOCATION AND DESCRIPTION



McCune Ranch is located northwest of the intersection of Hodgen Road and Meridian Road in northeast El Paso County. 120 acres of the original ranch was recently sold off as three 40-acre parcels. The remaining 766.66 acres is the subject of the proposed rezone and preliminary plan applications. The surrounding properties consist of 5-acre single-family lots to the east, south, west and northwest. The three 40-acre parcels are located to the north east. To the north is undeveloped agricultural land.

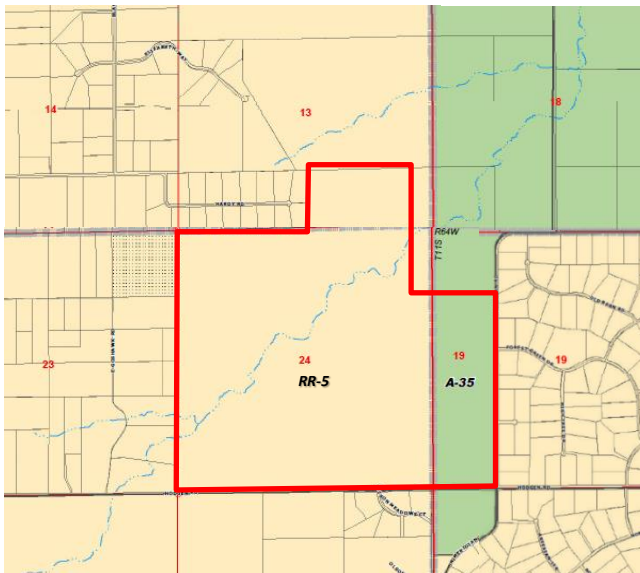
The property is mainly native prairie grassland, with a concentration of Ponderosa Pine trees in the northwest corner of the property and along the southern boundary. The West Kiowa Creek runs through the property from the northeast to the southwest corner, with a minor tributary running to the south. There are wetlands in the low areas adjacent to the creek where alluvial deposits have formed. To the south and east of the creek the property is gently undulating. To the northwest of the creek there is more significant slope, with some deep ravines running into the creek. The eastern part of the site has been plowed for crop farming in the past, with the remainder primarily being used as grazing land.

PROJECT DESCRIPTION

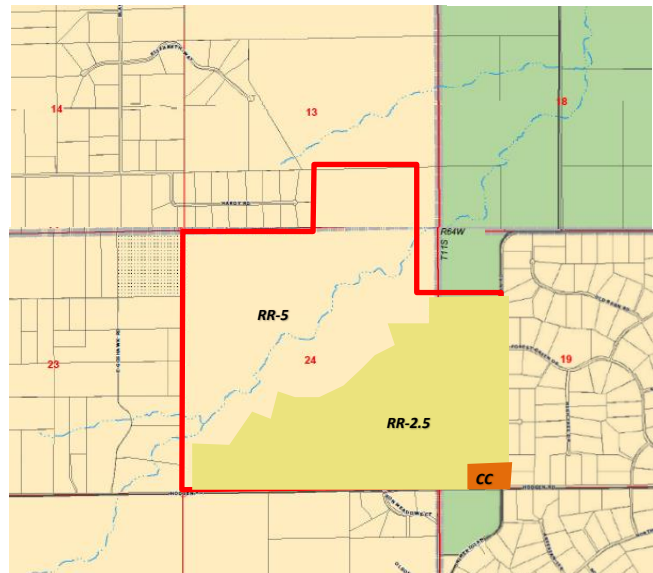
Zone Change

The property is currently divided into two zones, separated by the Section line. The majority of the site is zoned RR-5, with an area adjacent to Meridian Road zoned A-35. The request is to rezone the eastern 356 acres of the property, generally east and south of the creek, to RR-2.5 to accommodate lots of a minimum of 2.5 acres. The western 403 acres of the site will remain in its current RR-5 zoning to accommodate lots of 5-acres or larger. A 7.9-acre rezoning to CC is proposed northwest of the intersection of Hodgen Road and Meridian Road to provide a small neighborhood serving center, consistent with the recommendations of the Black Forest Preservation Plan (see justification below).

EXISTING ZONING



PROPOSED ZONING



The CC zone allows by right a wide range uses, some of which the Applicant considers to be inappropriate for a neighborhood serving commercial center in a rural location. For this reason, it is proposed to restrict some of the allowed uses from the proposed CC zoning, including:

- Bar
- Billiard Parlor
- Inert Materials Disposal Site
- Parking Garage/Lot
- Rehabilitation Facility
- Sexually Oriented Business

Uses that are identified as Special Uses or Temporary Uses in the CC zone will be subject to the relevant provisions and procedures of the Land Development Code.

Preliminary Plan

The request is for a Preliminary Plan for McCune Ranch, consisting of 143 single-family lots and a one commercial lot on approximately 766.66 acres. The Preliminary Plan will subdivide the property into large rural residential lots ranging from approximately 2.5 acres to 10 acres. The lot widths and acreages vary to accommodate easements, topography and existing natural features. The lots will meet the minimum zoning standards set out in Table 5-4 of the Land Development Code as follows:

Zone	Minimum Lot Frontage	Minimum Front Setback	Minimum Rear Setback	Minimum Side Setback	Maximum Lot Coverage	Maximum Building Height
RR-5	200 ft	25 ft	25 ft	25 ft	25%	30 ft
RR-2.5	200 ft	25 ft	25 ft	15 ft	None	30 ft

The Preliminary Plan also includes a 7.9-acre commercial lot. The intent for this lot is a small neighborhood serving commercial center, with uses that are of benefit to the surrounding community and appropriate to its rural location. The Metro District and/or Home Owners Association will retain architectural control of the design commercial center and associated signage, and will also instill dark sky compliance for any on site lighting. A subsequent site development plan approval will be required for the commercial center which will address these design issues.



Access and Traffic

There will be three new full movement access points off Hodgen Road and one new access off Meridian Road, which will line up with Forest Green Drive. Both Meridian Road and Hodgen Road are currently classified as unimproved 2-lane rural County roads. The 2040 Major Transportation Corridors Plan (MTCP) identifies the upgrading of Hodgen Road to a 2-lane minor arterial road by 2040, for which additional right-of-way dedication is required and is identified on the Preliminary Plan. The MTCP also identifies additional right-of-way preservation requirements to upgrade Hodgen Road to a 4-lane minor arterial by 2060. This additional right-of-way preservation is also shown on the Preliminary Plan. The lots on the southern boundary of the project include this preservation area within the identified lot acreage. An additional 50-foot of right-of-way is dedicated to upgrade Meridian Road to a 2-lane minor arterial as identified in the MTCP.

The Traffic Impact Study (TIS) prepared by Kellar Engineering assesses the trips generated by the proposed development in the context of 2020 short-term and 2045 long-term background traffic. The TIS identifies the need for road improvements at the three proposed access points on Hodgen Road to provide eastbound left turn lanes into the site, as the majority of site traffic will be entering the subdivision from the west. These improvements will be phased with the development phases as indicated in the Study and on the Preliminary Plan. No improvements are required on Meridian Road and no improvements or traffic signals are warranted at other existing intersections in the study area, as these will continue to operate at acceptable levels of service with the proposed development traffic.

Open Space and Trails

A 149-acre area of open space, almost 20% of the property, is proposed to preserve the natural resource of the West Kiowa Creek and its associated floodplain and wetlands. This open space will also provide recreational opportunities for the residents of the proposed subdivision and surrounding neighborhoods. A network of looping 8' breeze trails is proposed through the open spaces, connecting with the internal rural local roads to provide multiple access points. The open space and trails will be owned and maintained by the proposed Metropolitan District. Discussions with Parks Department staff has indicated that there is no desire for a County regional trail on this property, as it is not identified in the Parks Master Plan.

Drainage

The Preliminary Drainage Report prepared by Vertex analyses the existing drainage characteristics of the site and any required improvements. Following development, stormwater will continue to flow in a southwest to northeast direction, as it does in the current condition. The objective is to preserve existing drainage patterns so far as possible. The main difference with the developed condition is that the proposed streets within the subdivision will intersect the flow path of the West Kiowa Creek and its tributary drainageways. Culverts will convey the flows under the streets and then to a series of water quality ponds that will treat the stormwater run-off before it reaches the Creek.

Many of the lots include existing drainageways. In the upper reaches of the property, individual lot owners will be responsible for maintaining proper stormwater drainage in and through their property. In lower reaches, public drainage easements are shown, which will be maintained by the Metro District. Structures, fences, materials or landscaping that could impede the flow of runoff will not be permitted in the drainage easements.

Utilities

Water: The Water Resources and Wastewater Report prepared by JDS Hydro indicates that water service will be provided by individual domestic wells on the residential lots and by a commercial well on the commercial lot. The wells will be drilled into the Dawson Aquifer. Water rights in the Dawson Aquifer of 232.50 acre-feet annually were allocated in Water Decree No. 1692-BD and will be transferred to the McCune Ranch development following the completion of a water contract between McCune Ranch and PT McCune, LLC. The proposed development will generate an annual demand of approximately 90.8 acre-feet, for which there is sufficient capacity in the Dawson aquifer. Replacement water required to augment depletions from the Dawson aquifer will be available through return flows from the OWTS septic fields. McCune Ranch also has water rights in the Denver, Arapahoe and Laramie-Fox aquifers, but this development is not relying on this water as most of these rights have been sold to Sterling Ranch Metropolitan District for municipal water. Water quality testing of the of the Dawson Aquifer wells will be performed prior to final platting.

Wastewater: Wastewater service will be provided by onsite wastewater treatment systems (OWTS). Entech's OWTS Report concludes that the property is generally suitable for OWTS and that contamination of surface and subsurface water sources should not occur provided the systems are installed according to El Paso County and State guidelines. The Report identifies areas that are not suitable for OWTS. Some lots are impacted but still have sufficient space for OWTS due to the size of the lot. The report recommends individual soils investigations for septic systems prior to construction and that location of OWTS must ensure that well sites are a minimum of 100 feet from the OWTS absorption fields.

Gas: Gas Service will be provided by Black Hills Energy and a Will Serve letter is provided.

Electric: Electric Service will be provided by Mountain View Electric Association and a Will Serve letter is provided.

Natural Features

The topography of the property is characterized by rolling hills and valleys with deep ravines drainage to the creek. The West Kiowa Creek, its associated floodplain and wetlands and ravines, is the principal natural feature on the property. In some instances, the wetlands and tails of the ravines are within lots and in these situations the areas are to be protected by "no build" easements. The general extent of these are identified on the Preliminary Plan but detailed evaluation and plotting will take place with the Final Plats.

Vegetation

The majority of the site is vegetated by short grass prairie, with wetlands alongside the creek and Ponderosa Pine in the northwest corner and along the southern property line. The area southeast of the creek has been heavily grazed, which has degraded the vegetation and allowed the establishment of invasive weeds. The eastern part of the site has been plowed in the past. The ECOS report notes that there will be little impact on vegetation due to the large lot format of the development and the extensive area protected as open space. There is the potential to improve the vegetation with the proposed noxious weed management plan and native plant restoration.

Noxious Weeds

The noxious weeds on the site are mainly contained within the proposed open space areas. ECOS have provided a noxious weed management plan, which recommends weed control prior to and during construction to eliminate existing weeds and to prevent introducing new weeds. Following construction, the Metro District and/or Home Owners Association will be responsible for weed control in the open space. With the individual lots, weed control will be the responsibility of the individual home owner and will be enforced through covenants.

Floodplain

Portions of the site adjacent to the West Kiowa Creek are mapped within Zone A of the FEMA Floodplain Map No. 08041CO350F, dated March 17, 1997. Zone A indicates that Base Flood Elevations have not been determined. A floodplain boundary has been assessed by Vertex as described in the FEMA CLOMR Report and is depicted on the Preliminary Plan. The proposed floodplain is subject to verification by FEMA through the CLOMR/LOMR process. The floodplain is contained wholly within the open space areas and does not impact any of the proposed lots.

Wildlife

The ECOS report indicates that the site currently provides good habitat for a variety of wildlife. Birds are the most common wildlife, with mammals in the treed areas and reptiles and amphibians in and around the creek. The extensive area of open space proposed on the Preliminary Plan will provide a wide upland buffer for wildlife along the creek and the large lot configuration will minimize impact on wildlife. There will be low to no impact on protected species. The noxious weed management plan and recommended native plant revegetation will improve the wildlife habitat. Post and rail fencing is proposed on the perimeter of the subdivision and similar fencing will be the standard for the individual lots, which will be enforced by the Metro District and/or Home Owners Association.

Wetlands

The delineation of the wetlands on the site was undertaken by ECOS. The wetlands around the West Kiowa Creek, its tributaries and ravines, are jurisdictional and are mapped on the Preliminary Plan. There are also some isolated wetlands and upland swales that are determined to be non-jurisdictional. The jurisdictional wetlands are almost wholly within the open space area. Where the wetlands impact proposed lots, these areas are protected as no build easements (Lots 24, 26 and 68). The only construction impact on the wetlands is the proposed street crossings and associated culverts. If wetland disturbance is cumulatively less than 0.5 acres, it will be covered by the Nationwide Permit #29 for residential development. If the impact is greater than 0.5 acres then a specific 404 Permit will be required from the US Army Corps of Engineers. This will be obtained prior to Final Plat if required.

Soils and Geology

The Soils and Geology Report prepared by Entech identifies the geologic conditions that occur intermittently on the property, including artificial fill, loose or collapsible soils, expansive soils, slope stability, downslope creep, floodplain and potential high ground water. Many of these constraints are within the open space area and the floodplain is wholly within the open space. The report indicates that these conditions can be mitigated through proper engineering design and construction techniques, including special foundation design and subsurface drains. Lot 55 is impacted by an area of unstable slope and a "no build" easement 30-feet around the unstable slope is recommended and is shown on the Preliminary Plan. This lot has adequate buildable area outside the "no build" zone.

Wildfire Hazard Mitigation

The treed areas on the property lie within an area mapped as High Hazard for wildfire. The current owners of the property undertook fire mitigation in 2013 and 2015, which included thinning trees, removing ladder fuels and modifying stand structure. The covenants for the subdivision will set out standards for fire mitigation to ensure that this is a Firewise community and meets the County Development Standards for Fire Protection. Additional fire mitigation may be required on the individual lots to bring them into compliance with these standards. The location and type of new landscaping on individual lots will also be controlled to minimize wildfire risks. The Wildland Fire & Hazard Mitigation Plan prepared by ECOS provides more detail on the potential wildfire fuels on the property and suggested mitigation measures. This is a draft report and more detailed analysis of mitigation will be necessary as home locations are defined.

PROJECT JUSTIFICATION

Zone Change

The proposed rezoning to RR-2.5 and CC as described above complies with the Map Amendment (Rezoning) Criteria in Chapter 5.2.5.B of the Land Development as follows:

- 1. The application is in general conformance with the El Paso County Master Plan including applicable Small Area Plans or there has been a substantial change in the character of the neighborhood since the land was last zoned;**

County Policy Plan

The following County Policies are relevant to the requested rezoning:

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

Policy 6.1.13: Encourage the use of carefully planned and implemented clustering concepts in order to promote efficient land use, conservation of open space and reduction of infrastructure costs.

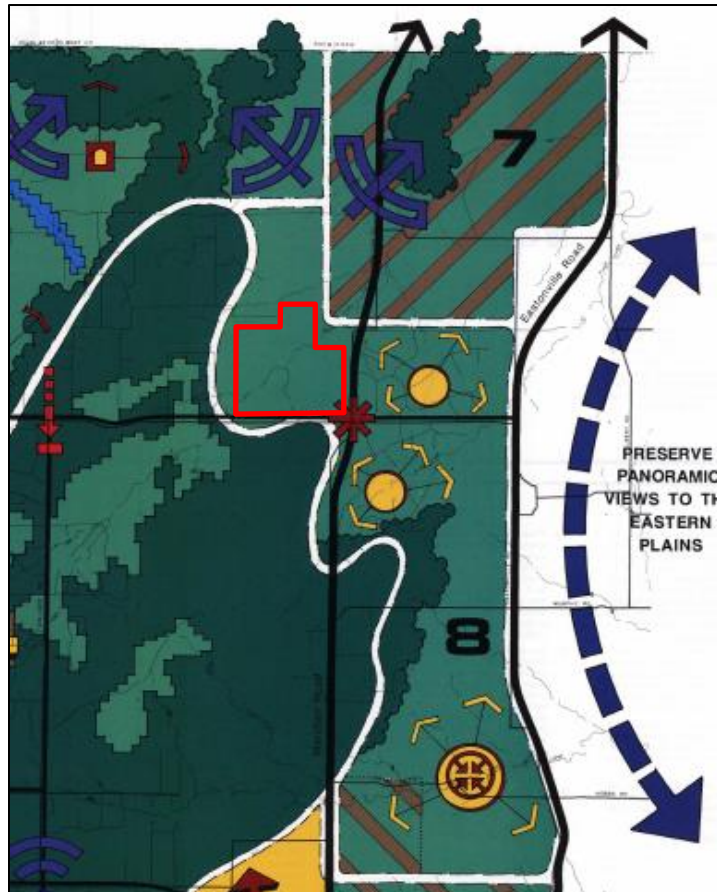
Policy 6.4.4: Encourage new rural residential subdivisions to be located within or contiguous with existing rural residential areas or to be incorporated as a buffer between higher density and undevelopable areas.

Policy 6.4.6: Allow for the accommodation of necessary supporting commercial uses within or in proximity to rural residential areas in a manner that preserves the rural character of these areas.

Policy 6.5.1: Allow for the location of limited supporting commercial uses at locations convenient to serve the needs of rural County residents provided that the requisite level of services are available or will be available in a timely fashion.

The proposed zone change to RR-2.5 is consistent with the policies of the County Plan, as it proposes rural residential development in a location contiguous to existing rural residential subdivisions and will include clustering concepts to conserve open space and natural features. The proposed CC zoning will accommodate commercial uses that support the surrounding residential areas in a convenient and accessible location at the intersection of two proposed minor arterial roads.

Black Forest Preservation Plan



EXTRACTS FORM THE BLACK FOREST PRESERVATION PLAN



Potential location for commercial uses which are specifically geared toward the needs of local residents.

8 Meridian-Eastoville Corridor

- Large lot residential development that is consistent with existing subdivisions should be encouraged.
- Currently unzoned areas should be zoned A-4 (Agricultural).
- Commercial development should be limited to the nodes designated for this unit.
- Meridian Road should be considered as a potential major north-south transportation corridor, and adequate right-of-way should be protected.

McCune Ranch is located within the area covered by the Black Forest Preservation Plan. The site is within Area 8, where large lot residential development consistent with existing subdivisions are encouraged. Residential Goal 3A of the Plan seeks to perpetuate the rural residential character of the Black Forest. The subsequent policies that support this goal encourage clustered development to preserve open space and protect natural features, with a 5-acre overall density and a minimum lot size of 2.5-acres. The proposal to rezone part of the property to RR-2.5 and retain a larger portion as RR-5 zoning is consistent with the residential goals of the Preservation Plan and is consistent with the existing 5-acre lot subdivisions surrounding the property.

The northwest corner of Hodgen Road and Meridian Road is identified in the Plan as a potential location for neighborhood serving commercial. Commercial Goal 4A allows for limited commercial development that supports the Black Forest Planning Area. The policies that support this goal aim to limit commercial activities to those that accommodate the needs of local residents, are limited in scope and scale, and are compatible with the visual character of the area. The proposed rezoning to CC is consistent with the potential neighborhood location identified in the Plan and will be limited to uses that are appropriate for a rural neighborhood center and are compatible with the area in scale, scope, and visual appearance.

1. The rezoning is in compliance with all applicable statutory provisions, including but not limited to C.R.S. §30-28-111 §30-28-113, and §30-28-116;

As the proposed rezoning fulfils the goals of the County Master Plan and is compatible with adjacent subdivisions, by default it also complies with the statutory provisions that allow County's to establish limit, regulate, or amend zoning within the unincorporated parts of El Paso County in the interests of public health, safety and welfare.

2. The proposed land use or zone district is compatible with the existing and permitted land uses and zone districts in all directions; and

The proposed rezoning to RR-2.5 for large residential lots is compatible with the existing large lot character of residential development in the area. While some of the lots will be smaller than the adjacent 5-acre lots, the proposed clustering of development allows for the preservation of open space and the protection of natural features.

The proposed zone change to CC is compatible with the surrounding land uses and zone districts by providing the opportunity for a neighborhood serving commercial center to offer convenient services and facilities that are not currently available in the area. The proposed commercial center will be compatible with its rural location in terms of the type of uses, the scale of buildings and the architectural and lighting on the site, which will be controlled by the Metro District or Home Owners' Association.

3. The site is suitable for the intended use, including the ability to meet the standards as described in Chapter 5 of the Land Development Code, for the intended zone district.

The site is a suitable for the proposed large lot residential and neighborhood commercial center. The site has some limitations to development but these have been minimized by containing the natural features and constrained areas within the designated open space or within no build/drainage easements on the individual lots. The site has adequate access off Hodgen Road and Meridian Road and has access to adequate utilities, including water. The proposed lots will meet the use and dimensional standards for the respective zones as set out in Chapter 5 of the Land Development Code (LDC).

Preliminary Plan

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

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

The Master Plan comprises the County Policy Plan and Black Forest Preservation Plan. The same policies that support the proposed rezoning to RR-2.5 and CC, also support the Preliminary Plan. The proposed rural residential development is in a location contiguous to existing rural residential subdivisions where large lot residential development is encouraged by the Master Plan. The Master Plan also encourages clustering concepts to conserve open space and natural features. The lots proposed on the Preliminary Plan range from 2.5 to 10 acres, with a total of 143 lots, which is less than a 5-acre lot density for the site. Including smaller 2.5-acre lots within the development provides the ability to cluster the lots and protect the principal natural feature on the site, the West Kiowa Creek and its associated wetlands.

The proposed CC zoning will accommodate commercial uses that support the surrounding residential areas in a convenient location at the intersection of two proposed minor arterial roads. This is consistent with the goals and policies of the Master Plan.

2. The subdivision is consistent with the purposes of this Code;

The stated purpose of the Code is to preserve and improve the public health, safety and general welfare of the citizens and businesses of El Paso County. The proposed subdivision of rural residential lots and a neighborhood commercial center is consistent with the County Master Plan and is compatible with the surrounding 5-acres single family lots and rural character of the area.

3. The subdivision is in conformance with the subdivision design standards and any approved sketch plan;

There is no approved Sketch Plan for this property. The subdivision design standards set out in Chapter 8 of the Land Development Code are met, including but not limited to:

- adequate provision for traffic, drainage, open space, recreation and parks;
- provision of properly designed roads to provide for safe and convenient vehicular circulation and identification of required road improvements;
- adequate provision for water, sewer and other utilities;
- Ensuring that structures will harmonize with the physical characteristics of the site;
- Ensuring that land is divided into lots that are of adequate size and configuration for the purpose for which they are intended to be used; and
- Protecting the natural resources, considering the natural vegetation.

4. A sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of subdivision proposed, as determined in accordance with the standards set forth in the water supply standards [C.R.S. §30-28-133(6)(a)] and the requirements of Chapter 8 of this Code;

Water service will be provided by individual domestic wells on the residential lots and by a commercial well on the commercial lot. The wells will be drilled into the Dawson Aquifer. Water rights in the Dawson Aquifer of 232.50 acre-feet annually will be transferred to the McCune Ranch for the proposed development, which will generate an annual demand of approximately 90.8 acre-feet. Water quality testing will be performed prior to final platting.

5. A public sewage disposal system has been established and, if other methods of sewage disposal are proposed, the system complies with state and local laws and regulations, [C.R.S. §30-28-133(6) (b)] and the requirements of Chapter 8 of this Code;

Wastewater service will be provided by onsite wastewater treatment systems (OWTS). Entech's OWTS Report concludes that the property is generally suitable for OWTS and that contamination of surface and subsurface water sources should not occur provided the systems are installed according to El Paso County and State guidelines. The Report identifies areas that are not suitable for OWTS. Some lots are impacted but still have sufficient space for OWTS due to the size of the lot.

6. All areas of the proposed subdivision, which may involve soil or topographical conditions presenting hazards or requiring special precautions, have been identified and the proposed subdivision is compatible with such conditions. [C.R.S. §30-28-133(6)(c)];

The Soils and Geology Report prepared by Entech identifies the geologic conditions that occur intermittently on the property, including artificial fill, loose or collapsible soils, expansive soils, slope stability, downslope creep, floodplain and potential high ground water. Many of these constraints are within the open space area and the floodplain is wholly within the open space. The report indicates that these conditions can be mitigated through proper engineering design and construction techniques, including special foundation design and subsurface drains. Lot 55 is impacted by an area of unstable slope and a "no build" easement 30-feet around the unstable slope is recommended and is shown on the Preliminary Plan. This lot has adequate buildable area outside the "no build" zone.

7. Adequate drainage improvements complying with State law [C.R.S. §30-28- 133(3)(c)(VIII)] and the requirements of this Code and the ECM are provided by the design;

These matters are addressed in the Drainage report provided by Vertex Engineering. A series of water quality ponds are proposed throughout the property to treat stormwater run-off before it reaches the creek. In the upper reaches of the property, individual lot owners will be responsible for maintaining proper storm water drainage in and through their property. In lower reaches, public drainage easements are shown, which will be maintained by the Metro District. Structures, fences, materials or landscaping that could impede the flow of runoff will not be permitted in the drainage easements.

8. Legal and physical access is or will be provided to all parcels by public rights-of-way or recorded easement, acceptable to the County in compliance with this Code and the ECM;

The majority of lots will be accessible by new public streets that will comply with the LDC and ECM. The lots that do not have direct access to a public street will be accessed by a shared/common access easement. Street names will be verified and approved by El Paso-Teller County 911 Authority prior to Preliminary Plan approval.

9. The proposed subdivision has established an adequate level of compatibility by

1) incorporating natural physical features into the design and providing sufficient open spaces considering the type and intensity of the subdivision;

A 149-acre area of open space, almost 20% of the property, is proposed to preserve the natural resource of the West Kiowa Creek and its associated floodplain and wetlands. This open space will also provide recreational opportunities for the residents of the proposed subdivision and surrounding neighborhoods.

2) incorporating site planning techniques to foster the implementation of the County's plans, and encourage a land use pattern to support a balanced transportation system, including auto, bike and pedestrian traffic, public or mass transit if appropriate, and the cost-effective delivery of other services consistent with adopted plans, policies and regulations of the County;

A network of looping 8' breeze trails is proposed through the open spaces, connecting with the internal rural local roads to provide multiple access points. The open space and trails will be owned and maintained by the proposed Metropolitan District.

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

Larger lots relative to the proposed zoning are included on the eastern boundary and in the north-west corner of the site to provide a transition to the adjacent 5-acre lot subdivisions.

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

The preserved open space adjacent to the West Kiowa Creek will protect the existing wetlands and will conserve wildlife habitat. The control of noxious weeds through the development of the site and management of the open space will improve wildlife habitat.

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

The Traffic Impact Study demonstrates that the development will not materially impact existing levels of service on surrounding roads and proposed access improvements on Hodgen Road will accommodate the site development traffic. The development will be served by well and septic systems and will have no negative impact on existing County services and facilities.

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

The site will be served by well and septic as described above. Mountain View Electric and Black Hills Energy will provide electric and natural gas services as stated in the Will Serve letters included in this submittal. Adequate open space and streets are provided to serve the future residents of the subdivision.

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

The Falcon Fire Protection District has adequate capacity to provide fire protection to the proposed subdivision. A Fire Protection Report and a Will Serve letter from the Fire Chief is included with this submittal.

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

The proposed subdivision meets the applicable sections of the Code.

McCune Ranch

A PARCEL LOCATED IN SECTION 13 & 24, TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE 6TH P.M. AND IN THE WEST HALF OF THE WEST HALF OF SECTION 19, TOWNSHIP 11 SOUTH, RANGE 64 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO

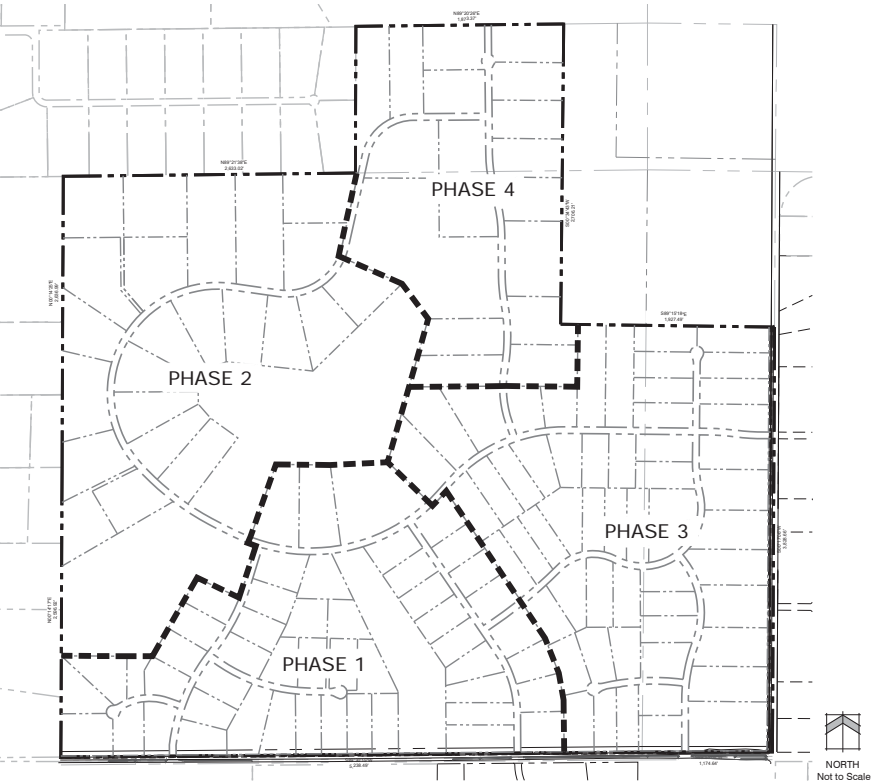
PRELIMINARY PLAN

LEGAL DESCRIPTION

A PARCEL OF PROPERTY LOCATED IN SECTIONS 13 & 24, TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE 6TH P.M. AND IN THE WEST HALF OF THE WEST HALF OF SECTION 19, TOWNSHIP 11 SOUTH, RANGE 64 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 19 AND CONSIDERING THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 18 TO BEAR N89°14'45"W WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE N89°14'45"W ALONG SAID SOUTH LINE, A DISTANCE OF 1287.55 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 19; THENCE S00°17'06"W ALONG THE EAST LINE OF THE WEST HALF OF SAID SECTION 19, A DISTANCE OF 1402.20 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID EAST LINE S00°17'06"W, A DISTANCE OF 3828.66 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF COUNTY ROAD 50; THENCE ALONG SAID NORTH RIGHT OF WAY LINE S89°55'06"W, A DISTANCE OF 1174.64 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 24; THENCE CONTINUING ALONG SAID NORTH RIGHT OF WAY LINE S89°30'15"W, A DISTANCE OF 5238.49 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 24; THENCE S00°14'17"E ALONG SAID WEST LINE, A DISTANCE OF 2596.92 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 24; THENCE N00°14'25"E ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 24, A DISTANCE OF 2636.99 FEET TO THE NORTHWEST CORNER OF SAID SECTION 24; THENCE N89°21'38"E ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 24, A DISTANCE OF 2633.02 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 13; THENCE N00°10'29"E, A DISTANCE OF 1321.95 FEET TO THE NORTHWEST CORNER OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 13; THENCE N89°20'26"E ALONG THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 13, A DISTANCE OF 1873.37 FEET; THENCE S00°34'43"W, A DISTANCE OF 2706.21 FEET; THENCE S89°15'17"E, A DISTANCE OF 769.17 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 19; THENCE S89°15'18"E, A DISTANCE OF 1158.32 FEET TO THE POINT OF BEGINNING, SAID PARCEL CONTAINING 766.66 ACRES MORE OR LESS, COUNTY OF EL PASO, STATE OF COLORADO.

GENERAL NOTES:

- Floodplain Statement: Portions of the site adjacent to the West Kiowa Creek are mapped within Zone A of the FEMA Floodplain Map No. 08041C0350F, dated March 17, 1997. Zone A indicates that Base Flood Elevations have not been determined. The floodplain boundary depicted on the Preliminary Plan is conceptual only and subject to verification by FEMA through the CLOMR/LOMR process.
- Geologic Hazards Disclosure Statement: Areas of the proposed subdivision have been found to be impacted by geologic conditions including artificial fill, loose or collapsible soils, expansive soils, potentially unstable slope, downslope creep, floodplain and high groundwater. A Map of the hazard areas and proposed mitigation measures can be found in the Preliminary Soils, Geology, Geologic Hazard and Wastewater Study prepared by Entech Engineering Inc., dated October 2, 2018, and is held in the McCune Ranch Preliminary Plan File (SP-18-XXX) at the El Paso County Planning and Community Development Department.
- A Metropolitan District will be established to provide bonding for the public improvements, and for the ongoing ownership and maintenance of open space tracts and trails. The Metropolitan District or a Home Owners association will be responsible for enforcement of the Covenants, Conditions, and Restrictions (CC&Rs) for the McCune Ranch subdivision.
- The CC&Rs for McCune Ranch will address use and maintenance of common areas, permitted and accessory uses, architectural standards for principal and accessory structures (including the commercial buildings), use and maintenance of easements within lots and common areas, external storage and parking, lot fencing, and landscaping standards that address fire-wise criteria and encourage water conservation. The CC&Rs will be filed with the first Final Plat recording for the McCune Ranch subdivision.
- Unless otherwise restricted by the CC&Rs, all accessory uses, buildings and structures must comply with requirements set out in Chapter 5 of the El Paso County Land Development Code.
- Trails within the open space will be constructed as 8-foot breeze trails and will be for the public use.
- All streets will be constructed to El Paso County Standards and will be dedicated to the County with the Final Plats.
- A Deviation Request has been submitted concurrently with the Preliminary Plan for reduced intersection spacing on Hodgen Road to provide adequate access to the commercial lot.
- In accordance with the 2040 Major Transportation Corridors Plan, additional right-of-way is dedicated on the Preliminary Plan for the future widening of Hodgen Road to a 100-foot wide, 2-lane minor arterial road. An additional 40-foot of right-of-way is preserved for the possible further widening of Hodgen Road to a 180-foot, 4-lane minor arterial road by 2060. Right-of-way dedication is also provided for the future widening of Meridian Road to a 100-foot wide, 2-lane minor arterial road by 2060.
- The identified acreage of the lots along the southern boundary includes the preserved 40-foot right-of-way referred to in note 9.
- As requested by the Black Forest Fire Departments, a 30,000-gallon cistern will be provided on the property in the location identified on the Preliminary Plan. The cistern will be owned and maintained by the Fire Department, who will also be responsible for filling the cistern.
- The Preliminary Plan identifies general locations for "no build" easements within the lots that are impacted by wetlands, geologic hazards, or are required for drainage. These areas will be defined more precisely in future Final Plats. The easements will restrict building of principal and accessory structures, and the storage of materials.
- Shared/common access easements are identified to provide access to lots that do not have a frontage to a public street.
- Final Plats may contain more than one phase and may not be sequenced as shown on the Phasing Plan Diagram.

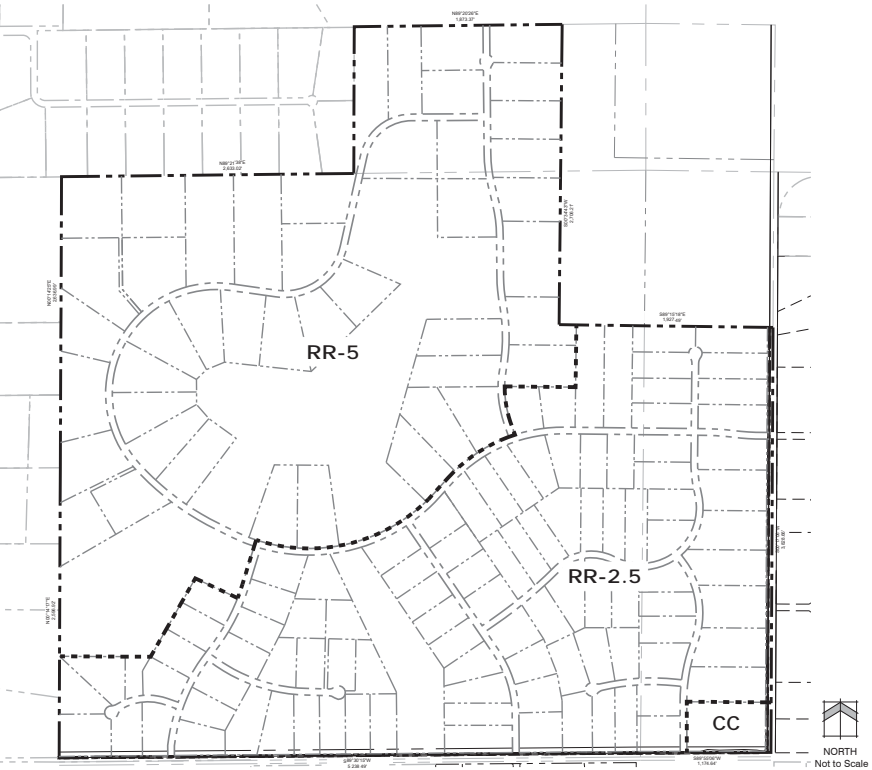


PHASING PLAN

PHASING TABLE

PHASE NO.	NUMBER OF LOTS	ACREAGE	PUBLIC IMPROVEMENTS
1	48	185.07	EAST BOUND LEFT-TURN LANE AT INTERSECTION OF HODGEN ROAD/ROAD A EAST BOUND LEFT-TURN LANE AT INTERSECTION OF HODGEN ROAD/ROAD A WATER QUALITY PONDS 1-3, ALL INTERNAL ROADS AND UTILITIES WITHIN PHASE
2	23	234.68	WATER QUALITY PONDS 9-11, ALL INTERNAL ROADS AND UTILITIES WITHIN PHASE
3	56 + 1	217.15	EAST BOUND LEFT-TURN LANE AT INTERSECTION OF HODGEN ROAD/ROAD C WATER QUALITY PONDS 4-7, ALL INTERNAL ROADS AND UTILITIES WITHIN PHASE
4	16	129.76	WATER QUALITY PONDS 12-14, ALL INTERNAL ROADS AND UTILITIES WITHIN PHASE

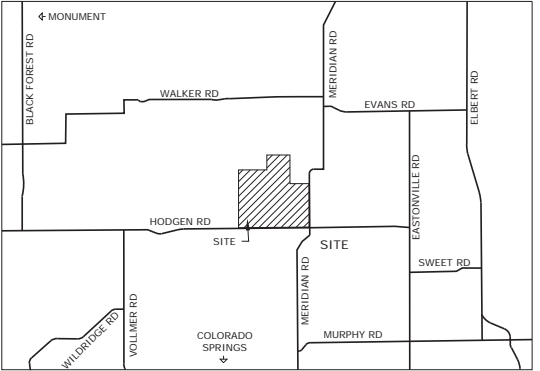
PHASING NOTES:
• ORDER OF PHASING SUBJECT TO CHANGE BASED ON LOT SALES



ZONING PLAN

63

VICINITY MAP



SITE DATA

OWNER:	McCune Ranch LLC 17480 N. Meridian Rd PO Box 36 Elbert, CO 80106
SUBDIVIDER / APPLICANT:	PT McCune LLC 1864 Woodmoor Drive, Suite 100 Monument, CO 80132
PREPARER:	N.E.S. Inc. 619 N Cascade Ave., Suite 200 Colorado Springs, CO 80903
TAX ID NUMBER:	5100000493
SITE ACREAGE:	766.66 AC
EXISTING ZONING:	RR-5 & A-35
PROPOSED ZONING:	RR-5, RR-2.5, CC
PROPOSED LAND USE:	RR-5 Residential: 402,858 AC, 44 Lots RR-2.5 Residential : 355,894 AC, 99 Lots Commercial: 7,908 ac, 1 Lot Gross Residential Density: 0.19 du/ac

Dimensional Standards

Commercial

Front:	25ft
Rear:	25ft
Side:	25ft
Max Building Height:	40ft

RR-2.5

Minimum Lot Size:	2.5 acres
Minimum Lot Width:	200ft
(at front setback)	

Front:	25ft
Rear:	25ft
Side:	15ft
Max Lot Coverage:	None
Max Building Height:	30ft

RR-5

Minimum Lot Size:	5 acres
Minimum Lot Width:	200ft
(at front setback)	

Front:	25ft
Rear:	25ft
Side:	25ft
Max Lot Coverage:	25%
Max Building Height:	30ft

Land Use Summary

Residential Lots:	565.37 ac (73.74%)
Commercial Lot:	7,908 ac (1.03%)
Open Space Tracts:	148,903 ac, (19.43%)

Public ROW:	44.479 ac (5.8%)
-Provided:	43.179ac
-Designated for Future:	1.30 ac

Total:	766.66 ac (100%)
--------	------------------

TRACT TABLE

TRACT NO.	AREA	USE / ALLOWED STRUCTURES	OWNER / MAINT.
PHASE 1			
A	1.431 AC	OPEN SPACE, PUBLIC TRAIL, DRAINAGE	METRO DISTRICT
B	10.035 AC	OPEN SPACE, PUBLIC TRAIL, DRAINAGE, MAIL KIOSK	METRO DISTRICT
C	18.168 AC	OPEN SPACE, PUBLIC TRAIL, DETENTION POND, DRAINAGE	METRO DISTRICT
PHASE 2			
A	34.204 AC	OPEN SPACE, PUBLIC TRAIL, DETENTION POND, DRAINAGE	METRO DISTRICT
B	50.675 AC	OPEN SPACE, PUBLIC TRAIL, DETENTION POND, DRAINAGE	METRO DISTRICT
PHASE 4			
A	26.478 AC	OPEN SPACE, PUBLIC TRAIL, DETENTION POND, DRAINAGE MAIL KIOSK, CISTERN SITE	METRO DISTRICT
B	7.912 AC	OPEN SPACE, PUBLIC TRAIL	METRO DISTRICT

SHEET INDEX

Sheet 1 of 4:	Cover Sheet
Sheet 2 of 4:	Preliminary Plan
Sheet 3 of 4:	Hodgen Improvements Plan
Sheet 4 of 4:	Adjacent Property Owners

Land Planning
Landscape
Architecture
Urban Design

NES

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

Tel. 719.471.0073
Fax 719.471.0267

www.nescolorado.com

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McCune

PRELIMINARY PLAN

DATE: 10-13-18
PROJECT MGR: A. BARLOW
PREPARED BY: B. SWENSON

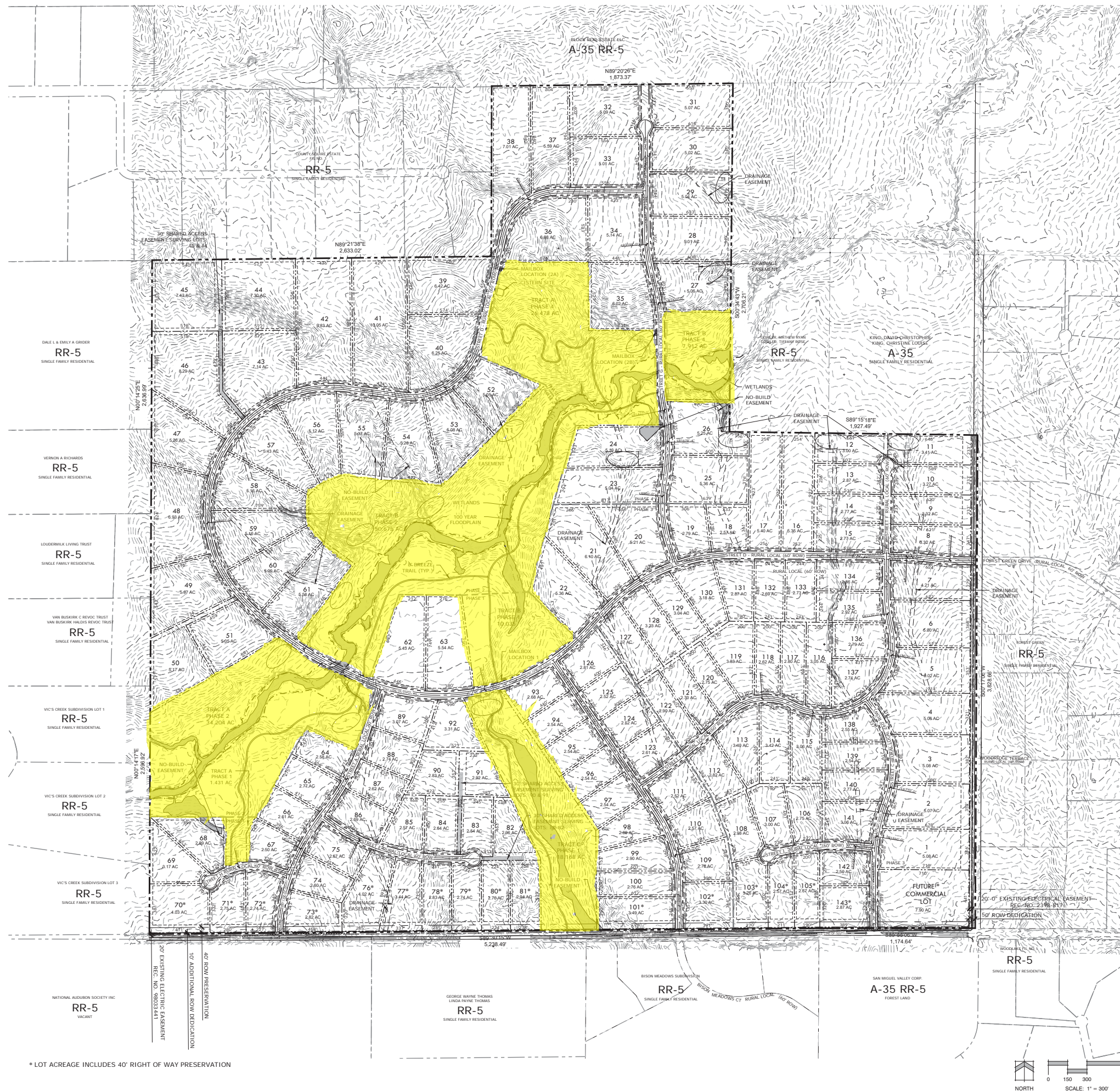
ENTITLEMENT

DATE: 10-15-18
BY: JBS
DESCRIPTION: INITIAL SUBMITTAL












COVER SHEET

1 OF 4

SP 18-XXX



LEGEND

- | | |
|---|---------------------------------------|
|  | PROPERTY BOUNDARY |
|  | ROW |
|  | LOT LINES |
|  | PUBLIC IMPROVEMENTS EASEMENT (P.I.E.) |
|  | PUBLIC UTILITY EASEMENT (P.U.E.) |
|  | BUILDING SETBACK |
|  | INTERSECTION SIGHT DISTANCE |
|  | 100 YEAR FLOODPLAIN |
|  | 8' BREEZE TRAIL |
|  | WATER QUALITY/DETENTION POND |
|  | DRAINAGE CULVERT |

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Colorado Springs, CO 80903

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PRELIMINARY PLAN

DATE:	10-12-18
PROJECT MGR:	A. BARLOW
PREPARED BY:	B. SWENSON

ENTITLEMENT

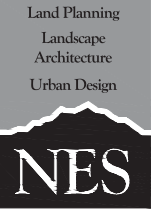
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SITE PLAN

2

2 OF 4

SP 18-XXX

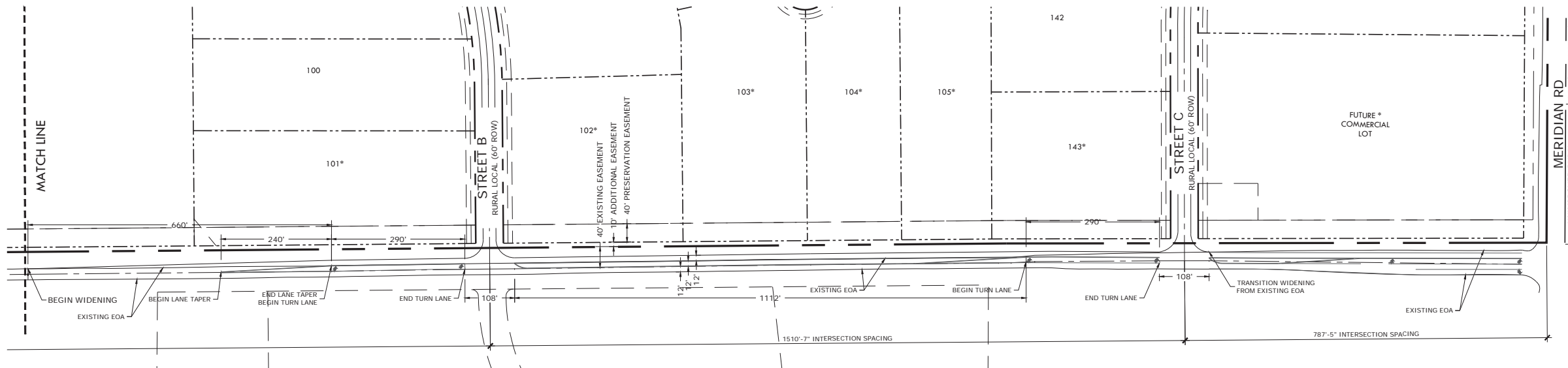
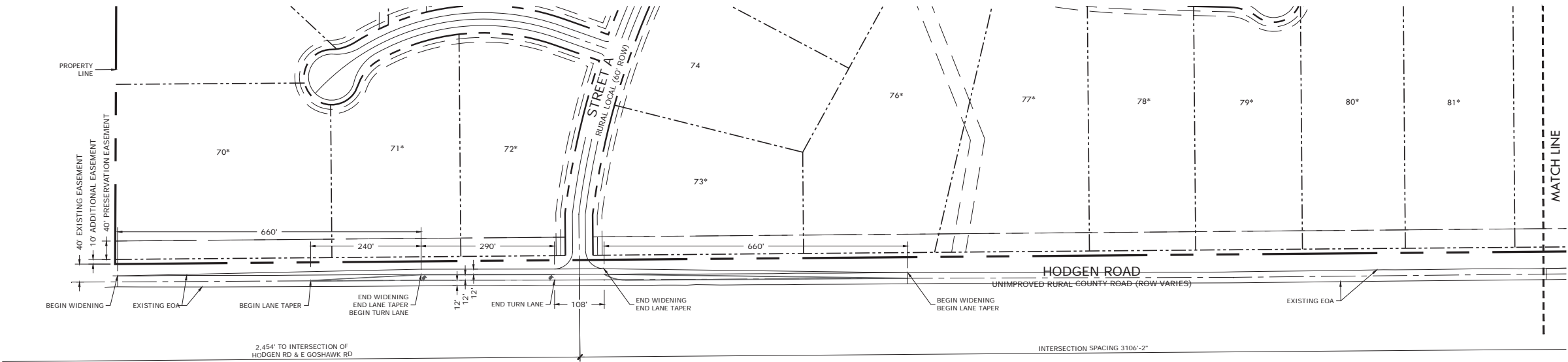


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619 N. Cascade Avenue, Suite 200
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Fax 719.471.0267

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PRELIMINARY PLAN

PROJECT #10
DATE: 10-15-18
PROJECT MGR: A. BARLOW
PREPARED BY: B. SWENSON

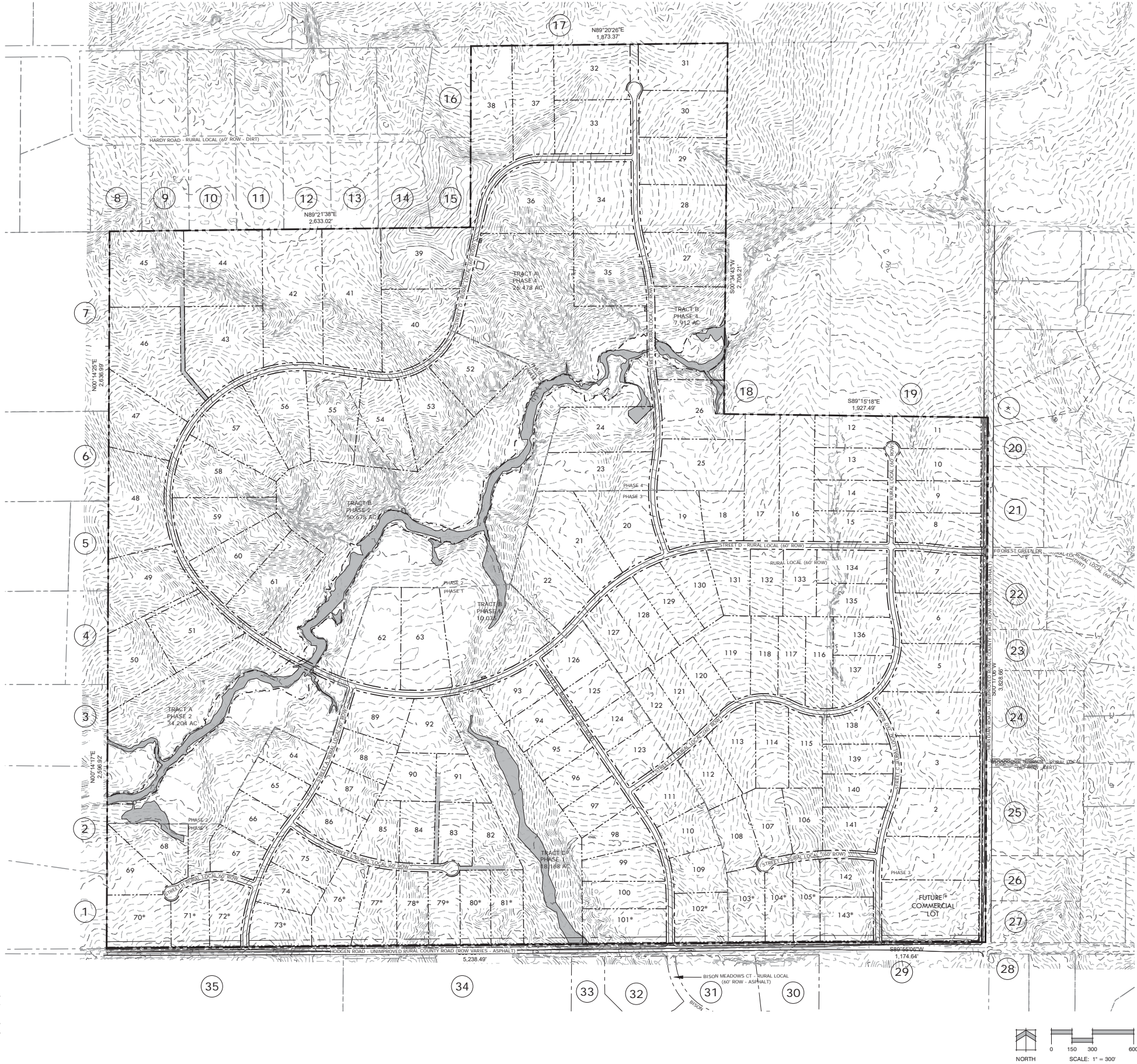
ENTITLEMENT

DATE: 10-15-18
BY: JBS
DESCRIPTION: INITIAL SUBMITTAL

HODGEN
IMPROVEMENTS

3

3 OF 4



ADJACENT OWNER:

- | | |
|--|--|
| 1. 5123001017
Victor Verstraete
7225 ELLIS DR
WEATHERFORD TX 76088-8402 | 20. 4119002023
HANSEN DONALD M
HANSEN REBECCA A
12265 OLD BARN RD
ELBERT CO 80106-8935 |
| 2. 5123001016
Victor Verstraete
7225 ELLIS DR
WEATHERFORD TX 76088-8402 | 21. 4119002034
JEWETT DONALD Q & DIANN S
12120 FOREST GREEN DR
ELBERT CO 80106-8953 |
| 3. 5123001015
Mandy A Penny-Weber
17075 E GOSHAWK RD
COLORADO SPRINGS CO 80908-1661 | 22. 4119003003
GEIB KENT M
GEIB COLLEEN L
12125 FOREST GREEN DR
ELBERT CO 80106-8920 |
| 4. 5123000019
Carrol C Van Buskirk
17105 GOSHAWK RD E
COLORADO SPRINGS CO 80908-1629 | 23. 4119003004
STRIEGEL SCOTT ANTHONY
STRIEGEL CHRYSYAL
12255 FOREST GREEN DR
ELBERT CO 80106-8920 |
| 5. 5123000013
Loudermilk Living Trust
302 N 52nd Ave
Phoenix, AZ 85043-2723 | 24. 4119003005
SIMMONS LAWRENCE W
16785 N MERIDIAN RD
ELBERT CO 80106-8913 |
| 6. 5123000012
Vernon A Richards
17215 GOSHAWK RD E
COLORADO SPRINGS CO 80908-1631 | 25. 4119003012
MCHUGH BRUCE W & DEBRA A
16725 N MERIDIAN RD
ELBERT CO 80106 |
| 7. 5123000046
Dale L & Emily A Grinder
17275 GOSHAWK RD E
COLORADO SPRINGS CO 80908-1631 | 26. 4119003013
STIPPICH DAVID A
16575 N MERIDIAN RD
ELBERT CO 80106-8913 |
| 8. 5113001001
Toby Conquest
10825 HARDY RD
COLORADO SPRINGS CO 80908-1512 | 27. 4119003014
STOVALL KACEY D
11930 HODGEN RD
ELBERT CO 80106-8802 |
| 9. 5113001002
Mark Werner
10875 HARDY RD
COLORADO SPRINGS CO 80908-1512 | 28. 4130002014
DONIGIAN ARAM
DONIGIAN KRISTEN
16360 ARTESIAN TER
ELBERT CO 80106-8859 |
| 10. 5113001003
Mark C Gibney
Virginia A Gibney
10825 HARDY RD COLORADO
SPRINGS CO 80908-1553 | 29. 4100002074
SAN MIGUEL VALLEY CORP
7800 E DORADO PL STE 250
ENGLEWOOD CO 80111-2336 |
| 11. 5113001004
Donald D England
10975 HARDY RD
COLORADO SPRINGS CO 80908-1553 | 30. 5125102002
BRADY KEVIN P
BRADY FARIBA
174 STONE TOWN RD
RINGWOOD NJ 07456-1118 |
| 12. 5113001005
JANKOVSKY KRYSTLE R
JANKOVSKY ZACHARY E
11025 HARDY RD
COLORADO SPRINGS CO 80908-1548 | 31. 5125102001
BANGHART TIMOTHY
BANGHART SHELLEY
9143 ARGENTINE PASS TRL
COLORADO SPRINGS CO 80924-7018 |
| 13. 5113001006
LARSEN KENNETH
LARSEN MARY K
11075 HARDY RD
COLORADO SPRINGS CO 80908-1548 | 32. 5125101005
LUND JEFFREY S
LUND BRIDGET H
11615 BISON MEADOWS CT
COLORADO SPRINGS CO 80908-1102 |
| 14. 5113001007
REDUS KIM
REDUS RANDY
PO BOX 88323
COLORADO SPRINGS CO 80908-8323 | 33. 5125101006
SNYDER JOHN D
SNYDER KATHERINE O
12348 GRAND TETON DR
PEYTON CO 80831-7083 |
| 15. 5113001008
OATES JACLYN M
11175 HARDY RD
COLORADO SPRINGS CO 80908-1550 | 34. 5100000482
THOMAS GEORGE WAYNE
THOMAS LINDA A
11285 HODGEN RD
COLORADO SPRINGS CO 80908-2300 |
| 16. 5113001009
PATTISON MICHAEL P
PATTISON JENNIFER S
11170 HARDY RD
COLORADO SPRINGS CO 80908-1549 | 35. 5100000474
NATIONAL AUDUBON SOCIETY A/K/A
NATIONAL AUDUBON SOCIETY INC
225 VARICK ST FL 7
NEW YORK NY 10014-4396 |
| 17. 5100000257
BLOCK REAL ESTATE LLC
7310 W WILSON AVE
HARWOOD HEIGHTS IL 60706-4708 | |
| 18. 5100000494
GOWLER MATTHEW RYAN
GOWLER TIFFANY ROSE
435 WOLVERINE WAY
MONUMENT CO 80132 | |
| 19. 4100000432
KING DAVID CHRISTOPHER
KING CHRISTINE LOUISE
16755 VINCENT
MONUMENT CO 80132 | |



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

PRELIMINARY PLAN

ENTITLEMENT

DATE:	BY:	DESCRIPTION:
10-15-18	JBS	INITIAL SUBMITTAL

ADJACENT PROPERTY OWNERS

4

4 OF 4

SP 18-XXX

LEGAL DESCRIPTION

LEGAL DESCRIPTION: COMMERCIAL COMMUNITY ZONE (CC)

A TRACT OF LAND BEING A PORTION OF SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 11, SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED ON THE SOUTHERLY END BY A 2-1/2" ALUMINUM CAP STAMPED "LS 28658" AND AT THE NORTHERLY END BY A 3-1/2" ALUMINUM CAP STAMPED "LS 12103" BEING ASSUMED TO BEAR N00°14'25"E A DISTANCE OF 2636.99 FEET AS SHOWN IN LAND SURVEY PLAT RECORDED UNDER RECEPTION 218900072 RECORDS OF EL PASO COUNTY.

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 24; THENCE S68°17'00"E A DISTANCE OF 6,891.25 FEET TO THE SOUTHEAST CORNER OF PARCEL 4 AS RECORDED UNDER RECEPTION NUMBER 218900072 SAID POINT BEING THE POINT OF BEGINNING; THENCE S89°55'06"W ON THE SOUTHERLY BOUNDARY OF SAID PARCEL 4, A DISTANCE OF 757.25 FEET; THENCE N00°05'22"W A DISTANCE OF 457.60 FEET; THENCE S89°32'22" E A DISTANCE OF 760.23 FEET TO A POINT ON THE EAST LINE OF SAID PARCEL 4, ALSO BEING ON THE EAST LINE OF THE WEST HALF OF SAID SECTION 19; THENCE S00°17'06"W ON SAID EAST LINE, A DISTANCE OF 450.41 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 344,463 SQUARE FEET OR 7.908 ACRES.

LEGAL DESCRIPTION: RURAL RESIDENTIAL ZONE (RR-2.5)

A TRACT OF LAND BEING A PORTION OF SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 11 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN AND A PORTION OF SECTION 24, RANGE 11 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED ON THE SOUTHERLY END BY A 2-1/2" ALUMINUM CAP STAMPED "LS 28658" AND AT THE NORTHERLY END BY A 3-1/2" ALUMINUM CAP STAMPED "LS 12103" BEING ASSUMED TO BEAR N00°14'25"E A DISTANCE OF 2636.99 FEET AS SHOWN IN LAND SURVEY PLAT RECORDED UNDER RECEPTION 218900072 RECORDS OF EL PASO COUNTY.

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 24; THENCE S00°14'17"W ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 24, SAID LINE ALSO BEING ON THE WEST BOUNDARY OF PARCEL 4 AS RECORDED UNDER RECEPTION NUMBER 218900072, A DISTANCE OF 1,684.27 FEET TO THE POINT OF BEGINNING; THENCE S89°41'23"E A DISTANCE OF 592.24 FEET; THENCE S89°45'22"E A DISTANCE OF 228.16 FEET; THENCE N29°41'56"E A DISTANCE OF 290.80 FEET; THENCE N29°42'50"E A DISTANCE OF 275.07 FEET; THENCE N29°40'56"E A DISTANCE OF 247.22 FEET; THENCE S65°01'20"E A DISTANCE OF 420.91 FEET TO A NON-TANGENTIAL CURVE, THENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N68°40'09"W, HAVING A DELTA OF 04°13'01", A RADIUS OF 1,790.00 FEET AND A LENGTH OF 131.74 FEET TO A POINT OF TANGENT; THENCE N17°06'50"E A DISTANCE OF 418.11 FEET TO A NON-TANGENTIAL CURVE; THENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N18°14'28"E, HAVING A DELTA OF 63°05'26", A RADIUS OF 1,525.00 FEET, AND A LENGTH OF 1,679.23 FEET TO A NON-TANGENTIAL LINE; THENCE N42°24'41"E A DISTANCE OF 263.38 FEET TO A NON-TANGENTIAL CURVE; THENCE ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S47°24'47"E, HAVING A DELTA OF 26°45'05", A RADIUS OF 1,406.00 FEET, AND A LENGTH OF 656.46 FEET TO A NON-TANGENTIAL LINE; THENCE N70°41'45"E A DISTANCE OF 66.62 FEET; THENCE N19°51'39"W A DISTANCE OF 123.15 FEET TO A NON-TANGENTIAL CURVE, THENCE ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N71°18'36"E, HAVING A DELTA OF 19°17'45", A RADIUS OF 965.94 FEET, AND A LENGTH OF 325.30 FEET TO A NON-TANGENTIAL LINE; THENCE S89°23'24"E A DISTANCE OF 638.55 FEET; THENCE N00°44'38"E A DISTANCE OF 561.15 FEET TO A POINT ON THE BOUNDARY LINE OF SAID PARCEL 4; THENCE ON THE BOUNDARY LINE OF SAID PARCEL 4, THE FOLLOWING THREE (3) COURSES:

1. S89°15'17"E A DISTANCE OF 613.35 FEET
2. S89°15'18"E A DISTANCE OF 1,158.32 FEET
3. S00°17'06"W A DISTANCE OF 3,378.25 FEET

THENCE N89°32'22"W A DISTANCE OF 760.23 FEET; THENCE S00°05'22"E A DISTANCE OF 457.60 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID PARCEL 4; THENCE ON THE SOUTHERLY AND WESTERLY LINE OF SAID PARCEL 4, THE FOLLOWING THREE (3) COURSES:

1. S89°55'06"W A DISTANCE OF 417.39 FEET
2. S89°30'15"W A DISTANCE OF 5,238.49 FEET
3. N00°14'17"E A DISTANCE OF 912.66 FEET

CONTAINING A CALCULATED AREA OF 15,502.728 SQUARE FEET OR 355.894 ACRES.

SITE DATA

OWNER: McCune Ranch LLC
17480 N. Meridian Rd
PO Box 36
Eibert, CO 80106

SUBDIVIDER / APPLICANT: PT McCune LLC
1864 Woodmoor Drive, Suite 100
Monument, CO 80132

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

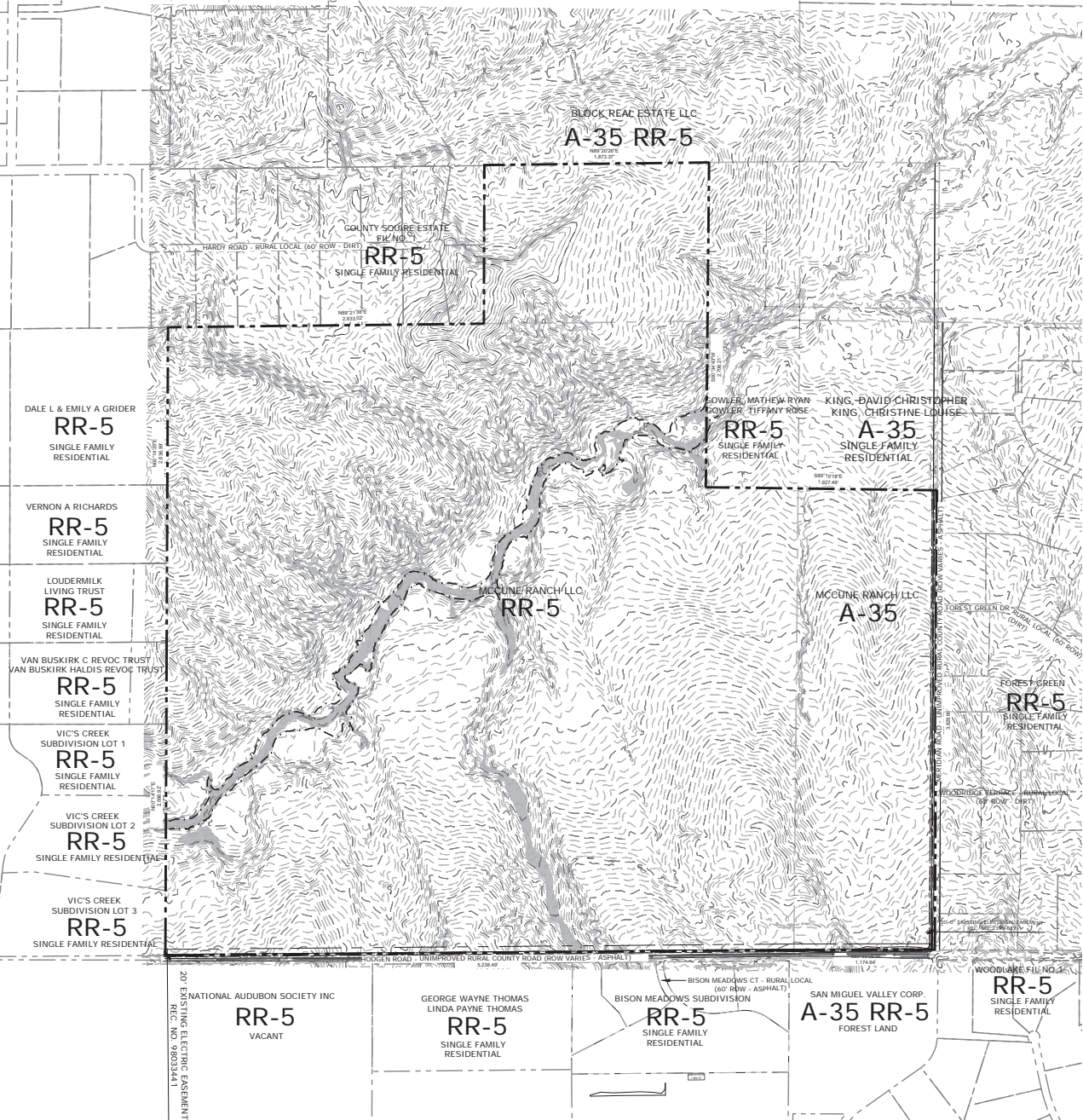
TAX ID NUMBER: 5100000493

SITE ACREAGE: 766.66 AC

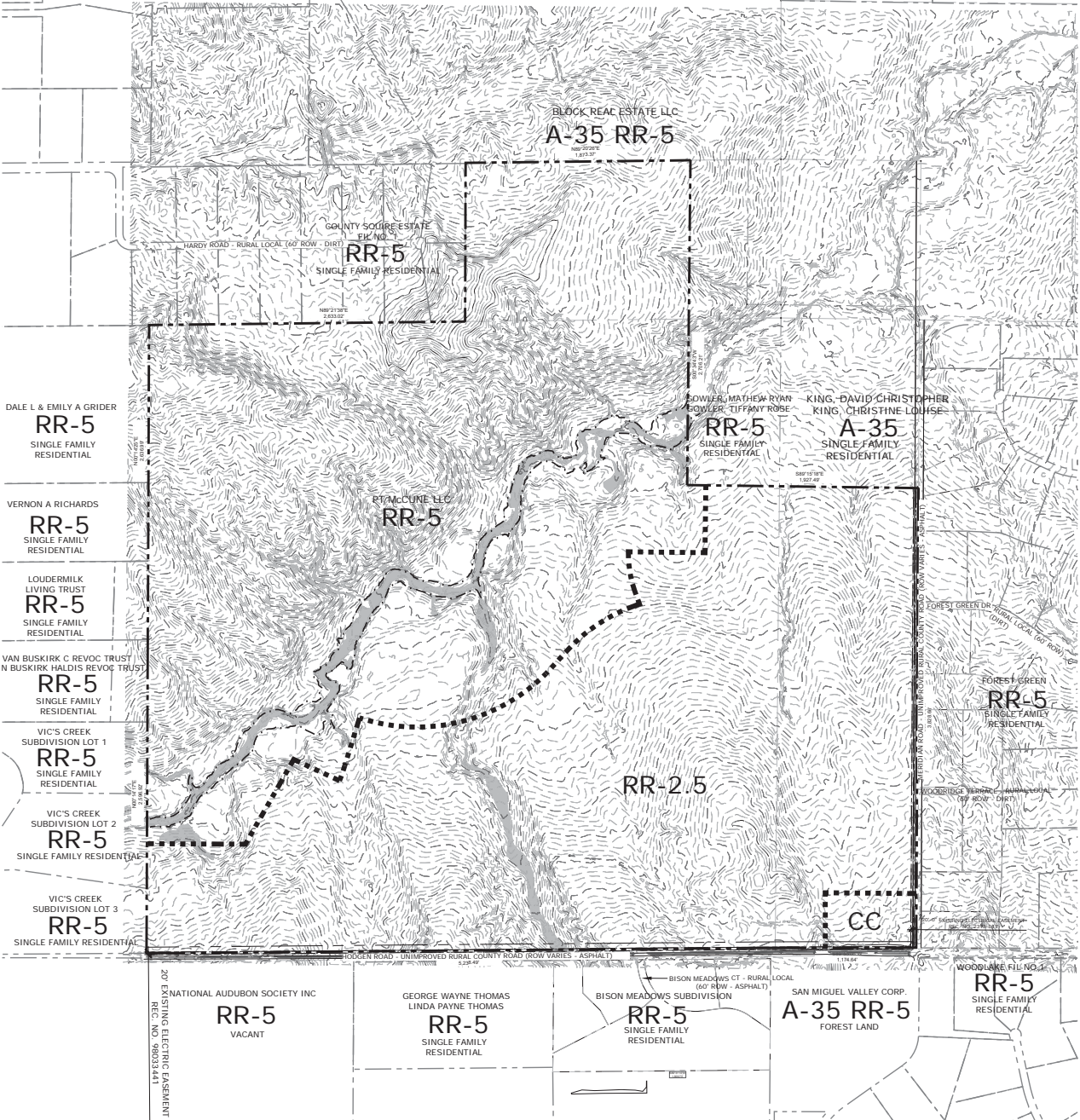
EXISTING ZONING: RR-5 & A-35

PROPOSED ZONING: RR-5, RR-2.5, CC

Commercial: 7.908 ac
RR-2.5 Residential: 355.894 ac
RR-5 Residential: 402.858 ac



EXISTING ZONING



PROPOSED ZONING

Land Planning
Landscape
Architecture
Urban Design



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

Tel. 719.471.0073
Fax 719.471.0267

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McCune

ZONING MAP

ENTITLEMENT

ZONING PLAN

1

1 OF 2

P 18-XXX
CC-18-XXX

SHEET INDEX

Sheet 1 of 2: Zoning Plan
Sheet 2 of 2: Adjacent Property Owners



	5123001017 Victor Verstraete 7225 ELLIS DR WEATHERFORD TX 76088-8402		4119002023 HANSEN DONALD M HANSEN REBECCA A 1265 OLD BARN RD ELBERT CO 80106-8935
2.	5123001016 Victor Verstraete 7225 ELLIS DR WEATHERFORD TX 76088-8402		21. 4119002034 JEWETT DONALD Q & DIANN S 12120 FOREST GREEN DR ELBERT CO 80106-8953
3.	5123001015 Mandy A Penny-Weber 17075 E GOSHAWK RD COLORADO SPRINGS CO 80908-1661		22. 4119003003 GEIB KENT M GEIB COLLEEN L 12125 FOREST GREEN DR ELBERT CO 80106-8920
4.	5123000019 Carrol C Van Buskirk 17105 GOSHAWK RD E COLORADO SPRINGS CO 80908-1629		23. 4119003004 STRIEGEL SCOTT ANTHONY STRIEGEL CRYSTAL 12255 FOREST GREEN DR ELBERT CO 80106-8920
5.	5123000013 Loudemilk Living Trust 302 N 52nd Ave Phoenix, AZ 85043-2723		24. 4119003005 SIMMONS LAWRENCE W 16785 N MERIDIAN RD ELBERT CO 80106-8913
6.	5123000012 Vernon A Richards 17215 GOSHAWK RD E COLORADO SPRINGS CO 80908-1631		25. 4119003012 MCHUGH BRUCE W & DEBRA A 16725 N MERIDIAN RD ELBERT CO 80106
7.	5123000046 Dale L & Emily A Grinder 17275 GOSHAWK RD E COLORADO SPRINGS CO 80908-1631		26. 4119003013 STIPPICH DAVID A 16575 N MERIDIAN RD ELBERT CO 80106-8913
8.	5113001001 Toby Conquest 10825 HARDY RD COLORADO SPRINGS CO 80908-1512		27. 4119003014 STOVALL KACEY D 11930 HODGEN RD ELBERT CO 80106-8802
9.	5113001002 Mark Werner 10875 HARDY RD COLORADO SPRINGS CO 80908-1512		28. 4130002014 DONIGIAN ARAM DONIGIAN KRISTEN 16360 ARTESIAN TER ELBERT CO 80106-8859
10.	5113001003 Mark C Gibney Virginia A Gibney 10925 HARDY RD COLORADO SPRINGS CO 80908-1553		29. 4100000274 SAN MIGUEL VALLEY CORP 7800 E DORADO PL STE 250 ENGLEWOOD CO 80111-2336
11.	5113001004 Donald D England 10975 HARDY RD COLORADO SPRINGS CO 80908-1553		30. 5125102002 BRADY KEVIN P BRADY FARIBA 174 STONE TOWN RD RINGWOOD NJ 07456-1118
12.	5113001005 JANKOVSKY KRYSTLE R JANKOVSKY ZACHARY E 11025 HARDY RD COLORADO SPRINGS CO 80908-1548		31. 5125102001 BANGHART TIMOTHY BANGHART SHELLEY 9143 ARGENTINE PASS TRL COLORADO SPRINGS CO 80924-7018
13.	5113001006 LARSEN KENNETH LARSEN MARY K 11075 HARDY RD COLORADO SPRINGS CO 80908-1548		32. 5125101005 LUND JEFFREY S LUND BRIDGET H 11615 BISON MEADOWS CT COLORADO SPRINGS CO 80908-1102
14.	5113001007 REDUS KIM REDUS RANDY PO BOX 88323 COLORADO SPRINGS CO 80908-8323		33. 5125101006 SNYDER JOHN D SNYDER KATHERINE O 12348 GRAND TETON DR PEYTON CO 80831-7083
15.	5113001008 OATES JACLYN M 11175 HARDY RD COLORADO SPRINGS CO 80908-1550		34. 5100000482 THOMAS GEORGE WAYNE THOMAS LINDA A 11285 HODGEN RD COLORADO SPRINGS CO 80908-2300
16.	5113001009 PATTISON MICHAEL P PATTISON JENNIFER S 11170 HARDY RD COLORADO SPRINGS CO 80908-1549		35. 5100000474 NATIONAL AUDUBON SOCIETY A/K/A NATIONAL AUDUBON SOCIETY INC 225 VARICK ST FL 7 NEW YORK NY 10014-4396
17.	5100000257 BLOCK REAL ESTATE LLC 7310 W WILSON AVE HARWOOD HEIGHTS IL 60706-4708		
18.	5100000494 GOWLER MATTHEW RYAN GOWLER TIFFANY ROSE 435 WOLVERINE WAY MONUMENT CO 80132		* NO INFORMATION IS AVAILABLE FOR THIS PARCEL ON THE EL PASO COUNTY ASSESSORS WEBSITE.
19.	4100000432 KING DAVID CHRISTOPHER KING CHRISTINE LOUISE 16755 VINCENT MONUMENT CO 80132		

Tel. 719.471.0073
Fax 719.471.0267
www.nescolorado.com
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El Paso County Parks

Agenda Item Summary Form

Agenda Item Title: The Townhomes at Bradley Crossroads Phase II Final Plat

Agenda Date: November 14, 2018

Agenda Item Number: #6 - D

Presenter: Ross Williams, Park Planner

Information: **Endorsement:** X

Background Information:

Request for approval by M.V.E., Inc. on behalf of J. Elliot Construction, LLC for The Townhomes at Bradley Crossroads Phase II Final Plat, a townhome complex consisting of 78 residential dwelling units in 20 buildings on 5.24 acres. The project site is located near the intersection of Bradley Road and Hancock Expressway and is zoned RM-30.

The El Paso County Parks Master Plan (2013) shows no open space, park facilities, or trails intersected by or within the project area. The existing Grinnell Boulevard Secondary Regional Trail is located approximately 500 feet east of the site, along Hancock Expressway, which allows for pedestrian access to Widefield District 3's Windmill Mesa Park. The subject property is not located within any Candidate Open Space.

The townhome complex is not zoned PUD, and therefore it is not subject to the El Paso County Land Development Code 10% minimum open space requirement. The application does not show playgrounds or recreational amenities within the complex, however, it is located within 1 mile of numerous neighborhood parks, including Barnstormers, Pi-Ute, Soaring Eagles, and the aforementioned Windmill Mesa Park.

As the project site is located near land and trails managed by Fountain Mutual Metropolitan District, Parks staff recommends that the applicant consult with District staff in regards to existing and future trail improvements, including possible connections to the subject property.

As no park land or trail easement dedication is necessary with this application, El Paso County Parks staff recommends fees in lieu of land for regional park purposes in the amount of \$33,540 and urban park fees in the amount of \$21,216, as shown on the attached Subdivision Review Form.

Recommended Motion:

Recommend to the Planning Commission and Board of County Commissioners that approval of The Townhomes at Bradley Crossroads Phase II Final Plat include the following condition: require fees in lieu of land dedication for regional park purposes in the amount of \$33,540 and urban park fees in the amount of \$21,216.

The Townhomes at Bradley Crossroads Development Application Review

- Public Schools
- Primary Regional Trail, Completed
- Secondary Regional Trail, Completed
- Secondary Regional Trail, Proposed
- Colorado Springs Trail, Proposed
- Major Roads
- State Highways
- Federal Highways
- Interstate Highways
- Streets & Roads
- Parks and Open Space
- Townhomes at Bradley Crossroads
- Parcels
- Streams
- Candidate Open Space Land
- Incorporated Areas
- Military Area

0.5 0.25 0 Miles



City of
Colorado
Springs

The Townhomes at
Bradley Crossroads

Widefield/Fountain
Candidate Open
Space

Fort
Carson

City of
Fountain

Grinnell Boulevard Trail

Development Application Permit Review



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

November 14, 2018

Subdivision requirements referenced in section 8.5.2 of the El Paso County Land Development Code. Fees are based on average land values within designated areas. See El Paso County Board of County Commissioners (BoCC) Resolution for fees established on annual basis. The Park Advisory Board meets the second Wednesday of each month, 1:30 p.m., BoCC Auditorium, second floor Centennial Hall Building, 200 S. Cascade, Colorado Springs.

Name:	The Townhomes at Bradley Crossroad Phase II Final Plat	Application Type:	Final Plat
DSD Reference #:	SF-18-037	CSD / Parks ID#:	0
Applicant / Owner:	Owner's Representative:	Total Acreage:	5.24
J. Elliot Constrction, LLC	M.V.E., Inc.	Total # of Dwelling Units	78
Jordan Guinane	Dave Gorman	Gross Density:	14.88
412218 Crystal Downs Road	1903 Lelaray Street, Suite 200	Park Region:	4
Peyton, CO 80931	Colorado Springs, CO 80909	Urban Area:	4

Existing Zoning Code: **RM-30** Proposed Zoning: **RM-30**

REGIONAL AND URBAN PARK REQUIREMENTS

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

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

LAND REQUIREMENTS

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

Regional Parks: 4	Urban Parks Area: 4
0.0194 Acres x 78 Dwelling Units = 1.513 acres	Neighborhood: 0.00375 Acres x 78 Dwelling Units = 0.29 acres
	Community: 0.00625 Acres x 78 Dwelling Units = 0.49 acres
	Total: 0.78 acres

FEE REQUIREMENTS

Regional Parks: 4	Urban Parks Area: 4
\$430.00 / Unit x 78 Dwelling Units= \$33,540.00	Neighborhood: \$107.00 / Unit x 78 Dwelling Units = \$8,346.00
	Community: \$165.00 / Unit x 78 Dwelling Units = \$12,870.00
	Total: \$21,216.00

ADDITIONAL RECOMMENDATIONS

Staff Recommendation:	Recommend to the Planning Commission and Board of County Commissioners that approval of The Townhomes at Bradley Crossroads Phase II Final Plat include the following condition: require fees in lieu of land dedication for regional park purposes in the amount of \$33,540 and urban park fees in the amount of \$21,216.
-----------------------	--

Park Advisory Board Recommendation:



October 15, 2018

**LETTER OF INTENT
THE TOWNHOMESS AT BRADLEY CROSSROADS – Townhome Plat**

Owner / Developer:

J Elliot Construction LLC
12218 Crystal Downs Road
Peyton, CO 80931
(719) 499-8214, Attn: Jordan Guinane

Applicant:

M.V.E., Inc.
1903 Lelaray Street, Suite 200
Colorado Springs, CO
(719) 635-5736, Attn: Dave Gorman

Site Location Size and Zoning:

The site of the proposed Bradley Crossroads Townhome Plat is the existing platted lot known as Lot 1A, Bradley Crossroads Filing No. 1B, located within the southeast one-quarter of Section 2, Township 15 South, Range 66 west of the 6th principal meridian in El Paso County, Colorado. The property has El Paso County Tax Schedule No. 65024-07-102 and is currently undeveloped, except for the adjacent private roadways located on the north and east edges of the property. The 5.24± acre site is situated south of Bradley Road, north of Gladiator Drive, east of Lincoln Plaza Drive and west of Hancock Expressway. The zone of the site is RM-30 (Residential Multi-Dwelling). The proposed development is planned to consist of 20 buildings having a total of 78 units. The proposed density is 14.9 dwelling units per acre.

Gladiator Drive borders the south edge of the site. The property to the southwest of the site is part of Bradley Ranch Filing No. 4 Phase 1, zoned RS-5000 (Residential Suburban) containing developed 5000 sf single family residential lots. The property to the southeast is a Widefield School District 3 facility zoned RS-5000. The platted properties north of the site are undeveloped Lots 2A and 5A, Bradley Crossroads Filing No. 1B, zoned CC. These lots separate the site from Bradley Road to the north. The developed property to the west is Lincoln Commons Townhomes zoned PUD and containing multi-family (townhome) use. The southeast side of the site is adjacent to developed Lot 7A, Bradley Crossroads Filing No. 1B zoned CC and containing a car wash. The adjacent property to the northeast is vacant and undeveloped Lot 4A, Bradley Crossroads Filing No. 1B zoned CC.

The site will be served with water by Security Water District. Sanitary Sewer treatment will be by Security Sanitation District. Electric and Natural Gas will be provided to the site by Colorado Springs Utilities. The site is located within the boundaries of the Security Fire Protection District. As a proposed Multi-Family Residential project, Park Fees and School Fees will be due.

Request and Justification:

The request is for approval of the Townhomes at Bradley Crossroads Townhome Plat of the 5.24± acre site. The site is currently vacant, except for the edge of shared private roadway on the north and east

*Engineers • Surveyors
1903 Lelaray Street, Suite 200 • Colorado Springs, CO 80909 • Phone 719-635-5736
Fax 719-635-5450 • e-mail mve@mvecivil.com*

edges of the site. The proposed future multi-family development will consist of 20 buildings and a total of 78 townhome units. be laid out and planned to comply with the requirements of the requested RM-30 zoning with respect to land use (multi-family residential), lot size, minimum building setbacks, drainage, access, and utilities.

Section 7.2.2(E)(1)(b) of the El Paso Land Development Code designates the following applicability for a Townhome Plat *“A...townhome plat may be approved where a...townhome is proposed to be established on land that was platted in a manner intended for...townhome uses at the density proposed, where the proposal involves...The establishment of townhome units, where land ownership is conveyed to the homeowner”*. The proposed Townhome Plat action meets the applicability conditions.

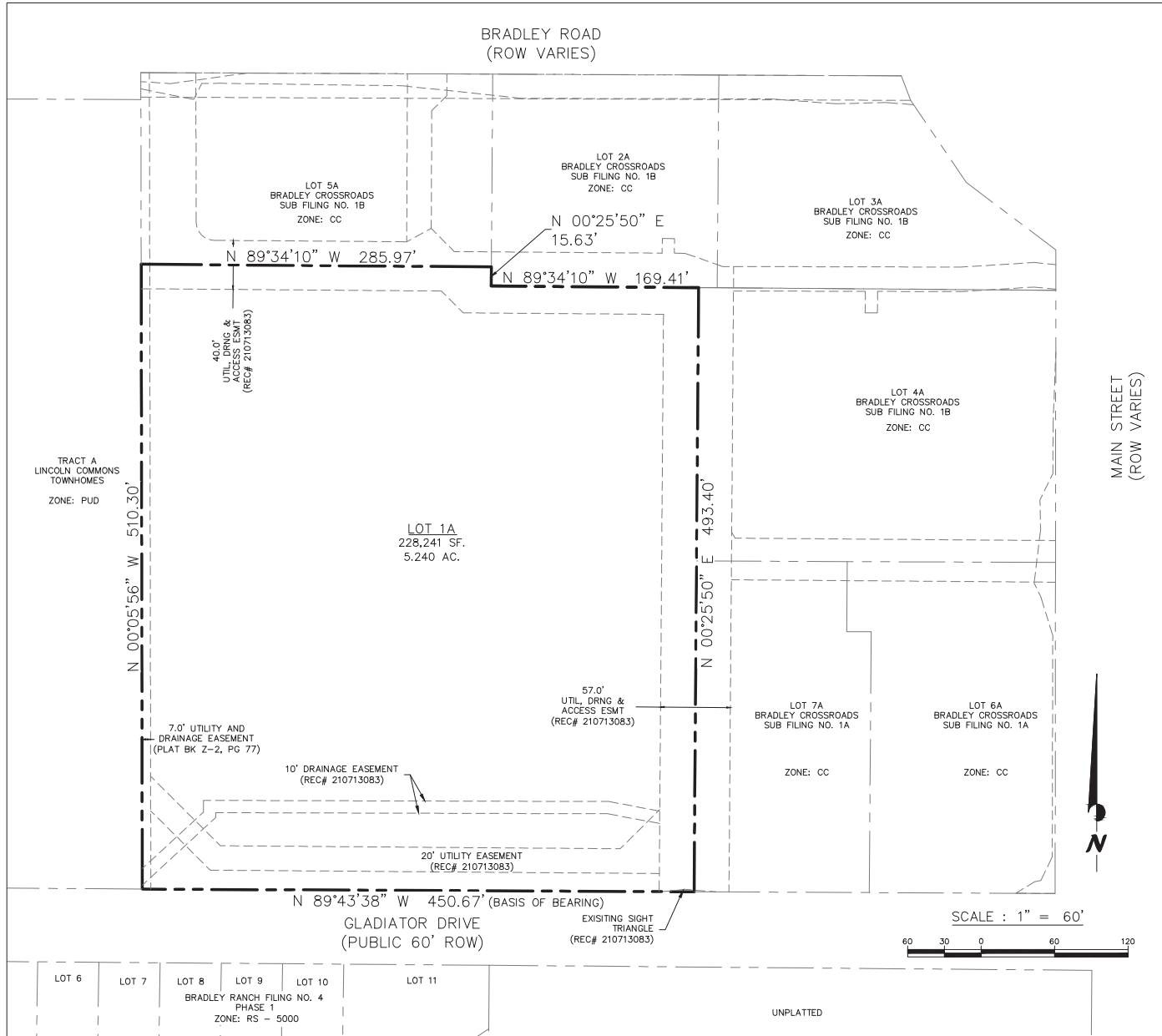
This application also meets the approval criteria for Townhome Plats established in the standards for Divisions of Land in Chapter 7 (Section 7.2.2(E)(1)(c) and the standards for Subdivision in Chapter 8 of the El Paso County Land Development Code (2016). Townhome Plats are reviewed and approved in consideration of the following review criteria found in the El Paso County Land Development Code.

Townhome Plats

1. *The proposed uses in the condominium units or townhome units are consistent with existing zoning of the site; The existing RM-30 zoning of the site is intended for development of moderate density multi-dwelling projects. The proposed density of 14.9 dwelling units per acre is consistent with the zone with allows 30 dwelling units per acre.*
2. *The site complies with the approved Site Development Plan, where applicable; A Site Development Plan is being applied for concurrent with this Townhome Plat application. The proposed Townhome Plat complies with the proposed Site Development Plan.*
3. *The condominium map or townhome plat is consistent with the intent of the original subdivision of the property and does not result in an increase in density; The subject Townhome Plat is in compliance with the original plat of Lot 1A, Bradley Crossroads Filing No. 1B. The proposed density is less than the RM-30 zone district limitations,*
4. *The condominium map or townhome plat complies with the monumentation and plat preparation standards required by State Statute; The subject Townhome Plat is in compliance with the plat preparation standards and is prepared by a land surveyor registered in the state of Colorado,*
5. *Access and utility connections as appropriate are provided for any subsequent phases of the project; The project is being supplied with the required access and utility connections as indicated on the proposed Site Development Plan,*
6. *Homeowners' association documents or their equivalent address the unit owners' rights and responsibilities with respect to parking, loading and access facilities, landscaping, utilities and any other common areas and facilities on the site; and The proposed Townhome development has draft homeowners association documents in compliance with County requirements owner's rights and responsibilities.*
7. *Perpetual maintenance of common facilities by property owners is provided for by the homeowners' association documents and allow for the option of County to take over maintenance and charge the cost to the property owners until property owners demonstrate they can adequately maintain the property if the property owners fail to adequately maintain the common facilities. The proposed Townhome development has draft homeowners association documents in compliance with County requirements for ownership and maintenance of the common areas and facilities.*

THE TOWNHOMES AT BRADLEY CROSSROADS

A RE-PLAT OF LOT 1A, BRADLEY CROSSROADS FILING NO. 1B, SECTION 2, TOWNSHIP 15 SOUTH, RANGE 66 WEST of the
6th PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO



LEGEND

- PROPERTY BOUNDARY
- ADJACENT PROPERTY LINE
- LOT LINE
- EASEMENT
- FOUND CORNER AS SHOWN
- SET #5 REBAR W/ ALUMN CAP
POLARIS, PLS 27605 FLUSH WITH THE GROUND.

AS PLATTED

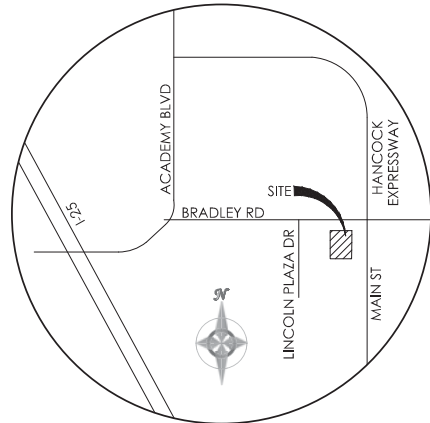
REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, NO 27605 FOR AND ON BEHALF OF POLARIS SURVEYING, INC. NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

THE TOWNHOMES AT BRADLEY CROSSROADS

A RE-PLAT OF LOT 1A, BRADLEY CROSSROADS FILING NO. 1B, SECTION 2, TOWNSHIP 15 SOUTH, RANGE 66 WEST of the 6th PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO



SCALE 1" = 60'



VICINITY MAP

KNOW ALL MEN BY THESE PRESENTS

THAT BRADLEY INVESTMENT GROUP LLC, A COLORADO LIMITED LIABILITY COMPANY, BEING THE OWNER OF THE FOLOWING DESCRIBED TRACTS OF LAND TO WIT:

LOT 1A, BRADLEY CROSSROADS FILING NO. 1B, EL PASO COUNTY, COLORADO

CONTAINING A CALCULATED AREA OF 5.420 ACRES, MORE OR LESS.

NOTES

1. BEARING REFERRED TO HEREIN ARE BASED ON THE SOUTH LINE, BRADLEY CROSSROADS FILING NO. 1B, ASSUMED TO BEAR S89°43'38" W AND MONUMENTED AT EACH END WITH A 18", NO. 5 REBAR W/ALUMN. CAP MARKED "POLARIS - PLS 27605".
2. FOUND / SET BOUNDARY CORNERS SHOWN ON SHEET 2.
3. UNITS OF MEASURE ARE US SURVEY FEET.
4. FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 0804100763 F, DATED MARCH 17, 1997, INDICATED THE AREA IN THE VICINITY OF THIS PARCEL OF LAND TO BE ZONE X (AREA DETERMINED TO BE OUT OF THE 500 YEAR FLOODPLAIN).
5. 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. (SECTION 13-80-105 C.R.S.).
6. ALL EASEMENTS THAT ARE DEDICATED HEREON FOR PUBLIC UTILITY PURPOSES SHALL BE SUBJECT TO THOSE TERMS AND CONDITIONS AS SPECIFIED IN THE INSTRUMENT RECORDED AT RECEPTION NUMBER 212112548 OF THE RECORDS OF EL PASO COUNTY, COLORADO. ALL OTHER EASEMENTS OR INTERESTS OF RECORD AFFECTING ANY OF THE PLATTED PROPERTY DEPICTED HEREON SHALL NOT BE AFFECTED AND SHALL REMAIN IN FULL FORCE AND EFFECT.
7. ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGHOUT 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.
8. DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS, IF ANY, OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DIVISION OF PARKS AND WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORPS OF ENGINEERS AND THE U.S. FISH AND WILDLIFE SERVICE REGARDING THE ENDANGERED SPECIES ACT, PARTICULARLY AS IT RELATES TO THE LISTED SPECIES (E.G., PREBLE'S MEADOW JUMPING MOUSE).
9. THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
10. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATIONS.
11. NO LOT OR INTEREST THEREIN, SHALL BE SOLD, CONVEYED, OR TRANSFERRED WHETHER BY DEED OR BY CONTRACT, NOR SHALL BUILDING PERMITS BE ISSUED, UNTIL AND UNLESS 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 210107246 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.
12. 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.
13. NO GRADING SHALL BE CONDUCTED UPON ANY LOT PRIOR TO APPROVAL OF THE GRADING AND EROSION CONTROL PLANS BY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT.
14. FOR LOTS 33-40 AND LOTS 71-78; HOMES SHALL BE ADDRESSED OFF THE NAMED STREET OF THE REAR OF THE HOME & ADDRESS NUMBERS SHALL BE PLACED ABOVE THE GARAGE FACING THE NAMED STREET AS WELL AS ON THE FRONT OF THE HOMES.

OWNERS CERTIFICATE

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED, AND PLATTED SAID LANDS INTO LOTS AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF "THE TOWNHOMES AT BRADLEY CROSSROADS". 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.

BRADLEY INVESTMENT GROUP, LLC.

BY: _____

STATE OF COLORADO)
COUNTY OF EL PASO) SS

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2018 BY _____

MY COMMISSION EXPIRES _____

WITNESS MY HAND AND OFFICIAL SEAL _____
NOTARY PUBLIC

SURVEYOR'S STATEMENT

I, RANDALL D. HENRY, 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 SURVEY 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.

THIS CERTIFICATION IS NEITHER A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.

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

RANDALL D. HENRY (SIGNATURE) _____ DATE _____
COLORADO REGISTERED PLS #27605

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

THIS PLAT FOR "THE TOWNHOMES AT BRADLEY CROSSROADS" WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THE _____ DAY OF _____, 20____, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RESOLUTION OF APPROVAL. THE DEDICATION OF LAND TO THE PUBLIC (STREETS / EASEMENTS) IS 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.

THE FINAL PLAT BRADLEY CROSSROADS IN ENTIRETY IS VACATED AND AMENDED FOR THE AREAS DESCRIBED BY THIS REPLAT SUBJECT TO ALL COVENANTS, CONDITIONS, AND RESTRICTIONS RECORDED AGAINST AND APPURTENANT TO THE ORIGINAL PLAT RECORDED IN THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER AT RECEPTION NO. 210713083.

EXECUTIVE DIRECTOR, _____ EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT _____ DATE _____
ORIG DOSSEY

CLERK AND RECORDER

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 IS DULY RECORDED AT RECEPTION NO. _____

_____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

CHUCK BROERMAN, CLERK AND RECORDER

BY: _____
DEPUTY

REVISIONS

ZONE	REV	DESCRIPTION	DATE	APPROVED

DRAWN BY: TJW

CHECKED BY: RDH

JOB NO: 170620

DATE: 26 SEPTEMBER 2018

DRAWING NO: - TOWNHOME

SHEET: 1 of 2

POLARIS SURVEYING, INC.

1903 Lelaray Street, Suite 102
COLORADO SPRINGS, CO 80909
(719)448-0844 FAX (719)448-9225

THE TOWNHOMES AT BRADLEY CROSSROADS

For:
BRADLEY INVESTMENT GROUP, LLC

THE TOWNHOMES AT BRADLEY CROSSROADS

A RE-PLAT OF LOT 1A, BRADLEY CROSSROADS
FILING NO. 1B, SECTION 2, TOWNSHIP 15 SOUTH,
RANGE 66 WEST of the 6th PRINCIPAL MERIDIAN,
EL PASO COUNTY, COLORADO

TITLE COMMITMENT EXCEPTIONS (BY COMMITMENT NO.)

THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY POLARIS SURVEYING, INC. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY, TITLE, AND OTHER MATTERS OF RECORD, POLARIS SURVEYING, INC. RELIED ON TITLE COMMITMENT ORDER NO. SC55069761, AS PREPARED BY LAND TITLE GUARANTEE COMPANY AND DATED SEPTEMBER 21, 2018.

1.-5.) TITLE COMMITMENT EXCEPTIONS 1-5 INCLUDED IN "SCHEDULE B" OF SAID TITLE COMMITMENT REFER TO STANDARD NON PLOTTABLE TITLE COMMITMENT EXCEPTIONS.

6. TAXES AND ASSESSMENTS FOR THE YEAR 2018, AND SUBSEQUENT YEARS, NOT YET DUE OR PAYABLE.
7. RIGHT OF WAY FOR LATERAL DITCHES FOR WATER SUPPLY, AND INCIDENTAL PURPOSES, RESERVED BY THE LEAGUE LAND COMPANY IN DEEDS RECORDED MAY 20, 1920 IN BOOK 627 AT PAGE 113 AND APRIL 17, 1922 IN BOOK 658 AT PAGE 511.
8. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN AGREEMENT BY AND BETWEEN SECURITY SANITATION DISTRICT AND JARED M. BATES AND HELEN E. BATES RECORDED JUNE 01, 1970 IN BOOK 2346 AT PAGE 507.
9. RESTRICTIVE COVENANTS, WHICH DO NOT CONTAIN A FORFEITURE OR REVERTER CLAUSE, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AND TERMS, PROVISIONS, CONDITIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH IN DEED RECORDED MAY 25, 1971, IN BOOK 2410 AT PAGE 518.
10. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF LINCOLN PLAZA SUBDIVISION RECORDED DECEMBER 06, 1973 IN BOOK 22 AT PAGE 77.
11. THE EFFECT OF INCLUSION OF SUBJECT PROPERTY IN THE SECURITY FIRE PROTECTION DISTRICT, AS EVIDENCED BY INSTRUMENT RECORDED JULY 24, 1986, IN BOOK 5205 AT PAGE 1329.
12. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN WASTEWATER AGREEMENT RECORDED AUGUST 18, 1986 IN BOOK 5220 AT PAGE 204.
13. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN GRANT OF RIGHT OF WAY AND EASEMENT RECORDED SEPTEMBER 16, 1987 IN BOOK 5422 AT PAGE 1281.
14. THE EFFECT OF RESOLUTION NO. 87-38, LAND USE-18 REGARDING SKETCH PLAN, RECORDED JANUARY 11, 1988 IN BOOK 5463 AT PAGE 864.
15. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN AVIGATION EASEMENT RECORDED JULY 14, 1989 IN BOOK 5649 AT PAGE 347, ORDER APPROVING STIPULATION TO RETAIN EASEMENT IN CONNECTION THEREWITH RECORDED AUGUST 16, 1996 UNDER RECEPTION NO. 96104134.
16. THE EFFECT OF RESOLUTION NO. 89-239, LAND USE-62 REGARDING ZONING, RECORDED NOVEMBER 21, 1989 IN BOOK 5687 AT PAGE 1195.
17. THE EFFECT OF RESOLUTION NO. 94-323, TRANSPORTATION-22, RECORDED OCTOBER 14, 1994, IN BOOK 6544 AT PAGE 111.
18. THE EFFECT OF RESOLUTION NO. 99-191, REGARDING VACATION OF A PORTION OF ABANDONED BRADLEY ROAD, RECORDED JULY 16, 1999, UNDER RECEPTION NO. 99114004.
19. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN EASEMENT DEED RECORDED JANUARY 14, 2002 UNDER RECEPTION NO. 202007379. QUIT CLAIM DEED IN CONNECTION THEREWITH RECORDED JANUARY 14, 2002 UNDER RECEPTION NO. 202007379.
20. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF LINCOLN PLAZA SUBDIVISION NO. 2 RECORDED DECEMBER 08, 2004 UNDER RECEPTION NO. 204201004.
21. THE EFFECT OF RESOLUTION NO. 04-440, REGARDING VACATE AND REPLAT, RECORDED MARCH 02, 2006, UNDER RECEPTION NO. 206030812.
22. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF LINCOLN PLAZA SUBDIVISION NO.3 RECORDED SEPTEMBER 20, 2008 UNDER RECEPTION NO. 206724225.
23. THE EFFECT OF RESOLUTION NO. 09-68 REGARDING USE SUBJECT TO SPECIAL REVIEW, RECORDED APRIL 13, 2009, UNDER RECEPTION NO. 209037276.
24. TERMS, CONDITION, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN PRIVATE DETENTION BASIN CONSTRUCTION, MAINTENANCE AND COST RECOVERY AGREEMENT AND COVENANTS RECORDED MAY 05, 2010 AT RECEPTION NO. 210041939.
25. THE EFFECT OF RESOLUTION NO. 10-302 REGARDING PRELIMINARY PLAN, RECORDED SEPTEMBER 13, 2010, UNDER RECEPTION NO. 210089276.
26. THE EFFECT OF RESOLUTION NO. 10-303 REGARDING VACATION AND REPLAT, RECORDED SEPTEMBER 17, 2010, UNDER RECEPTION NO. 210091802.
27. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN STIPULATED AGREEMENT REGARDING INTERIM COUNTYWIDE TRANSPORTATION IMPROVEMENT FEE PAYMENT RECORDED OCTOBER 25, 2010 AT RECEPTION NO. 210107245.
28. RESOLUTION NO. 10-398 APPROVING SAID AGREEMENT RECORDED OCTOBER 6, 2010 UNDER RECEPTION NO. 210099828.
29. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN SUBDIVISION IMPROVEMENTS AGREEMENT RECORDED OCTOBER 25, 2010 AT RECEPTION NO. 210107246.
30. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN PRIVATE DETENTION BASIN/STORMWATER QUALITY BEST MANAGEMENT PRACTICE MAINTENANCE AGREEMENT AND EASEMENT RECORDED OCTOBER 25, 2010 AT RECEPTION NO. 210107247.
31. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF BRADLEY CROSSROADS RECORDED OCTOBER 25, 2010 AT RECEPTION NO. 210107303.
32. RESTRICTIVE COVENANTS, WHICH DO NOT CONTAIN A FORFEITURE OR REVERTER CLAUSE, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AND EASEMENTS, AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR BRADLEY CROSSROADS RECORDED OCTOBER 25, 2010, UNDER RECEPTION NO. 210107250. ASSIGNMENT OF DECLARANT'S RIGHTS, DEVELOPMENT RIGHTS AND INTANGIBLE PROPERTY IN CONNECTION THEREWITH RECORDED MARCH 14, 2014 UNDER RECEPTION NO. 214021117.
33. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN SIGN AGREEMENT FOR BRADLEY CROSSROADS SUBDIVISION RECORDED MARCH 3, 2011 UNDER RECEPTION NO. 211022614.
34. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF BRADLEY CROSSROADS FILING NO. 1B RECORDED MAY 22, 2018 UNDER RECEPTION NO. 218174143.
35. THE EFFECT OF RESOLUTION NO. 18-358 TO APPROVE THE TOWNHOMES AT BRADLEY CROSSING MAP AMENDMENT (REZONING)(P-18-003) RECORDED SEPTEMBER 12, 2018 UNDER RECEPTION NO. 218106313.
36. DEED OF TRUST, SECURITY AGREEMENT AND FUTURE FILING WITH ASSIGNMENT OF LEASES AND RENTS DATED SEPTEMBER 20, 2018, FROM J. ELLIOTT HOMES, INC., A COLORADO CORPORATION TO THE PUBLIC TRUSTEE OF EL PASO COUNTY FOR THE USE OF BREL II, LLC, A WASHINGTON LIMITED LIABILITY COMPANY TO SECURE THE SUM OF \$2,300,363.00 RECORDED SEPTEMBER 21, 2018, UNDER RECEPTION NO. 218110226.

LEGEND

--- PROPERTY BOUNDARY

- - - ADJACENT PROPERTY LINE

--- LOT LINE

- - - EASEMENT

○ FOUND CORNER AS SHOWN

● SET #5 REBAR W/ ALUMN CAP

*POLARIS, PLS 27605' FLUSH WITH THE GROUND.

SCALE : 1" = 30'

30 15 0 30 60

DATE: 26 SEPTEMBER 2018
DRAWING NO: -TOWNHOME
SHEET: 2 of 2

POLARIS SURVEYING, INC.
1903 Lelaray Street, Suite 102
COLORADO SPRINGS, CO 80909
(719)448-0844 FAX (719)448-9225

THE TOWNHOMES AT
BRADLEY CROSSROADS

For:
BRADLEY INVESTMENT GROUP, LLC

UTILITY, DRAINAGE & ACCESS EASEMENT

Line Table		
Line #	Length	Direction
L1	33.95'	N89° 34' 10"W
L2	67.02'	S00° 25' 50"W
L3	183.50'	N89° 34' 10"W
L4	20.00'	S00° 25' 50"W
L5	183.50'	S89° 34' 10"E
L6	49.00'	S00° 25' 50"W
L7	28.28'	S45° 25' 50"W
L8	189.93'	N89° 34' 10"W
L9	28.00'	S00° 05' 56"E
L10	18.17'	S89° 34' 10"E
L11	14.00'	S00° 25' 50"W
L12	20.00'	S89° 34' 10"E
L13	14.00'	N00° 25' 50"E
L14	151.50'	S89° 34' 10"E
L15	28.28'	S44° 34' 10"E
L16	118.00'	S00° 25' 50"W
L17	28.28'	S45° 25' 50"W
L18	151.50'	N89° 34' 10"W
L19	14.00'	N00° 25' 50"E
L20	20.00'	N89° 34' 10"W
L21	14.00'	S00° 25' 50"W
L22	16.71'	N89° 34' 10"W
L23	24.00'	S00° 05' 56"E
L24	423.32'	S89° 34' 10"E
L25	24.00'	N00° 25' 50"E
L26	164.05'	N89° 34' 10"W
L27	17.00'	N00° 25' 50"E
L28	23.28'	N89° 34' 10"W
L29	121.00'	N00° 25' 50"E
L30	28.28'	N45° 25' 50"E
L31	167.33'	S89° 34' 10"E
L32	28.00'	N00° 25' 50"E
L33	187.33'	N89° 34' 10"W
L34	128.02'	N00° 25' 50"E
L35	28.62'	N12° 25' 25"E

TRACT A
LINCOLN COMMONS
TOWNHOMES
ZONE: PUD

EXISTING
7.0' UTILITY AND
DRAINAGE EASEMENT
(PLAT BK Z-2, PG 77)

GLADIATOR DRIVE
(PUBLIC 60' ROW)

AS RE-PLATTED

REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, NO 27605 FOR AND ON BEHALF OF POLARIS SURVEYING, INC. NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

THE TOWNHOMES AT BRADLEY CROSSROADS

A RE-PLAT OF LOT 1A, BRADLEY CROSSROADS FILING NO. 1B, SECTION 2,
TOWNSHIP 15 SOUTH, RANGE 66 WEST of the 6th PRINCIPAL MERIDIAN, EL PASO
COUNTY, COLORADO



SCALE 1" = 60'

REVISIONS				
ZONE	REV	DESCRIPTION	DATE	APPROVED

DRAWN BY: TJW
CHECKED BY: RDH
JOB NO: 170620

DATE: 26 SEPTEMBER 2018
DRAWING NO: -TOWNHOME
SHEET: 2 of 2

POLARIS SURVEYING, INC.
1903 Lelaray Street, Suite 102
COLORADO SPRINGS, CO 80909
(719)448-0844 FAX (719)448-9225

THE TOWNHOMES AT
BRADLEY CROSSROADS

For:
BRADLEY INVESTMENT GROUP, LLC

El Paso County Parks

Agenda Item Summary Form

Agenda Item Title: Mountains Edge Minor Subdivision Final Plat

Agenda Date: November 14, 2018

Agenda Item Number: #6 - E

Presenter: Ross Williams, Park Planner

Information: **Endorsement:** X

Background Information:

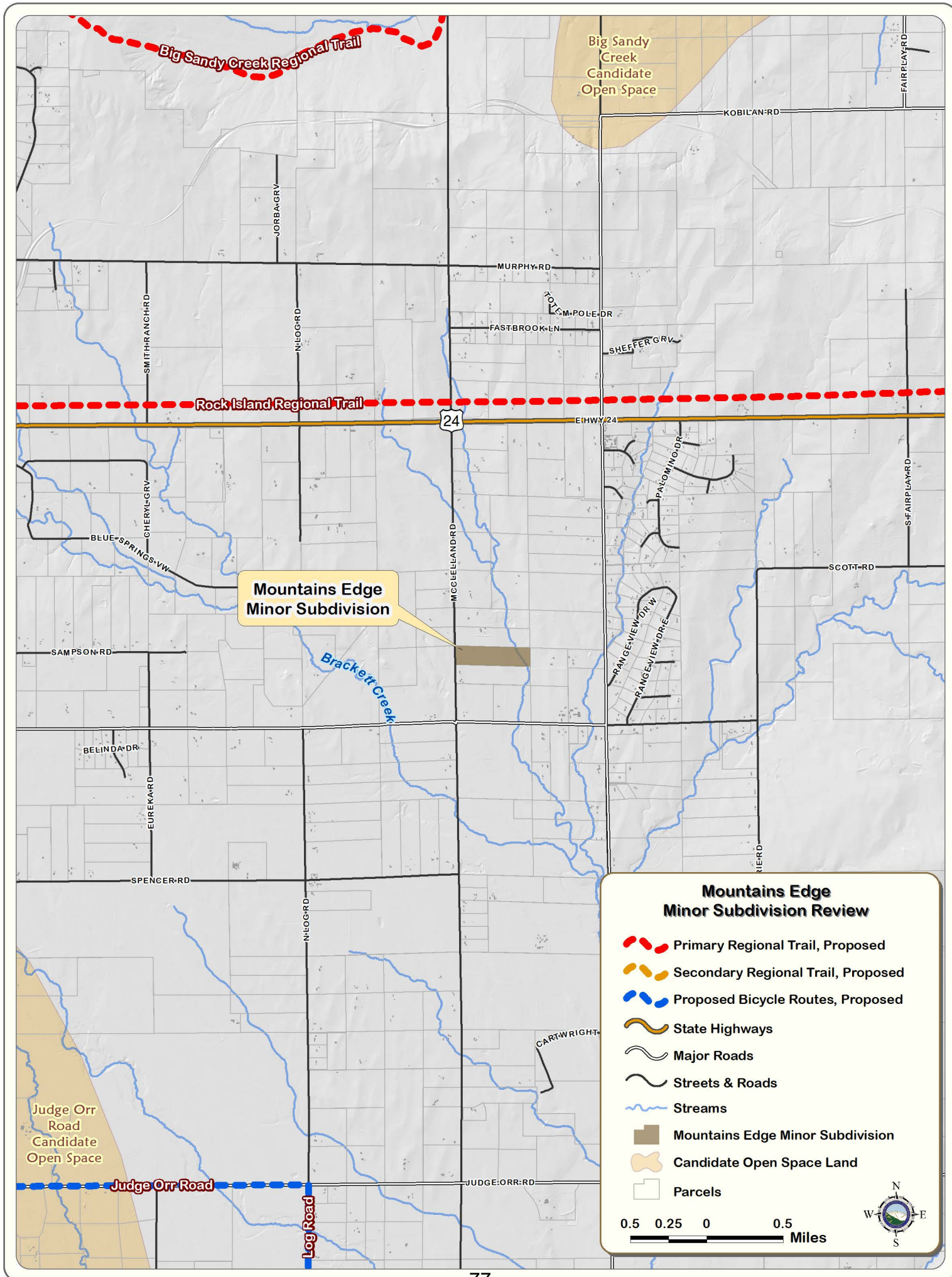
Request for approval by Land Development Consultants on behalf of OGC RE2, LLC for Mountains Edge Minor Subdivision, a five lot minor subdivision totaling 40 acres. The property is located on McClelland Road, south of East Highway 24 and north of Scott Road.

The 2013 El Paso County Parks Master Plan shows no parks, trails/routes, or open space directly impacted by the proposed subdivision. The proposed extension of the Rock Island Primary Regional Trail is located 1.5 miles north of the project site. The subject property is not located within any Candidate Open Space, although the Judge Orr Road and Big Sand Creek Candidate Open Spaces are both located approximately 3.5 miles southwest and north of the property, respectively.

El Paso County Parks staff recommends fees in lieu of land for regional park purposes in the amount of \$2,150 as shown on the attached Subdivision Review Form.

Recommended Motion:

Recommend to the Planning Commission and Board of County Commissioners that approval of the Mountains Edge Minor Subdivision Final Plat include the following condition: require fees in lieu of land dedication for regional park purposes in the amount of \$2,150.



Development Application Permit Review



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

November 14, 2018

Subdivision requirements referenced in section 8.5.2 of the El Paso County Land Development Code. Fees are based on average land values within designated areas. See El Paso County Board of County Commissioners (BoCC) Resolution for fees established on annual basis. The Park Advisory Board meets the second Wednesday of each month, 1:30 p.m., BoCC Auditorium, second floor Centennial Hall Building, 200 S. Cascade, Colorado Springs.

Name:	Mountains Edge Minor Subdivision Final Plat	Application Type:	Final Plat
DSD Reference #:	SF-18-026	CSD / Parks ID#:	0
Applicant / Owner:	Owner's Representative:	Total Acreage:	40
OGC RE2, LLC	Land Development Consultants, Inc.	Total # of Dwelling Units	5
Kevin O'Neil	Daniel L. Kupferer	Gross Density:	0.125
455 East Pikes Peak Avenue, Suite 102	3898 Maizeland Road	Park Region:	4
Colorado Springs, CO 80903	Colorado Springs, CO 80909	Urban Area:	5

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

REGIONAL AND URBAN PARK REQUIREMENTS

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

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

LAND REQUIREMENTS

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

Regional Parks: **4**
0.0194 Acres x 5 Dwelling Units = 0.097 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**
\$430.00 / Unit x 5 Dwelling Units = \$2,150.00

Urban Parks Area:	5	
Neighborhood:	\$107.00 / Unit x 0 Dwelling Units =	\$0.00
Community:	\$165.00 / Unit x 0 Dwelling Units =	\$0.00
Total:		\$0.00

ADDITIONAL RECOMMENDATIONS

Staff Recommendation:

Recommend to the Planning Commission and Board of County Commissioners that approval of the Mountains Edge Minor Subdivision Final Plat include the following condition: require fees in lieu of land dedication for regional park purposes in the amount of \$2,150.

Park Advisory Board Recommendation:



3898 Maizeland Road
Colorado Springs, CO 80909

Phone: 719-528-6133
Fax: 719-528-6848

Surveying • Planning

www ldc-inc.com

July 20, 2018

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

Attn: **Gabe Sevigny**

Re: **Mountains Edge (APN: 32000-00-639)**
Minor Preliminary Plan and Minor Final Plat

Owner: **OGC RE2, LLC**
Attn: Kevin O'Neil
455 E. Pikes Peak Ave., Suit 102
Colorado Springs, CO 80903

Consultant: **Land Development Consultants, Inc**
3898 Maizeland Road
Colorado Springs, CO 80909

LDC, Inc. is representing OGC RE2, LLC in this application for a Minor Preliminary Plan and Minor Final Plat of Parcel No. **3200000639** for a 5ac Lot Subdivision.

The site is approximately 40 acres, located Northeast of the McClelland Road and Scott Road intersection, in the North One-Half of the North One-Half of the Southwest One-Quarter (N1/2 N1/2 SW1/4) of Section 13, Township 12 South, Range 63 West of the 6th P.M., situate in El Paso County. Currently the property is Zoned RR-5.

This property was previously owned by TKB Properties (California). We represented them is preparing a Preliminary and Final Plat for this property. The Final Plat (SF-10-002) was approved by the BOCC on January 13, 2011. However the economic climate at that time prevented the previous owners from recording the Final Plat. That BOCC approval has now expired, but the new owners are requesting re-approval for the Final plat and construction documents as originally approved.

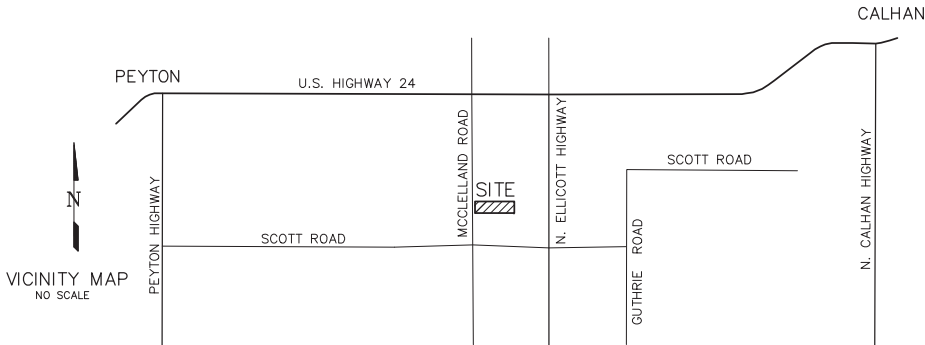
LDC, Inc. is resubmitting all previously approved documents. The engineering documents have been reviewed by MVE, Inc. to assure their compliance with the current El Paso County Engineering Criteria Manual and design requirements.

Thank you for your consideration,

Daniel L. Kupferer, PLS
Land Development Consultants, Inc.
dkupferer@ldc-inc.com

MOUNTAIN'S EDGE

THE NORTH HALF OF THE NORTH HALF
OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 12 SOUTH,
RANGE 63 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO



NOTES:

- This survey does not constitute a title search by LDC, Inc. to determine ownership or easements of record. For all information regarding easements, rights-of-way and title of record, LDC, Inc. relied upon a Commitment for Title Insurance, prepared by FIRST AMERICAN TITLE INSURANCE COMPANY, Policy No. T0065914 dated May 27, 2009 at 5:30 p.m.
- Basis of Bearings: All bearings are based upon the North line of the Southwest One-Quarter of Section 13, Township 12 South, Range 63 West of the 6th P.M., monumented as shown and assumed to bear S87°49'24"E, a distance of 2602.49 feet.
- Unless otherwise indicated, all side, front and rear lot lines are hereby platted on either side with a 10 foot public utility and drainage easement unless otherwise indicated. All exterior subdivision boundaries are hereby platted with a 20 foot public utility and drainage easement. The sole responsibility for maintenance of these easements is hereby vested with the individual property owners.
- Sewage treatment is the responsibility of each individual property owner. The El Paso County Department of Health and Environment must approve each system and, in some cases, the Department may require an engineer designed system prior to permit approval. These systems may cost more to design, install, and maintain.
- 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.

Water in the Denver Basin Aquifers is allocated based on a 100-year aquifer life; however, for El Paso County planning purposes, water in the Denver Basin Aquifer is evaluated based on a 300-year aquifer life. Applicants, the Home Owners Association and all future owners in the subdivision, should be aware that the economic life of a water supply based on wells in a given Denver Basin Aquifer may be less than either the 100 years or 300 years indicated due to anticipated water level declines. Furthermore, the water supply plan should not rely solely upon non-renewable aquifers. Alternative renewable water resources should be acquired and incorporated in a permanent water supply plan that provides future generations with a water supply.

- Geologic Hazard Note-Final Plat:** The following lots have been found to be impacted by geologic hazards. Mitigation measures and a map of the hazard area can be found in the report "Geology and Soils Report, Mountains Edge Development, El Paso County, Colorado" by Kumar & Associates, Inc. dated November 14, 2008 in file SP-10-002 available at the El Paso County Development Services Department:
 - Flooding, Bank Erosion and Sedimentation: Portions of Lots 2, 3, 4 and 5.
 - Accelerated Erosion: Portions of Lots 3, 4 and 5.
 - Potentially Seasonally Shallow Groundwater: Portions of Lots 2, 3, 4 and 5.
 - Man Made Fill: Portions of Lots 4 and 5.
 - Shallow Bedrock: More prevalent on Lot 1 and the west portion of Lot 2.

Due to the potential for shallow groundwater in the area, all below grade construction such as basements and crawl spaces should be provided with an underdrain system. Requirements for a foundation underdrain system should be determined based on site-specific geotechnical engineering studies performed for the individual structures once the building location has been selected.

- The following reports have been submitted in association with the Preliminary Plan or Final Plat for this subdivision and are on file at the County Development Services Department (SF-10-002): Transportation Impact Letter; Drainage Report; Water Resources Report; Wastewater Disposal Report; Geology and Soils Report; Fire Protection Report; Natural Features Report.
- 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.
- There shall be no direct lot access to McClelland Road.
- Individual lot purchasers are responsible for constructing driveways, including necessary drainage culverts from Farmhouse Court per Land Development Code Section 6.3.3.C.2 and 6.3.3.C.3. Due to their length, some of the driveways will need to be specifically approved by the Peyton Fire Protection District.
- Developer shall comply with federal and state laws, regulations, ordinances, review and permit requirements, and other agency requirements, if any, of applicable agencies including, but not limited to, the Colorado Division of Wildlife, Colorado Department of Transportation, U.S. Army Corps of Engineers and the U.S. Fish and Wildlife Service regarding the Endangered Species Act, particularly as it relates to the listed species.
- ~~(19339)~~ - Indicates property address. The addresses exhibited on this plat are for informational purposes only. They are not the legal description and are subject to change.
- No driveway shall be established unless an access permit has been granted by El Paso County.
- Mailboxes shall be installed in accordance with all El Paso County and United States Postal Service regulations.
- No structures are permitted within designated "No-Build" AREA(S).

A portion of this property (as shown hereon) is located within a designated FEMA Floodplain as determined by the Flood Insurance Rate Map, Community Map Number 08041C0375 F, effective date March 17, 1997. No structures are permitted within the designated Floodplain areas.

SURVEYOR'S CERTIFICATION:

I Daniel L. Kupferer, 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 July 21, 2008 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 _____, 20____.

Daniel L. Kupferer
Colorado Professional Land Surveyor No. 18465
For and on behalf of LDC, Inc

NOTES(continued):

- At the time of approval of this project, this property is located within the Peyton Fire Protection District, which has adopted codes requiring fire mitigation requirements depending upon the level of fire risk associated with the property and structures.

The Developer and all future owners agree to Sprinkler all new homes in accordance with NFPA 13D

All cost and maintenance thereof will be the responsibility of the owner thereafter

- 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.

- A design-level subsurface geotechnical investigation should be conducted at each building site prior to building. Foundation and septic designs may require mitigation based on the findings of this investigation.

- A site-specific investigation should be conducted prior to building to determine design criteria, including depth to seasonal groundwater and percolation rates. Engineered septic systems may be required for some lots.

- Seasonally shallow groundwater may be present in area of this site. Appropriate subsurface drainage should be established for utility lines and subsurface construction expected within 5 feet of the seasonally high groundwater table.

- No lot or interest therein, shall be sold, conveyed, or transferred whether by deed or by contract, nor shall building permits be issued, until and unless either the required public and common development improvements have been constructed and completed and preliminarily accepted in accordance with the Subdivision Improvements Agreement between the applicant/owner and El Paso County as recorded under Reception Number _____ in the Office of the Clerk and Recorder of El Paso County, Colorado or, in the alternative, other collateral is provided to make provision for the completion of said improvements in accordance with the El Paso County Land Development Code and Engineering Criteria Manual. Any such alternative collateral must be approved by the Board of County Commissioners or, if permitted by the Subdivision Improvements Agreement, by the Development Services Department Director and meet the policy and procedure requirements of El Paso County prior to the release by the County of any lots for sale, conveyance or transfer. This plat restriction may be removed or rescinded by the Board of County Commissioners or, if permitted by the Subdivision Improvements Agreement, by the Development Services Department Director upon either approval of an alternative form of collateral or completion and preliminary acceptance by the El Paso County 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 wells will be supplied from the Arapahoe Aquifer, and must be constructed with the Determination of Water Rights No., 1484-BD. Each well owner shall submit annual diversion records to the UBS District.

- Well spacing within the subdivision must comply with UBS District rule/regulation 14.

- The existing Denver Aquifer well will be abandoned, and the UBS District copied on the abandonment report.

- Onsite Wastewater Systems (OWS)/individual septic systems shall be designed and utilized consisting of membrane and evaporative drain field technology as required by the Upper Black Squirrel Groundwater Management District, constructed with an impermeable liner to prevent sewage effluent from entering underlying soils and groundwater.

Evapotranspiration fields shall be located in an area of unobstructed sunshine.

Monitoring and maintenance of OWS must be per manufacturer/designer recommendation, with records submitted to the UBS District.

- Additional chemical analysis shall be required at time of individual well drilling meeting all EPCHC standards.

APPROVALS:

This plat for MOUNTAIN'S EDGE was approved for filing by the El Paso County, Colorado Development

Services Department Director on the _____ day of _____, 20____, subject to any notes or conditions specified hereon.

Development Services Director

BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

This plat of MOUNTAIN'S EDGE was approved for filing by the El Paso County, Colorado Board of County

Commissioners on the ____ day of _____, 20____, subject to any notes specified hereon and any conditions included in the resolution of approval. The dedications of land to the public for streets and easements are accepted, but the public improvements thereon will not become the maintenance responsibility of El Paso County until preliminary acceptance of the public improvements in accordance with the requirements of the Land Development Code and Engineering Criteria Manual, and the Subdivision Improvements Agreement.

Chair, Board of County Commissioners

Date

RECORDING:

STATE OF COLORADO }
COUNTY OF EL PASO } SS

I hereby certify that this instrument was filed in my office on this ____ day of _____, 20____,

and was recorded at Reception Number _____ of the records of El Paso County

El Paso County Clerk and Recorder

KNOW ALL MEN BY THESE PRESENTS:

That OGC RE2, LLC, a Colorado Limited Liability Company, being the owner of the following described tract of land to wit:

The North Half of the North Half of the Southwest Quarter (N1/2 N1/2 SW1/4) of Section 13, Township 12 South, Range 63 West of the 6th P.M., situate in El Paso County, Colorado, more particularly described as follows:

Beginning at the West Quarter Corner of said Section 13; thence S87°49'24"E along the North line of said N1/2 N1/2 SW1/4, 2602.49 feet to the Center Quarter Corner of said Section 13; thence S00°14'40"E along the East line of said N1/2 N1/2 SW1/4, 657.32 feet to the Southeast corner of said N1/2 N1/2 SW1/4; thence N87°48'59"W along the South line of said N1/2 N1/2 SW1/4, 2602.30 feet to the Southwest corner of said N1/2 N1/2 SW1/4; thence N00°15'44"W along the West line of said N1/2 N1/2 SW1/4, 657.01 feet to the Point of Beginning;

Containing 39.225 acres, more or less.

OWNER CERTIFICATION:

The undersigned, being all the owners, mortgagees, beneficiaries of deeds of trust and holders of other interests in the land described herein, have laid out, subdivided, and platted said lands into lots, road rights-of-way and easements as shown hereon under the name and subdivision of MOUNTAIN'S EDGE. The road rights-of-way are hereby dedicated to El Paso County for public use. All public improvements easements 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 constructed 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 to use said easements for ingress and egress from and to adjacent properties for installation, maintenance, and replacement of utility lines and related facilities.

IN WITNESS WHEREOF:

The aforementioned, OGC RE2, LLC, a Colorado Limited Liability Company, has executed this instrument this _____ day of _____, 20____A.D.

OGC RE2, LLC, a Colorado Limited Liability Company

By: _____

Manager

NOTARIAL:

STATE OF _____ }
COUNTY OF _____ } SS

Acknowledged before me this _____ day of _____, 20____ A.D.,

by _____, Manager of OGC RE2, LLC, a Colorado Limited Liability Company.

Witness my hand and seal _____

My commission expires _____

FEES:

Park Fee: _____ Drainage Fee: _____

School Fee: _____ Bridge Fee: _____



REVISIONS		No.	Description	By	Date
1	COUNTY COMMENTS	RDG	08/24/10		
2	COUNTY COMMENTS	RDG	08/03/10		
3	COUNTY COMMENTS	JAR	8/26/10		
4	COUNTY COMMENTS/NOTE REVISIONS	DLK	09/29/10		
5	REVISED OWNERS NAME		07/31/18		

H Scale:	1" = 100'
V Scale:	N/A
Designed By:	N/A
Drawn By:	KLW/RDG
Checker By:	
Date:	01/09/09



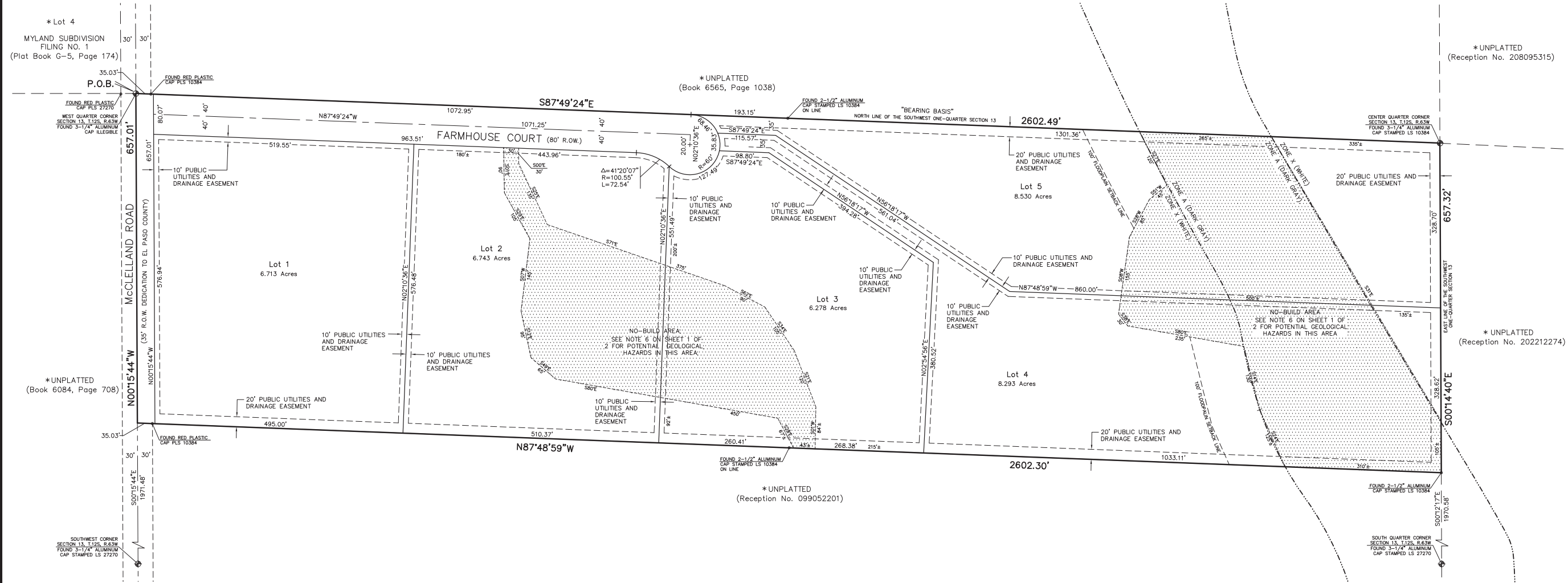
FINAL PLAT
MOUNTAIN'S EDGE

Project No.: 08019

Sheet: 1 of 2

MOUNTAIN'S EDGE

THE NORTH HALF OF THE NORTH HALF
OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 12 SOUTH,
RANGE 63 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO



LEGEND:

- - Indicates survey monument set with a #4 rebar with Surveyor's Cap, PLS #20681.
- - Indicates recovered survey monument as noted.
- * - Indicates not a part of this subdivision.
- - Indicates FEMA flood hazard delineation line
- [Hatched Box] - Indicates NO-BUILD area

NOTE: The designated FEMA Floodplain shown on this plan was determined by FEMA and shown on a Flood Insurance Rate Map (FIRM). The accuracy of the floodplain boundary is based on the FIRM being at a scale of 1" = 2000' overlayed on this plan and aligned on approximate section lines; no base flood elevations determined. Ground conditions may also vary over time which could skew the boundary of the floodplain.

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No.	Description	By	Date
1	COUNTY COMMENTS	RDG	08/03/10
2	COUNTY COMMENTS	JAR	02/26/10

H Scale:	1" = 100'
V Scale:	N/A
Designed By:	N/A
Drawn By:	KLW/RDG
Checked By:	DVH
Date:	01/09/09

Land Development Consultants, Inc.
Planning • Landscape Architecture
Engineering • Surveying
www ldc-inc.com • TEL: (719) 538-6133 • FAX: (719) 538-6948
2850 Serendipity Circle West • Colorado Springs, CO 80917

FINAL PLAT
MOUNTAIN'S EDGE

Project No.: 08019
Sheet: 2 of 2

El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: 2019 Proposed Facility Use Fee Schedule
Agenda Date: November 14, 2018
Agenda Item Number: # 7 - A
Presenter: Tim Wolken, Director of Community Services
Information: **Endorsement:** X

Background Information:

The Park Advisory Board annually reviews and endorses the upcoming year's Park facility use fee schedule at the November meeting. The fees are assessed for individuals, groups, organizations and businesses who desire to utilize a park facility for their exclusive use.

As of October, 2018, 2,281 facility use reservations have been processed involving 134,266 participants and generating \$191,982 in facility use fees to support the operation of the park system.

Staff conducts evaluations with facility users and in 2018, the overall rating regarding whether our fees are acceptable was 4.0 on a scale of 1 = completely disagree to 5 = completely agree. This score appears to indicate that our facility users find our current fees to be generally reasonable.

When developing the fee proposal, staff compares fees charged by other park systems in our region, reviews citizen comments / scores regarding the current fee structure, adds needed new facility use fees, and considers the County's revenue goal for facility use which is \$180,000 for 2019.

Based on the above, staff is not recommending any fee increases in 2019.

Proposed Motion:

Move to endorse the proposed 2019 Facility Use Fee Schedule.

El Paso County Parks

2019 Proposed Facility Use Fee Schedule

Individual / Non-Profit

Facility Use Category	2018 Fees	2019 Proposed Fees
Archery Range	\$6/hr per lane	\$6/hr per lane
Multi-Use Field - Level 1 BCRP #2, #3 FCRP #1,#2, FRRP #1	\$24/hr (2 hour minimum)	\$24/hr (2 hour minimum)
Multi-Use Field - Level 2 FRRP - #2,#3, BFRP #1	\$18/hr (2 hour minimum)	\$18/hr (2 hour minimum)
Baseball / Softball Fields	\$22/hr (2 hour minimum)	\$22/hr (2 hour minimum)
Gazebo at Fox Run	\$117/hr (2 hr minimum)	\$117/hr (2 hr minimum)
Pavilion Reservation	\$30/day - small pavilion \$100/day - medium pavilion \$206/day - BC 1 & FC 1 pavilion	\$30/day - small pavilion \$100/day - medium pavilion \$206/day - BC 1 & FC 1 pavilion
Creekside Meeting Room	\$8 / hr	\$8 / hr
Fox Run Nordic Center Room	\$18 per hour (2 hr minimum)	\$18 per hour (2 hr minimum)
Tennis Court	\$6/hr per court	\$6/hr per court
Vending Permit	\$40 / day / vendor	\$40 / day / vendor
Disc Golf Course	\$100 / event	\$100 / event
Trail Use Fee	\$100 / event	\$100 / event

Commercial

Commercial events conducted by promoters / businesses that are using the facility for commercial purposes. Examples include ticketed events, merchandise sales, class instruction, and other for-profit special events.

Facility Use Category	2018 Fees	2019 Proposed Fees
Archery Range	\$9/hr per lane	\$9/hr per lane
Multi-Use Field - Level 1 BCRP #2, #3 FCRP #1,#2, FRRP #1	\$35/hr (2 hour minimum)	\$35/hr (2 hour minimum)
Multi-Use Field - Level 2 FRRP - #2,#3, BFRP #1	\$27/hr (2 hour minimum)	\$27/hr (2 hour minimum)
Baseball / Softball Fields	\$33/hr (2 hour minimum)	\$33/hr (2 hour minimum)
Gazebo at Fox Run	\$177/hour (2 hour minimum)	\$177/hour (2 hour minimum)

Pavilion Reservation	\$45/day - small pavilion \$150/day - medium pavilion \$310/day - BC 1 & FC 1 pavilion	\$45/day - small pavilion \$150/day - medium pavilion \$310/day - BC 1 & FC 1 pavilion
Creekside Meeting Room	\$12 / hr	\$12 / hr
Fox Run Nordic Center Room	\$28 / hr (2 hour minimum)	\$28 / hr (2 hour minimum)
Tennis Court	\$9 / hr per court	\$9 / hr per court
Vending Permit	\$60 / day / vendor	\$60 / day / vendor
Disc Golf Course	\$150 / event	\$150 / event
Trail Use Fee	\$150 / event	\$150 / event

Special Event Fee Schedule

Special event fees are charged in addition to rental fees if one / all of the following needs are required for the event: additional park staff support, special insurance requirements, and / or if specialized equipment (bounce house, dunk tank, ...) will be used.

Non-Profit / Individual

Number of People	2018 Fees	2019 Proposed Fees
Up to 100	\$59 per event	\$59 per event
101 - 200	\$89 per event	\$89 per event
201 - 300	\$118 per event	\$118 per event
301 - 400	\$148 per event	\$148 per event
401 - 500	\$207 per event	\$207 per event
501 - 600	\$266 per event	\$266 per event
601 - 700	\$325 per event	\$325 per event
701 - 800	\$384 per event	\$384 per event
801 - 900	\$443 per event	\$443 per event
901 - 1,000	\$502 per event	\$502 per event
1,001 - up	\$551 per event*	\$551 per event*
Sports Leagues	\$118	\$118

* Plus \$59 for each additional 100

Commercial

Number of People	2018 Fees	2019 Proposed Fees
Up to 100	\$89 per event	\$89 per event
101 - 200	\$134 per event	\$134 per event
201 - 300	\$177 per event	\$177 per event
301 - 400	\$222 per event	\$222 per event
401 - 500	\$310 per event	\$310 per event
501 - 600	\$399 per event	\$399 per event
601 - 700	\$487 per event	\$487 per event
701 - 800	\$576 per event	\$576 per event
801 - 900	\$664 per event	\$664 per event
901 - 1,000	\$753 per event	\$753 per event
1,001 - up	\$826 per event*	\$826 per event*
Sports Leagues	\$177	\$177

* Plus \$89 for each additional 100

El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: Rainbow Falls Historic Site Update

Agenda Date: November 14, 2018

Agenda Item Number: #7 - B

Presenter: Tim Wolken, Director, Community Services Department
Todd Marts, Manager, Recreation and Culture Services

Information: X

Endorsement:


Background Information:

El Paso County accepted ownership and management of the Rainbow Falls Historic Site in 2010 and has collaborated with many community partners to restore the site. Please find attached a power point presentation that provides an overview of the restoration efforts and current programs / services.

Recommended Action:

Information only

RAINBOW FALLS




EL PASO COUNTY
COLORADO

**Park Advisory Board
Presentation**

Rainbow Falls Historic Site

November 14, 2018





LOCATION



2






3

Rainbow Falls Coalition

- El Paso County
- City of Manitou Springs
- Manitou Environmental Citizens Action (MECA)
- Trails and Open Space Coalition
- Fountain Creek Restoration Committee
- Fountain Creek Watershed, Flood Control and Greenway District
- Colorado Department of Transportation

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Rainbow Falls Historical Review

- Pre-2006** - Site is owned by the Mansfield Development Corporation
- 2006** - Manitou Environmental Citizen Action (MECA) initiates Rainbow Falls cleanups
- 2007** - El Paso County and MECA agree to partner on the restoration of Rainbow Falls
- 2010** - The Mansfield Development Corporation transfers the ownership of Rainbow Falls to El Paso County
- 2011** - Rainbow Falls Master Plan is completed / restoration projects begin
- 2013** - County secures Transportation Enhancement Program Grant for the Rainbow Falls Access Improvement Project
- 2013** - Major flooding occurs at Rainbow Falls / CDOT subsequently completes significant repairs, including bank stabilization and access road/main trail
- 2015** - County completes construction plans and bid documents for Rainbow Falls Access Improvement Project
- 2016** - CDOT launches Manitou Avenue Bridge repairs / County completes FEMA-funded primitive trail repairs
- 2017** - County / stakeholders agree to change the classification of Rainbow Falls from a recreation area to an historic site with controlled access and operational hours

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Rainbow Falls
Master Plan was the
basis for the Access
Improvement
Project



6

Rainbow Falls Historic Site Access Improvement Project - 2018

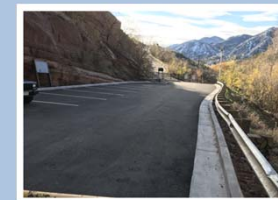
The project include upgrading the service road / trail to the falls, plaza area with seating walls at the base of the Falls, parking lot improvements, bank stabilization and improved drainage, and primitive trail improvements.

Funding

Transportation Enhancement Grant	\$270,000
County Funds	\$ 63,000
City of Manitou Springs	\$ <u>5,000</u>
Total	\$338,000

7

2017 – 2018 Facility Improvements



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Upcoming Facility Improvements

1. County completes the removal of all graffiti (2018 – 19)
2. CDOT repaints the Manitou Avenue Bridge (2019)
3. County installs interpretive signage (2019)
4. County installs a pedestrian bridge across the creek (2021)
5. Collaborate with Manitou Springs to extend the Creek Walk greenway along Serpentine Drive to Rainbow Falls (TBD)
6. Collaborate with Manitou Springs to secure the use of auxiliary parking lot (TBD)

9

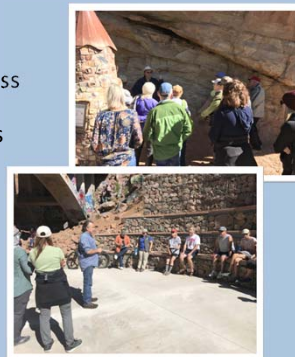
Rainbow Falls Attendance

- Average 300 – 400 visitors per day during the fall, 2018
- Approximately 50% of the visitors were from out of the state, and at least two per day that were from out of the country
- Most visitors have never been to the Rainbow Falls before and became aware of the site through social media
- Many visitors are impressed with the history and beauty of the site

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Rainbow Falls – Fall Programs

- UCCS Geology Class
- Coronado High School Geology Class
- Fountain Creek Watershed Citizens Advisory Board
- Rainbow Falls History Walk
- Rainbow Falls Geology Walk
- Rainbow Falls Clean-Up



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2019 Facility Operation Goals

- Hire a part-time Caretaker / Interpreter
- Expand volunteer recruitment
- Continue cleanups with MECA
- Explore a minimum entry donation to support Rainbow Falls

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Rainbow Falls Historic Site



Questions?

13

**El Paso County Parks
2018 Action Plan**

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

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		Completed
Complete Nature Center Fundraising Program	Todd Marts	High	
Develop an electronic sign at the County Fairgrounds	Christine Burns	Medium	
Develop a County Fair Creative Arts Sponsorship Program	Dana Nordstrom		Completed
Expand activities for National Trails Day	Christine Burns		Completed
Develop a social media campaign for National Parks and Recreation Month	Christine Burns		Completed

**Community Services Department
Parks / Recreation & Cultural Services Divisions
October 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	\$ 191,982	\$ (11,982)		\$ 191,462
County Fair / Fairgrounds		\$ 257,800	\$ 346,468	\$ (88,668)		\$ 316,122
Total		\$ 437,800	\$ 538,450	\$ (100,650)		\$ 507,584
<u>Fundraising Revenue</u>		2018				2017
	<u>Purpose</u>	<u>Goal</u>	<u>Amount</u>	<u>Balance</u>		<u>Totals to Date</u>
County Fair Sponsorships	Fair Operations	\$ 70,000	\$ 82,500	\$ (12,500)		\$ 81,250
Partners in the Park Program	Park Operations	\$ 30,000	\$ 37,500	\$ (7,500)		\$ 25,000
Trust for County Parks	Park Operations	\$ 10,000	\$ 27,626	\$ (17,626)		\$ 25,627
Nature Center Fundraising	Nature Center Support	\$ 25,000	\$ 16,215	\$ 8,785		\$ 35,323
County Fairgrounds Support (Fairgrounds Corp)	Programming/Facility Support	\$ 40,000	\$ 44,000	\$ (4,000)		\$ 50,000
Total		\$ 175,000	\$ 207,841	\$ (32,841)		\$ 217,200
<u>Grant Funds</u>		<u>Awarded</u>				
CPW State Trails Non-Motorized Trail Grant	Eastonville Regional Trail	\$ 136,000				
CSFS Forest Restoration Capacity Building Grant	Forest Improvement Equipment	\$ 4,400				
Total		\$ 140,400				
<u>Parks Division Reservations</u>		2018			2017	2017
<u>Year to Date</u>		<u>Rentals</u>	<u>Attendance</u>	<u>Evaluation</u>	<u>Rentals</u>	<u>Attendance</u>
January		10	426	N/A	29	1064
February		10	85	N/A	26	850
March		13	294	N/A	77	1918
April		154	5480	4.7	240	7619
May		342	16459	4.3	396	17014
June		530	24273	4.1	448	20691
July		425	24132	4.2	441	24401
August		391	21991	4.69	346	21012
September		302	21474	4.14	342	19386
October		104	19652	3.95	143	17148
November						
December						
Total		2281	134266	4.30	2488	131103

<u>Parks Facility Reservations</u>						
<u>October</u>		2018			2017	2017
		<u>Rentals</u>	<u>Attendance</u>		<u>Rentals</u>	<u>Attendance</u>
<u>Bear Creek Regional Park</u>						
Archery Lanes		2	15			
Athletic Fields		16	3750		10	860
Pavilions		8	370		18	625
Trails		4	11270		8	11312
Vendor		4	12		3	6
Tennis Courts						
Vita Course						
Meeting Room		9	101		12	151
<u>Black Forest Regional Park</u>						
Athletic Fields		2	150			
Pavilions		5	210		3	90
Vendor						
Tennis Courts		2	8		4	16
<u>Falcon Regional Park</u>						
Baseball Fields		2	100		16	400
<u>Fountain Creek Regional Park</u>						
Athletic Fields		2	120			
Pavilions		1	30		4	170
Trails						
Disc Golf Course		2	288		2	300
Vendor		3	6			
<u>Fox Run Regional Park</u>						
Athletic Fields		13	420		22	855
Gazebo		5	275		28	685
Warming Hut		4	62		2	23
Pavilions		7	245		6	223
Trails		1	100			
<u>Homestead Ranch Regional Park</u>						
Pavilions		5	185		1	30
Athletic Fields						
Trails						
<u>Palmer Lake Recreational Area</u>						
Palmer Lake Santa Fe Trail		2	875		1	700
<u>New Santa Fe Trail</u>						
Monument Trail Head New Santa Fe Trail		4	1050		2	700
Baptist Road Santa Fe Trail						
AFA Santa Fe Trail						
Vendor						
<u>Paint Mines Trail</u>		1	10		1	2
<u>Rock Island Trail</u>						
<u>Black Forest Section 16</u>						
Total Park Facility Reservations		104	19652		143	17148

<u>Fairgrounds Facility Reservations</u>	2018				2017	2017
<u>Year to Date</u>		<u>Rentals</u>	<u>Attendance</u>	<u>Evaluation</u>	<u>Rentals</u>	<u>Attendance</u>
January		14	366	N/A	17	463
February		22	761	N/A	15	260
March		17	846	N/A	19	512
April		17	1175	N/A	17	3820
May		17	2992	N/A	15	3519
June		18	3601	N/A	14	3972
July		2	30,694	N/A	4	28,142
August		14	5293	N/A	10	4064
September		14	5293	N/A	14	1399
October		17	3557	N/A	24	5264
November						
December						
Total		152	54,578		149	51,415
<u>Fairgrounds Facility Reservations</u>		2018		2017		
<u>October</u>		<u>Rentals</u>	<u>Attendance</u>	<u>Rentals</u>	<u>Attendance</u>	
<u>Swink Hall - Fairgrounds</u>						
Fair Corporation Meeting		1	5	1	5	
Lions Club Meeting		1	20	1	20	
FAB Board Meeting		1	26	1	20	
Senior Dinner		1	44	1	39	
COC Meeting		1	20	1	18	
Teresa Jessop - Birthday Party		1	20			
Calhan High School - Testing		1	20			
Life Line Screening				1	10	
Farmers State Bank - Holiday Party				1	25	
<u>Track</u>						
Race		1	800	2	3485	
<u>Barns</u>						
<u>Livestock Arena</u>						
Colorado Pygmy Goat Club		1	125	1	100	
<u>Grounds -</u>						
Equine Health Clinic		1	10			
Fall Fest		1	1600	1	650	
Recycle Sweep Event				1	142	
<u>Whittemore - Fairgrounds</u>						
COC Health Fair		1	200			
United Methodist Church - Rummage Sale		1	600	1	600	
Calhan HS Girls Basketball Practice				9	90	
Calhan HS Cheer Squad State Practice		2	20			

<u>Exhibit Hall - Fairgrounds</u>						
Sew Bee's Quilting Group		1	7			
Livestock Comm Meeting				1	20	
<u>Arena</u>						
Silver Buckle Gymkhana		1	40	1	40	
Month Total Fair Facility Reservations		17	3,557	24	5,264	
<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		
Main gate rammed by vehicle	June (no exact date)	Rainbow Falls	Gate	\$1,600		
Cut fence, stolen tools	7/3/2018	Bear Creek Regional Park	Maintenance yard	\$1,350		
Broken field kiosk	7/10/2018	Bear Creek Regional Park	Kiosk by Field #3	\$1,500		
Broken street light	7/10/2018	Bear Creek Regional Park	Field #3 parking lot	\$350		
Broken toilet	7/10/2018	Bear Creek Regional Park	Terrace restroom	\$500		
Graffiti Vandalism (Bridge underpass)	September (no exact date)	Widefield Community Park	Fontaine Tunnel	\$100		
Graffiti	October(no exact date)	Widefield Community Park	Playground	\$50		
			Total	\$9,850		

<u>Volunteerism</u>		2018		2017		
Total for Year	<u>Goal</u>	<u>Volunteers</u>	<u>Total Hours</u>	<u>Volunteers</u>	<u>Total Hours</u>	
January		151	820	132	648	
February		125	1,073	153	1226	
March		170	1,308	261	1,800	
April		573	2,314	853	3,290	
May		689	2,924	468	3111	
June		427	2,774	407	2,868	
July		950	8158	662	7,559	
August		377	2671	294	1919	
September		316	2052	263	1770	
October		979	3932	702	3585	
November						
December						
Totals	20,000 hours	4757	28,026	4195	27,776	
		2018				
October		<u>Volunteers</u>	<u>Total Hours</u>			
Parks Advisory Board		9	35			
Fair Advisory Board		14	56			
Fairgrounds Corporation		5	20			
Friends of the Nature Centers		129	553			
Adopt-A-Park / Trail / Volunteer Projects		822	3,268			
Front Range Community Service		N/A	N/A			
Total		979	3,932			
<u>Programming</u>	<u>Goal</u>	2018			2017	2017
Totals for Year		<u>Programs</u>	<u>Attendance</u>	<u>Evaluation</u>	<u>Programs</u>	<u>Attendance</u>
January		35	631	5.00	19	461
February		44	1346	4.90	32	1104
March		69	2791	5.00	34	706
April		122	2204	4.93	112	3819
May		195	4350	4.94	214	4089
June		122	6403	5.00	93	5127
July		113	2732	4.93	97	2964
August		74	3307	4.96	62	1477
September		139	5271	4.95	94	2654
October		116	6005	4.95	142	4520
November						
December						
Totals	800 / 21,000	1,029	35040	4.96	899	26921

October	Facility	Programs	Attendance	Evaluation
Discover Bear Creek	BCNC	9	125	
Habitat	BCNC	16	215	
Colorado Wildlife Detectives	BCNC	2	32	
Foothills Field Experience	BCNC	5	72	
Paint Mines Hike Field Trip	BCNC	1	18	
Our House	BCNC	1	13	
Home Day Care	BCNC	1	10	
Scouts: Webelos Into the Woods Badge	BCNC	1	13	
Scouts: Webelos Into the Wild Badge	BCNC	1	13	
Scouts: Webelos Earth Rocks Badge	BCNC	1	10	5.00
Community Intersections	BCNC	1	12	
Delta Kappa Gama Retired Teachers Meeting	BCNC	1	30	
Scouts: Troop 777 Volunteer Project	BCNC	1	12	
Community Intersections	BCNC	1	14	
Nature Explorers: Go Go Gophers!	BCNC	2	30	5.00
Scouts: Bear Scouts Furs, Feathers & Ferns	BCNC	1	10	
Birthday: All About Animals	BCNC	3	74	5.00
PPCC Life Science Group	BCNC	2	27	
Mosaic	BCNC	1	12	
Little Wonders: 8 Legs are Great!	BCNC	2	32	5.00
Colorado Springs Early College	BCNC	1	18	
Birthday: Bugs & Beasts	BCNC	1	19	5.00
Calm Enterprises	BCNC	1	12	
Fall Harvest Festival at Gold Hill Mesa	BCNC	1	1000	
Aiken Audubon Monthly Program: Chico Basin Ranch	BCNC	1	45	
Outreach: YMCA Creepy Crawl	BCNC	1	500	
Outreach: Black Bear Diner Fundraiser	BCNC	1	200	
Outreach: Jack Quinn's Running Club	BCNC	2	200	
Walk the Wetlands	FCNC	8	185	5.00
Discover the Wetlands	FCNC	20	396	5.00
Discover Wonders of the Wetlands video	FCNC	1	12	
Horizon Middle School	FCNC	1	50	
Nature Adventures: Sensational Seeds	FCNC	1	12	5.00
EPC Accounting/Payroll Retreat	FCNC	1	15	
Scout Troop 70	FCNC	1	12	
Fairy House & Ghome Home Party	FCNC	1	43	4.80
UCCS	FCNC	1	20	
2's & 3's Outdoors: Dawdling Ducks	FCNC	1	18	5.00
Outreach: Career Day at Ftn./Ft. Carson High School	FCNC	1	1000	
Sonic Listening Walk	FCNC	1	20	
Ariel Clinical Services	FCNC	1	10	
EPC Accounts Payable Retreat	FCNC	1	17	
Classical Conv. Homeschool Group	FCNC	1	25	
Outreach: Dinosaur Resource Center	FCNC	1	200	
PPCC Ruth Ann Larish	FCNC	1	13	

Hope Montisory Academy	FCNC	1	10		
PPCC Photography class	FCNC	1	14		
Pumpkin Carving Party	FCNC	1	100	4.80	
Jack-o-Lantern Trail event	FCNC	1	900	4.80	
C.A.E.E. Train the Trainers	FCNC	1	30		
Map & Compass	FCNC	1	12	5.00	
RF Geology Walk	Rainbow Falls	1	23		
Pineries Open Space Hike	Pineries	1	20		
National Take a Kid Mountain Biking Day	FRRP	1	45		
Introduction to Wilderness Survival Class	BCNC	1	14		
Family Cornhole Tournament	BFRP	1	21		
TOTALS		116	6005	4.95	



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

October 2018

General Updates:

1. Facility rentals have generated \$191,982 which is 107% of our \$180,000 annual goal.
2. There were 104 reservations made in October for a total of \$10,952.

Special Events:

October was a busy month for running events:

1. The Doherty High School invited cross country teams from southern Colorado schools to participate in the annual SPARTAN Invitational XC race. The event was held on the East trails of Bear Creek Regional Park. Nearly 500 kids competed in this challenging 5,000 meter running event.
2. The Landsharks Running Club in partnership with the Vanguard School held three youth Cross Country races at Bear Creek Regional Park. Children from K and 1st grade ran a .05 mile course and kids grade 2 – 6th grade ran a 1.5 mile course on the outlines of the multi-use fields of Bear Creek Terrace.
3. The YMCA of the Pikes Peak Region invited the community to the 11th annual “Creepy Crawl 5K” and “Kids’ Monster Dash”. The run was held on the New Santa Fe Regional trail and the Palmer Lake Recreation area. Participants were encouraged to wear Halloween costumes. The event was followed by awards for different costume categories to include a category for the best dog costume.



4. One of El Paso County largest running events, the Colorado State Cross Country Championships was held on the East trails of Bear Creek Regional Park. Start and finish, as well as all event festivities were held on the Penrose Event Center grounds. The event draws several thousand people each year and is a large contributor to local tourism.
5. The Pikes Peak Road Runners also used the Penrose Event Center and the East trails of Bear Creek Regional Park for the Fall Series II running event.
6. The Widefield Community Park was host to the annual “Clash of the Titans” disc golf tournament. This two-day event draws nearly 200 participants each year.

COMMUNITY SERVICES DEPARTMENT

PARK OPERATIONS ~ PLANNING ~ CSU EXTENSION ~ COMMUNITY OUTREACH
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COMMUNITY OUTREACH and GRANTS

Monthly Report – October 2018

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

Community Outreach

1. **Partner News:** You are cordially invited to the 10th Annual RMFI Fall ShinDIG at the Garden of the Gods Visitor & Nature Center, tomorrow evening on November 15th, from 6 – 8 pm. Enjoy complimentary food, beer, wine, and live music by The Mitguards. This is RMFI's largest social event of the year and serves as a thank you to amazing volunteers, partners, donors, and other supporters. **El Paso County Parks is receiving the Land Management Partner of the Year Award! (Awards Ceremony at 6:30 pm)**
2. **Creek Week:** Creek Week Cleanup results are in! During this year's nine-day cleanup, nine communities with over 2,790 citizens, collected 24 tons of litter and debris from our parks, trails, open spaces and waterways. **County Parks had 588 volunteers in our parks, trails and nature centers.**
3. **Bear Creek Dog Park Ghouls and Stools Event:** Ghouls & Stools Day is a fun way to raise awareness about the problem of excessive waste in parks and to get it cleaned up. The event is a partnership between Friends of Bear Creek Dog Park and CS Utilities. We had 44 volunteers and collected almost 100 pounds of pet waste from the dog park. Thank you Republic of Paws for proving costume contest and pick up prizes!

Grants

1. A grant application to Great Outdoors Colorado requesting \$350,000 to support projects at Falcon Regional Park, to include an additional ball field, a multi-use field, restrooms, a playground, picnic shelter, irrigation and amenities has been submitted.
2. If you have an interest working with El Paso County Parks on grants (grant research and/or writing) to support park projects, please call Christine Burns at 520-6996.



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

Recreation & Cultural Services Division
Monthly Report – October 2018
Submitted by: Todd Marts, Division Manager

General

1. Staff attended the Colorado Outdoor Industry Leaders Summit (COILS) on October 4, and learned about future challenges in outdoor recreation and how our regional industry leaders are working towards preserving the outdoors.
2. Staff attended the Healthy Community Collaborative and the Colorado Springs Health meeting on October 9. The meeting presented the 2017 Healthy Kids Colorado Survey Results, where staff learned statistics about children's protective factors, health factors, and social-emotional indicators.

Projects, Fundraising & Grants:

1. Bear Creek Nature Center collaborated with Bear Creek's Partner in the Park, Gold Hill Mesa, to offer a Fall Harvest Festival on October 13 at Gold Hill Mesa's Community Center. Activities included nature center education, face painting, pony rides, petting zoo, live music, food and drink and craft vendors. Approximately 1,000 people attended and the event raised \$1,787 for Friends of El Paso County Nature Centers.

Programs & Events:

1. Bear Creek Nature Center staff and volunteers participated in several outreach opportunities in the month of October, including a fundraiser at Black Bear Diner to benefit Friends of El Paso County Nature Centers, Jack Quinn's Running Club events, and YMCA Creepy Crawl at the Santa Fe Trailhead in Palmer Lake. The YMCA Creepy Crawl event had 800 participants, many of whom visit Bear Creek Nature Center's table and learned about El Paso County Nature Centers and their many programming opportunities. This also served as an ideal marketing opportunity for Bear Creek's upcoming Bear Run Fundraiser.
2. Bear Creek Nature Center led four Boy Scout Badge Programs in the month of October, including Webelos 'Into the Wild', 'Into the Woods' and 'Earth Rocks' and Bear Scouts 'Furs, Feathers, and Ferns'. These programs served 45 Scouts and their adult leaders, enabling them to earn badge requirements while connecting them to the resources in Bear



Creek Nature Center. Scores for evaluations completed by Troop Leaders averaged 5 out of 5.

3. Bear Creek Nature Center was a popular Birthday Party venue in October, hosting four children's Birthday Parties on Saturdays this month. During these parties, nature center staff provides fun and educational programs including hikes on the nature trails. Evaluation scores for all parties were 5 out of 5 and parent comments included, "Wonderful party package!" and "This was our first visit and we'll definitely be back!"
4. National Take a Kid Mountain Biking Day was on Saturday, October 6, at Fox Run Regional Park. 45 people attended this event, and it probably would have been more if not for the cold weather. Those that did attend enjoyed giving their bikes a safety check, the skills clinic, the trail rides, and of course, the free raffle.
5. Offered an Introduction to Wilderness Survival Class on Thursday, October 11, which was full with 14 participants. Participants enjoyed learning the basics of wilderness survival, such as the Rule of Threes, to ten must haves, wild animal safety, and more.
6. A Family Cornhole Tournament was on Saturday, October 20 at Black Forest Regional Park, with 10 teams participating. The winners loved the variety of prizes donated by Black Forest Brewery, Chili's, Papa John's Pizza, Jimmy John's sandwiches, Chick-fil-A, and Three Margaritas.
7. A Geology Walk was at Rainbow Falls on Saturday, October 13, with 23 participants. The very enthusiastic Pikes Peak Geology Professor Mark Izold spoke about the great non-conformity and expanded on the geologic history and significance of the area.
8. Fairy House & Gnome Home party-43 participants joyfully skipped through the woods to the "Gnome Depot" to gather building supplies for building their homes; Mother Nature read stories about the fairies who live in the woods and children crafted wands from sticks and gnomes & fairies from pine cones, seed fluff and other natural materials.
9. Career Day at Fountain/Ft. Carson High School-1,000 contacts. This outreach is a very popular event where students ask questions about work conditions, salary, expectations, how to get promoted and much more. We reach 9th through 12 graders and saw some of our own Nature Center Teen Volunteers while hopefully recruiting more.
10. Pumpkin Carving party—100 participants carved 150 pumpkins for the trail. Great weather and great family participation. Jack-o-Lantern Trail event—900 participants! Still great weather.
11. Colorado Alliance for Environmental Education presented a teacher/trainer workshop at Fountain Creek Nature Center as a result of our participation on the CAEE southern leadership board.

COMMUNITY SERVICES DEPARTMENT
PARK OPERATIONS ~ PLANNING ~ CSU EXTENSION ~ COMMUNITY OUTREACH
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PARK OPERATIONS DIVISION
MONTHLY REPORT
OCTOBER, 2018

Parks Planning

Capital Project Management:

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

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

An IFB was advertised for trail repair and construction was advertised in December, 2017. Singletrack Trails was selected after an evaluation of four received bids. Construction began in February and was completed in March. Work included realignments of several 6-ft trail and new single track trail construction. Trail closure and hazard tree removal was also completed along the new trail corridors.

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.

Pinerias 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 completed design documents in August 2018, with Phase I construction bidding to follow. Staff completed marking of singletrack trail corridors in July 2018, and Mile High Youth Corp crews completed approximately 1.5 miles of singletrack trail. RMFI completed an additional ½-mile of singletrack trail and boardwalk in late-summer 2018.

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. The site has been reopened. Parks is evaluating different bridge options.

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. Conceptual designs were evaluated and a preferred design is being pushed forward. A public open house was held on August 28. Final design and engineering is currently underway with completion anticipated in November, 2018. An extension request has been submitted to the State seeking additional time to complete construction. The Trust for Public Lands has committed \$50,000 towards the project.

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 2018.

Falcon Dog Park - The County received a Great Outdoors Colorado grant to construct the Falcon Dog Park. Improvements include fencing, trails, parking lot, and site furnishings. Staff prepared a Request for Quote (RFQ) to complete the fencing in September. Three quotes were received and Law Fence was selected to install the fencing. Fencing will be completed in December. Staff advertised an RFQ to construct the parking lot but was canceled after the received quotes exceeded available funds. Staff is reassessing options to complete construction of the parking lot and trails.

Falcon Regional Park Phase II - Staff launched Phase II, which includes final design and construction of ball field, multi-use field, parking lot, restroom, playground, and landscape improvements. The County retained the professional landscape architecture and engineering services of NES, Inc. to complete the final design of the proposed improvements. A GOCO grant was submitted in November to fund construction in 2019.

Planning:

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.

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 was finished spring 2018. Designsapes Colorado has been chosen to complete the Phase I Improvements, with construction taking place in Fall–Winter 2018.

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. Designsaples Colorado has been chosen to complete the Phase I Improvements, with construction taking place in Summer–Winter 2018.

Kane Ranch Open Space Master Plan - The master planning process for the property was initiated in March 2018. The County selected Design Concepts to lead the effort which included stakeholder interviews, public open house, and several site visits taking place in April–June 2018. The Kane Ranch Open Space Master Plan was presented before the Park Advisory Board in July 2018 for endorsement, and was presented to the Board of County Commissioners for final approval in August 2018. Design and implementation of the master plan is anticipated to being Fall-Spring 2018/2019.

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:

2015 Flood Recovery - Jason Meyer continues to serve on the County Financial Impact Team to collaboratively advance projects. Internal resources were mobilized in January, 2018 to complete repairs at the Maxwell Street Trailhead. Work includes repairs to the creek embankment, trail, and parking lot. Temporary repairs at the Willow Springs Ponds utilizing internal resources are also being completed while the design of the permanent repairs is under FEMA review. Work included construction of a riprap berm along the damaged creek embankment. Work at both locations was completed in April, 2018.

Willow Springs Ponds Embankment Repairs: A contract was awarded to J3 Engineering to complete engineering and design of the creek bank repairs. The design is currently at 90% and was submitted to FEMA for review.

Hanson Trailhead Repairs: A contract for engineering and design was awarded to Bohanna-Houston in April 2018. Conceptual designs are currently being developed and will be sent to FEMA for review.

New Santa Fe Trail Repairs: An IFB was advertised in November, 2017 but was canceled after receiving no qualified bids. Staff submitted an extension request to FEMA. Approval was received in August 2018 and an IFB was advertised in October, 2018. Construction must be completed by June, 2019

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.

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.

Black Forest Regional Park (CDBG) - The County applied for excess CDBG-DR funds and was awarded \$790,000 to complete approx. 150 acres of forestry work, 3-miles of trail construction and decommissioning, and soil stabilization in the park in 2018/2019. Currently the project is under environmental review and a notice to proceed is anticipated in December. Work will begin immediately thereafter.

Other:

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

Development Permit Application Reviews - Staff reviewed 5 development permit applications in October, to be presented to the PAB for endorsement in October, and provided internal administrative comments for an additional 4 applications.

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.

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.

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

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 2019.

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

Operations/Miscellaneous Projects

Fox Run Irrigation Pump System - The irrigation system at Fox Run had some challenges over the past couple months. Repairs have been made with the help of Barnhart Pump. Repairs included replacing a magnetic motor starter, replacing portions of the 3" PVC mainline in the pump vault with copper for durability and longer life, and replacing the pump controls with a Variable Frequency Drive (VFD). The VFD allows the pumps to operate more efficiently and give staff an increased amount of control over the system. The irrigation system ran approximately a week before being winterized and staff is very pleased with the new VFD control system.

Fountain Creek Nature Center - The Nature Center roof that was damaged by multiple severe hail storms this summer has been replaced. Installation of new rain gutters and downspouts has also been completed. The new Pro-Panel roof is forest green and matches the metal roofs on other existing parks structures. This type of roofing material is more durable and should last longer than the previous roofing material. Absolute Comfort Plumbing has been issued a PO for replacing the solar power panels that were damaged in the storm. The solar panel delivery has been delayed to mid-November. The contractor will have them installed as soon as the panels arrive. Thanks to County Facilities for helping coordinate these repairs. Park staff continues the process of obtaining bids for repairing flood damage to the Nature Center basement this summer.

Fairgrounds Pavilion - Staff has been investigating the cost of sealing the new concrete pavilion and sidewalks at the Fairgrounds. Sealing the concrete will help prevent flaking of the concrete as well as further protect the concrete from stains and spills.

Bear Creek Nature Center - TECC Painting has completed the repair of the sheetrock and the painting of the Exhibit area and the Bear Den. Carpet Resources will be installing the new carpet in the Exhibit room and Bear Den this coming month.

Willow Springs Bridge - The removal of the damaged bridge is scheduled for November 8th. Duffy Crane has been contracted to remove the structure from Crews Gulch which will be hauled off to a concrete recycling facility. County Public Works has graciously volunteered to help excavate around the structure to expedite and assist in the removal of the structure. Parks staff has removed the wood railings and the steel posts. Except for the crane, all work is being completed by Park staff and Public Works staff to help reduce the cost of removal.

Parks Irrigation Assessment - Parks began the irrigation assessment last month for Fox Run Regional Park, Black Forest Regional Park, Bear Creek Regional Park, and Fountain Creek Regional Park. The purpose of this assessment is to inventory existing irrigation system components; identify irrigation system operational and maintenance challenges; prioritize and provide recommendations for upgrading the irrigation systems; and identify areas to improve operational efficiency while reducing water usage. Bill Marbaker with Tapis Associates is the irrigation consultant hired to perform the irrigation assessment. Bill and his team conducted site visits with Parks staff prior to winterizing the irrigation systems. The assessment is scheduled to be complete by the end of 2018.

Central District

Bear Creek Regional Park - The reservation season has come to an end and staff has shifted focus to winterizing irrigation systems, seasonal facility closures, and pruning efforts. All Bear Creek Regional Park irrigation systems have been winterized and the terrace restroom has been deep cleaned and closed for the season. This may have been the last season for that particular restroom as we hope to have a new facility constructed by next spring. Fall pruning

efforts are in full swing and staff is busy with cutting back perennials and woody-stem deciduous shrubs.

The Central team made preparations for the annual arrival of the weed-eating goats. The goats help control noxious weeds around the community garden and will be on site for 10 days browsing approximately 20 acres. The goats have been a great success this year and the public seems to really enjoy their presence.

Staff removed approximately 500 square feet of damaged tennis court surface which helped improve the overall safety and appearance of the south courts. Future plans will include removing the existing tennis courts that have exceeded their useful life and replace with new concrete courts.

Staff continues to mitigate regeneration of Siberian Elm and Black Locust on the northeast portion of BCRP. By keeping the area clean and free of thick brush we have significantly reduced the amount of illegal camping.

Bear Creek Dog Park - The fence replacement project is complete and park guest seem very pleased with the final product. At this point approximately half of the entire perimeter fence has been replaced and we hope to secure funding in the near future to replace the remaining portion of old fence.

Staff hosted two large, very successful clean-up events. Creek Week volunteers removed large quantities of scattered dog waste along Bear Creek and removed excess sediment from the wading pools. Ghouls and Stools volunteers removed excess waste throughout the park and did it in style by dressing their pets in Halloween costumes. Both events had significant support and the park is in great shape as a result.

Rainbow Falls - The site continued to experience a large number of visitors through the month of October. The site is now closed and will reopen April 6th, 2019. Our team has been busy completing several tasks to complete the Access Improvement Project. Staff contracted the installation of a safety fence near the new plaza and had a handrail installed on the steps portion of the overlook trail.

Ute Pass Trail - Central staff continues mowing and trimming native trail aprons along the entire trail corridor.

Downtown Facilities - The downtown team completed winterization efforts of all irrigation systems and is now focused on native mowing and landscape pruning efforts.

Jones Park - Staff met with Altitude Land Consultants to review preliminary phases of the master planning process. Several public input meetings will be held over the next few weeks to gather important information on next steps for the Jones Park area.

East District

County Fairgrounds – The East District has had a busy month at the Fairgrounds. Staff was responsible for setting up and hosting multiple special events this month. Events included the annual Health Fair at the Whittemore Building, bull riding events in the Livestock Arena Building which required additional set up for bucking shoots and stalls for the bulls, and preparation for the Halloween Haunted Fall Fest and Haunted House maze in the Goat Barn. The final auto races of the season took place on October 20th.

Once all of these events wrapped up, staff began winterizing specific areas of the Fairgrounds. Staff deep cleaned the north and south kitchens and restrooms before winterizing both ends of

the grandstands. Staff will look at winterizing the Whittemore Building in November depending on the scheduled events.

The team also spent some time this month cleaning and reorganizing the dry storage areas at the Fairgrounds. This has allowed staff to identify inventory easier and also improve the overall function of the storage areas.

Paint Mines Interpretive Park – The 4-H group completed their table refurbishing project at Paint Mines Interpretive Park. The project consisted of repainting picnic benches, building wood boxes around the benches, and installing gravel.

Falcon Regional Park – Staff winterized Falcon Regional Park irrigation system for the season and portable restroom units have been picked up.

Homestead Ranch Regional Park – Staff winterized Homestead Ranch Regional Park irrigation system for the season and deep cleaned the restrooms before closing for the season.

The East District team also completed trail work in a couple spots along the trail. The areas staff concentrated on were either areas that held water or were extremely rocky making it difficult to maintain with a box blade. We will continue to monitor these sections to see how the trail holds up.

North District

General Information - Parks North District has been a part of the Northern Nature Center study and has hosted onsite tours to multiple parks to help determine the best location for the Nature Center. In addition, Fox Run Regional Park and Black Forest Regional Park have undergone an irrigation assessment in regards to the condition and capacity of the system.

Fox Run Regional Park – Staff continued troubleshooting and repairing the irrigation system pressure issues. The pressure issues were resolved with the installation of a new VFD control system which better regulates the system pressure.

The North team has completed winterizing all restrooms, drinking fountains, irrigation system, and performed maintenance on all restroom vault pit heaters.

The Holiday Pet Memorial Tree has been planted and guidelines have been established for placing ornaments on the tree.

Staff replaced split rail fencing within the park and continued working on constructing the material storage yard.

Black Forest Regional Park - In the Cathedral Pines area, staff continues cleaning out areas that were previously mitigated for fire. Park staff has also completed winterizing all restrooms, drinking fountain, and irrigation system.

Pineries Open Space – North team continued clearing the north trail corridor in preparation for trail construction as well as reopening the northern utility road access the property.

Palmer Lake - Staff completed winterizing all restrooms and drinking fountain. They also replaced broken split rail fencing.

Section 16 Trailhead – Staff cut down, chipped, and dug out trees in the southern section of the parking lot in preparation for expanding the parking lot. We have leveled existing soil and

will add additional road base to match the rest of the parking lot. This expansion will add approximately 8-10 additional parking spaces.

South District

General Overview and Staffing - October is always the “transition month”. The season changed rapidly this year. Along with the many projects going on, it was challenging to keep up with reservations, special events, and scheduled seasonal maintenance tasks. Overall, the month was very productive with the numerous maintenance tasks and projects occurring.

Staff completed seasonal tasks including: turf aeration, fertilization, irrigation repairs, irrigation system and restroom winterization, and fall clean up.

Fountain Creek Regional Park – The City of Fountain and Kiewit Construction are nearing completion of the new park entrance. The intersection lights are installed but not yet functioning. The landscape restoration for the entrance has been completed. Thirty new shrubs and forty new boulders now line the entrance road into the park.

The Demonstration Garden construction was slowed by the early cold temperatures in October and additional seasonal tasks taking priority.

Fountain Creek Nature Center – Installation of the new roof has been completed. Repairs to the public water system were also completed. The 220 gallon public water supply contact tank was rusting and began to leak. Barnhart Pump Company replaced the tank with (2) 120 gallon tanks.

Staff provided support for special events the Nature Center hosted.

Fountain Creek Regional Trail – Front Range Arborists completed approximately 1.75 miles of trail corridor tree and brush clearing along Fountain Creek Regional Trail. The area mitigated equaled approximately 8.5 acres (1.75 miles of trail by 40 feet wide) between Maxwell Trail Head and South Academy overpass. Staff also completed tree trimming along the trail.

Maxwell Trailhead – Forestry contractor was selected to complete an 11 acre mastication project just north of the trailhead. This is an area where homeless camps had become a problem. We anticipate work to be complete by end of the year.

Willow Springs – Staff completed forestry mastication work and slash pile clean-up. Many positive comments from park users continue to come in about the forestry work completed.

Widefield Community Park - DesignScapes has completed phase 1 of the park renovation project. DesignScapes will begin phase 2 in the near future.